



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-1256

LUHO HEARING DATE: December 13, 2021

CASE REVIEWER: Isis Brown

REQUEST: The applicant is requesting multiple variances to accommodate an existing single-family dwelling, a proposed attached garage and an existing detached shed on a legally nonconforming lot that is zoned ASC-1 (Agricultural, Single-Family Conventional) and subject to the required building setbacks of the RSC-2 (Residential, Single-Family Conventional) district.

The subject property is a corner lot and therefore has required front yard setbacks along the two road frontages and required side yard setbacks along the two interior lot lines.

VARIANCE(S):

Existing Single-Family Dwelling

Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-2 District. The applicant requests a 16.1-foot reduction to the required front yard to allow an 8.9-foot front setback from the northerly lot line along Floresta View Drive.

Proposed Attached Garage

Per LDC Section 6.01.01, a minimum side yard setback of 10 feet is required in the RSC-2 District. The applicant requests a 5-foot reduction to the required side yard to allow a 5-foot side setback from the southerly lot line.

Existing Detached Shed (Northwesterly Corner of Parcel)

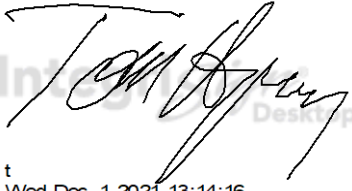
- 1) Per LDC Section 6.11.04.C.4, accessory structures that are 15 feet or less in height shall be permitted to intrude up to 10 feet into a required front yard functioning as a side yard. In the subject case, the northerly side of the lot along Floresta View Drive functions as a side yard. Per LDC Section 6.01.01, a minimum front yard setback of 25 feet is required in the RSC-2 district. Therefore, a minimum setback of 15 feet is required for the existing shed at the northwesterly corner of the subject property. The applicant requests a 9.5-foot reduction to the required front setback to allow a 5.5-foot setback from the northerly lot line.
- 2) Per LDC Section 6.11.04.C.5, on corner lots that do not have a required rear yard, accessory structures may be located in the functional rear yard provided the accessory structure meets all other requirements. Per LDC Section 6.11.04.C.2, accessory structures that are 15 feet or less in height may occupy required side yards provided they are more distant from the street than any part of the principal building on the lot and no closer than 3 feet to the side lot line, inclusive of architectural features such as cornices, eaves and gutters. In the subject case the shed is closer to Floresta View Drive than part of the single-family home on the lot. Therefore, a 10-foot side setback is required. The applicant requests an 8.9-foot reduction to the required setback to allow a 1.1-foot setback from the westerly lot line.

FINDINGS:

- A minimum lot size of one acre and minimum lot width of 150 feet is required in the ASC-1 district. The subject parcel is approximately 0.41 acre in size and 119.36 feet in width and therefore nonconforming. However, it has been certified as a legal nonconforming lot, per NCL 22-0118 in the case record. Additionally, it has been determined that, pursuant to LDC Section 11.03.03.D, required building setbacks for the subject parcel are those of the RSC-2 district.
- According to the applicant, the existing shed for which the setback variance is requested is less than 15 feet in height. Additionally, the shed shown on the survey at the southwesterly corner of the subject property is being removed and therefore setback variances are not requested for that structure.

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.

