



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1428	
LUHO HEARING DATE: November 21, 2022	CASE REVIEWER: Colleen Marshall, AICP, CFM

REQUEST: The applicant is requesting variances to accommodate a proposed accessory dwelling on property zoned RSC-6.

VARIANCE(S):

- 1) Per LDC Section 6.11.02.E, accessory dwellings shall meet principal building setbacks. Per LDC Section 6.01.01, a minimum rear yard setback of 25 feet is required in the RSC-6 district. The applicant requests a 10-foot reduction to the required rear yard setback to allow a 15-foot setback from the west property line.
- 2) Per LDC Section 6.11.02.C, living space in the accessory dwelling shall be limited to a maximum of 900 square feet, except that a variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. The applicant requests a 225-square-foot increase to the maximum amount of living space allowed in an accessory dwelling to allow 1,125 square feet of living space for the proposed accessory dwelling.


FINDINGS:

- Per the Appraisal Report submitted by the applicant, the subject property is approximately 21,991 square feet in size excluding submerged land and the principal dwelling on the lot contains 4,502 square feet of living space. Twenty-five percent of the living space in the principal dwelling is 1,125.5 square feet. Therefore, the applicant's request to increase the amount of living space allowed in the proposed accessory dwelling may be considered.
- Per LDC Sec. 4.01.07.B.2, no conservation/preservation area setback shall be required landward of a seawall which is constructed pursuant to the approval of appropriate regulatory agencies. Permit number 58426 was approved by the Environmental Protection Commission on December 15, 2014 for the seawall on the west side of the subject property. Therefore, no conservation/preservation area setback is required.

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



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Wed Nov 2 2022 17:15:09

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

MAP OF SURVEY

SURVEYOR'S NOTE:
Upon a review of the plat of DANA SHORES UNIT NO. 4A, there appears some doubt to this surveyor as to the exact location of the Southwest corner of Lot 16. For the purpose of this survey (and apparently the recorded legal description as well), the Southwest corner of Lot 16 is considered to be that point which is on the North-South centerline of Section 12, Township 24 South, Range 17 East, Hillsborough County, Florida, as shown on this map of survey. However, the West 95 feet of that portion described as being in Lot 16, is depicted also for drainage purposes and residences of DANA SHORES UNIT NO. 4A.

AMERICANA DRIVE
Asphalt Cut-De-Sac
Public Platted R/W (Width Varies)

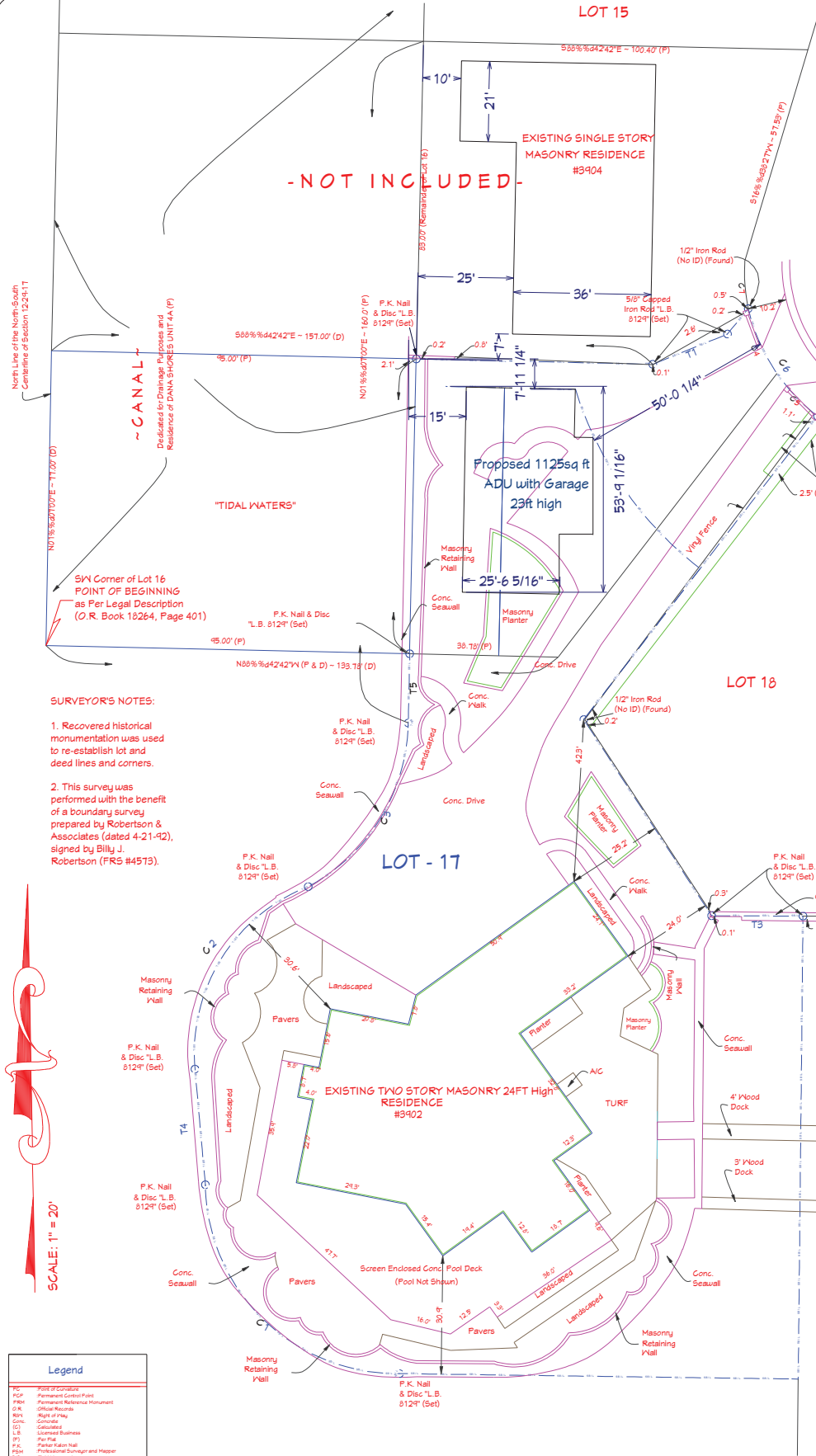
DESCRIPTION: (O.R. Book 18264, Page 401)
All of Lot 11, DANA SHORES, UNIT 4-A, Plat Book 40, page 59, of the Public Records of Hillsborough County, Florida, together with that portion of Lot 16, DANA SHORES UNIT 4-A, Plat Book 40, page 59 of the Public Records of Hillsborough County, Florida, being more particularly described as follows: For a Point of Beginning, begin at the Southwest corner of Lot 16; run thence along the West boundary of Lot 16 North 01 degree 07 minutes 00 seconds East, 77 feet; thence run South 88 degrees 42 minutes 42 seconds East, 157 feet; thence run North 67 degrees 57 minutes 34 seconds East, 21.05 feet; thence run North 34 degrees 12 minutes 40 seconds East, 8.56 feet to a point on the Easterly boundary of Lot 16; said point being also on a curve having a radius of 50 feet; thence along said curve concave to the left an arc distance of 18.61 feet (said arc having an interior angle of 21 degrees 14 minutes 21 seconds and a chord of 18.50 feet, said chord bearing South 23 degrees 57 minutes 30 seconds East); thence South 37 degrees 37 minutes 46 seconds West, 93.55 feet to the South boundary of Lot 16; thence along the South boundary of Lot 16 North 88 degrees 42 minutes 42 seconds West, 133.78 feet to the Point of Beginning.

