



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1672

LUHO HEARING DATE: February 27, 2023

CASE REVIEWER: Kim King

REQUEST: The applicant is requesting two setback variances for a proposed monument sign for Fawn Ridge Subdivision located at the northeast corner of Citrus Park Dive Extension and Fawn Ridge Boulevard.

VARIANCE(S):

- 1) Per LDC Section 7.03.00.C.1.c, a minimum setback of 15 feet from is required from road right-of-way lines for a monument sign, with one foot of additional setback required for every foot of sign height or portion thereof above four feet. The subject monument sign will be 8 feet, 6 inches in height. Therefore, a 20-foot setback is required from the Fawn Ridge Boulevard right-of-way line. The applicant requests an 18-foot reduction to the required setback to allow a setback of 2 feet from the right of way line.
- 2) Per LDC Section 7.03.00.C.1, all ground signs, including monument signs, shall be set back a minimum 10 feet from any side yard property line. The applicant requests a 7.56-foot reduction to the required setback to allow a side setback of 2.44 feet.

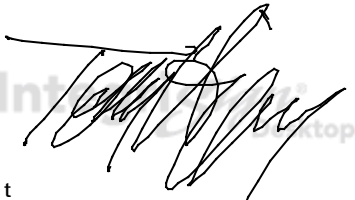
FINDINGS:

None.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF



Int...ktop

t
Fri Feb 17 2023 08:58:21

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



New Monument Sign **Street View**



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
FAWN RIDGE

SITE ADDRESS
Citrus Park Drive & Fawn Ridge Road
Tampa, FL.

CRM / Quote:
18916-201212

Account Manager:
Stephen Kaufman
Project Manager / Project Leader
XXX

Designer: _____ Date: **08-23-2021**
DRB

No.	Date	Description
01	10/13/2021	new layout/ color DRB
02	10/18/2021	new layout/ color DRB
03	10/29/2021	new layout/ color DRB
04	11/01/2021	new layout/ color DRB
05	11/04/2021	new layout/ color DRB
06	11/16/2021	new layout/ color DRB
07	12/14/2021	new layout/ color DRB
08	12/28/2021	new layout/ color DRB
09	3/10/2022	new layout/ color DRB
10	03/18/2022	add site map DRB
11	10/11/2022	new layout/ add site map DRB

Approval:
 Approved
 Approved as noted
 Approved: _____
 Date: _____

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Sheet:



12801 Commodity Place
Tampa, Florida 33626
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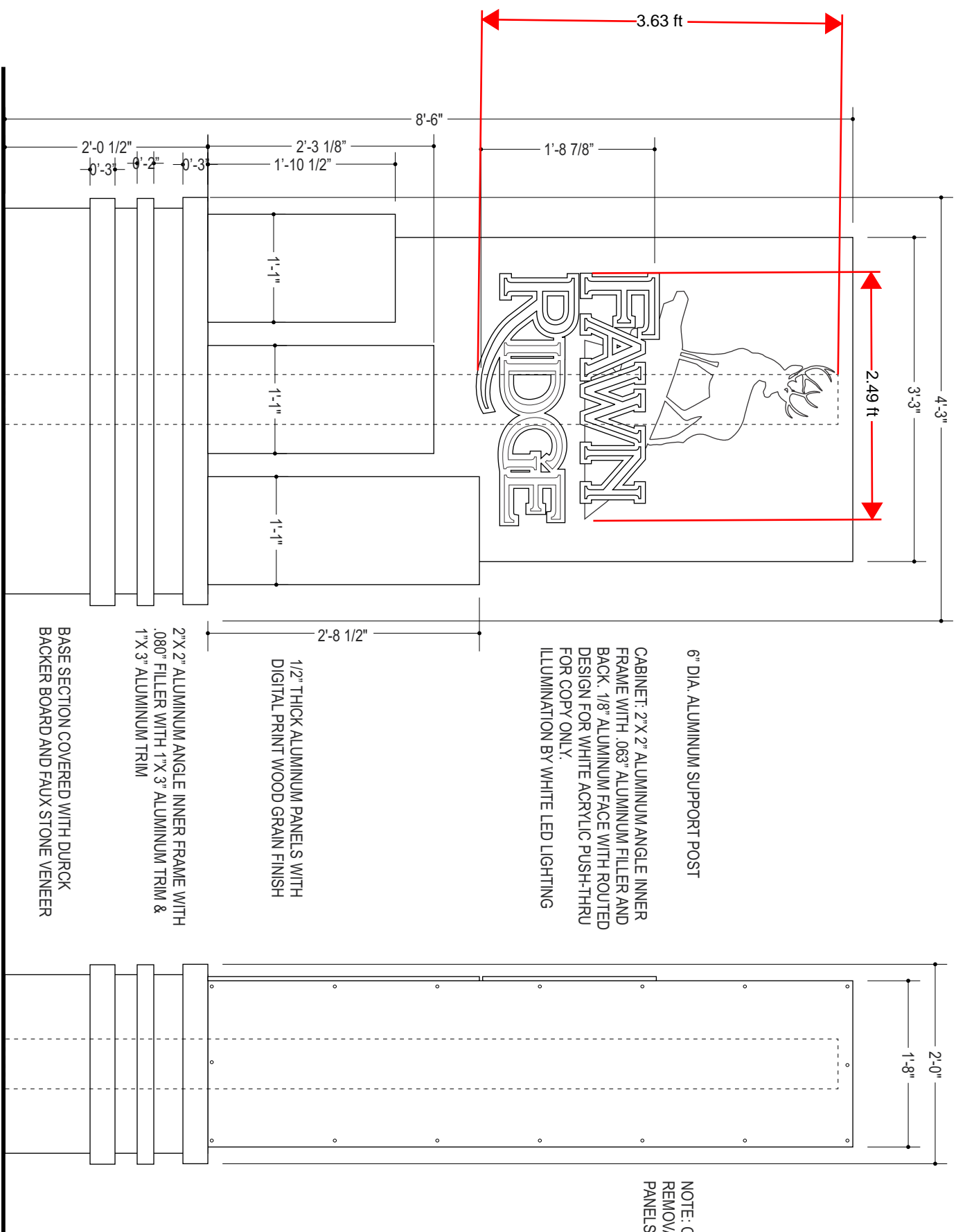
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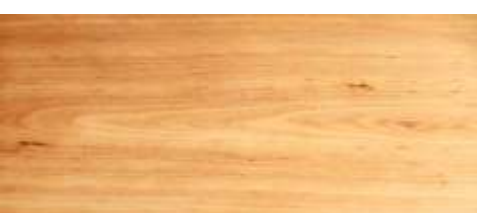




