

Variance Application: VAR 25-0589

LUHO Hearing Date: June 23, 2025

Case Reviewer: Orlando Borrás

**Hillsborough
County Florida**

Development Services Department

Applicant: Anthony Gonzalez Zoning: CG

Location: 7703 Madison Avenue, Tampa FL 33619; folio: 48892.5592

Request Summary:

The applicant is requesting a variance to reduce the front yard setback of the property to accommodate a proposed general indoor/outdoor recreational use for soccer fields.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	Soccer fields as a general indoor/outdoor recreational use, cannot encroach into the required front yard setback. A minimum 30-foot front yard setback is required in the CG zoning district.	15-feet	15-foot front yard setback

Findings:

In December 2024, the applicant submitted site plans to Development Services, PI 7344, and upon review, staff found that the property was not meeting the minimum requirements for the front setback.

Zoning Administrator Sign Off:Colleen Marshall
Fri May 30 2025 14:00:38**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

See Attached Pages

LEGEND

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITION & DEMOLITION PLAN
C4	SITE DEVELOPMENT PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7	BEST MANAGEMENT PRACTICES PLAN & DETAILS
C8	PAVING & GRONDING DETAILS
C9	UTILITY DETAILS
C10	UTILITY DETAILS

PROJECT OWNER:
MR. ANTHONY GONZALEZ
PLAYFIVE LLC

**JUB ADDRESS: JAM WIGGERS,
7703 WADSWORTH AVENUE,
TAMPA, FL 33619
US-40-19-C7N-000000-00001.0**

**RESPONSIBLE CIVIL ENGINEER:
JARED ADAMS, P.E.
OCE DESIGN ASSOCIATES, INC.
200 OCEAN AVE., SUITE 202
MELBOURNE BEACH, FL 32951
321.378.2988**



ABBREVIATIONS

[illegible]

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT
811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND
WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND
UTILITIES

[illegible]

CCE DESIGN ASSOCIATES, INC.



COVER SHEET
7703 MADISON AVENUE
TAMPA, FL 33619

NOTICE TO CONTRACTORS

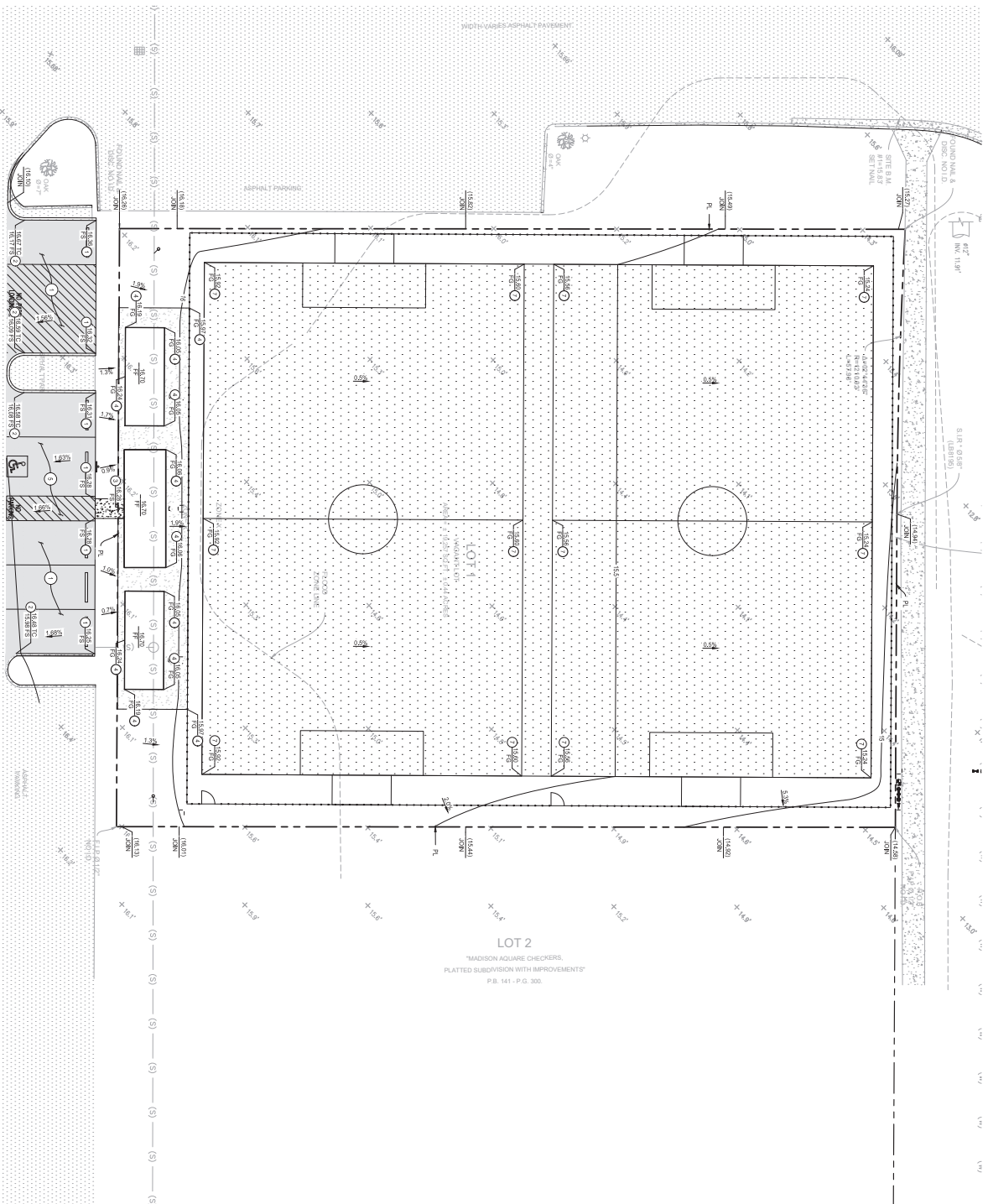
1. ALL WORK INCLUDING GRADING, TRENCHING, COMPACTON, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