According to Flood Insurance Rate Map Community Panel Number 12057C (254H), District 6-25-05 issued by the Federal Emergency Management Agency, the property shown and described hereon appears to be within Zone AE. BASE FLOOD ELEVATION = N/A (N.A.V.D. TIES DATUM)

Line Table (D / P)				(M)			
No.	Bearing	Distance	Bearing	Distance			
T1	N67°57'34"E	21.05'	N67°57'34"E	21.05'			
T2	N93°54'12"E	8.56'	N93°54'12"E	8.56'			
T3	S04°44'27"E	23.87'	S04°44'27"E	23.87'			
T4	N08°12'40"E	30.32'	N08°12'40"E	30.32'			
T5	N01°07'00"E	18.61'	N01°07'00"E	18.61'			

Dedicated for Drainage Purposes and Residences of DANA SHORES UNIT 4A

Curve Table					
No.	Radius	Delta	Arc	Chord	Chord Bearing
C1	50.00'	40°54'00"	76.55'	10.12'	N46°58'07"44"E (P)
C2	50.00'	40°54'00"	76.55'	10.12'	N45°58'44"77"E (M)
C3	44.64'	15°58'43"	60.11'	56.09'	N31°58'49"30"E (P)
C4	44.64'	15°58'43"	60.11'	56.09'	N31°58'49"31"E (M)
C5	48.57'	60°54'00"	52.49'	50.09'	N31°58'42"00"E (P)
C6	48.57'	60°54'00"	52.50'	50.09'	N31°58'42"00"E (M)
C7	50.00'	21°58'42"	18.61'	18.50'	S23°58'45"30"E (D)
C8	50.00'	17°58'42"	15.49'	15.42'	S51°58'45"14"E (P)
C9	50.00'	14°58'42"	12.50'	12.59'	S06°58'40"54"E (D)



SURVEYOR'S NOTES:

1. Recovered historical monumentation was used to re-establish lot and deed lines and corners.
2. This survey was performed with the benefit of a boundary survey prepared by Robertson & Associates (dated 4-21-92), signed by Billy J. Robertson (FRS #4573).

Legend

PC	Point of Beginning
CP	2 1/2" x 3/4" Concrete
PM	Permanent Reference Monument
CR	Official Record
BN	Right of Way
CC	Concrete
CL	Calculation
LS	Leased Surface
PL	Plat
PN	Professional Surveyor and Mapper
PS	Professional Surveyor
PD	Plat of Deed
RS	Recorded
IS	Information Obtained from the Hillsborough County Property Appraiser's Map Site (Township)

NOTE: The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any additions, deletions or alterations to the subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited. The re-use of this survey by any third party for purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-user will be at sole risk and without any liability to the signing surveyor or their representing firm.

Surveyor's Report and Additional Notes

1. No underground installations or improvements have been located except as shown hereon.
2. Easements, other than shown on this map of survey, may also exist over, upon or across the land surveyed.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. This survey does not reflect nor determine ownership.
5. Structures, driveways, slabs, appurtenances and other related items shown on this map were located to the best of the ability of Gateway Land Surveying, LLC. We do not guarantee the exactness of their location or their dimensions. Other features not shown on this map that are related to items noted above may also exist.
6. Fences shown hereon may or may not enclose along property lines; specific fence ties, as shown, are from specific locations. This surveyor makes no guarantee of the fence measurer.

This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.

GATEWAY LAND SURVEYING, LLC
1001 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)435-2292 Fax (813)435-2265

License Business No. 8129

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented herein meets the requirements of Chapter 53-17, Florida Administrative Code, approved by Chapter 47, 02 of the Florida Statutes. Unless it bears the signature and the original steel seal of a Florida Licensed Surveyor and Mapper then it is null and void and may be subject to disciplinary action by the State Board of Professional Regulation.

