

Variance Application: VAR 24-0934
LUHO Hearing Date: August 26, 2024
Case Reviewer: Michelle Montalbano



Hillsborough County Florida

Development Services Department

Applicant: James A. Drass and Bonnie P. Gillispie **Zoning:** PD 73-1038 (PRS 24-0064)
Location: 1621 Woodmar Drive, Sun City Center, FL 33573; Folio # 79546.6012

Request Summary:


The applicant is requesting a variance from the Sun City Senior Citizen Overlay District underage occupancy standards to allow their child, who is under the age of 18, to reside at their residence.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
3.01.09.D.2.c	Variances shall be considered for exceptional or unusual family situations and shall be valid for a period of two years. Exceptional or unusual family situations shall include if it is necessary for a person 18 years of age or younger to reside in a dwelling unit within the boundaries of the overlay in excess of 30 calendar days in one year after an emergency situation involving the immediate family of a household meeting the age restrictions of subsection 3.01.09.C. requires a person 18 years of age or younger to maintain residence in a dwelling unit within the boundaries of the overlay for a period in excess of 30 calendar days.	Allow person 18 years of age or younger to maintain residence in the dwelling due to emergency situation.	Person under 18 years of age to live at residence within the Sun City Center Senior Citizen Overlay District for a maximum period of two years.

Findings:	None.
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Zoning Administrator Sign Off:

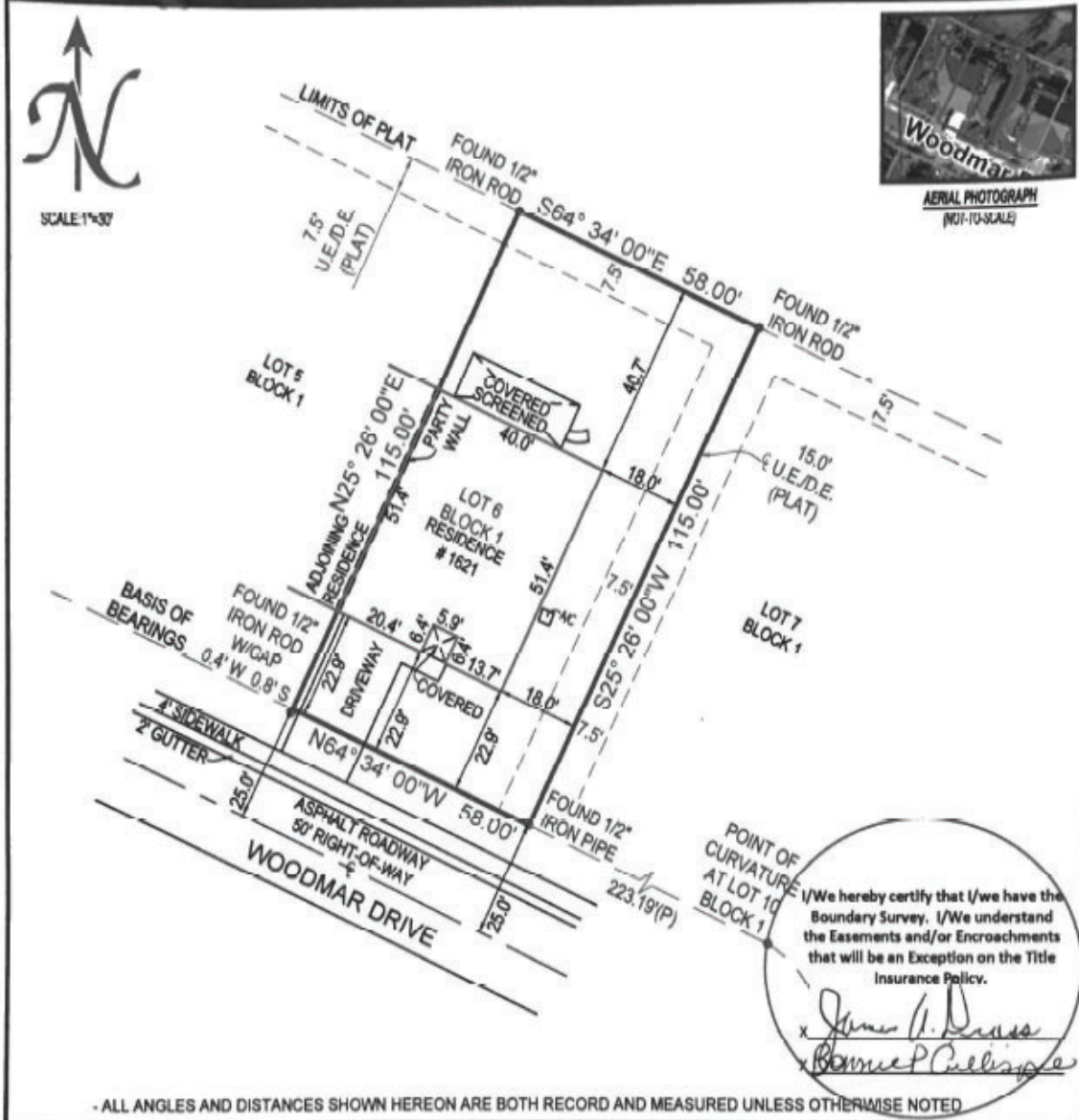

Colleen Marshall
Fri Aug 9 2024 15:06:32

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

Received on
 06/05/2024
 Development Services

WOODMAR DRIVE, SUN CITY CENTER, FL. 33573



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 04-07-2020
 Drawn By: Oleg
 Order #: 85836
 Last Revision Date: 04-07-2020
 Boundary Survey prepared by: LBB111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.





**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Application Number: VAR 24-0934	Office Use Only	Received Date:	Received By:
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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: VAR 24-0934 Applicant's Name: James Drass & Bonnie Gillispie
 Reviewing Planner's Name: Michelle Montalbano Date: 07/18/2024

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): 08/26/2024

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.

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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@hcfgov.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@hcfgov.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

07/18/2024
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 VAR 24-0934

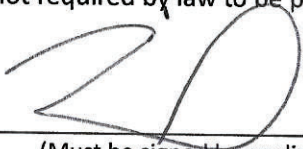
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

Intake Staff Signature: _____ Date: 07/18/2024



Additional / Revised Information Sheet

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1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
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5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></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

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.

A copy of Mr. Drass and Ms. Gillispie's complete response to this question is attached under separate cover.

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

Section 3.01.09.C

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

**APPLICATION VAR 24-0934: SUPPLEMENTAL PAGES FOR AMENDED PROJECT
DESCRIPTION AND VARIANCE CRITERIA RESPONSES**

Project Description (Variance Request)

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RESPONSE:

Mr. Drass & Ms. Gillispie are respectfully requesting a variance from the age requirements contained in Section 3.01.09 C of the Hillsborough County Land Development Code (the "Code"). They are members of the Fairview Property Owners' Association, Inc. ("Fairview"), a homeowner's association governed under Chapter 720, Florida Statutes, and Sun City Center Community Association, Inc. ("Sun City Center"), a private 501(c)(3) organization. These associations are also part of the Sun City Center Senior Citizen Overlay District (the "District") as established in Section 3.01.09 of the Code.

When Mr. Drass & Ms. Gillispie purchased their home in April 2020, they had no expectation of having any other individuals reside there, as the majority of their children and grandchildren reside out-of-state. More particularly, Mr. Drass' son, James Drass, Jr., lived with his mother, Andolia Balmes, in the Philippines. Approximately 10 years ago, Mr. Drass' marriage to Ms. Balmes was annulled, and Ms. Balmes took James back to the Philippines with her. Given Mr. Drass' age and significant health conditions, including, but not limited to, congenital heart disease and chronic back pain, he had no expectation of seeing James in the future. James will be turning 17 years old in July 2024.

In July 2022, Ms. Balmes emailed Mr. Drass to inform him that due to financial hardship, she was sending James to live with him and that James would be arriving on August 4, 2022. Mr. Drass responded advising that based on the way their relationship ended, he never planned to raise James. He further stated that he lived in an age-restricted retirement community and provided Ms. Balmes with a copy of the associations' governing documents as proof. However, Ms. Balmes ignored his response and purchased a one-way plane ticket for James. Mr. Drass has since learned that Ms. Balmes now has two other younger children and that his purchase of a home in the Philippines through her was part of a scam. He previously was under the impression that this house was paid off and would belong to James one day. However, the party that Ms. Balmes paid with his funds was not the title owner to the property, and the home is now in foreclosure and going to auction.