NOTE: CABINET WITH REMOVABLE SIDE PANELS FOR ACCESS

ALUMINUM FACE PANEL & SIDES WITH FULL COLOR DIGITAL PAINT. FACE PANEL ROUTED DESIGN FOR WHITE ACRYLIC PUSH-THRU AND 1ST SURFACE TRANSLUCENT VINYL COLOR (COPY AREA ONLY)

DIGITAL PRINT WOOD RAIN FINISH



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

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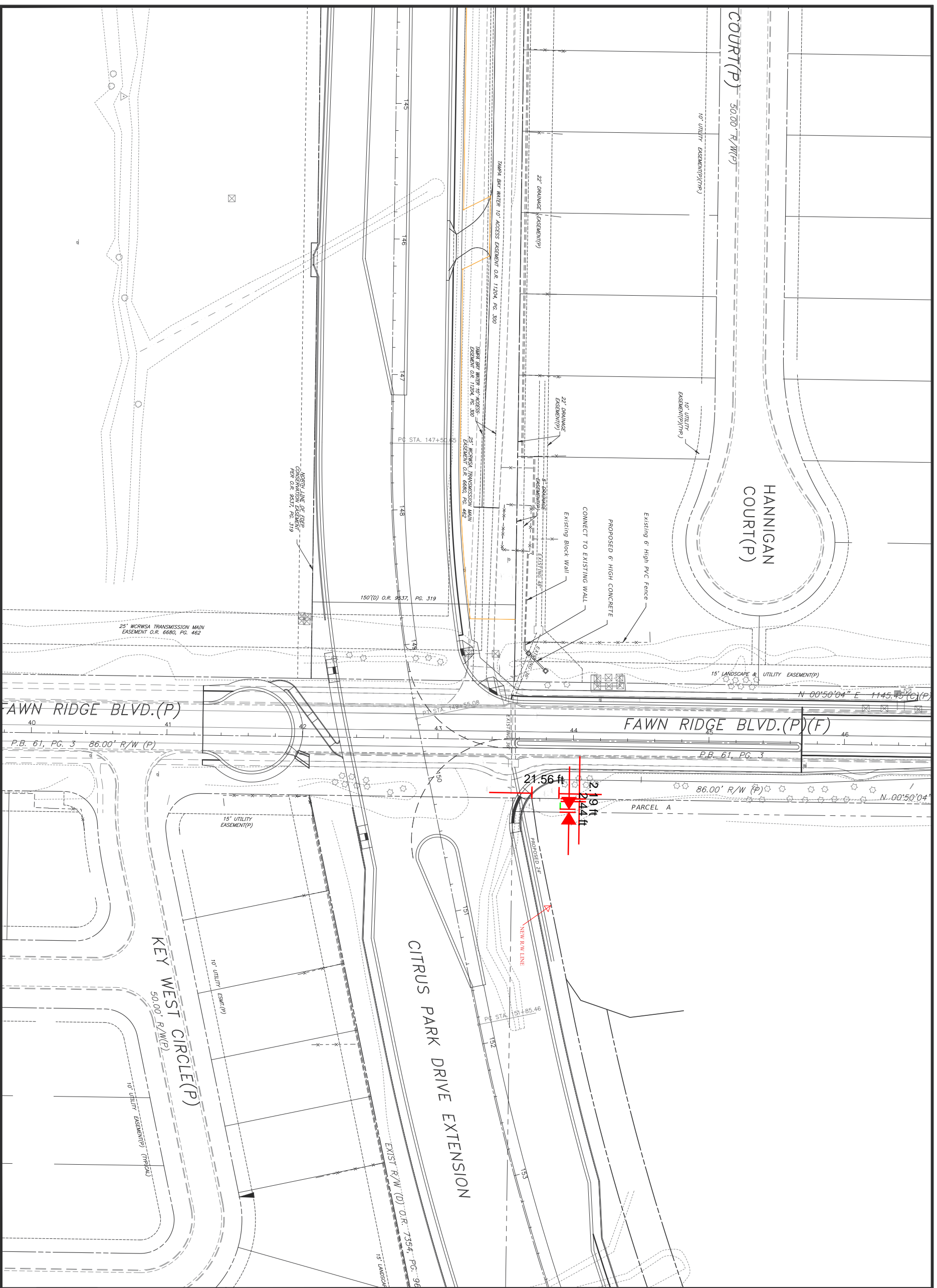
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FAWN RIDGE ENTRY CONCEPT

FAWN RIDGE MAINTENANCE ASSOCIATION

This is a conceptual site plan and is subject to rezoning, final design, survey, permitting and governmental approval. Site layout, product type and density are subject to change.