Signature: _____ Date: 09/21/2019
Florida Registration No. 81120

REVISIONS: _____ DATE: _____ DECK: _____

SCALE: 1" = 20' DATE: 09/21/2019 DWS NO: 18-0136 PARTY CHECK: DK DRAWN BY: ARB

BOUNDARY SURVEY FOR AND CERTIFIED TO:
Alex Nappi and Florence Nappi
U.S. Bank National Association
Achieve Title Services, LLC
Old Republic National Title Insurance Company

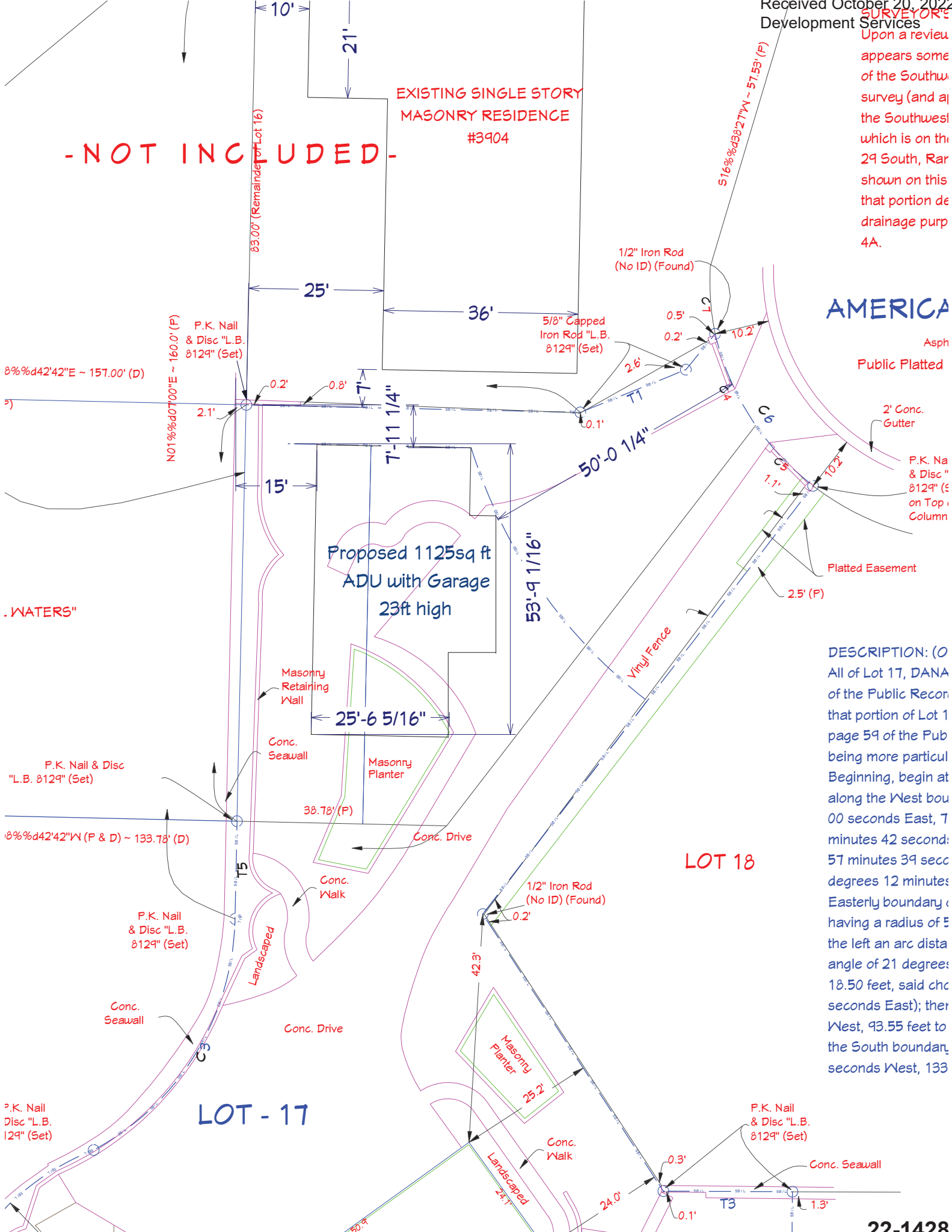
SURVEYOR'S
Upon a review
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which is on th
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shown on this
that portion de
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4A.

- NOT INCLUDED -

EXISTING SINGLE STORY
MASONRY RESIDENCE
#3904

AMERICA

Asph
Public Platted



DESCRIPTION: (O
All of Lot 17, DANA
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that portion of Lot 1
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minutes 42 second
57 minutes 39 secc
degrees 12 minutes
Easterly boundary,
having a radius of 5
the left an arc dista
angle of 21 degree:
18.50 feet, said chc
seconds East); the
West, 93.55 feet to
the South boundary,
seconds West, 133



Additional / Revised Information Sheet

Office Use Only		
Application Number: VAR 22-1428	Received Date:	Received By:

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Application Number: VAR 22-1428 Applicant's Name: Alex Nappi

Reviewing Planner's Name: Colleen Marshall Date: 10/11/2022

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): 11/21/2022

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

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Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcf.gov

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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

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.

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Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

VAR 22-1428

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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Signature: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** + If adding or removing land from the project site, the final list of folios must be included
2	<input checked="" 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
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7	<input type="checkbox"/> Legal Description of the Subject Site**
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Cover letter for explanation of revision of variance request VAR 22-1428

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1. I am adding an appraisal of the primary house showing the square footage of 4502sq ft.
2. I am adding a variance request to the required rear yard for the proposed ADU.

I had requested an administrative waiver (AW 22-1415) for irregular lot shape to allow a small corner of the ADU to extend into the required front yard. This request was denied because it was thought that there were alternative placement possibilities on the lot that would not require this intrusion into the required front yard. Shifting the proposed ADU to the south is not possible because it will block the driveway used to access the primary house. Shifting the proposed ADU to the west, into the required rear yard, would allow the ADU to fit on the lot and not extend into the required front yard.

