

**Variance Application: VAR 25-0591****LUHO Hearing Date:** May 27, 2025**Case Reviewer:** Jared Follin**Hillsborough  
County Florida**

Development Services Department

**Applicant:** Eddie Young**Zoning:**

AS-1

**Address/Location:** 2004 East 151<sup>st</sup> Avenue, Lutz; Folio: 34530.0150**Request Summary:**

The applicant is requesting a variance to the required front and side yard setback to accommodate an existing single-family home.

**Requested Variances:**

| LDC Section:          | LDC Requirement:   | Variance: | Result:                    |
|-----------------------|--|-----------|----------------------------|
| 6.01.01<br>11.03.03.D | A minimum 50-foot front yard setback is required in the AS-1 zoning district. Per Section 11.03.03.D, a lot that has been certified legally nonconforming and is developed with a single-family dwelling, shall be subject to the setback requirements of the agricultural or single-family residential (RSC) which has a minimum required lot size that is nearest to, but not smaller than, the size of the nonconforming lot. Per NCL 25-0113 the required building setbacks are those of the RSC-6 zoning district. A minimum 25-foot front yard setback is required in the RSC-6 zoning district. | 5 feet    | 20-foot front yard setback |
| 6.01.01<br>11.03.03.D | A minimum 15-foot side yard setback is required in the AS-1 zoning district. Per Section 11.03.03.D, a lot that has been certified legally nonconforming and is developed with a single-family dwelling, shall be subject to the setback requirements of the agricultural or single-family residential (RSC) which has a minimum required lot size that is nearest to, but not smaller than, the size of the nonconforming lot. Per NCL 25-0113 the required building setbacks are those of the RSC-6 zoning district. A minimum 7.5-foot side yard setback is required in the RSC-6 zoning district.  | 7.1 feet  | 0.4-foot side yard setback |

## Findings:

The subject parcel has been certified as a legal nonconforming lot under application NCL 25-0113 for its 0.22-acre lot size and 73.5-foot lot width within the AS-1 zoning district.

## Zoning Administrator Sign Off:

A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive, flowing style. A faint, light gray watermark of the word "top" is visible behind the signature.

Colleen Marshall  
Tue May 13 2025 12:12:02

**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

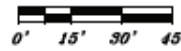
## BOUNDARY SURVEY

SECTION 31, TOWNSHIP 27 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA

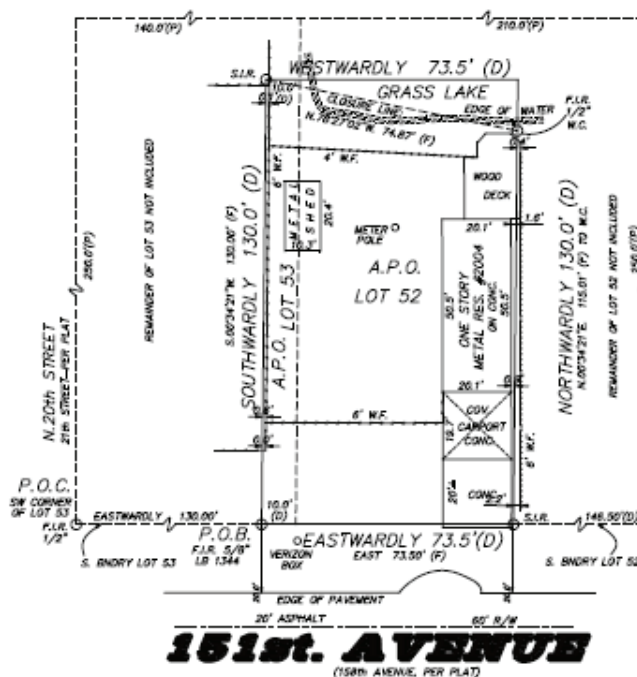
**LEGAL DESCRIPTION:**

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 53 OF W.E. HAMNER'S WONDERLAND ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 82, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. RUN THENCE EASTWARDLY 130.0 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT 53 FOR THE POINT OF BEGINNING. CONTINUE THENCE EASTWARDLY 73.5 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT 53 AND ALONG THE SOUTH BOUNDARY OF LOT 52; THENCE NORTHWARDLY, 130.0 FEET ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID LOT 53; THENCE WESTWARDLY, 73.5 FEET ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 53 TO A POINT 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 53; THENCE SOUTHWARDLY, 130.0 FEET ALONG SAID LINE 10 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 53 TO THE POINT OF BEGINNING.