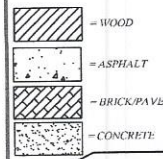
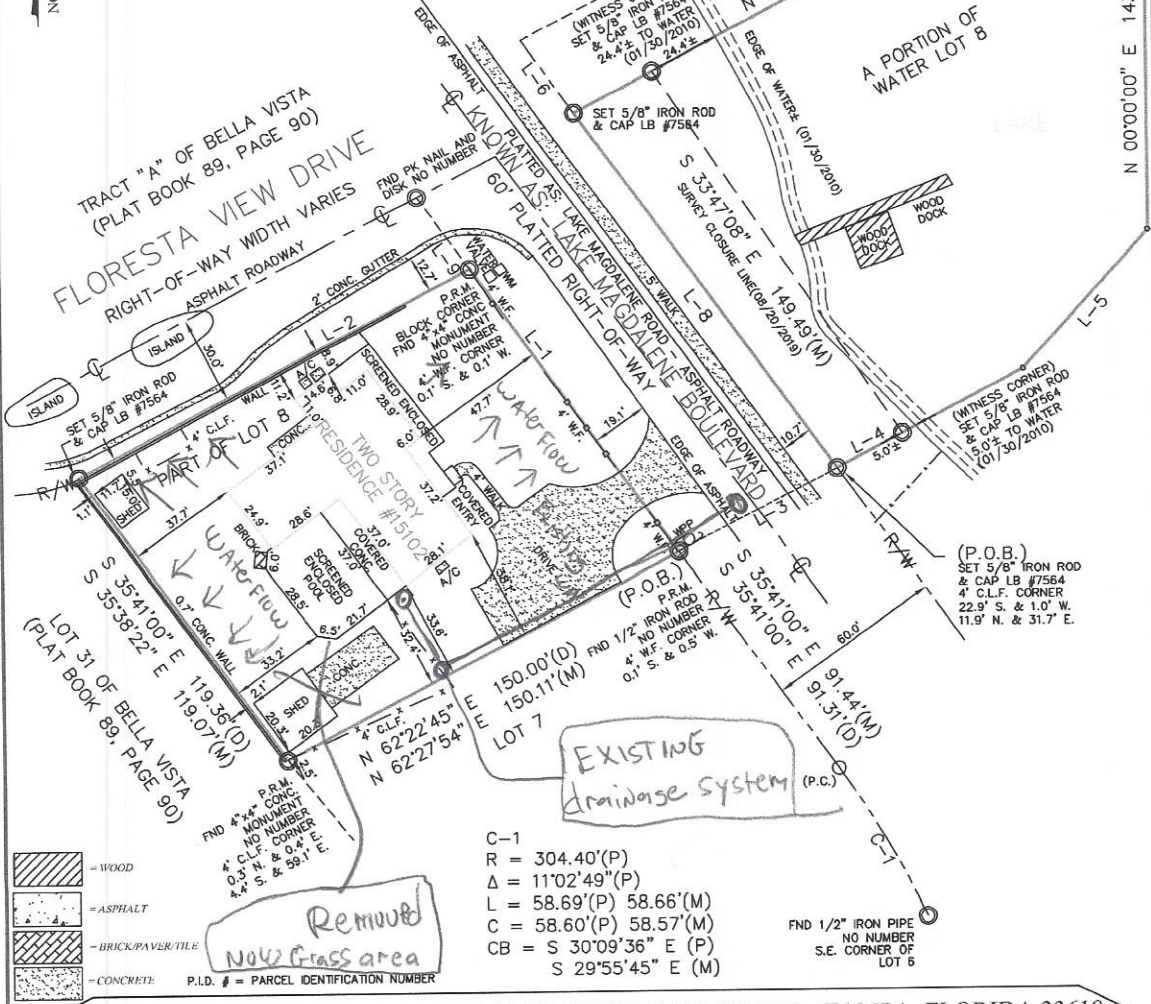
ADMINISTRATOR'S SIGN-OFF
 <small>t Wed Dec 1 2021 13:14:16</small>
Attachments: Application Site Plan Petitioner's Written Statement Current Deed

BOUNDARY SURVEY

- L-1 N 35°41'00" W 119.36'(D)
- N 35°41'00" W 119.23'(M)
- L-2 S 62°24'45" W 150.00'(D&M)
- L-3 S 62°22'45" W 60.00'(P)
- S 62°32'14" W 60.62'(M)
- L-4 N 62°24'45" E 71.33'(D)
- N 62°24'45" E 25.00'(M)
- L-5 N 42°16'00" E 63.16'(D)
- L-6 N 35°41'00" W 30.30'(D)
- L-7 N 00°00'00" E 33.85'(D)
- L-8 N 35°41'00" W 150.11'(D&M)
- L-9 N 35°41'00" W 30.30'(D)
- N 35°42'34" W 30.07'(M)



Received
08/25/2021
Development Services



Remove Now Grass area

EXISTING drainage system

- C-1 R = 304.40'(P)
- Δ = 11°02'49"(P)
- L = 58.69'(P) 58.66'(M)
- C = 58.60'(P) 58.57'(M)
- CB = S 30°09'36" E (P)
- S 29°55'45" E (M)

PROPERTY ADDRESS: 15102 LAKE MAGDALENE BOULEVARD - TAMPA, FLORIDA 33618

LEGEND	
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
(P)	= PLAT
(M)	= MEASURE
(I)	= INTERSECTION
CL	= CENTER LINE
N&D	= NAIL AND DISK
R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
C	= CHORD
C.R.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
CONC.	= CONCRETE
P.R.C.	= POINT OF RIV/FASH/ CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
WM	= WATER METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
OHU	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
B.S.L.	= BUILDING SETBACK LINE
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= POWER POLE
DIE	= DIE EQUIPMENT

FIRST CHOICE SURVEYING INC.