Please see the new attached drawings of the proposed lot layout. This ADU is going to be occupied by my aging parents. My goal has been to have a single story ADU to allow them to move about more easily. I initially thought I could not request variances to any ADU setbacks, so I modified my initial plan to a 2 story ADU to fit existing setbacks. However now that I have learned a variance to the required rear yard is possible, I would like to request a variance to decrease the required rear yard so that the ADU can be built as a single story.

I have attached satellite images showing just a small sample of the houses in Dana Shores built closer than 25ft to the sea wall, including the house on 3904 Americana which is directly adjacent to the proposed ADU. I have also included updated Project Description(Variance request) and Variance Criteria Response forms. Updated site plans are also included.



Application No: _____

Project Description (Variance Request)

- 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.

Plan is for construction of an accessory dwelling unit. Variance is requested for increase in size of allowed ADU to 1125sq ft. The primary structure on the lot is 4502 sq ft (see attached appraisal). Per LDC Sec 6.11.02.C allowed size of ADU can be varied up to 25% of the size of the primary structure. The lot size is greater than 14,520 sq ft, as required by the LDC for this variance.

Additional request is made to allow a 10 ft intrusion into the required 25 ft rear yard. Multiple houses in Dana Shores are built within required rear yards, including the house on at 3904 Americana Dr (directly adjacent to the proposed ADU). The house on 3902 Americana is built with a 15 ft intrsion into the required rear yard (leaving only 10ft to the water), which does unfairly affect the view looking down the canal from my lot.

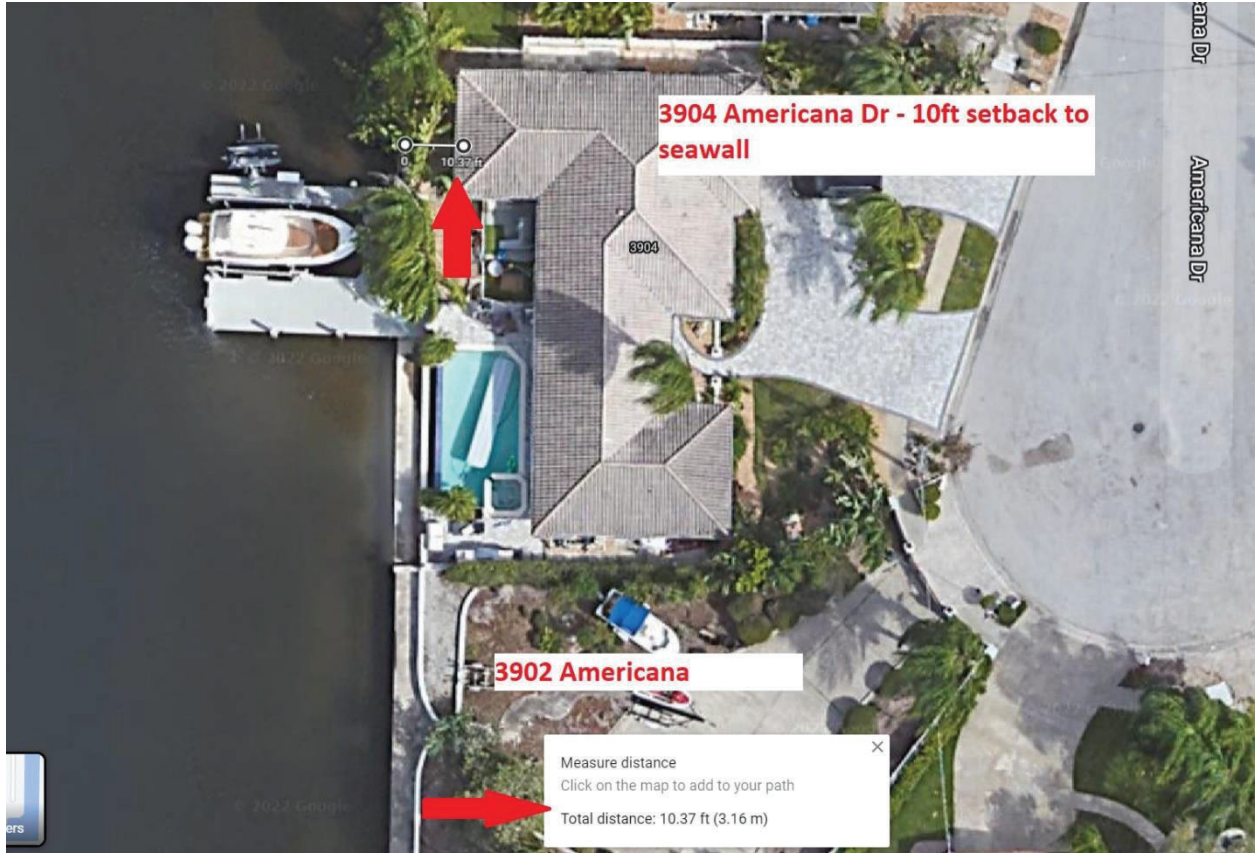
- A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