SCALE 1" = 30'



SCALE : 100 mm



CERTIFIED TO  
EDNE YOUNG

BEARINGS ARE BASED ON THE NORTH R/W LINE OF 151st AVENUE AS "EASTWARDLY", PER DEED

### Legend

[illegible]

*Surveyor's Notes:*

1. Property shown hereon appears to be located in Flood Zone "X" per FIRM No. 10057C G/10W Dated 6-28-00. The Surveyor makes no guarantee as to the accuracy of the information. No FLOOD agent should be contacted for verification.
2. All underground utilities, underground encroachments or building foundations were measured or located on this survey. Trees and shrubs were not located unless otherwise shown.
3. This survey was conducted in accordance with the standards of the profession, therefore there may be other easements, encroachments, or other legal interests, restrictions or other similar matters of public record, not shown hereon.
4. Unless otherwise stated, distances shown hereon refer to plot and field measurements and are measured in U.S. feet.
5. Use of this survey for purposes other than that for which it was prepared, without written verification, will be the users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than the owner of the property.



**DAVID L. SMITH**  
SURVEYING AND MAPPING, INC.

1408 W. LINEBAUGH AVE. Tampa, FL 33612  
Phone (813) 935-1960 Fax (813) 935-9446

Certificate of Authorization "L.B. #6962"

## SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented herein meets the requirements of Florida Administrative Code pursuant to Chapter 35-17.600, 001.602, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida Licensed Surveyor and Mapper the drawing, sketch, plot or map is for informational purposes only and is not valid.

<sup>2</sup> ADJUSTED FROM P.S.M. 4192

Signature \_\_\_\_\_

---

Date \_\_\_\_\_ Job Number: 1909-008

|       |          |
|-------|----------|
| Field | 09/09/19 |
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| Order | 00000000 |
| Job   | 00000000 |

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# Additional / Revised Information Sheet

**Office Use Only**

**Application Number:**

**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: VAR25-0591- Applicant's Name: Eddie Young  
Reviewing Planner's Name: Nared Follin Date: 5/1/25

**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): 5/27/25

**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@hcf.gov.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@hcf.gov.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.**

Eddie Young  
Signature

5/1/25  
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 \_\_\_\_\_

☐ 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: \_\_\_\_\_



# Additional / Revised Information Sheet

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

| Included                               | Submittal Item   |
|--|--|
| 1 <input type="checkbox"/>             | <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included    |
| 2 <input checked="" type="checkbox"/>  | <b>Revised Application Form**</b>  |
| 3 <input type="checkbox"/>             | <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added                                       |
| 4 <input type="checkbox"/>             | <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added               |
| 5 <input type="checkbox"/>             | <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added                                |
| 6 <input type="checkbox"/>             | <b>Property Information Sheet**</b>  |
| 7 <input type="checkbox"/>             | <b>Legal Description of the Subject Site**</b>   |
| 8 <input type="checkbox"/>             | <b>Close Proximity Property Owners List**</b>  |
| 9 <input type="checkbox"/>             | <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.                        |
| 10 <input type="checkbox"/>            | <b>Survey</b>  |
| 11 <input type="checkbox"/>            | <b>Wet Zone Survey</b>   |
| 12 <input type="checkbox"/>            | <b>General Development Plan</b>  |
| 13 <input checked="" type="checkbox"/> | <b>Project Description/Written Statement</b>   |
| 14 <input type="checkbox"/>            | <b>Design Exception and Administrative Variance requests/approvals</b>   |
| 15 <input type="checkbox"/>            | <b>Variance Criteria Response</b>  |
| 16 <input type="checkbox"/>            | <b>Copy of Code Enforcement or Building Violation</b>  |
| 17 <input type="checkbox"/>            | <b>Transportation Analysis</b>   |
| 18 <input type="checkbox"/>            | <b>Sign-off form</b>   |
| 19 <input type="checkbox"/>            | <b>Other Documents</b> (please describe):<br><div style="border: 1px solid black; height: 70px; width: 100%;"></div> |

\*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: VAR 25-0591

## 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.

Please see the attachment for the complete variance request.  
Labeled Part B: Project Information 1. Continued attachment.