Since his arrival in the United States, James has proven to be an invaluable resource to Mr. Drass and Ms. Gillispie regarding home health care, food preparation, and transportation. He is also a straight-A student at Lennart High School in Ruskin and is currently dual-enrolled at Hillsborough Community College. Upon his graduation in approximately 14 months, he will be off to college and have earned 2 years of college credit. Additionally, he is on track to receive a "Bright Futures" scholarship. As these circumstances amount to "exceptional or unusual family situations," and the applicants would not require any extension of the requested variance beyond the 2-year period permitted under Section 3.01.09.D of the Code, Mr. Drass & Ms. Gillispie respectfully request that a variance from Section 3.01.09.C be granted to permit James to live on their property until his graduation and subsequent departure to college.

Variance Criteria Response

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.

RESPONSE:

Section 3.01.09 of the Code does not otherwise restrict residents' ability to care for family members or have these family members live with them so long as there is at least one occupant over the age of 55 years old and no permanent occupants under 18 years old. Should the variance be denied, Mr. Drass would be deprived of the ability to care for his minor son, and James would likely not have any other family or support system in this country to take care of him until he leaves for college.

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.

RESPONSE:

Section 3.01.09.A of the Code indicates that "[t]he Housing for Older Persons Act of 1995 allows housing intended and operated for persons 55 years of age or older to be exempt from the Fair Housing Act's prohibition of discrimination on the basis of familial status, provided that...at least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older."

Mr. Drass & Ms. Gillispie recently received census information from the District confirming that only 0.8% of the population was under the age of 18 years old. Consequently, as the granting of the requested variance will not cause the District, Fairview, or Sun City Center to be out of compliance with the requirements of the Housing for Older Persons Act or

the Code, the variance will not substantially interfere with anyone else's rights within the District.

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*).

RESPONSE:

Section 1.02.03 of the Code states that in order to foster and preserve public health, safety, comfort, and welfare, it is the intent of the Code for the development process in Hillsborough County to be equitable with respect to consideration of the interests of the County's citizens.

In this matter, the requested variance is in harmony with the Code's intent to preserve public safety and welfare, as it will ensure that a minor child's basic living needs are met before he becomes an adult. Considering the abrupt manner in which James moved to the United States, he likely would be unable to find this support from anyone else if he is not permitted to live with his father.

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.

RESPONSE:

As described in the Project Description form, Mr. Drass attempted to warn Ms. Balmes that he lived in an age-restricted community that would not permit minors to live at his home. Nevertheless, Ms. Balmes ignored his warnings and sent James to live with him without seeking consent from either Mr. Drass or Ms. Gillispie. Furthermore, Mr. Drass was also the victim of a financial scam in which his money was transferred to a party that did not hold title when he purchased a home in the Philippines for Ms. Balmes and James. Given these circumstances, Mr. Drass could not have imposed this hardship upon himself, and he did not commit any actions, illegal or otherwise, that would contribute to this hardship.

6. Explain how 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 failure to grant a variance.

RESPONSE:

As described in our response to question 4, the granting of this variance will ensure that James receives the welfare, safety, and comfort he needs to complete high school given his exceptional family circumstances. Should the variance be denied, it is highly likely that James will have nowhere else to live, as he would not be of sufficient age to rent an apartment in his own name. Mr. Drass and Ms. Gillispie could also be forced to sell their home to ensure that James will be permitted to live with them until he leaves for college.



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Application Number: VAR 24-0934 Received Date: Received By:

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07/18/2024
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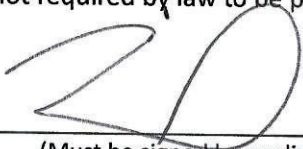
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Variance Criteria Response

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?

Considering the circumstances surrounding James' arrival to the subject property as described on the Project Description form, it is highly unlikely that this is a common issue among other members of, Fairview, Sun City Center, or the District.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

A copy of Mr. Drass and Ms. Gillispie's complete response to this question is attached under separate cover.