WATER RESOURCES NOTES

- DURATION.**

C2

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GRADING CONSTRUCTION KEYNOTES / LEGEND

- 1. CONSTRUCT 12" MIN. PERCENT 12% SLOPE TO ADJACENT ROAD OR DRAINAGE CANAL.
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GRADING NOTES

1. EXISTING SURFACE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY OTHERS. CCE DESIGN ASSUMES NO RESPONSIBILITY IN REGARD TO THE ACCURACY OF EXISTING ELEVATIONS AND SURFACE FEATURES.
2. PROVIDE 12" MIN. PERCENT 12% SLOPE TO ADJACENT ROAD OR DRAINAGE CANAL. CONSTRUCT 12" MIN. PERCENT 12% SLOPE TO ADJACENT ROAD OR DRAINAGE CANAL.
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NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY 811 (UNDERGROUND SERVICE ALERT) AT
WORK FOR RELOCATION OF THE LOCATION OF UNDERGROUND
UTILITIES



PLAYFIVE MADISON

GRADING PLAN

7703 MADISON AVENUE
TAMPA, FL 33619

C5

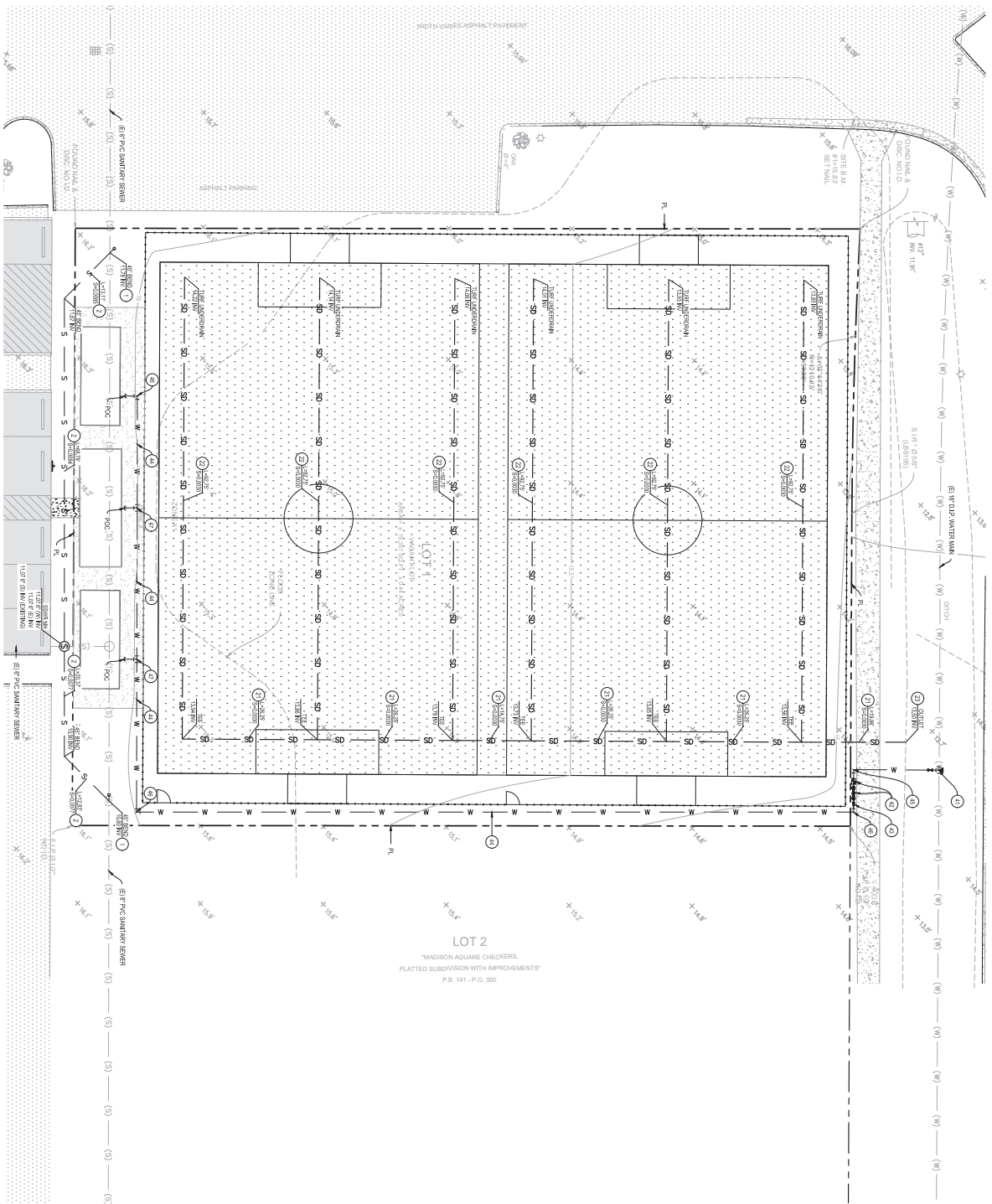
SHEET

CCE DESIGN ASSOCIATES, INC.

200 Ocean Ave., Suite 202 • Madison Beach, FL 32061
P: 321.732.9888
www.ccedesignassociates.com

JAMES O. AGANIS, P.E.





UTILITY CONSTRUCTION KEYNOTES / LEGEND

- 1. CONNECT PROPOSED LATCH SANITARY SERVICE LINE TO EXISTING LATCH LINE WITH LATCH NO. S&A 1&2B. SEE DETAILS 1 & 2 ON SHEET C1.
- 2. INSTALL LATCH SERVICE PVC SANITARY SERVICE LINE LENGTH AND SLOPE PER PLAN, PIPE TRIMCH AND SECOND PER ALABAMA COUNTY EXHIBIT NO. W-4. SEE DETAIL 1 ON SHEET C1.
- 3. INSTALL SANITARY SERVICE MANHOLE RESES TO ALABAMA COUNTY EXHIBIT NO. S&A 1&2B. SEE DETAILS 7 & 8 ON SHEET C1.
- 4. INSTALL LATCH PVC S&B S&B STORM DRAIN, SLOPE AND LENGTH PER PLAN, PIPE TRIMCH AND SECOND PER ALABAMA COUNTY EXHIBIT NO. W-4. SEE DETAIL 1 ON SHEET C1.
- 5. INSTALL LATCH PERFORATED PVC STORM DRAIN, SLOPE AND LENGTH PER PLAN, PIPE TRIMCH AND SECOND PER ALABAMA COUNTY EXHIBIT NO. W-4. SEE DETAIL 1 ON SHEET C1.