Revised: Front Setback is Less than 25'  
Carport of home extends 5' into setback.  
I am asking for a variance for this condition to allow  
The structure to remain as is.

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

SEC.1.03.03 Exceptions. Part 11.03.00 non conformities SEC.11.03.01 Generally (A-E)  
SEC 11.03.02 (B,C) LDC SEC 5.2.2

SEC 6.01.01

## Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☐ No ☒ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): Building permit application HC-BLD-24-0062139
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



PART B: PROJECT INFORMATION

1. Continued attachment.

Narrative Re: 2004 E. 151 AVE. Lutz, FL. 33549. Folio #34530.0150 (known as subject property)

History related to this request for a right-side setback variance. The adjacent property 2006 E. 151 AVE. Lutz, FL. 33549. Folio # 34530.0100 (Known as adjacent home property)

I purchased the adjacent home property in 1993 from Sara Ann Carter. I lived in the home for 15 years. In 2008 I purchased the 0.22-acre subject property from Christopher Haggstrom. Soon after the purchase, I received the blessing from Hillsborough County building department to remove the insect infested 1980 mobile home. Later in the year in 2008 I applied to have the adjacent home property and the subject property joined as one lot. After the approval from Jack Withrow (HCPA) The now combined property used the adjacent home property address. Soon after I applied for a building permit at the Hillsborough County Building department and received a building permit to have a pre-engineered building installed on a SOG. Surprisingly the location of the Pre-engineered building is with 18" of the same location as the 1980 mobile home that was on the subject property when purchase in 2008. All utility services are as they have been (TECO power, shared well and septic system). The permit was closed out after completion of the work. The building was used as a garage/carport until 2010.

In 2010 I was confronted with the US recession. This financial hardship led me to make some tough decisions. I had to make serious financial cuts from my life. I requested the subject property and the adjacent home property be separated as deeded. The request was granted and shortly after I lost my adjacent home property to foreclosure. I had to live on the subject property.

During my time living in the garage/carport building I added some construction divisions to help with comfort. I have since hired a Building contractor and an Engineering firm to work with me in getting an after the fact permit approved through the Hillsborough County building department. For the last 3 years I have been working through the process of getting the property single family home status.

I am asking for a Variance to allow single family home to remain as is.

LDC Sec 5.2.2 : unique conditions; Lot size Topography of my lot limit use of my property under the current zoning standards.

Not self created: The hardship was not intentionally created  
Compliance effort: Taking steps to correct.

No Harm: The structure poses no health or safety risk and does not deprive adjacent properties of their use.

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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 lot size (0.22 acre) and the existing septic system location create code challenges to have a well on the lot. Couple this with the wetland setback and a protected oak tree.

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.

Without the approval. The land size will render the property noneligible for single family home use. due to utility challenges, wetlands and protected oak tree

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 requested variance will have no negative effects on the adjacent property  
(Folio#034530.100)

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).

as a grandfathered in approved non conforming lot. The subject lot is unique in size and character. The current single family home mimicks the historied home footprint. The current home is SOG and the prior home was a mobile home.

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.

Intentions of the original purchase and consideration of the aforementioned history of the property. The proactive attitude to rid Hillsborough County of mobile homes, the recession within the US economy and the resulting hardship endured by the owner. These culminations of unfortunate events created a atmosphere of survival. The original purchase intent was not to include a home.

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.

Granting the variance, will allow the property to become an affordable single family home. This will give the opportunity to house a fixed income family. The variance will give this undersized property the opportunity for usage.