LIST OF ENCROACHMENTS:

GRAPHIC SCALE: 1" = 50'

LEGAL DESCRIPTION:

SEE AERIAL PAGE

CERTIFIED TO:	CLIENT NO: 8566
PATRICK T. PELLIZZE AND JERRIE M. PELLIZZE	JOB NO: 38653
REGIONS BANK D/B/A REGIONS MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS	FIELD DATE: 01/30/20
THE WHITWORTH TITLE GROUP, INC.	APPROVED BY: AS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	CHECKED BY: TSS
	DRAWN BY: GS
	DRAWN DATE: 02/06/20

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mapmakers under Chapter 53-17.050 through 53-17.053, Florida Administrative Code, pursuant to Chapter 473.027, Florida Statutes.

STATE OF FLORIDA
ANDREW SNYDER
LICENSE NO. 5639

CERTIFIED BY: ANDREW SNYDER (P) DATED 02/06/2020

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office) 407.520.5453 (Fax); LB #7564

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	DATE	REVISION

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE V AREA OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NUMBER 12057C0205H, DATED 08/28/2008.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNLESS SHOWN AND BORNED UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF LAKE MAGDALENE BOULEVARD, AS BEING S 35°41'00" E PER PLAT ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE POSSESSION AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- CONC. OWNERSHIP NOT DETERMINED.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received November 10, 2021
Development Services

Date Stamp Here

Application Number: 21-1256 Applicant's Name: Pellieze, Pressman is agent

Reviewing Planner's Name: Iss=is Brown Date: 11.10.21

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): 9/13/21

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. **Revised Narrative**

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

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

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

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.

11.10.21

Signature

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
 Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

Application Number: _____

VARIANCE REQUEST

1. Project Narrative: 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.

Requesting a 5' side setback to exist where a 10' side setback is required

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

6.01.00

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No 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 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 NO Yes _____
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:
Public Water XX Public Wastewater XX Private Well _____ Septic Tank _____
5. Is the variance to allow a t hird lot on well and/or septic or non-residential development with an intensity of three ERC's? No XX Yes _____ If yes, you must submit a final determ ination of the "*Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity*" prior to your public hearing (form may be obtained from **19th floor County Center**).

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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

The property drains to the rear, where currently there is a slope/depression which directs surface water for proper movement. Placing the proposed garage anywhere else on the site would disturb and negatively affect this property and neighboring properties. Great care and communication has been made to the abutting owner to gain their support or no opposition to this application. The locational aspects also include the access point, the required movement of vehicles on the parcel and ISR and required setbacks.

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 ability to accommodate an expansion of a home is certainly a permissible and typical desire and effort. In this case, the location of a garage use is determined by access points, imperious surface issues and water flow issues, of which forces the proposed use into the side yard area.

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.

In this case the impact as proposed, if any, would only be found on the abutting neighbor, and that neighbor has been contacted and has not objected and is in support.

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

As stated, expansions or enlargements of homes is a typical desire. This is a desire to expand a home in the most logical and reasonable manner, considering the many factor stated above and the existing allowable placement of the home

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

The expansion is not existing - there has been no action on the issue

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.

There are no negative impacts onto neighbors that are objectionable. This will allow an addition onto the home in it's allowable current configuration in th best manner possible.

Prepared by:
Margaret Ohnmacht
The Whitworth Title Group, Inc.
14502 N. Dale Mabry Highway, Suite 200
Tampa, Florida 33618
File Number: 8566

General Warranty Deed

Made this February 21st, 2020 A.D. By **Alexander V. Grantham and Candy Horsley-Grantham, husband and wife**, 3123 Anglers Lane, Lutz, Florida 33548, hereinafter called the grantor, to **Patrick T. Pellizze and Jerrie M. Pellizze, husband and wife**, whose post office address is: 15102 Lake Magdalene Boulevard, Tampa, Florida 33618, 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:

See Attached Schedule "A"

Parcel ID Number: **016640.0000** Property Address: 15102 Lake Magdalene Boulevard, Tampa, Florida 33618