SCALE: 1" = 30'

Date	Revision #
07/12/2019	
06/17/2019	
09/07/2018	
04/24/2018	

Fuxan Engineering, Inc.
1908 Radium Circle
Tampa, FL 33613
Phone: 813-244-6194



12801 Commodory Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

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C:\Data\Eng\Fuxan\Fawn Ridge Entry Features\Engineering\EXH-01.dwg



Additional / Revised Information Sheet

Date Stamp Here

Application Number: 22-1672 Applicant's Name: Addie Mentry

Reviewing Planner's Name: Kim King Date: 02/16/2023

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):

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter. An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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.

Addie Mentry Signature

02/16/2023

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX Transmittal Completed

In-Take Completed by:

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FABRICATE. INSTALL.

Report for:
Hillsborough County
RE: Fawn Ridge Variance – VAR 22-1672

To Whom It May Concern:


Please accept this letter as cover letter for narrative changes to variance application VAR 22-1672. Changes are as follows:

Changed verbiage of requested side setback from 6' to 7.56'.

Best,

Addie Mentry

Director of Permitting & Code Services

 813.749.8549

 727.614.1680

 amentry@creativesigndesigns.com

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FABRICATE. INSTALL.

Report for:
Hillsborough County
RE: Fawn Ridge Variance – VAR 22-1672

To Whom It May Concern:

Please accept this letter for updated narrative to variance application VAR 22-1672

Seeking a front setback variance for a singular identification sign located on Parcel A of the Fawn Ridge community subdivision plat. The parcel this sign will be located on is on the East side when entering the subdivision from Citrus Park Dr. The proposed sign is 8' 6" H by 4' 3" W. The copyreads "Fawn Ridge" with a buck insignia. Total copy SF for the proposed sign is 9.03 SF. The sign location is proposed to be located 21' from the Property line along Citrus Park Dr. and 2' from Fawn Ridge Blvd. Our variance request is asking for an 18' setback reduction from Fawn Ridge and a 7.56' reduction from the east adjacent parcel. Due to landscaping, easements and the Citrus Park Dr. expansion that recently took place, the West side of the entrance to the subdivision, does not have adequate room to install a permitted entry sign. The sign is proposed on a smaller parcel across Fawn Ridge Blvd that is owned by the neighbors of the subdivision. Although this parcel is platted and owned by all neighbors within Fawn Ridge, we have been advised that the sign location would not be allowed as it is not inhabited by the residents. Parcel A measures approx. 10' from East to West, therefore with the required 10' side setback and the width of the proposed sign, we could not meet side setback. We do not believe the side setback will interfere with visibility triangle from either travelers from Countryway or Sheldon.

Best,

Addie Mentry

Director of Permitting & Code Services

P 813.749.8549

C 727.614.1680

E amentry@creativesigndesigns.com



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?

Due to the expansion of Citrus Park Dr from Countryway Blvd to Sheldon Rd, the area for an allowable entrance sign was drastically reduced. With the expansion, a stop light was installed at the intersection of Citrus Park Dr and Fawn Ridge Blvd resulting in a lack of space for an adequate entrance to be placed within. This location also abuts a residents property lines and utility easements. Based on visibility studies, the best visibility for travelers and residents would be on the East side of the Fawn Rdige Blvd entrance.

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.

Parcel A is approx. 10' from wide and therefore the literal requirements of the side setback and the width of the proposed sign would deprive the subdivision of having the allowable sign size and location that other subdivisions would be allowed to have. We have proposed a sign to fit within the limited area that Parcel A provides and this is signifcately lower than what an average subdivision sign would be allowed. We seek to ask for the most minnum variance possible.

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.

We believe the approved of this variance would aid in the increased visibility for travelers and therefore would not impact the rights of others. Additionally, based on the surrounding area, we do not believe any properties will be affect by the allowance of this variance.

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).

We believe a request like this is harmonious with the intent of the LDC. The intent in 1.02.03 specifically calls out the purpose to "foster and preserve public safety..." We believe the setback reduction will aid in safe visibility and identification for the residents and guest of the subdivision.

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.

We do not believe this variance request is as a result of the applicant. Due to the Citrus Park Dr expansion, the configuration of the entrance to this site, we created and therefore could not have been resulted by the HOA. Due to that, we do not believe the subdivision should be in fault of the hardship.

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.

We believe that without the approved variance for setback, there is a oportunity for traffic interruptions and possible accidents. Now that the expansion is complete, the average driver county on surrounding roads to Citrus PArk Blvd are approx 220,000. The intersection of Citrus Park Dr and Fawn Ridge was created for the expansion and is a new traffic entrance/configuartion for travelers. We believe the allowance of this variance will bring the most visibility for the residents of this busy subdivision.

FAWN RIDGE • VILLAGE "B"

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 10, Township 28 South, Range 17 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