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Prepared by and return to:

SHELDON L. WIND, P.A.  
SARAH E. KING, LEGAL ASSISTANT  
C/O P. O. BOX 1531  
RIVERVIEW, FL. 33568  
Property file number 34331.3000

## Warranty Deed

This Indenture, Made this 5th day of March, 2008 between CHRISTOPHER HAGGSTROM, MARRIED, grantor, whose post office address is 14912 BALSABWOOD PLACE, TAMPA, FL 33613, and EDDIE YOUNG, MARRIED, grantee, whose post office address is 2006 EAST 151ST AVENUE, LUTZ, FL 33549.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY,  
AND TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

Sheldon L. Wind  
(Witness signature)  
Print witness name Sheldon L. Wind

Joe W. Goodard  
(Witness signature)  
Print witness name Joe W. Goodard

Christopher Haggstrom  
(Seal)  
CHRISTOPHER HAGGSTROM  
2006 EAST 151<sup>ST</sup> AVENUE  
LUTZ, FL. 33549

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of March, 2005 by EDDIE YOUNG, a married man, who is personally known to me or who has produced Florida Driver License as identification.

(Seal)

Joe W. Goodard  
Notary Public

Print Name: Joe W. Goodard

My Commission Expires: 8/21/2011



25-0113



**EXHIBIT "A"**

For a point of reference, commence at the SW corner of LOT 53, W.S. HAMMER'S WONDERLAND ACRES, as per plat thereof recorded in Plat Book 31, Page 82, Public Records of Hillsborough County, Florida. Run thence E'ly 130.0 feet along the South boundary of said LOT 53 for the Point of Beginning. Continue thence E'ly 73.5 feet along the South boundary of said LOT 53 and along the South boundary of LOT 52; thence N'ly 130.0 feet along a line parallel to the East boundary of said LOT 53; thence W'ly, 73.5 feet along a line parallel to the South boundary of said LOTS 52 and 53 to a point on a line 10 feet West of and parallel to the East boundary of said LOT 53; thence S'ly, 130.0 feet along said line 10 feet West of end parallel to the East boundary of LOT 53 to the Point of Beginning.

a/k/a 2004 - 151st Ave., Lutz, FL  
Folio No. 34531.3000

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE  
AND CORRECT COPY OF THE DOCUMENT ON FILE IN  
MY OFFICE, WITNESS MY HAND AND OFFICIAL SEAL  
THIS 23<sup>rd</sup> DAY OF October, 2024



Hillsborough County, State of Florida  
Clerk of the Circuit Court and County Attorney  
By: Debra Rivera  
Print: Debra Rivera As Deputy Clerk



This Indenture, Made this 24th day of July, A. D. 19 86,  
 BETWEEN Herbert L. Brown of 1811 Vernon, Trenton, Michigan 48183

of the County of WAYNE and State of Michigan  
 part y of the first part, and James M. Holland and Patricia A. Holland of 2501  
 Lancer Drive, Tampa, Florida 33618

of the County of Hillsborough and State of Florida parties of the  
 second part, WITNESSETH, that the said part y of the first part, for and in consideration of the sum of  
 -----Ten and 00/100-----Dollars,

to have in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and  
 transferred, and by these presents do es grant, bargain, sell and transfer unto the said parties of the  
 second part and theirs 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: This deed is to  
 consummate that certain Articles of Agreement for Deed dated February 16, 1970,  
 and recorded in Official Records 2337, Page 256, of the Public Records of  
 Hillsborough County, Florida.  
 SEE ATTACHED SHEET

RICHARD L. AKE  
 CLERK OF CIRCUIT COURT  
 HILLSBOROUGH COUNTY

Documentary Tax Pd. \$ 34.00  
 Intangible Tax Pd. \$ 0  
 Richard L. Ake, Clerk Hillsborough County  
 By: *S. Spencer* Deputy Clerk

TOGETHER with all the 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 apper-  
 taining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part does covenant with the said parties of the second part that  
 lawfully seized of the said premises that they are free from all encumbrances

and that  
 he has good right and lawful authority to sell the same; and that the said part y of the first part  
 does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of  
 all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and  
 seal the day and year above written.  
 Signed, Sealed and Delivered in Our Presence:  
*Jerome W. Kerah* (SEAL)  
*Frances Yates* (SEAL)  
*Sue McCoy*

