



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 23-0763	
LUHO HEARING DATE: September 26, 2023	CASE REVIEWER: Carla Shelton Knight

REQUEST: The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on July 7, 2023, is to allow for the placement of an asphalt drive lane, retaining wall, and 4’ high decorative fence within the 30-foot Wetland Conservation Area setback.

SUMMARY OF VARIANCE(S):

Wetland Setback

- 1) Per LDC Sec. 4.01.07.B.4, no filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback. The applicant requests construction of an asphalt drive lane, retaining wall, and 4’ high decorative fence on top of the retaining wall within the 30-foot wetland conservation area setback. The applicant requests a 25-foot encroachment into the setback to allow for a remaining setback of 5 feet.

Findings


- 1) A wetland setback compensation planting plan has been provided on the site plan dated July 7, 2023, that provides equivalent square footage of compensation planting to the amount of encroachment.

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF


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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.

The request for a Variance for a Wetland Setback Encroachment of 25' into the wetland setback with a 5' setback to remain, with the encroachment covering an area of 3,516.25 square feet (or for a distance of 140.65 linear feet).

The EPC approved wetland impact and this variance is for a road access. Please see the project details and detailed justification in the attached six page Setback Encroachment Text.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
LDC 4.01.07.B.4. Wetland Setback Encroachment

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): Site Plan Approval
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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

Wetland Setback Encroachment

Required Documents

1. It was necessary to impact a portion of the wetland setback based upon HCEPC wetland impact reductions, the BOCC final conditions of rezoning approval, as well as the Lutz Community Plan development codes. Each of the government's regulations that affected the orderly development of the 4.07 Acre 7-11 Parcel located at 18575 N. 41 Hwy, Lutz are documented below.
 - The proposed project is a 7/11 at Highway 41 and Sunset Lane which is in Folio: 013693-0000 and S/T/R 12-27S-18E. in Hillsborough County. The ZHM hearing is March with a BOCC hearing in May 2022. This development is the new format for service stations, that includes gas and diesel pumps, an in-store restaurant, and a car wash. This is the style for the more rural housing developments.
 - The assigned street address is 18575 North 41 Highway in Lutz, Florida. Note the surrounding three corners are occupied by a McDonalds, the U.S. Postal Service, and a large format Walgreens. Also, within the surrounding area is the Lutz Elementary School and a large contingent of new rooftops.
 - Since 1938 only a ditch drained the citrus fields, which were still visible through 1999. It was not until the groves were cleared that the southeast corner of the site had a depression from the tree removals and the depression started puddling water from the ditch outfall. Except for the ditch, the remainder of the wetland was artificially created.
 - Herbaceous Credits have been reserved at the Fox Branch Ranch Wetland Mitigation Bank for both the State and Federal Permits as no additional uplands are available for on-site Wetland Creation.
 - The site plan as presented (Option 4) has undergone substantial revisions to reduce the Impact from the originally submitted design (Option 1)
 - a) We did this by shifting the entire site as far west as possible
 - b) We reduced the number of parking spaces on the easternmost portion of the site and shifted them northward such that they are outside of the wetland limits
 - c) We eliminated the carwash facility

d) We shifted the reduced size solid waste dumpster north outside of the wetland limits

- In addition to the brief description of the reductions in wetland impact acreage, are discussions of each of the Design Options with the Project Plan Reductions.
- There are four development Options for the parcel to reduce the wetland and buffer impacts for the deminimis Wetland 1/ditch.
- The illustrations of the four development Options for the parcel notes the wetland and buffer acreage reductions, reductions in landscape and internal roadway buffers from US Highway 41 and the adjacent developments. With Option 4, the project has a serious cost-based issue for any further reductions.

Option 1:

This Option is the exhibits originally submitted with an in-store restaurant and car wash. It includes the standard restaurant size trash dumpster, with six rear store free standing parking spaces, eight attached rear store parking spaces with connecting sidewalks and a standard **30' front landscape buffer** to the U.S. Highway 41.