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.

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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*).

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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.

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RESPONSE:

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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.

RESPONSE:

As described in the Project Description form, Mr. Drass attempted to warn Ms. Balmes that he lived in an age-restricted community that would not permit minors to live at his home. Nevertheless, Ms. Balmes ignored his warnings and sent James to live with him without seeking consent from either Mr. Drass or Ms. Gillispie. Furthermore, Mr. Drass was also the victim of a financial scam in which his money was transferred to a party that did not hold title when he purchased a home in the Philippines for Ms. Balmes and James. Given these circumstances, Mr. Drass could not have imposed this hardship upon himself, and he did not commit any actions, illegal or otherwise, that would contribute to this hardship.

6. Explain how 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 failure to grant a variance.

RESPONSE:

As described in our response to question 4, the granting of this variance will ensure that James receives the welfare, safety, and comfort he needs to complete high school given his exceptional family circumstances. Should the variance be denied, it is highly likely that James will have nowhere else to live, as he would not be of sufficient age to rent an apartment in his own name. Mr. Drass and Ms. Gillispie could also be forced to sell their home to ensure that James will be permitted to live with them until he leaves for college.

Prepared by:
Hillsborough Title, Inc.
Misty Resmondo
350 E. Bloomingdale Ave.
Brandon, FL 33511
File No.: BRI20-74519
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this April 20, 2020. A.D. by Anthony J. Mongiello and Gail Sue Mongiello, husband and wife, whose address is: 8671 SW 65th Avenue Road, Ocala, FL 34476 hereinafter called the grantor, to James A Drass, a single man Bonnie P Gillispie, a single woman, as joint tenants with full rights of survivorship, whose post office address is: 1621 Woodmar Drive, Sun City Center, FL 33573, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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, Florida, viz:

LOT 6, BLOCK 1, OF SUN CITY CENTER UNIT 40, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 60, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

Parcel ID No.: U-18-32-20-2XQ-000001-00006.0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 the current year.

Prepared by:
Hillsborough Title, Inc.
Misty Resmondo
350 E. Bloomingdale Ave.
Brandon, FL 33511
incidental to the issuance of a title insurance policy
File No.: BR120-74519

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

Signed and Sealed in Our Presence:

<p>_____</p> <p>Witness Printed Name: <u>[Signature]</u></p> <p>_____</p> <p>Witness Printed Name: <u>[Signature]</u> Misty W Resmondo</p>	<p><u>[Signature]</u> Anthony J Mongiello</p> <p><u>[Signature]</u> Gail Sue Mongiello</p> <p>Address: 8671 SW 65th Avenue Road Ocala, FL 34476</p>
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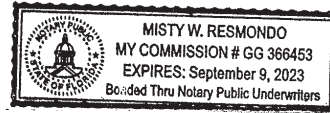
State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 17th of April, 2020, by means of Physical Presence or Online Notarization, by Anthony J Mongiello and Gail Sue Mongiello, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public

My Commission Expires: _____

(SEAL)





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0934 Intake Date: 06/07/2024
 Hearing(s) and type: Date: 08/26/2024 Type: LUHO Receipt Number: 374129
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 1621 Woodmar Drive City/State/Zip: Sun City Center, FL 33573
 TWN-RN-SEC: 18-32-20 Folio(s): 79546.6012 Zoning: PD-MU Future Land Use: R-6 Property Size: 0.17140099 acres

Property Owner Information

Name: James A. Drass & Bonnie P. Gillispie Daytime Phone 507-301-2417
 Address: 1621 Woodmar Drive City/State/Zip: Sun City Center, FL 33573
 Email: jdrass0730@gmail.com Fax Number _____

Applicant Information

Name: James A. Drass & Bonnie P. Gillispie Daytime Phone 507-301-2417
 Address: 1621 Woodmar Drive City/State/Zip: Sun City Center, FL 33573
 Email: jdrass0730@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: David J. Lehr, Esq. & Kevin M. Hirsh, Esq. of LS Carlson Law, PC Daytime Phone 561-462-2470
 Address: 2255 Glades Road, Suite 324-A City/State/Zip: Boca Raton, FL 33431
 Email: dlehr@lscarlsonlaw.com; khirsh@lscarlsonlaw.com Fax Number 561-462-2471

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.