State of Michigan  
 County of Wayne

I HEREBY CERTIFY, That on this 25th day of JULY, A. D. 19 86,  
 before me personally appeared Herbert L. Brown

to me known to be the person described in and  
 who executed the foregoing conveyance to James M. Holland and Patricia A. Holland  
 and severally acknowledge the execution thereof to be a free act and deed for the uses and purposes  
 therein mentioned; and the said parties of the second part, James M. Holland and Patricia A. Holland, the wife of the said

WITNESS my signature and official seal at Trenton  
 in the County of Wayne and State of Michigan, the day and year  
 last aforesaid.  
 My Commission Expires: Public Notary, Hillsborough County, Florida  
*Frances Yates* (SEAL)  
 Notary Public

This instrument prepared by:

Christine A. Jackson, 10404 North Nebraska Avenue, Tampa, FL 33612

94892 0157

1986 AUG 20 PM 6:33

86181185



## ATTACHMENT

TO

WARRANTY DEED

BETWEEN

HERBERT L. BROWN and JAMES M. HOLLAND and PATRICIA A. HOLLAND

Following is legal description of the land:

Parcel no. 2 - For a point of reference, commence at the southwest corner of Lot 53 of W. E. HAMNER'S wonderland acres, as per plat thereof recorded in Plat Book 31, page 82, of the Public Records of Hillsborough County, Florida. Run thence northwardly 100.0 feet along the west boundary of said Lot 53 for the Point of Beginning. Continue thence northwardly 75.0 feet along the west boundary of said Lot 53; thence eastwardly 130.0 feet along a line parallel to the south boundary of said Lot 53 to a point on a line 10 feet west of and parallel to the east boundary of said Lot 53; thence southwardly 75.0 feet along said line 10 feet west of and parallel to the east boundary of Lot 53; thence westwardly 130.0 feet along a line parallel to the south boundary of Lot 53 to the Point of Beginning.

Parcel No. 3 - Begin at the southwest corner of Lot 53 of W. E. HAMNER'S WONDERLAND ACRES, as per plat thereof recorded in Plat Book 31, page 82, of the Public Records of Hillsborough County, Florida. Run thence northwardly 100.0 feet along the west boundary of said Lot 53; thence eastwardly 130.0 feet, parallel to the south boundary of said Lot 53 to a point on a line 10 feet west of and parallel to the east boundary of said Lot 53; thence southwardly, 100.0 feet along said line 10 feet west of and parallel to the east boundary of said Lot 53 to a point on the south boundary of said Lot 53; thence westwardly, 130.0 feet along the south boundary of said Lot 53 to the Point of Beginning.

Parcel No. 4 - For a point of reference, commence at the southwest corner of Lot 53 of W. E. HAMNER'S WONDERLAND ACRES, as per plat thereof recorded in Plat Book 31, page 82, of the Public Records of Hillsborough County, Florida. Run thence eastwardly 130.0 feet along the south boundary of said Lot 53 for the Point of Beginning. Continue thence eastwardly 73.5 feet along the south boundary of said Lot 53 and along the south boundary of Lot 52; thence northwardly, 130.0 feet along a line parallel to the east boundary of said Lot 53; thence westwardly, 73.5 feet along a line parallel to the south boundary of said Lots 52 and 53 to a point on a line 10 feet west of and parallel to the east boundary of said Lot 53; thence southwardly, 130.0 feet along said line 10 feet west of and parallel to the east boundary of Lot 53 to the Point of Beginning.





**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

Application No: 25-0591 Official Use Only  
Hearing(s) and type: Date: 05/27/2025 Type: L UHO Intake Date: 03/11/2025  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Receipt Number: 458356  
Intake Staff Signature: Alexandra Prado

### Property Information

Address: 2004 E. 151 AVE. City/State/Zip: Lutz, FL. 33549  
TWN-RN-SEC: 27-19-31 Folio(s): 34530.0150 Zoning: AS-1 Future Land Use: RSC-6 Property Size: 0.22

### Property Owner Information

Name: Eddie Young Daytime Phone: 813 892-8930  
Address: 924 Celadon Street City/State/Zip: Winter Garden, FL. 34787  
Email: eyoung1266@gmail.com Fax Number: n/a