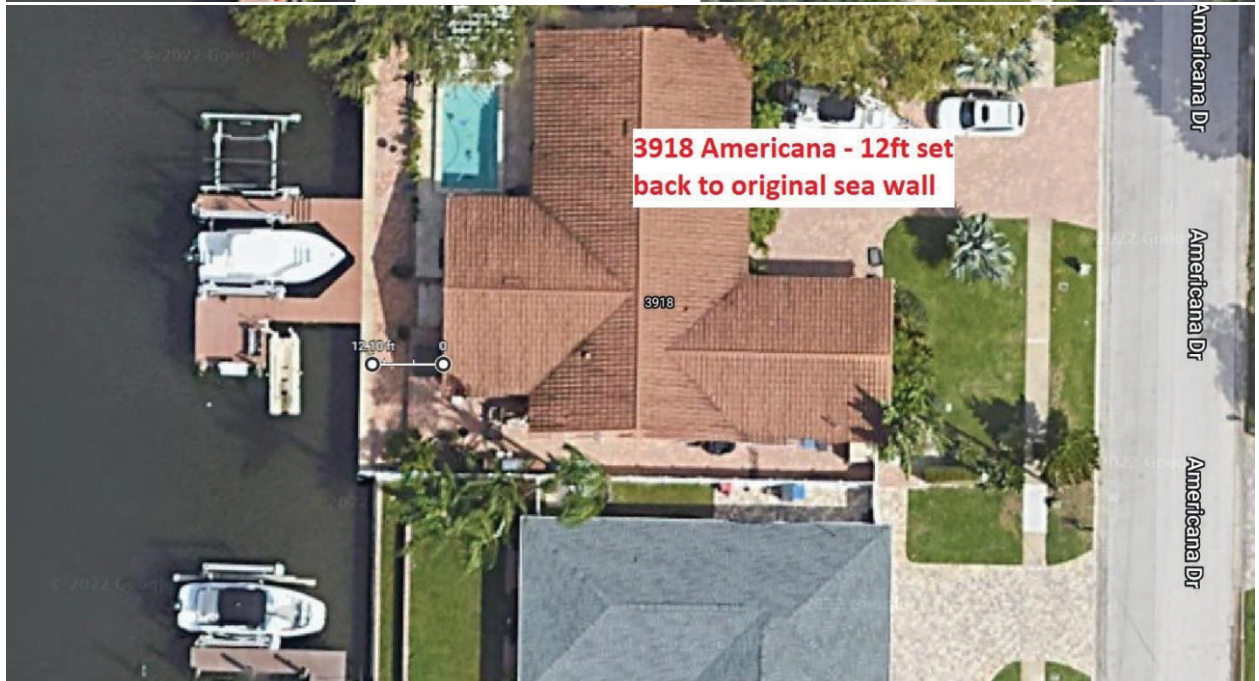
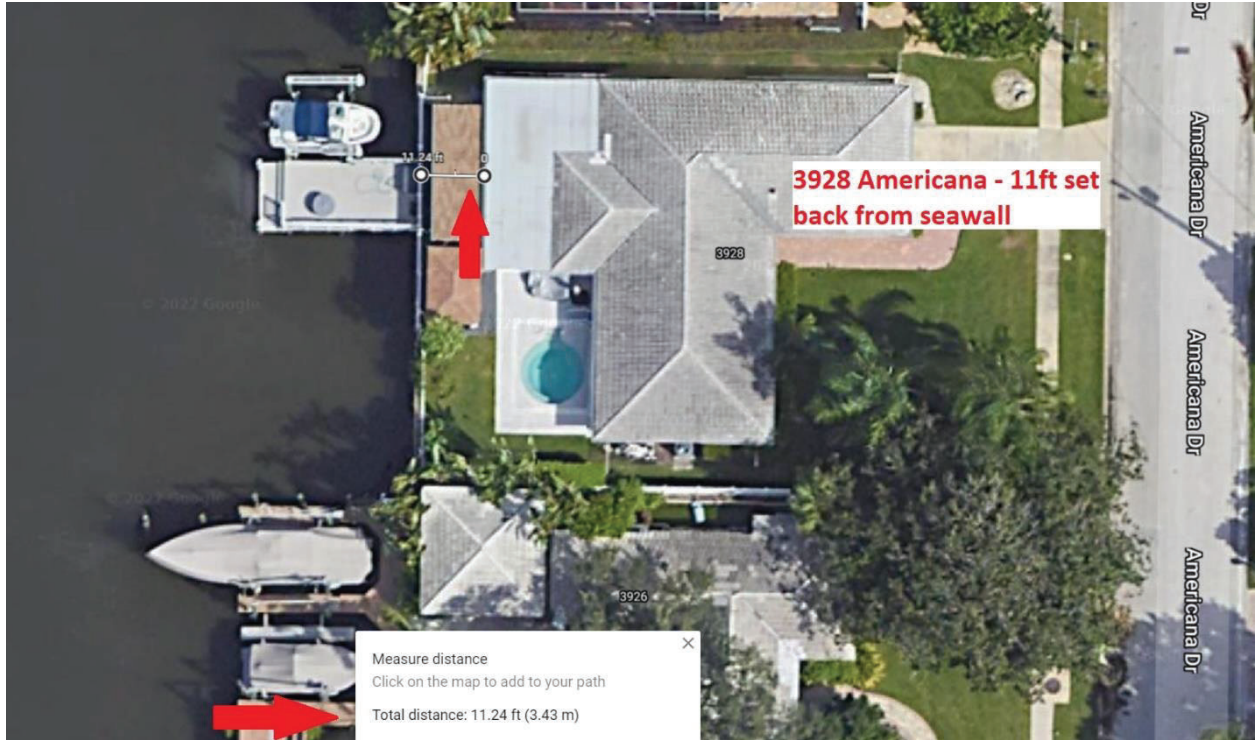
Section 6.11.02.C

Sec 6.11.02.F

Additional Information

- Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 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): _____
- 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.
- Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 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 Reclaimed 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?

The living area increase variance is specifically allowed by the LDC based on the size of the lot and the size of the primary structure

The requested intrusion into the required rear yard is already enjoyed by multiple house in Dana Shores, including 3904 Americana Dr, the property adjacent to the proposed ADU. The house on 3904 Americana is built 15 ft into the required rear yard.

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.

LDC specifically allows for variance of ADU size. If this variance were denied I would be deprived of rights granted to other RSC-6 lots with primary residences of over 3600sq ft.