Option 2:

This Option illustrates moving the dumpster north outside of the wetland and buffer, the six rear free standing parking spaces are outside of the wetland impacts with no changes to the 24' drive circling the store. Note both the car wash and restaurant are still proposed with the store moved **four feet closer** to the U.S. Highway 41.

Option 3:

The impact reductions in this Option are a serious, loss of revenue for the development by removing the restaurant and car wash. The 24' drive aisle that circulates around the store has a 10' offset from the curb to account for a sodded slope. The big concern is the cross-access drive which must align with the frontward drive aisle for 7-11. The cross-access drive is at the **minimum from 41** based upon FDOT safety standards. The distance between the fuel canopy and the AST's are **all at a minimum**. Due to truck templates (fueling and turning radiuses) we also **cannot relocate** the tanks, **nor remove** the access circular drive for the tanker trucks.

radiuses) we also cannot relocate the tanks, nor remove the access circular drive for the tanker trucks.

Option 4:

Because of the loss of the restaurant, the dumpster can be smaller, the six free standing rear parking spaces have been reduced to three and the sanitary structure and drain fields are as far northeast as possible. The southern access to the development is now a **shared access** with Walgreens and has been **shifted west** to avoid any wetland or buffer impacts.

- This particular site is within the Lutz Community Plan and as such is governed by the Hillsborough County Land Development Code Section 3.09.00 Lutz Rural Area Standards. Per the Lutz Community Plan the intersection of Sunset Lane and US Hwy 41 is designated as a commercial node. This node extends 900 LF north of the intersection and must be contiguous. This delineated northern limit of commercial uses has been added to the Option 4 Site Plan. As it can readily be seen, the delineated northern limits of commercial uses would be eclipsed in order to move the plan as commercial if it's moved to the north.
- In addition to the reasons expressed above, the other main reason we cannot shift the site northward to eliminate wetland and buffer impacts is due to the driveway access configuration with US Hwy 41. The location of the drive is such that it is aligned with the existing channelized left turn lanes along Hwy 41. That is setting the location of the site's access connection. Per the Hillsborough County LDC Section 6.04.08 for access connection of this category, which takes into account internal traffic volumes, vehicle types (large semi-trailers), and design speed of the roadway 55 MPH (45 MPH posted speed limit), the minimum driveway length (as measured from the US Hwy 41 travel lane to our first internal conflict point (first internal point pf turning north or south) is 100 feet. Our site plan as laid out in Option 4 is approximately 100' as required by the County LDC. We cannot shift the site northward and still provide the 100' driveway length, the site could no longer work for semi-trailer access. The fuel tanks would be too close to this 100' driveway length, and trucks could no longer make the turn as it would essentially be a U-turn movement for the larger vehicles, and they would need to come to complete stop in some cases or swing out into oncoming traffic internal to the development.

- It should also be noted that based on allowable Floor Area Ratio (FAR) the site can support a 36,000 SF building based on the development parcel +/-2.91 acres. The proposed convenience store totals 5,000 SF, which represents a substantial 82% downsizing for this parcel based on the allowable FAR. In order to avoid a 100% wetland and buffer impacts.
- In addition to HCEPC's requirements for reduction and/or elimination of wetland impacts, the rezoning final conditions of approval dated July 29, 2022, from ASC-1 to PD also referenced specific conditions affecting the SF of wetland and buffer impacts.
- The buildings shall be located at least 148 feet from the western property line, and 20 feet from the portion of the eastern PD boundary, 67 feet from the southern property line, and 20 feet from the portion of the eastern/northern PD boundary adjacent to the remaining parent parcel (as depicted on the general site development plan). The buildings shall be limited to a maximum height of 35 feet.

The development shall be in compliance with the Land Development Code (LDC) Part 3.09.00, the Lutz Rural Area Development Standards, unless otherwise specified herein.