James A. Drass Bonnie P. Gillispie
 Signature of the Applicant
 James A. Drass & Bonnie P. Gillispie
 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.

James A. Drass Bonnie P. Gillispie
 Signature of the Owner(s) - (All parties on the deed must sign)
 James A. Drass & Bonnie P. Gillispie
 Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: David J. Lehr, Esq. & Kevin M. Hirsh, Esq. Phone: 561-462-2470

Representative's Email: dlehr@lscarlsonlaw.com; khirsh@lscarlsonlaw.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

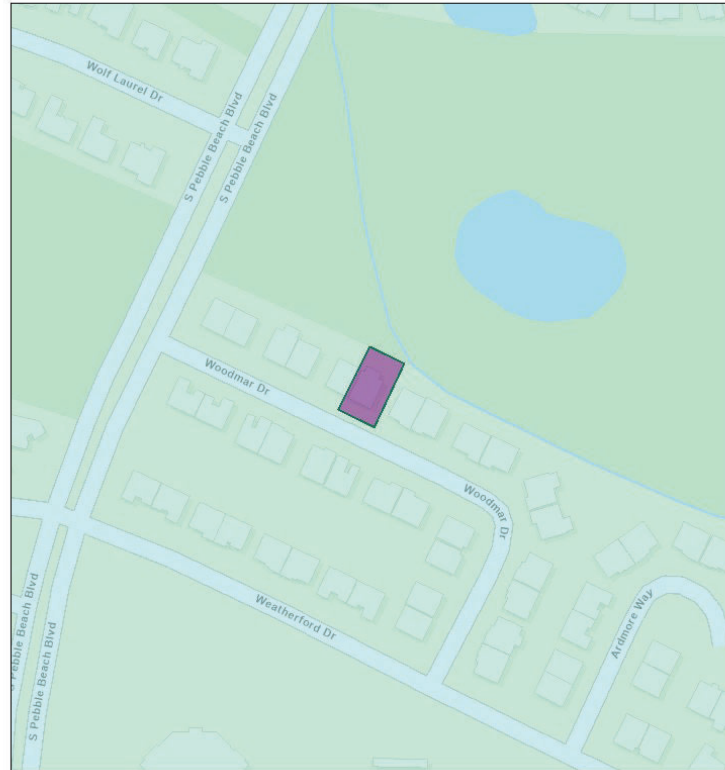
Additional application-specific requirements are listed in Part B.



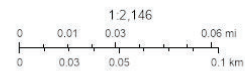
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
FLX	null
INFL	null
Zoning	PD-MU
Description	Planned Development
Overlay	null
RS	null
RZ	73-0186
Restr	null
ZC	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0678H
FIRM Panel	12057C0678H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Sun City Center
Community Base Planning Area	SouthShore
Community Base Planning Area	Sun City Center
Planned Development	PD
Re-zoning	73-0186
Note	01-1436 DENIED
Minor Changes	20-0605
Major Modifications	93-0338,96-0244, 93-0179, 22-1340
Personal Appearances	10-0403,09-0835,08-0999, 07-1758,06-0814,05-1002, 97-0329,96-0227,90-0081, 99-0010,00-0260,00-1331, 03-0516,04-1026,01-0192, 99-1096,13-0465, 96-0227, 90-0081S,10-1011,11-0397, 03-1575,06-0064,99-1395, 98-1322, 22-0243, 22-0357, 24-0064
Planned Development	PD-MU
Re-zoning	null
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 014015 Block: 1019
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Sun City Center - Age Restriction
Competitive Sites	NO
Redevelopment Area	NO

Folio: 79546.6012



June 6, 2024



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Hillsborough County Florida

Folio: 79546.6012
PIN: U-18-32-20-2XQ-000001-00006.0
James A Drass And Bonnie P Gillispie

Mailing Address:
1621 Woodmar Dr

null
Sun City Center, FL 33573-6450

Site Address:
1621 Woodmar Dr
Sun City Center, FL 33573

SEC-TWN-RNG: 18-32-20
Acreage: 0.17140099

Market Value: \$237,449.00
Landuse Code: 0100 Single Family

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