From the Northeast corner of said Section 10, run thence along the North boundary of said Section 10, N. 89°16'05"W., 25.00 feet to a point on the West right-of-way line of Paglen Road, thence along said West right-of-way, lying 25.00 feet West of and parallel with the East boundary of the Northeast 1/4 of said Section 10, S. 00°44'03"W., 786.33 feet to the POINT OF BEGINNING; thence continue along said West right-of-way line, S. 00°44'03"W., 523.73 feet; thence N. 89°09'50"W., 551.50 feet; thence S. 00°44'03"W., 680.00 feet; thence N. 89°09'50"W., 10.00 feet; thence S. 00°50'10"W., 480.78 feet to a point of curvature; thence Southeastly, 602.61 feet along the arc of a curve to the left having a radius of 382.00 feet and a central angle of 90°23'08" (chord bearing S. 44°21'24"E., 542.04 feet) to a point of tangency; thence S. 89°32'58"E., 164.71 feet to a point on the West right-of-way line of Sheldon Road; thence along said West right-of-way line, lying 40.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 10, S. 00°21'33"W., 86.00 feet; thence N. 89°32'58"W., 164.85 feet to a point of curvature; thence Northwestly, 738.28 feet along the arc of a curve to the right having a radius of 468.00 feet and a central angle of 90°23'08" (chord bearing N. 44°21'24"W., 664.08 feet) to a point of tangency; thence N. 00°50'10"E., 1145.45 feet to a point of curvature; thence Northly, 52.43 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 06°00'30" (chord bearing N. 02°10'05"W., 52.41 feet) to a point of compound curvature; thence Northwestly, 47.19 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 108°09'46" (chord bearing N. 59°15'13"W., 40.49 feet); thence N. 23°20'06"W., 50.00 feet; thence N. 66°39'54"E., 21.23 feet to a point of curvature; thence Northeastly, 36.74 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 84°11'32" (chord bearing N. 24°34'08"E., 33.52 feet) to a point of compound curvature; thence Northwestly, 50.68 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 05°48'28" (chord bearing N. 20°25'52"W., 50.66 feet) to a point of tangency; thence N. 23°20'06"W., 111.94 feet to a point of curvature; thence Northwestly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N. 68°20'06"W., 35.36 feet); thence N. 23°20'06"W., 50.00 feet; thence Northeastly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N. 21°39'54"E., 35.36 feet) to a point of tangency; thence N. 23°20'06"W., 94.20 feet; thence N. 66°39'54"E., 125.11 feet; thence S. 89°28'30"E., 700.42 feet to the POINT OF BEGINNING.
Containing 12.80 acres, more or less.

BOARD OF COUNTY COMMISSIONERS: Dedication of roads, streets, alleys, and other rights-of-way accepted and showing of the grades and elevations on plat or by separate instrument waived by resolution of the Board of County Commissioners adopted on NOVEMBER 15, 1986. Grades and elevations are shown in separate instrument filed in the County Engineer's Office. This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

Date 10-20-86
Chairman [Signature]

COUNTY ENGINEER: This plat is hereby approved for record by the County Engineer of Hillsborough County, Florida.
Date October 15, 1986
County Engineer [Signature]

ZONING DIRECTOR: This plat is hereby approved for record by the Zoning Director of Hillsborough County, Florida.
Date Oct. 16, 1986
Zoning Director [Signature]

CLERK OF THE CIRCUIT COURT: State of Florida, County of Hillsborough. I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 61, Page 3 of the Public Records of Hillsborough County, Florida.

Date October 21, 1986 Time: 12:14 PM Clerk of the Circuit Court [Signature]
Date: Oct. 21, 1986 Recorder: 86231804 Deputy Clerk [Signature]
Date October 21, 1986

DEDICATION: The undersigned, as owners of the herein described lands which are being platted into a subdivision of FAWN RIDGE, VILLAGE "B", hereby dedicates all roads, streets and rights-of-way shown thereon to public use, for utility and drainage purposes and other purposes incidental thereto, and further dedicates all easements shown thereon for utility and drainage purposes and other purposes incidental thereto on this 10th day of Sept., 19 86.

CENTEX HOMES ENTERPRISES, INC.
West Florida Division - Owner

[Signature] President
Witness [Signature] [Signature]

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, Stephen M. Weinberg, President of Centex Homes Enterprises, Inc., West Florida Division, Owner, to me well known and known by me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed, and that he affixed hereto the seal of said corporation.

Witness my hand and official seal on this 10th day of Sept., 19 86.
[Signature] Notary Public, State of Florida at Large
My Commission expires: 12/27/86

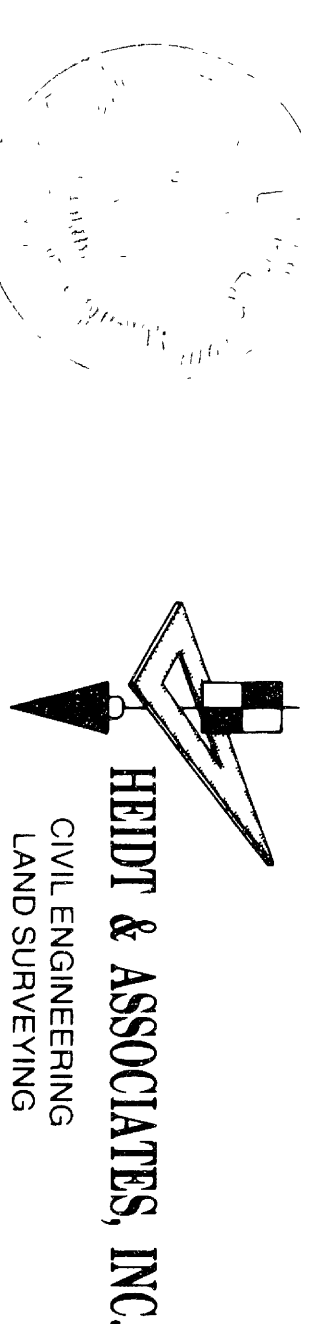
[Signature] Witness [Signature]
[Signature] Witness [Signature]
[Signature] Witness [Signature]

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
Personally appeared before me, the undersigned authority, Chris A. Van Leeuwen, Mitgee, and Pauline C. Van Leeuwen, Mitgee, to me well known and known by me to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed for the uses and purposes herein expressed.

Witness my hand and official seal on this 11th day of Sept., 19 86.
[Signature] Notary Public, State of Florida at Large
My Commission expires: 12/27/86

SURVEYOR'S CERTIFICATE: I certify that the within plat was drawn from survey made under my supervision, that said plat is a correct representation of the land platted, and complies with all the requirements of Chapter 177 of the Florida Statutes, and that P. R. M.'s (Permanent Reference Monuments) have been set, and that P.C.P.'s (Permanent Control Points) will be set.

