

Variance Application: VAR 25-0860**LUHO Hearing Date:** July 28, 2025**Case Reviewer:** James E. Baker, AICP**Hillsborough
County Florida****Development Services Department****Applicant:** Phillip and Ronda Bresnahan**Zoning:**

RSC-3

Address/Location: 2020 Lee Drive, Valrico, FL 33594; Folio: 71333.0000**Request Summary:**

The applicant is requesting variances to accessory dwelling setbacks; accessory structure setbacks for numerous carport structures; primary structure setbacks and fence height in the front yard located at 2020 Lee Drive in Valrico.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.02.E 6.01.01	An accessory dwelling shall meet principal building setbacks. A 7.5-foot side yard setback is required in the RSC-3 district.	7.5 feet	0-foot side yard setback for the accessory dwelling (North and West sides)
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters. Accessory structures shall meet the zoning district setback if the structure does not meet the requirements above. Therefore, a 7.5-foot side yard setback is required.	6 feet	1.5-foot side yard setback for accessory structure (carport)
6.11.04.C.4	On corner lots, accessory structures shall be permitted to intrude up to 10 feet into the required front yard functioning as a side yard. A 25-foot front yard setback is required in the RSC-3 district. Therefore, the required front yard setback for an accessory structure in the front yard functioning as a side yard is 15 feet.	7 feet	8-foot front yard setback for accessory structure (carport)
6.07.02.C.1.a	Fences over 4 feet in height shall not be located within the required front yards, except under certain circumstances which do not apply to this case.	2 feet	6-foot-high fence in front yard
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the	0.3 feet	2.7-foot side yard setback (storage shed)

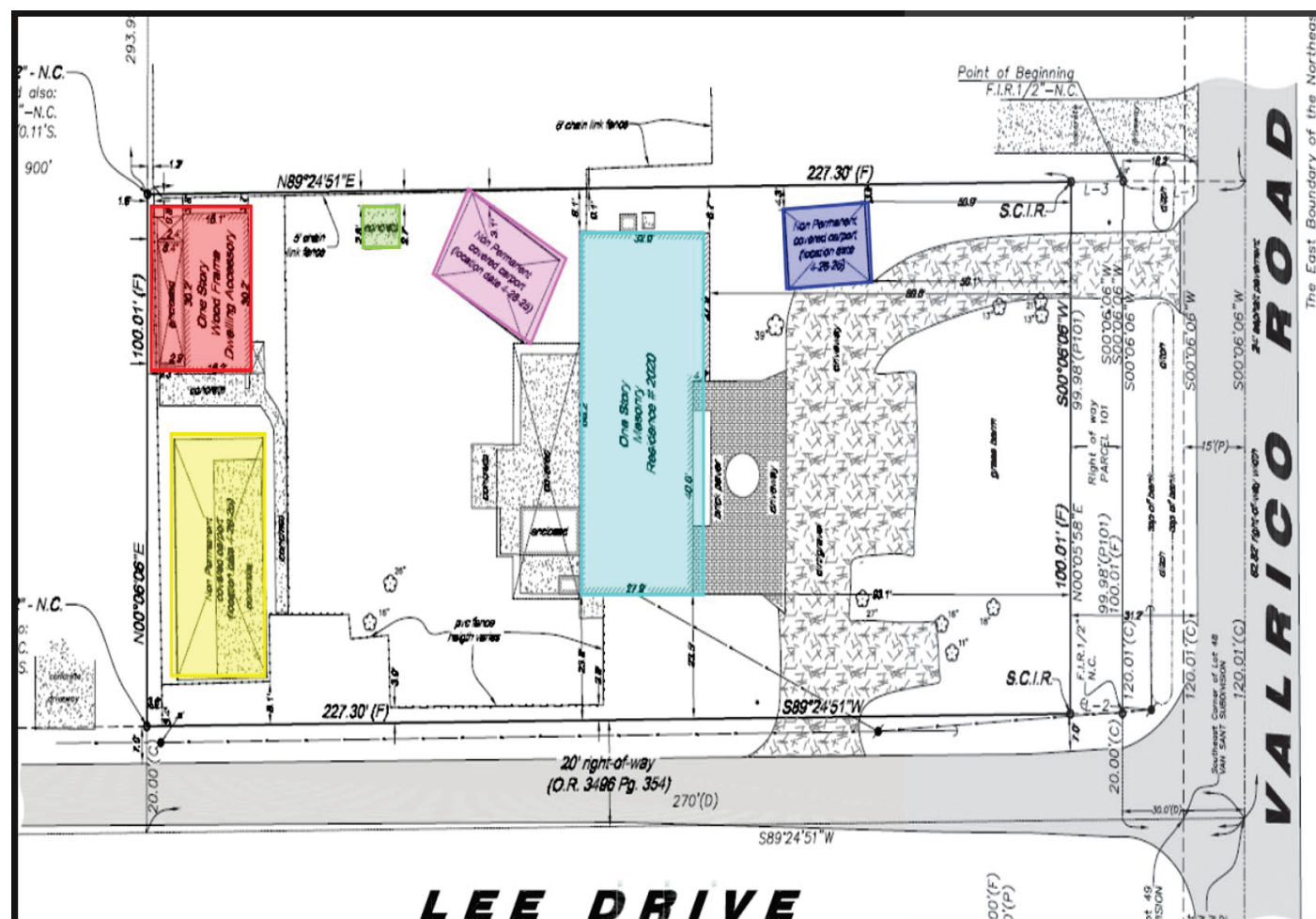
	street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters.		
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters.	3 feet	0-foot side yard setback (covered structure west of house)
6.01.01	A minimum 25-foot front yard setback is required in the RSC-3 zoning district.	1.5 feet	23.5-foot front yard setback
6.11.04.C.2	Accessory structures may occupy required side yards provided that such structures are more distant from the street than any part of the principal building on the same lot and any lot abutting said required side yard, provided that such accessory structures are not closer than 3 feet from any side lot line, including architectural features such as cornices, eaves and gutters. Accessory structures shall meet the zoning district setback if the structure does not meet the requirements above. Therefore, a 7.5-foot side yard setback is required.	4.5 feet	3-foot side yard setback (covered carport north of driveway)