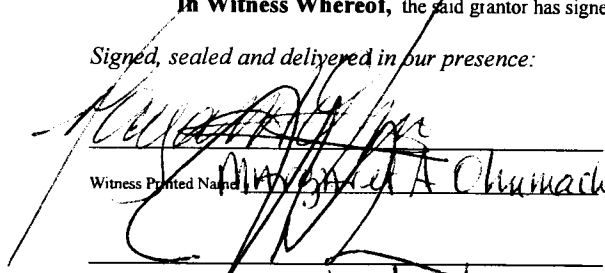
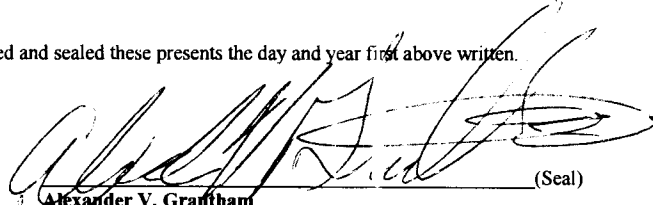
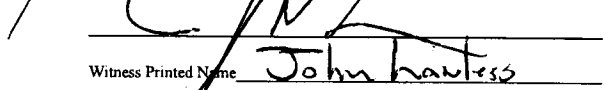
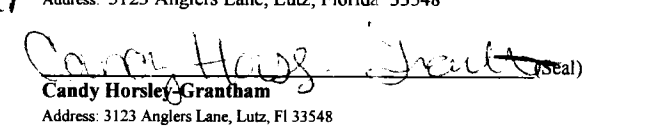
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2019.

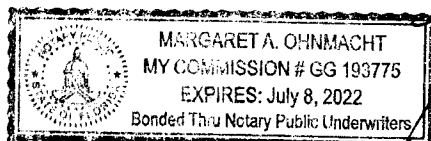
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

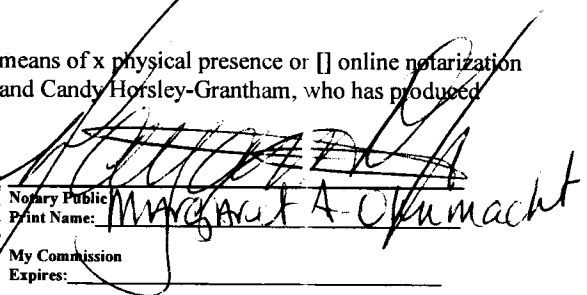
Signed, sealed and delivered in our presence:

 Witness Printed Name: <u>Margaret A. Ohnmacht</u>	 (Seal) <u>Alexander V. Grantham</u> Address: 3123 Anglers Lane, Lutz, Florida 33548
 Witness Printed Name: <u>John Lauters</u>	 (Seal) <u>Candy Horsley-Grantham</u> Address: 3123 Anglers Lane, Lutz, FL 33548

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of February, 2020, by Alexander V. Grantham and Candy Horsley-Grantham, who has produced drivers license as identification.




Notary Public
Print Name: Margaret A. Ohnmacht
My Commission Expires: _____

Prepared by:
Margaret Ohnmacht
The Whitworth Title Group, Inc.
14502 N. Dale Mabry Highway, Suite 200
Tampa, Florida 33618
File Number: 8566

"Schedule A"

That part of Lot 8, GRIFFIN SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 31, Page 32, of the Public Records of Hillsborough County, Florida, more particularly described as follows: Beginning at the Northernmost Corner of Lot 7 of Said GRIFFIN SUBDIVISION run North 35 degrees 41 minutes 00 seconds West along the Westerly right of way line of Lake Magdalene Road a distance of 119.36 feet; run thence South 62 degrees 24 minutes 45 seconds West parallel to the Northwesternly boundary of Said Lot 7 a distance of 150.00 feet; run thence South 35 degrees 41 minutes 00 seconds East a distance of 119.36 feet to the Westernmost Corner of Said Lot 7; and run thence North 62 degrees 22 minutes 45 seconds East along the Northwesternly boundary of Said Lot 7 a distance of 150.00 feet to the Point of Beginning, AND

That part of Water Lot 8, GRIFFIN SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 31, Page 32, of the Public Records of Hillsborough County, Florida, more particularly described as follows: Beginning at the Intersection of the Northeasterly Extension of the Northwesternly Boundary of Lot 7 of Said GRIFFIN SUBDIVISION and the Easterly right of way line of Lake Magdalene Road and run thence North 62 degrees 24 minutes 45 seconds East along Said Northeasterly Extension of the Northwesternly boundary of Said Lot 7 a distance of 71.33 feet to the Southeasterly Boundary of Said Water Lot 8; run thence North 42 degrees 16 minutes 00 seconds East along Said Southeasterly Boundary a distance of 63.16 feet to the East Boundary of Said Water Lot 8; and run thence North along Said East boundary of Said Water Lot 8 a distance of 176.99 feet; run thence South 62 degrees 24 minutes 45 seconds West a distance of 238.02 feet to the East right of way line of Lake Magdalene Road; and run thence South 35 degrees 41 minutes 00 seconds East along Said right of way line a distance of 180.41 feet to the Point of Beginning, Less the North 30 feet thereof.