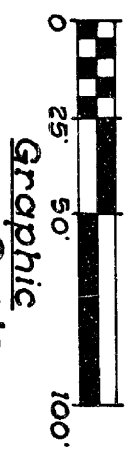
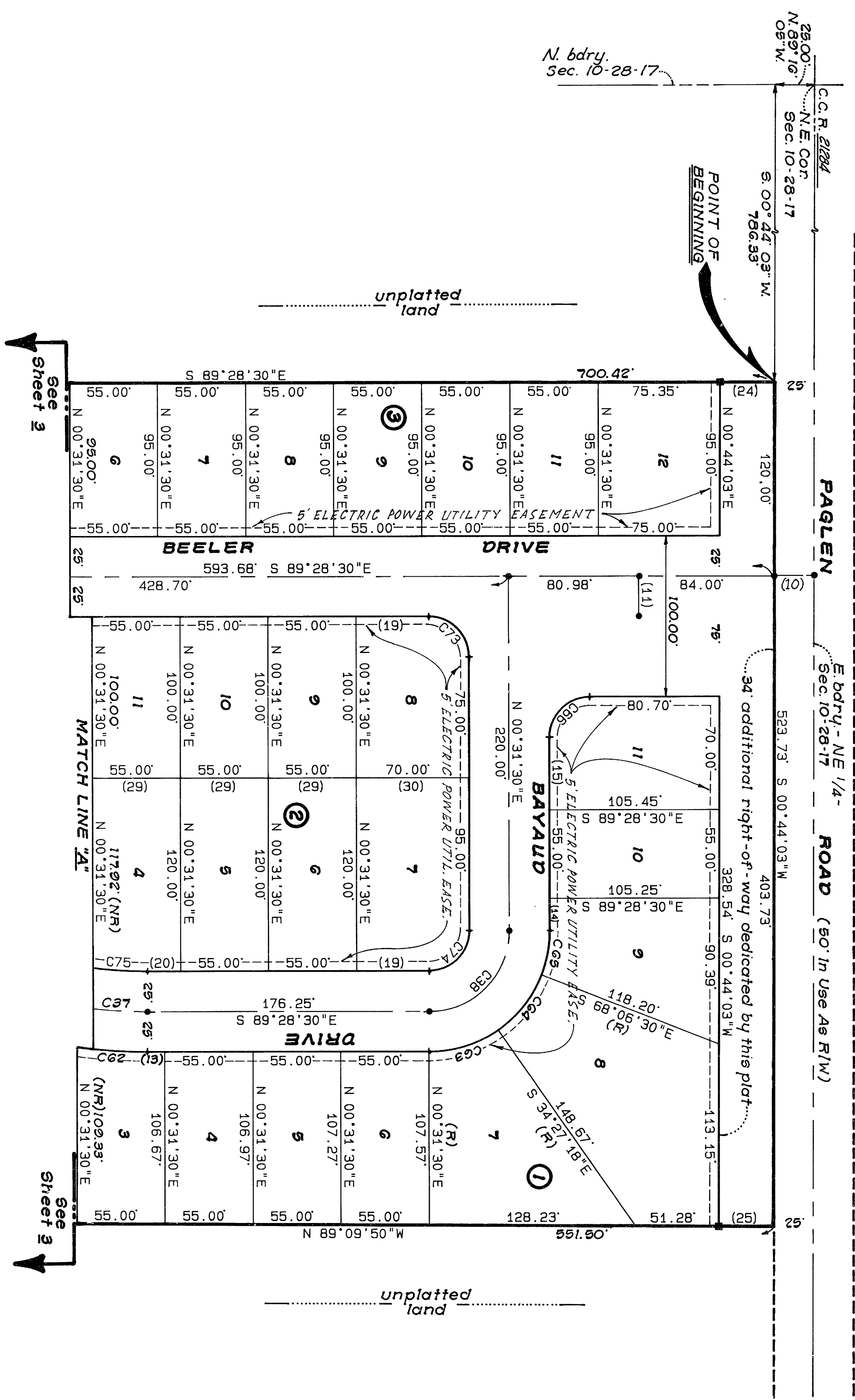
HEIDT & ASSOCIATES, INC.
Date September 9, 1986 [Signature]
Danny L. Pfk. Florida Registered Land Surveyor No. 3317



Leqol	7-30-86	J.K.	Estm't	2/25/86	P.J.M.	PR.M.	
Bdry.	7-30-86	J.K.	Lots	7-30-86	J.K.	Engr.	

FAWN RIDGE • VILLAGE "B"