The LDC requires me to have a setback more restrictive than the adjacent lot, which deprives my lot from an equal view down the canal and deprives me of the ability to use areas near the water for structures that have been granted to other lots in the neighborhood

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

The buildable footprint based on required front, rear and side yard set backs only allows for a depth of 24ft for the ADU. This 24ft depth of the ADU along the property line of 3904 Americana will be unchanged by this variance, the additional sq footage will be located on the southern end of the ADU, which is not adjacent to another lot.

The requested intrusion into the rear yard is still further from the canal than the adjacent property is built

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).

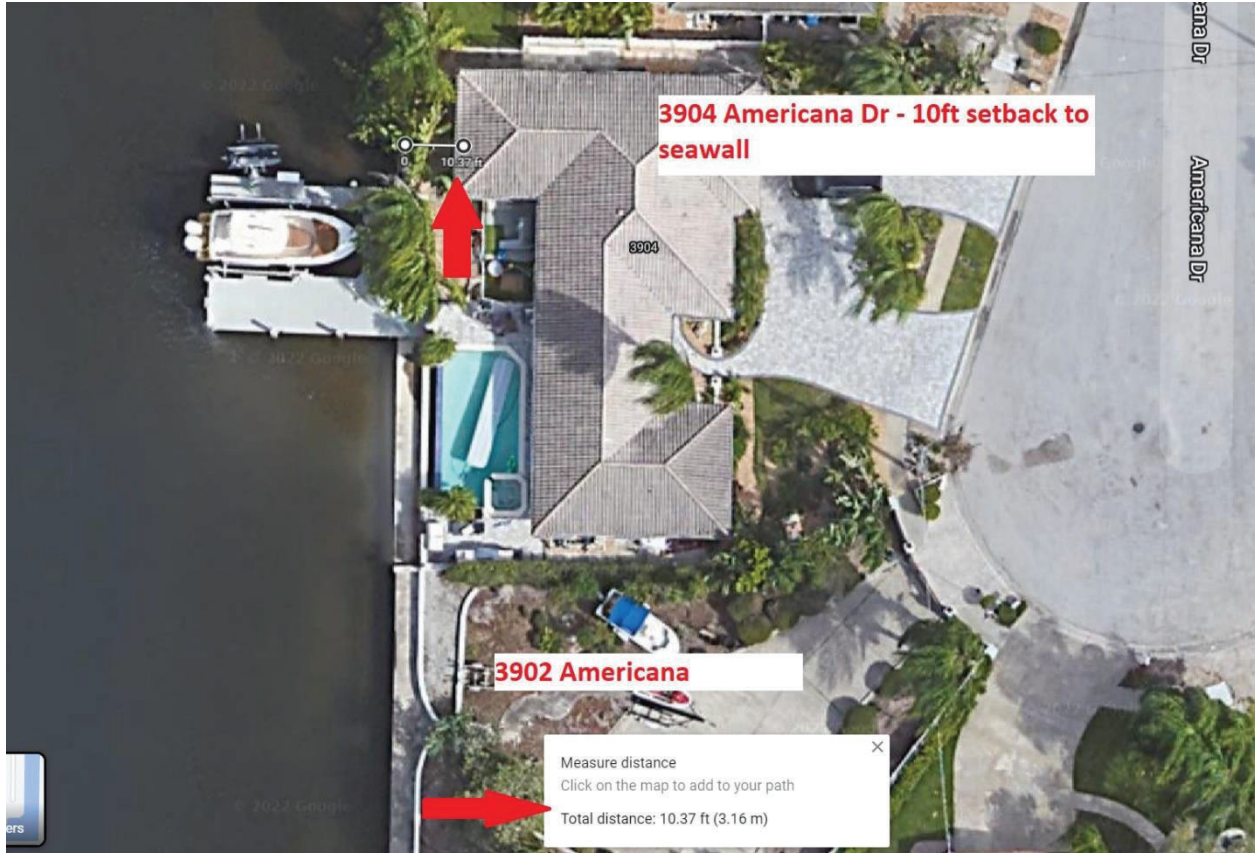
According to the Florida ADU Guidebook, ADUs help to mitigate the shortage of affordable house in our county. Florida Statute 163.31771 promotes the use of ADUs “ to address deficits in affordable house to ... moderate income residents ” . The proposed ADU is for my aging and increasingly frail parents to assist them to “ age in place ” as per the Florida ADU Guidebook.