- All proposed non-residential buildings shall be in compliance with the minimum and maximum pitch roof requirements of the LDC subsection 3.09.06.A.2 except for the proposed main convenience store building as shown on the submitted main convenience store building elevation drawings and roof plan. The proposed raised parapet architectural feature shall have a 5:12 slope.
- Buffering and screening shall be regulated by the Land Development Code Section 6.06.06 otherwise specified herein.
 - To include a 30-foot-wide landscape buffer shall be provided along the western property line, (as depicted on the general site development plan).
 - A 30-foot-wide landscape buffer and Type C screening shall be provided along the northern property line (as depicted on the general site plan).
 - A 20 -foot-wide landscape buffer and Type B screening shall be provided along a portion of the eastern PD boundary with (as depicted on the general site plan) with a 10-foot-wide landscape buffer and Type B screening shall be

provided along the remaining portions of the eastern/northern PD boundary (as depicted on the general site plan).

- In addition, the developer shall construct one (1) access connection to North US Highway 41. Additionally, the developer shall construct a pedestrian and vehicular cross access connection along its southern project boundary (with folio 13693.0050).
- After multiple site plan options, the current site plan C3.0 references the wetland buffer impact of 5,732 SF. This SF is the minimum impact after the 0.110 wetland impact. These impacts are the bare minimum after meeting all of the County and State requirements.
- Both the wetland and setback impacts are due to the required fuel tank locations, minimum separation between access roads (FDOT), a safe turning radius of the fuel tanker trucks to be able to off-load fuel from the passenger side of the trucks and the restricted distance from the highway to the fuel canopy. The fuel canopy location further moves the building to the east into both the wetlands and the buffer.
- In addition to the above-mentioned restrictions, the stormwater vault will be placed under the road and parking areas. This is due to the large septic drain field to the east of the drive, the remaining wetland and buffer acreage as well as the Wetland Buffer Creation.
- The buffer currently consists of 90+% nuisance/exotic vegetation such as Camphor, Cherry Laurel, Caesar Weed and Dog Fennel.
- Because of the area where the drainage ditch currently exists (the former location of Citrus Trees), the normal vegetation that inhabits bare ground are the FLEPPC 2019 Category 1 invasive plants, as we see on-site.
- Because of the vegetative material that currently composes the wetland buffer that is to remain, a part of the Wetland Buffer Compensation will include two (2) features. The 5,564 SF remaining exotic filled buffer will have all the nuisance/exotic vegetation removed and it will be replanted with the same plant species as those proposed for the creation. Thus, the total wetland buffer proposed for Compensation/Restoration plantings is 8,892 SF or the

remaining (5,564SF) plus creation of (3,328SF). Which greatly exceeds the 5,732 buffer impacts at a 1:1 ratio.

- The proposed plant material for the two (2) buffer areas are American Beauty Berry, Walters Viburnum Firebush and Wax Myrtle. All shrubs will be 3-gallon size spaced 5 feet on center in the areas abutting the areas of encroachment. Please see the attached Wetland Setback Encroachment Compensation Planting Plan.

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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 "wetland" ditch is the result of orange tree removals and partially falls within the required turning radius of tractor trailer fuel trucks for the 7/11.

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 requirements would prevent the construction of a road for ingress and egress for fuel tanker trucks (FDOT required) turning radius. Plus road access is an exception to the setback requirements.

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 approved variance would not interfere with other property owners as U.S. Hwy 41 is to the west, Walgreens is adjacent to the south, a large multi-acre wetland is to the east and the remaining orange grove property to the north.

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 Approval would serve the purpose of the LDC in two ways: the wetlands would no longer exist where the tanker truck drive will be constructed and impact is necessary for truck access into the property (exception).

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 variance is requested for a ditch in a former orange grove, as a result of tree removals. No illegal act, just the unfortunate result of rainwater in a tree depression.