### Applicant Information

Name: Eddie Young Daytime Phone: 813 892-8930  
Address: 924 Celadon Street City/State/Zip: Winter Garden, FL. 34787  
Email: eyoung1266@gmail.com Fax Number: n/a

### 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

Eddie Young

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)

Eddie Young

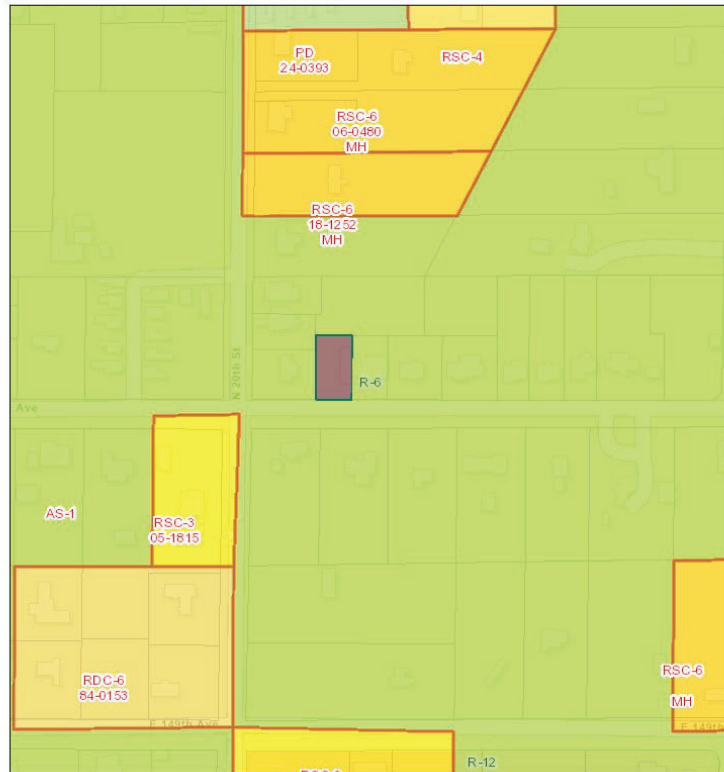
Type or print name



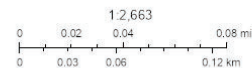
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

|                               |                              |
|-------------------------------|------------------------------|
| Jurisdiction                  | Unincorporated County        |
| Zoning Category               | Agricultural                 |
| Zoning                        | AS-1                         |
| Description                   | Agricultural - Single-Family |
| Flood Zone:AE                 | BFE = 44.6 ft                |
| Flood Zone:X                  | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel                    | 0210H                        |
| FIRM Panel                    | 12057C0210H                  |
| Suffix                        | H                            |
| Effective Date                | Thu Aug 28 2008              |
| Pre 2008 Flood Zone           | X                            |
| Pre 2008 Flood Zone           | A                            |
| Pre 2008 Firm Panel           | 1201120210E                  |
| County Wide Planning Area     | University Area Community    |
| Census Data                   | Tract: 011003<br>Block: 3002 |
| Future Landuse                | R-6                          |
| Urban Service Area            | TSA                          |
| Waste Water Interlocal        | City of Tampa Waste Water    |
| Water Interlocal              | City of Tampa Water          |
| Mobility Assessment District  | Urban                        |
| Mobility Benefit District     | 1                            |
| Fire Impact Fee               | Northwest                    |
| Parks/Schools Impact Fee      | NORTHEAST                    |
| ROW/Transportation Impact Fee | ZONE 1                       |
| Wind Borne Debris Area        | Outside 140 MPH Area         |
| Competitive Sites             | NO                           |
| Redevelopment Area            | NO                           |

Folio: 34530.0150



March 10, 2025



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Hillsborough County Florida

Folio: 34530.0150  
PIN: U-31-27-19-1D2-000000-00052.3

Eddie Young  
Mailing Address:  
2004 E 151st Ave  
null  
Lutz, FL 33549-3664

Site Address:  
2004 E 151st Ave  
Lutz, FL 33549  
SEC-TWN-RNG: 31-27-19  
Acreage: 0.22

Market Value: \$100,292.00  
Landuse Code: 0200 MOBILE HOMES

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