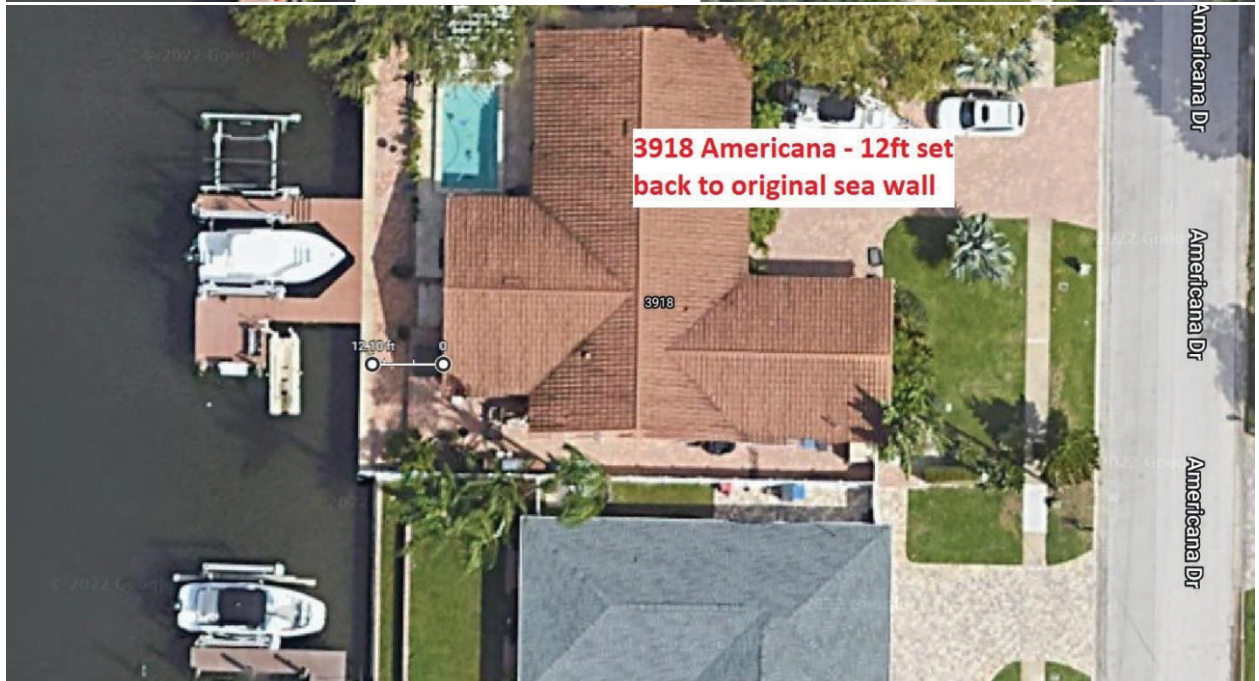
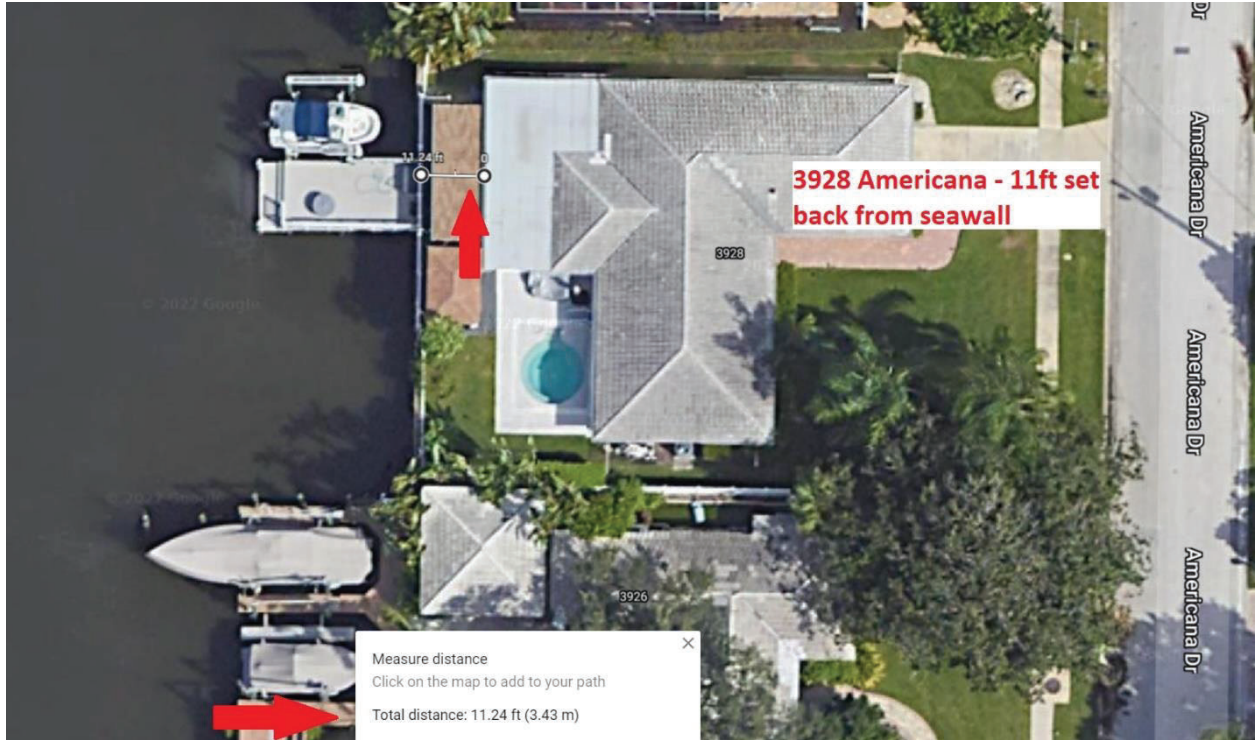
5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

There was no illegal act or actions from the applicant to cause this 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.

This variance will give 3902 Americana the same rights enjoyed by all properties in RSC-6 with primary residences of 3600 sq ft or greater. If this setback variance request is not granted this will create hardship to my aging parents who are currently residents of Hillsborough County. Allowing this variance, will allow my parents to live more safely without having to navigate stairs in a single story ADU, as opposed to having to re-design the ADU to be 2 stories in order to fit on the lot.





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Prepared by and return to:
Kristie Jordan
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy, Suite 100
Tampa, FL 33607

File Number: 6342017

In Consideration \$1,425,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 3rd day of April, 2018, between Susan R. Bayer and Lloyd W. Bayer, husband and wife, Susan R. Bayer, as trustee under the Susan R. Bayer Trust Agreement dated October 6, 2006, as to an undivided one-half (1/2) interest, and Lloyd W. Bayer, as trustee under the Lloyd W. Bayer Trust Agreement dated October 6, 2006, as to an undivided one-half (1/2) interest, whose post office address is 825 Harbor Drive S, Venice, FL 34285, grantor, and Alex Nappi and Florence Nappi, husband and wife whose post office address is 3902 Americana Dr, Tampa, FL 33634, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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

All of Lot 17, DANA SHORES, UNIT 4-A, Plat Book 40, Page 59, of the Public Records of Hillsborough County, Florida, together with that portion of Lot 16, DANA SHORES UNIT 4-A, Plat Book 40, Page 59 of the Public Records of Hillsborough County, Florida, being more particularly described as follows: For a point of beginning, begin at the Southwest corner of Lot 16; run thence along the West boundary of Lot 16, North 01°07'00" East, 77 feet; thence run South 88°42'42" East, 157 feet; thence run North 67°57'39" East, 21.05 feet; thence run North 39°12'40" East, 8.56 feet to a point on the Easterly boundary of Lot 16; said point being also on a curve having a radius of 50 feet; thence along said curve concave to the left an arc distance of 18.61 feet (said arc having an interior angle of 21°19' 21" and a chord of 18.50 feet, said chord bearing South 23°57'30" East); thence South 37°37'46" West, 93.55 feet to the South boundary of Lot 16; thence along the South boundary of Lot 16 North 88°42'42" West, 133.78 feet to the Point of Beginning.