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 be substantial justice as the impacted ditch is offset by pristine mitigation at a Mitigation Bank. The development cannot be constructed without the wide circle drive around the building for the fuel tanker trucks. No fuel for sale, no project. To reduce down the wetland impact, a retaining wall will be used rather than a 5:1 grassed slope. The retaining wall will have a 4' high decorative fence to prevent the public from accessing the remaining wetland and buffer.

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This instrument was prepared by and should be returned after recording to; ✓
HARRY H. ROOT, III
Post Office Box 10658
Tampa, Florida 33679

REC. 5586 114

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of December, 1988, between LUTZ REALTY AND INVESTMENT COMPANY, a Florida corporation, Grantor, and LUTZ REALTY AND INVESTMENT, LTD., a Florida limited partnership, Grantee, whose mailing address is 402 South Armenia Avenue, Tampa, Florida 33609.

W I T N E S S E T H :

THAT the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, all right, title, interest and claim of the Grantor in and to that certain real property lying and being in the County of Hillsborough, State of Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED

together with any other interest of the Grantor in any real property located in Hillsborough County, Florida, or the State of Florida, it being intended by this deed to convey to the Grantee all of the Grantor's interest in any real property in said county and State.

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 and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

In the presence of:

LUTZ REALTY AND INVESTMENT COMPANY

Harry H. Root III

By A. S. Weekley, Jr.
A. S. WEEKLEY, JR., President

Helen D. Sanyon
Witnesses

Documentary Tax Pd. \$.55
Intangible Tax Pd. \$ —
Recorder: M. M. Martin Deputy Clerk

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 30th day of December, 1988, by A. S. WEEKLEY, JR., president of LUTZ REALTY AND INVESTMENT COMPANY, a Florida corporation, on behalf of the corporation.

Harry H. Root III
Notary Public
My commission expires:

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

NOTARY PUBLIC, State of Florida
My commission expires March 26, 1992

REC'D DEC 30 PM 1:12 88283917

EXHIBIT AACREAGE:

W $\frac{1}{2}$ of S $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ & N $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ & SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$
in SECTION 12, TOWNSHIP 27 South, RANGE 18 East.

Also that tract of land in SECTION 12, TOWNSHIP 27 South, RANGE 18 East, beginning at intersection of E. line of State Road 5 (U.S. Hwy. 41 - S. R. 45) with S. line of said Section & running Nely. along State Road 5 a distance of 1020 feet E. 760.62 feet South 23 $^{\circ}$ a distance of 374.44 feet E. 115 feet North 660 feet, thence E. to NE corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence S. 371 feet West 525 feet S. 949 feet to section line and thence W. to point of beginning, LESS part deeded to Tampa Electric Co. in OR 93-515 described as follows:

Beginning at a point on the South boundary of Section Twelve (12), Township Twenty-Seven (27) South, Range Eighteen (18) East, 317.05 feet West of the Southeast corner of the Southwest Quarter of said Section 12, which point of beginning is within the right of way of Sunset Lane (State Road No. S-583 A), and run thence North, perpendicular to the North right of way line or said Sunset Lane, as monumented by the State Road Department, 174.42 feet more or less to a point 150.0 feet North of said North right of way line of Sunset Lane, thence run West, parallel to said North right of way line of Sunset Lane 150.0 feet, thence South, perpendicular to said North right of way line of Sunset Lane 173.89 feet more or less to the South boundary of said Section 12, thence East along the South boundary of Section 12 for 150.0 feet to the point of beginning; subject to right of way for said Sunset Lane (State Road No. S-503-A)

Also including Parcel B described in attached Exhibit A-1 and EXCLUDING Parcel A described in attached Exhibit A-1.

Also EXCLUDING part deeded to Fidelity Federal Savings and Loan Association of Tampa in OR 2782, page 242, described in attached Exhibit A-2.