Findings:	None
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Zoning Administrator Sign Off:A handwritten signature in black ink that reads "Colleen Marshall". The signature is written in a cursive style. A faint, light blue watermark "interior" is visible in the background of the signature.Colleen Marshall
Tue Jul 15 2025 09:35:35**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





Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

This is a variance request for an ATF permit for 3 carports and a shed where the zoning requirements were not met by the installers so variances are required.

Please see all of the attached documents for the needed Project Description and variance request.

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

Houses 6.01.01, Accessory Structure/Carport/sheds 6.11.04 ADU 6.11.02, Fences 6.07.02

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

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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?

Please See Attached.

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.

Please See Attached.

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.

Please See Attached.

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).

Please See Attached.

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.

Please See Attached.

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.

Please See Attached.

Variance Criteria Response #1

1. ADU-needs side setback variance, code requires 7.5.' Existing 3.7' on north side code requires 7.5', existing 1.6' on westside we need a "0" setback variance on north and south side. of existing structure to keep everything intact.

- 1. Explain how the allege hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?**

This building project was legally permitted and approved by the building dept. 18 yrs ago with a C.O issued. The variance will help keep everything as it should be. Without it, it could be a hardship because the building would never be in compliance.

- 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.**

Many houses around our area have 0 lot lines, to not allow a variance for what is common in our area would deprive us of the same rights of others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with a serves the general intent and purpose of the LDC to not disrupt an approved completed building project that was built over 18 years ago.

- 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.**

This original building was a legally permitted building project that was all approved by the building dept. and the variance will help keep everything as it should be.

- 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.**

The allowance of this variance will allow an existing permitted building to remain as it is and this will benefit all surrounding neighbors.

Variance Criteria Response #2

2. Carport-needs front yard setback variance, code requires 15' on front that functions as a side Section 6.11.04, Existing setback is 7' to Lee Dr.. The side setback requirement is 7.5' feet, existing side setback is 6'. Need a Variance of 7' on front yard that function as a side yard to Lee Dr. I also need 6' variance on the west rear side of property.

- 1. Explain how the allege hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?**

Carport was installed by others with out a permit. I am trying to make things right with an ATF Permit but I need this variance to accomplish this. This would be a large hardship if I were not able to accomplish this.

- 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.**

Even though I am not asking for a "0" lot line many houses around our area have "0" lot lines, to not allow a variance for what is common in our area would deprive us of the same rights of others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not disrupt a completed project but do what is necessary, so that I the property owner can pull an ATF permit to make things right.

- 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.**

As the owner of the property I am just trying to make things right by pulling an ATF Permit which requires me to pull this variance to make things right.

- 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.**

By allowing the variance it will result in the ATF permit being issued and the project being permitted as it should have been from the start.

Variance Criteria Response #3

3. 6' Fence in front yard off Lee rd. Code requires 15' foot setback Section 6.07.00. existing is only 2'8". Fence on west end is 1.6'

- 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?**

Fence was installed by others with out a permit. I am trying to make things right with an ATF Permit but I need this variance to accomplish this. This would be a large hardship if I were not able to accomplish this. I need a setback variance of 2' for the fence off of Lee Dr which is a dead in road and a "0' lot line variance for the west back fence.