SECTION 10, TOWNSHIP 28 SOUTH, HILLSBOROUGH COUNTY, FLORIDA
RANGE 17 EAST



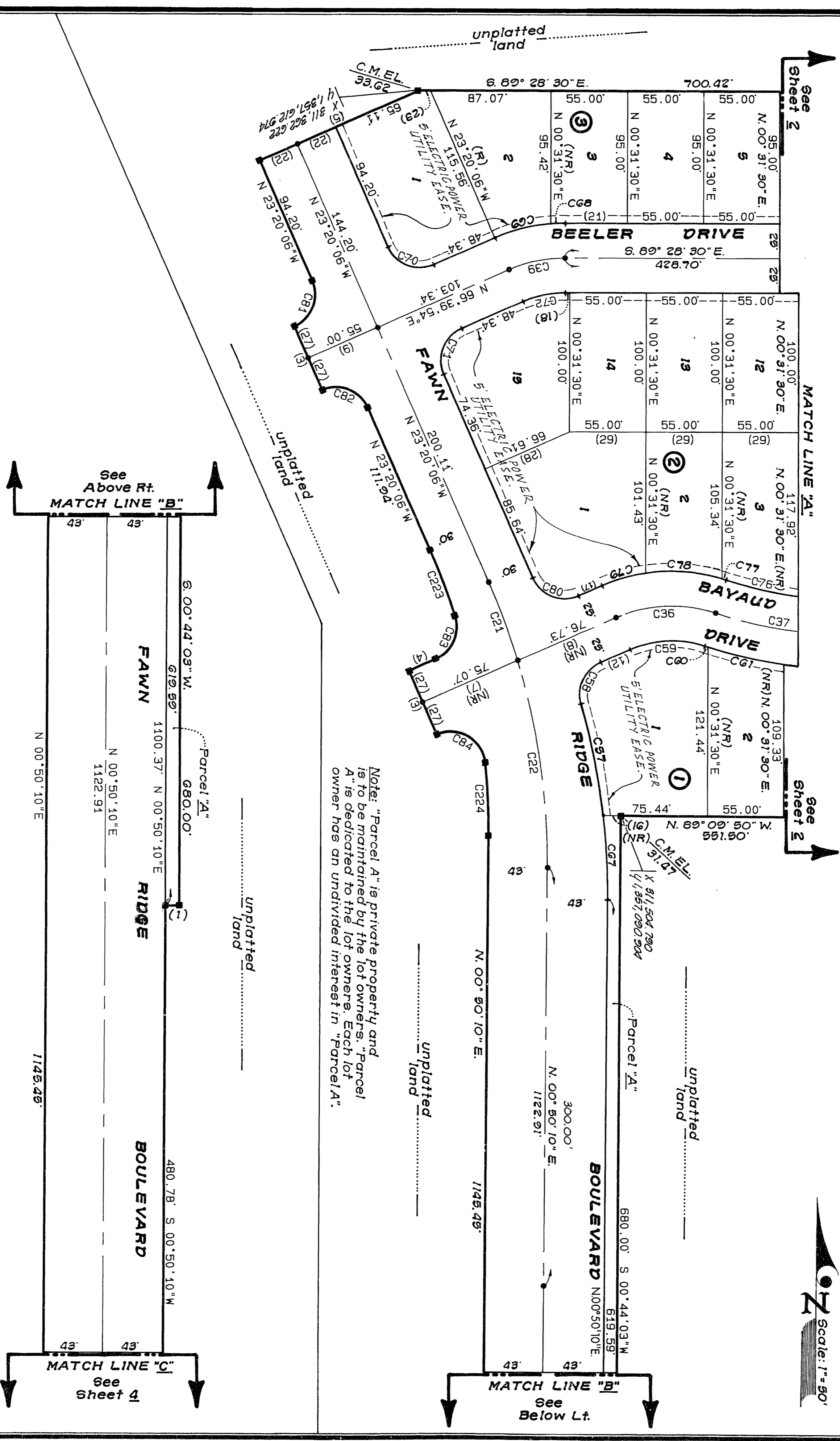
- LEGEND:**
- 1. Symbol indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol indicates (P.C.P.) Permanent Control Point
 - 3. Bearings based on assumed datum
 - 4. (R) indicates radial line
 - 5. (NR) indicates non-radial line

- NOTES:**
1. X - Y coordinates shown are tied to the Florida Coordinate System by third order accuracy and are supplemental data only.
Originating coordinates: Fla DOT #10-71-611 and Fla DOT #10-71-612
 2. Elevations shown are based on National Geodetic vertical datum of 1929, and the elevations of the P.R.M.'s are to third order accuracy as defined by the National Oceanic and Atmospheric Administration.

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

FAWN RIDGE • VILLAGE "B"

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA



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HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

FAWN RIDGE • VILLAGE "B"

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 61 PAGE NO. 3-4

SHELDON ROAD (S.R. S-589)

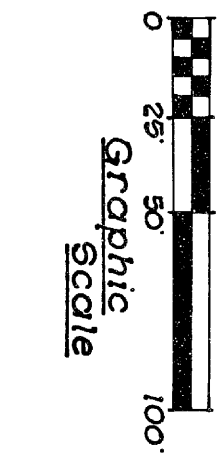
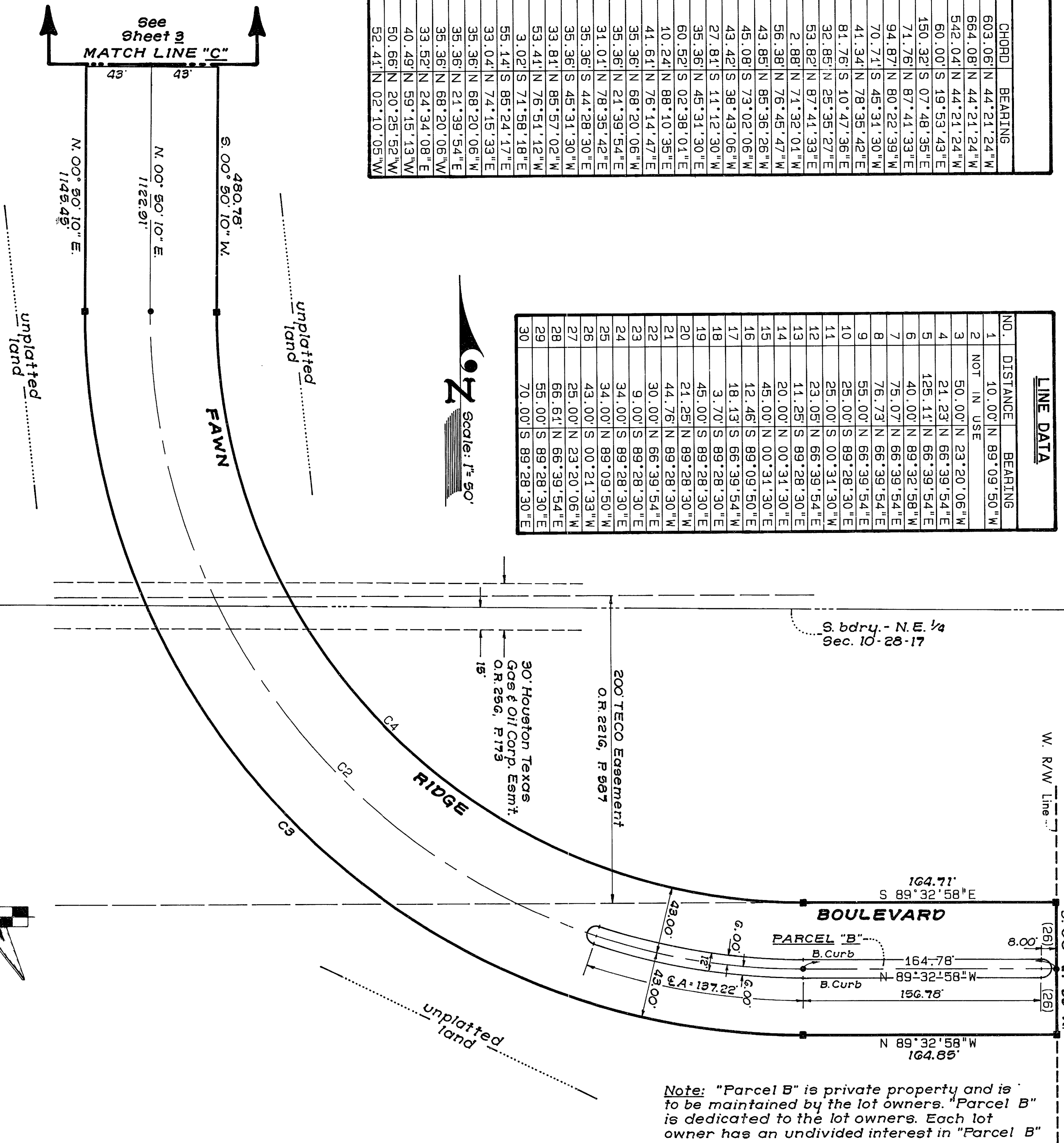
E. BDRY.-SE 1/4- SEC 10-28-17

CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	425.00'	90°23'08"	670.45'	427.87'	603.06'	N 44°21'24"W
2	468.00'	90°23'08"	738.28'	471.16'	664.08'	N 44°21'24"W
3	382.00'	90°23'08"	602.61'	384.58'	542.04'	N 44°21'24"W
4	500.00'	06°52'47"	60.04'	30.05'	60.00'	S 19°53'43"E
21	500.00'	17°17'29"	150.90'	76.03'	150.32'	S 07°48'35"E
22	100.00'	42°03'18"	73.40'	38.44'	71.76'	N 87°41'33"E
37	300.00'	18°11'42"	95.27'	48.04'	94.87'	N 80°22'39"W
38	50.00'	90°00'00"	78.54'	50.00'	70.71'	S 45°31'30"W
39	100.00'	23°51'36"	41.64'	21.13'	41.34'	N 78°35'42"E
57	500.00'	09°22'47"	81.85'	41.02'	81.76'	S 10°47'36"E
58	25.00'	82°08'54"	35.84'	21.79'	32.85'	N 25°35'27"E
59	75.00'	42°03'18"	55.05'	28.83'	53.82'	N 87°41'33"E
60	325.00'	00°30'25"	2.88'	1.44'	2.88'	N 71°32'01"W
61	325.00'	09°57'09"	56.45'	28.30'	56.38'	N 76°45'47"W
62	325.00'	07°44'08"	43.88'	21.97'	43.85'	N 85°36'26"W
63	75.00'	34°58'48"	45.79'	23.63'	45.08'	S 73°02'06"W
64	75.00'	33°39'12"	44.05'	22.68'	43.42'	S 38°43'06"W
65	75.00'	21°22'00"	27.97'	14.15'	27.81'	S 11°12'30"W
66	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 45°31'30"E
67	500.00'	06°56'22"	60.56'	30.32'	60.52'	S 02°38'01"E
68	125.00'	04°41'49"	10.25'	5.13'	10.24'	N 88°10'35"E
69	125.00'	19°09'47"	41.81'	21.10'	41.61'	N 88°14'47"E
70	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 88°20'06"W
71	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 21°39'54"E
72	75.00'	23°51'36"	31.23'	15.85'	31.01'	N 78°35'42"E
73	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 44°28'30"E
74	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 45°31'30"W
75	275.00'	07°02'59"	33.83'	16.94'	33.81'	N 85°57'02"W
76	275.00'	11°08'46"	53.50'	26.83'	53.41'	N 76°51'12"W
77	125.00'	01°22'58"	3.02'	1.51'	3.02'	S 71°58'18"E
78	125.00'	25°29'00"	55.60'	28.27'	55.14'	S 85°24'17"E
79	125.00'	15°11'19"	33.14'	16.67'	33.04'	N 74°15'33"E
80	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 88°20'06"W
81	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 21°39'54"E
82	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 88°20'06"W
83	25.00'	84°11'32"	36.74'	22.59'	33.52'	N 24°34'08"E
84	25.00'	108°09'46"	47.19'	34.51'	40.49'	N 59°15'13"W
223	500.00'	05°48'28"	50.68'	25.36'	50.66'	N 20°25'52"W
224	500.00'	06°00'30"	52.43'	26.24'	52.41'	N 02°10'05"W