EAST NORTH TAMPA LOTS:

Lots 9-16 incl. Block 40

Lots 1-8 incl. Block 41

Lots 1-6 incl. Block 42

Lots 1 & 2, Block 43, all in East North Tampa Subdivision, according to the map or plat thereof recorded in Plat Book 1, page 128, Hillsborough County, Florida.

SOUTH TAMPA PARCEL:

Begin at a point 418.80 feet West of Bayshore Boulevard on the South boundary of North 22 $\frac{1}{2}$ feet of Government Lot 4, of Section 15, Township 30 So., Range 18 East of Point of Beginning; run thence West 50 feet along the South boundary of said Government Lot 4, thence run North a distance of 50 feet; thence run East 50 feet to the West boundary line of said property, thence South 50 feet to the Point of Beginning, being and situate in Hillsborough County, Florida.

Parcel Occupied by Centreplex

DESCRIPTION: PARCEL A

A parcel of land lying and being in the South 949.00 feet of the Southeast 1/4 of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the southeast corner of the aforesaid Section 12 and run thence along the south boundary of the aforesaid Southeast 1/4 of Section 12, N.89°59'01"W., 1320.63 feet to the southeast corner of the Southwest 1/4 of the Southeast 1/4 of the aforesaid Section 12; thence N.00°14'24"W., 453.00 feet to the Point of Beginning of the herein described parcel; thence continue N.00°14'24"W., 496.00 feet to a point on the north boundary of the South 949.00 feet of the Southeast 1/4 of the aforesaid Section 12; thence along said north boundary, S.89°59'01"E., 7.03 feet; thence S.00°11'03"W., 496.00 feet; thence N.89°59'01"W., 3.35 feet to the Point of Beginning.

Containing 2574.557 square feet (0.059 acres), more or less.

Parcel Occupied by Lutz Realty

DESCRIPTION: PARCEL B

A parcel of land lying and being in the South 949.00 feet of the Southeast 1/4 of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of the aforesaid Section 12 and run thence along the south boundary of the aforesaid Southeast 1/4 of said Section 12, N.89°59'01"W., 1845.63 feet to the Point of Beginning of the herein described parcel; thence N.00°14'24"W., 949.00 feet to a point on the north boundary of the South 949.00 feet of the Southeast 1/4 of the aforesaid Section 12; thence along said north boundary, S.89°59'01"E., 7.03 feet; thence S.00°11'03"W., 949.00 feet to the Point of Beginning.

LESS the South 25.00 feet thereof for road right-of-way (Sunset Lane);

Containing 3332.426 square feet (0.077 acres), more or less.

0321-02-01
8/17/87
WRD

Commencing at a point on the south boundary of Section 12, Township 27 South, Range 78 East, Hillsborough County, Florida, 317.05 feet West of the South-east corner of the SW $\frac{1}{4}$ of said Section 12, which point is within the right of way of Sunset Lane (State Road No. S-303-A), and run thence North 0°40' West, perpendicular to the North right of way line of said Sunset Lane, as monumented by the State Road Department for 174.42 feet, more or less, to a point 150.0 feet North of said North right of way line of Sunset Lane, being the Point of Beginning of the tract of land herein described; from said Point of Beginning run thence South 89°20' West, parallel to said North right of way line of Sunset Lane, for 150.0 feet thence South 0°40' East, perpendicular to said North right of way line of Sunset Lane, for 130.0 feet to said North right of way line of Sunset Lane; thence South 89°20' West, along said North right of way line of Sunset Lane, for 233.0 feet to the East right of way line of State Road 45; thence North 5°45' East, along said East right of way line of State Road 45, for 210.0 feet; thence North 89 degrees 20 minutes East, parallel to the North right of way line of Sunset Lane, for 361.52 feet; thence South 0 degrees 40 minutes East for 58.68 feet to the Point of Beginning.