- 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.**

Many houses around our area have "0" lot lines, to not allow a variance for what is common in our area would deprive us of the same rights of others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not disrupt a completed project. The variance is necessary, so that I, the property owner can pull an ATF permit to make things right.

- 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.**

As the owner of the property I am just trying to make things right by pulling an ATF Permit which requires me to get this variance to make things right.

- 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.**

By allowing the variance it will result in the ATF permit being issued and the project being permitted as it should have been from the start.

Variance Criteria Response #4

4. The concrete slab has a rubbermaid storage shed on it which is 2.7 from property line. The rubbermaid shed is 8' X 7'

- 1. Explain how the allege hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?**

A concrete slab for a shed was poured by others and a rubbermaid shed was installed. But the slab setback is only 2.7 feet so I need a variance for the 2.7' setback in order for me to pull an ATF permit to make everything right. This would be a hardship without it as it is needed for my tools and other items.

- 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.**

Many houses around our area have "0" lot lines, to not allow a variance for what is common in our area would deprive us of the same rights of others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not disrupt a completed project. The variance is necessary, so that I, the property owner can pull an ATF permit to make things right.

- 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.**

As the owner of the property I am just trying to make things right by pulling an ATF Permit which requires me to get this variance to make things right.

- 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.**

By allowing the variance it will result in the ATF permit being issued and the project being permitted as it should have been from the start.

Variance Criteria Response #5

5. Covered structure west of house appears to be on property line, it needs a 3 foot setback, Section 6.11.04

- 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?**

This covered structure was installed by others with out a permit and is next to property line so I need a "0" lot line variance to make this right so that I can complete my ATF permit otherwise it would be a real hardship.

- 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.**

Many houses around our area have "0" lot lines, to not allow a variance for what is common in our area would deprive us of the same rights allowed to others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not disrupt a completed project. The variance is necessary, so that I, the property owner, can pull an ATF permit to make things right.

- 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.**

As the owner of the property I am just trying to make things right by pulling an ATF Permit which requires me to get this variance to make things right.

- 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.**

By allowing the variance it will result in the ATF permit being issued and the project being permitted as it should have been from the start.

Variance Criteria Response #6

6. House needs 25' foot setback, survey states existing is 23.5' Section 6.01.01

- 1. Explain how the allege 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 house was built in 1977 when codes were different it was the only house on many acres of land there was not even a road until 1979. This should be grandfathered in. But they want me to get a variance for the setback of 23.5 ft. to bring everything into compliance.

- 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.**

The literal requirements of the LDC are different than when this house was built so it deprives me of being in compliance with new setback codes. The variance of 23.5' would cover the changes in the code since this house was the only building on many acres when it was built.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not to disrupt a completed project. The variance is necessary, so that I, the property owner can pull an ATF permit to make things right.

- 5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.**

The situation sought to be relieved by the variance does not result from an illegal act it results from changes in the code since house was built.

- 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.**

The variance will result in justice being done because the house was built before the setbacks were put in place.

Variance Criteria Response #7

7. Covered Carport north of driveway requires a 7.5' side setback and existing is only 3' setback.

- 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?**

Many side setbacks in our area are either "0" setback or 3' setbacks. The carport was installed by others at what was thought correct setbacks. It would be a hardship not to allow the owner to have a variance to what is common in the area so that he may get his ATF permit and make things right.

- 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.**

Many houses around our area have "0" lot lines, to not allow a variance for what is common in our area would deprive us of the same rights allowed to others.

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

We are not encroaching on any other property. So no other property would be affected by this variance and the allowance of this variance will not substantially interfere with or injure the rights of any others.

- 4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).**

This variance is in harmony with and serves the general intent and purpose of the LDC to not disrupt a completed project. The variance is necessary, so that I, the property owner can pull an ATF permit to make things right.

- 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.**

As the owner of the property I am just trying to make things right by pulling an ATF Permit which requires me to get this variance to make things right.

- 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.**

By allowing the variance it will result in the ATF permit being issued and the project being permitted as it should have been from the start.