LINE DATA

NO.	DISTANCE	BEARING
1	10.00'	N 89°09'50"W
2	NOT IN USE	
3	50.00'	N 23°20'06"W
4	21.23'	N 66°39'54"E
5	125.11'	N 66°39'54"E
6	40.00'	N 89°32'58"W
7	75.07'	N 66°39'54"E
8	76.73'	N 66°39'54"E
9	55.00'	N 66°39'54"E
10	25.00'	S 89°28'30"E
11	25.00'	S 00°31'30"W
12	23.05'	N 66°39'54"E
13	11.25'	S 89°28'30"E
14	20.00'	N 00°31'30"E
15	45.00'	N 00°31'30"E
16	12.46'	S 89°09'50"E
17	18.13'	S 66°39'54"W
18	3.70'	S 89°28'30"E
19	45.00'	S 89°28'30"E
20	21.25'	N 89°28'30"W
21	44.76'	N 89°28'30"W
22	30.00'	N 66°39'54"E
23	9.00'	S 89°28'30"E
24	34.00'	S 89°28'30"E
25	34.00'	N 89°09'50"W
26	43.00'	S 00°21'33"W
27	25.00'	N 23°20'06"W
28	66.61'	N 66°39'54"E
29	55.00'	S 89°28'30"E
30	70.00'	S 89°28'30"E



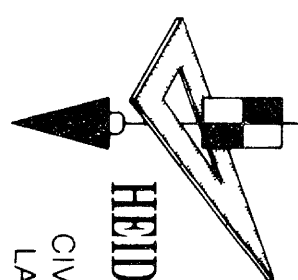
See Sheet 3
MATCH LINE "C"



LEGEND:

- Symbol \blacksquare indicates (P R M) Permanent Reference Monument
- Symbol \bullet indicates (P C P) Permanent Control Point
- Bearings based on assumed datum
- (R) indicates radial line
- (NR) indicates non-radial line

NOTE:
Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. The Hillsborough County Building Department has information regarding flooding and restrictions on development.



HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 22-1672
Hearing(s) and type: Date: 01/23/2023
Date: _____

Type: LUHO
Type: _____

Intake Date: 11-29-22
Receipt Number: 221099
Intake Staff Signature: Clare Odell

Property Information

Address: _____ City/State/Zip: _____
TWN-RN-SEC: 10-28-17 Folio(s): 003544-1578 Zoning: PD Future Land Use: .15 Acres Property Size: _____

Property Owner Information

Name: FAWN RIDGE MAINTENANCE ASSOCIATION Daytime Phone _____
Address: 11928 SHELDON RD #101 City/State/Zip: TAMPA, FL 33626-3643
Email: _____ Fax Number _____

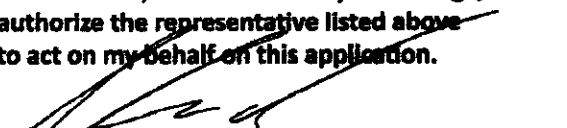
Applicant Information

Name: Creative Sign Designs / Addie Mentry Daytime Phone 813.749.8549
Address: 12801 Commodity Place City/State/Zip: Tampa, FL 33626
Email: amentry@creativesigndesigns.com Fax Number _____

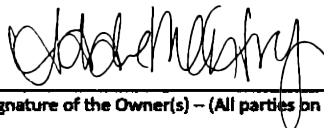
Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.


Signature of the Applicant
Chris Renshaw (President)
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)
Addie Mentry
Type or print name

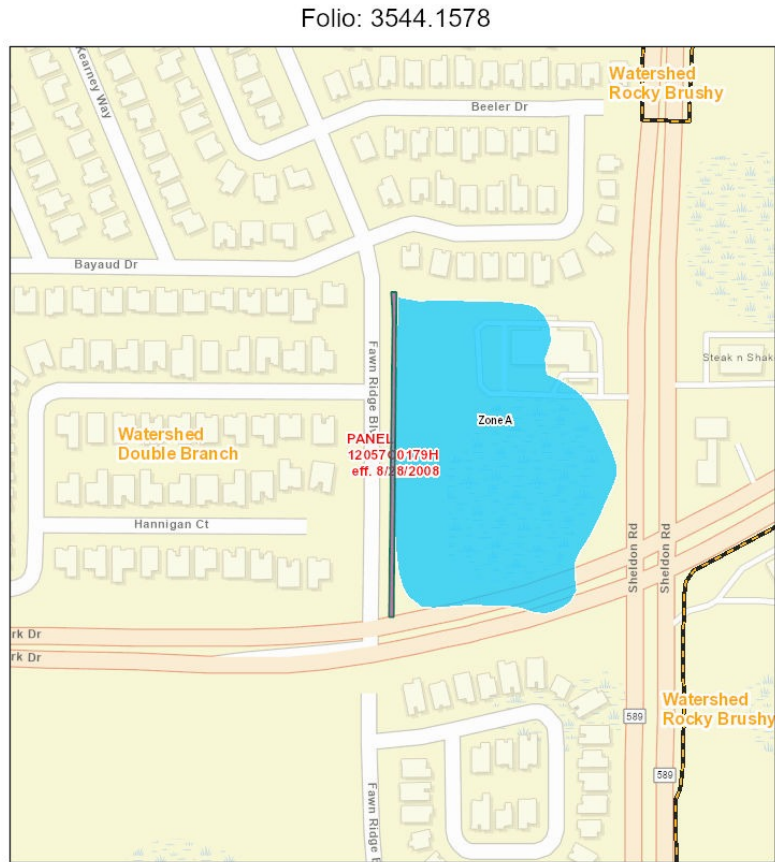
OWNER

AGENT



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	BPO
Description	Business - Professional Office
RZ	13-0450
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0179H
FIRM Panel	12057C0179H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough Area
Census Data	Tract: 011506 Block: 3008
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 3544.1578
PIN: U-10-28-17-04E-000000-A0000.0
FAWN RIDGE MAINTENANCE ASSOCIATION
Mailing Address:
 11928 SHELDON RD #101
 TAMPA, FL 33626-3643
Site Address:
 0
 , FL
SEC-TWN-RNG: 10-28-17
Acreage: 0.14731599
Market Value: \$100.00
Landuse Code: 0901 INVALID CODE

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