Hillsborough County Florida Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 23-0763

Intake Date: 07/03/2023

Hearing(s) and type: Date: 08/28/2023

Type: LUHO

Receipt Number: 283613

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 18575 North 41 Highway City/State/Zip: Lutz

TWN-RN-SEC: 12/27/18 Portion of Folio(s): 013693-0000 Zoning: PD Future Land Use: R-2 Property Size: 2.6 20-1253

Property Owner Information

Name: Paul Weekley, Esq. Daytime Phone 813-221-1154

Address: 1635 North Tampa Street, Suite 100 City/State/Zip: Tampa, FL 33602

Email: pweekley@wsvlegal.com Fax Number 813-221-1155

Applicant Information

Name: William Lloyd - President, RKM Development Daytime Phone 727-895-2150

Address: 147 Second Ave South, Suite 400 City/State/Zip: St. Petersburg, FL 33701

Email: wcl@rkmdev.com Fax Number 727-821-5461

Applicant's Representative (if different than above)

Name: Dr. Dale Meryman Daytime Phone 813-626-9551

Address: 10408 Bloomingdale Ave City/State/Zip: Riverview, FL 33578

Email: dale@merymanenvironmental.com Fax Number 813-623-6613

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

William Lloyd, member

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)

PAUL M. WEEKLEY

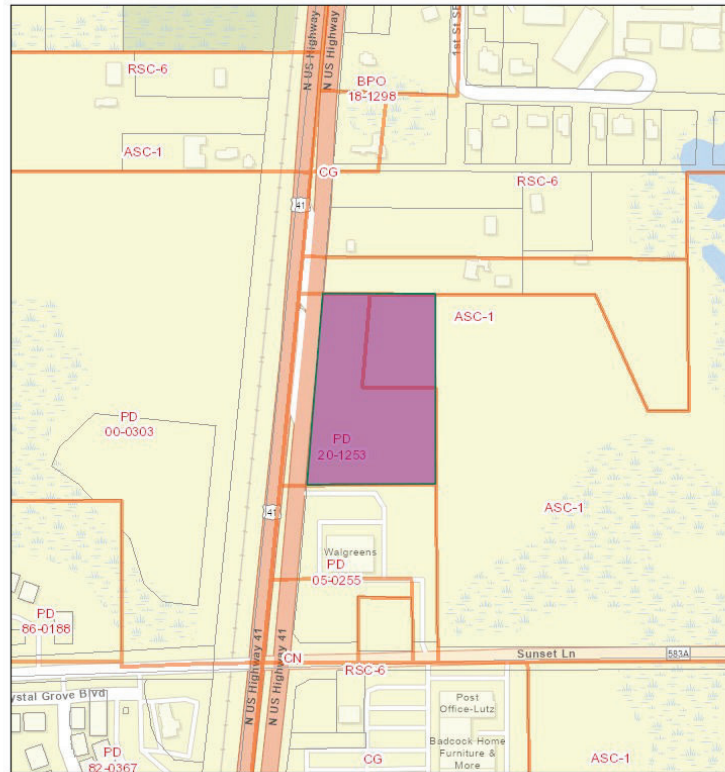
Type or print name



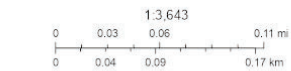
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	20-1253
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0064H
FIRM Panel	12057C0064H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120065D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Planned Development	PD
Re-zoning	20-1253
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011005 Block: 2000
Future Landuse	R-2
Future Landuse	R-2
Future Landuse	R-2
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 13693.0000



July 3, 2023



RS: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 13693.0000
PIN: U-12-27-18-ZZZ-000000-54010.0
Lutz Realty And Investments Ltd
Mailing Address:
 Po Box 18351
 null
 Tampa, Fl 33679-8351
Site Address:
 18601 N 41 Hwy
 Lutz, Fl 33549
SEC-TWN-RNG: 12-27-18
Acreage: 4.08780003
Market Value: \$235,014.00
Landuse Code: 5900 Agricultural

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