Parcel Identification Number: 012161-0020

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, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristie Jordan
Witness Name: Kristie Jordan

Stephanie Hall
Witness Name: Stephanie Hall

Susan R. Bayer Trust Agreement, dated October 6, 2006
and
Lloyd W. Bayer Trust Agreement, dated October 6, 2006

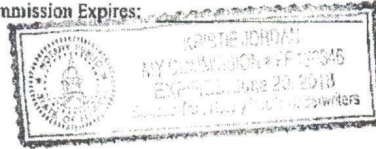
Susan R. Bayer
By: Susan R. Bayer, as Trustee
Lloyd W. Bayer
By: Lloyd W. Bayer, as Trustee
Susan R. Bayer
By: Susan R. Bayer, individually
Lloyd W. Bayer
By: Lloyd W. Bayer, individually

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 3 day of April, 2018, by
SUSAN R. BAYER, AS TRUSTEE UNDER THE SUSAN R. BAYER TRUST AGREEMENT DATED OCTOBER 6, 2006, AND LLOYD W. BAYER, AS TRUSTEE UNDER THE LLOYD W. BAYER TRUST AGREEMENT DATED OCTOBER 6, 2006, on behalf of the trust, they () are personally known to me or (X) have produced
FL DL as identification.

Kristie Jordan
Notary Public
Printed Name: Kristie Jordan

My Commission Expires:





**Property/Applicant/Owner
Information Form**

Received
09/12/2022
Development Services

Official Use Only

Application No: VAR 22-1428 Intake Date: 09/12/22
 Hearing(s) and type: Date: 11/21/22 Type: LUHO Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: Ana Lizarido

Property Information

Address: 3902 Americana Dr City/State/Zip: Tampa, FL 33634
 TWN-RN-SEC: 29-17-12 Folio(s): 012161-0020 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.67 acres

Property Owner Information

Name: Alex Nappi and Florence Nappi Daytime Phone 813 842 9136
 Address: 3902 Americana Dr City/State/Zip: Tampa, FL 33634
 Email: anap40@gmail.com Fax Number _____

Applicant Information

Name: Alex Nappi Daytime Phone 813 842 9136
 Address: 3902 Americana Dr City/State/Zip: Tampa, FL 33634
 Email: anap40@gmail.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
Alex Nappi Florence Nappi
 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)
Alex Nappi Florence Nappi
 Type or print name

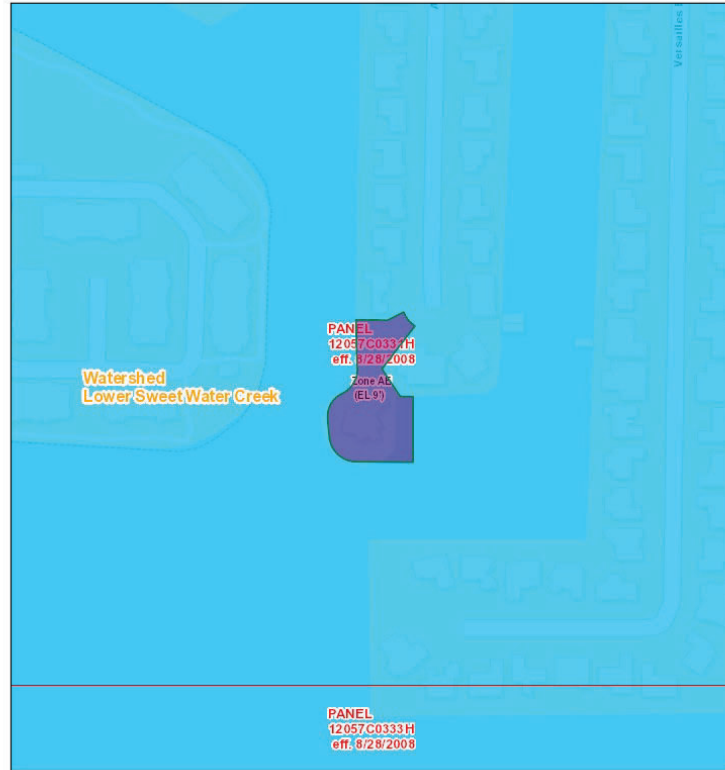
22-1428



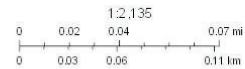
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201140012C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Census Data	Tract: 011708 Block: 2030
Census Data	Tract: 011708 Block: 2019
Census Data	Tract: 011708 Block: 2011
Census Data	Tract: 011708 Block: 2035
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	50' AMSL
Aviation Authority	Landfill Notification Area
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO

Folio: 12161.0020



September 14, 2022



Hillsborough County Florida

Folio: 12161.0020
PIN: U-12-29-17-OGC-000000-00016.0
ALEX AND FLORENCE NAPPI
Mailing Address:
 3902 AMERICANA DR
 TAMPA, FL 33634-7405
Site Address:
 3902 AMERICANA DR
 TAMPA, FL 33634
SEC-TWN-RNG: 12-29-17
Acreage: 0.674124
Market Value: \$1,795,241.00
Landuse Code: 0100 SINGLE FAMILY

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

22-1428