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CLERK OF COURT

HILLSBOROUGH COUNTY

DOC TAX PD(F.S.201.02) 313.60

DEPUTY CLERK B Thompson

SPACE ABOVE FOR RECORDING DATA

This Quit Claim Deed, Executed the 22nd day of March, 2005, by Ronda Ashburn first party, to Philip Bresnahan and Ronda Ashburn as Husband and Wife, whose post office address is 2020 Lee Dr. Valrico, Florida 33594, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, lying and being in the County of Hillsborough, state of Florida, to-wit:

The South 120 feet of the East 270 feet of Lot 48, Van Sant Subdivision, According to the Plat thereof, as recorded in Plat book 6, at Page 44, of the Public records of Hillsborough County, Florida, less the south 20 feet thereof and less the east 30 feet thereof for road right-a-way.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness signature (as to first Grantor)

Jean H. Hernandez
Printed Name

[Signature]
Witness signature (as to first Grantor)

Melanie Homaty
Printed Name

[Signature]
Grantor Signature

Ronda Ashburn
Printed Name

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

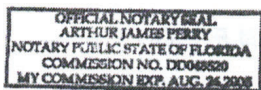
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

RONDA ASHBURN

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (check one:) () Said person(s) is /are personally known to me.
X Said person(s) provided the following type of identification:

FLORIDA DRIVER'S LICENSE

Notary Rubber Stamp



Witness my hand and official seal in the County and State last aforesaid This 23 day of MARCH A.D. 2005

[Signature]
Notary Signature
Arthur James Perry
Printed Name

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR 25-0860

Intake Date: 05/21/2025

Hearing(s) and type: Date: 07/28/2025

Type: LUHO

Receipt Number: 483006

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 2020 Lee DR. City/State/Zip: Valrico, FL 33594

TWN-RN-SEC: 36-29-20 Folio(s): 071333-0000 Zoning: RSC-3 Future Land Use: R-4 Property Size: Acr. 0.55

Property Owner Information

Name: Philip & Ronda Bresnahan Daytime Phone: 813-244-1135

Address: 2020 Lee Dr. City/State/Zip: Valrico, FL 33594

Email: mailmeforthwith@yahoo.com Fax Number: N/A

Applicant Information

Name: Philip Bresnahan Daytime Phone: 813-244-1135

Address: 2020 Lee Dr. City/State/Zip: Valrico, FL 33594

Email: mailmeforthwith@yahoo.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.

Philip Bresnahan
Signature of the Applicant

Philip Bresnahan

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.

Philip Bresnahan
Ronda Bresnahan
Signature of the Owner(s) - (All parties on the deed must sign)

Philip & Ronda Bresnahan

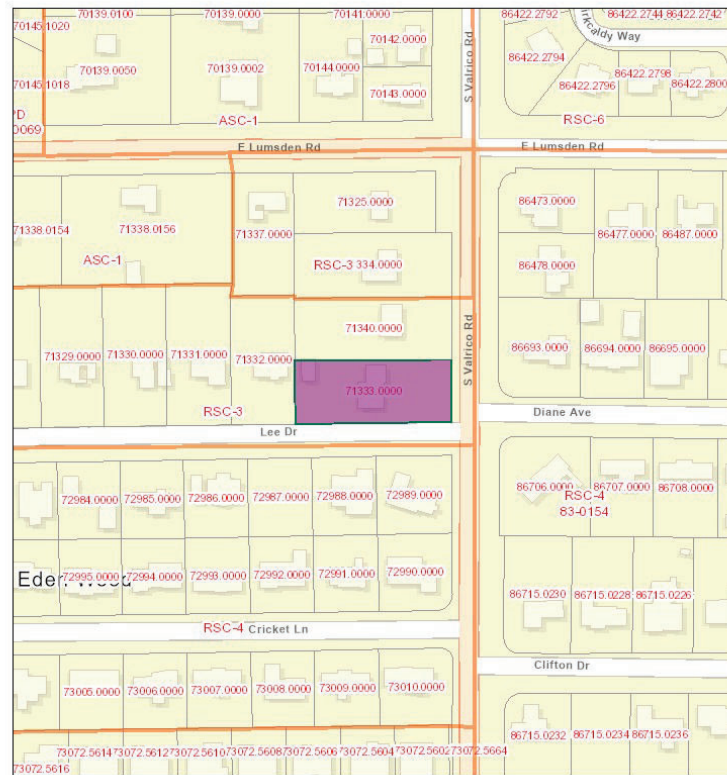
Type or print name



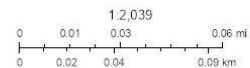
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-3
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0392H
FIRM Panel	12057C0392H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Valrico
Census Data	Tract: 013305 Block: 1000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 71333.0000



May 21, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, QGIS, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 71333.0000

PIN: U-36-29-20-2GN-000000-00048.8

Philip And Ronda Bresnahan

Mailing Address:

2020 Lee Dr

null

Valrico, FL 33594-4503

Site Address:

2020 Lee Dr

Valrico, FL 33594

SEC-TWN-RNG: 36-29-20

Acreage: 0.55

Market Value: \$306,591.00

Landuse Code: 0100 SINGLE FAMILY

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