Received
08/25/2021
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 15102 Lake Magdalene Blvd. City/State/Zip: Tampa, FL 33618 TWN-RN-SEC: 35-27-28
Folio(s): 16640.0000 & 16651.0100 Zoning: ASC-1 Future Land Use: R-4 Property Size: .54 acres

Property Owner Information

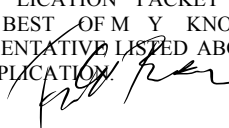
Name: Jerrie & Patrick Pellizze Daytime Phone: Please use agent
Address: Please use agent City/State/Zip:
Email: Please use agent FAX Number:

Applicant Information

Name: Same as owner Daytime Phone:
Address: City/State/Zip:
Email: FAX Number:

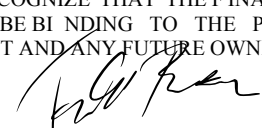
Applicant's Representative (if different than above)

Name: Todd Pressman Daytime Phone: 727-804-1760
Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701 City / State/Zip:
Email: Todd@Pressmaninc.com FAX Number:

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.


Signature of Applicant
Todd Pressman, Pressman, Pres., Pressman & Assoc., Inc.

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.


Signature of Property Owner
Todd Pressman, Pres., Pressman & assoc., Inc.

Type or Print Name

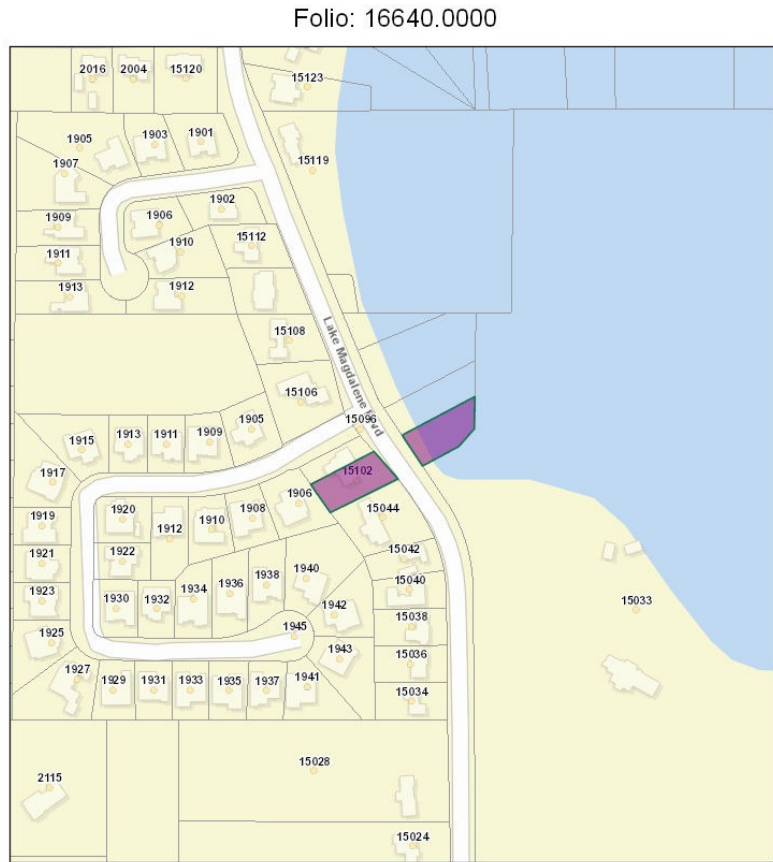
Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 08/25/21
Case Number: 21-1256 Public Hearing Date: 10/25/21
Receipt Number:



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	BFE = 51.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011107 Block: 3009
Census Data	Tract: 011108 Block: 2000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 16640.0000
PIN: U-35-27-18-0RO-000000-00008.2
JERRI M AND PATRICK T PELLIZZE
Mailing Address:
 15102 LAKE MAGDALENE BLVD
 TAMPA, FL 33618-1704
Site Address:
 15102 LAKE MAGDALENE BLVD
 TAMPA, FL 33618
SEC-TWN-RNG: 35-27-18
Acreage: 0.54382002
Market Value: \$365,150.00
Landuse Code: 0100 SINGLE FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:AE	BFE = 51.1 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0205H
FIRM Panel	12057C0205H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120205D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011107 Block: 3009
Census Data	Tract: 011108 Block: 2000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 16651.0100
PIN: U-35-27-18-0RO-000000-00008.5
JERRI M AND PATRICK T PELLIZZE
Mailing Address:
15102 LAKE MAGDALENE BLVD
TAMPA, FL 33618-1704
Site Address:
0
TAMPA, FL 33618
SEC-TWN-RNG: 35-27-18
Acreage: 0.47139099
Market Value: \$71,531.00
Landuse Code: 0000 VACANT RESIDENT

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