- 6. INSTALL LATCH PVC WATERED DRAIN AND SECTION.
- 7. CONNECT PROPOSED SERVICE WATERLINE TO EXISTING LATCH WATER MAIN WITH LATCH S&D&E AND TAPPING VALVE.
- 8. INSTALL LATCH WATER ASSEMBLY WITH REDUCED PRESSURE BACKFLOW PREVENTOR ASSEMBLY PER ALABAMA COUNTY EXHIBIT NO. W-4. S&D AND W-4. SEE DETAILS 1, 2 & 3 ON SHEET C1.
- 9. INSTALL LATCH 1" RICH-ROUNDER.
- 10. INSTALL LATCH SCHEDULE 40 PVC WATER SERVICE LINE FROM BACK OF METER TO BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONNECTION.
- 11. INSTALL LATCH 1/2" RICH-ROUNDER 90° ELBOW.
- 12. INSTALL LATCH SCHEDULE 40 PVC 90° ELBOW.
- 13. INSTALL LATCH SCHEDULE 40 PVC TEE.

UTILITY NOTES

1. BACKFILLING AND COMPACTING FOR ALL TRENCHES PER APPLICABLE AGENCY STANDARDS AND SHALL BE INSPECTED AND APPROVED BY THE AGENCY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND SANITARY SERVICE CONNECTIONS TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SERVICE INSTALLATION SHALL BE IN THE CONCRETE AREA. THE CONTRACTOR SHALL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK DONE IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO COUNTY STANDARDS AND REQUIREMENTS, NOT THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PROVIDE EACHED MINIMUM TRENCHES, CONCRETE ELBOWS, AND WORK DONE IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO COUNTY STANDARDS AND REQUIREMENTS, NOT THE RIGHT-OF-WAY.
5. FOR UTILITY MATERIALS AND TYPES, SEE COUNTY STANDARDS AND ON THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SERVICE LINE IN ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3 FEET.
8. FIRE PROTECTION SYSTEMS SHOWN HEREON FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR CONSTRUCTION DETAILS.



NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY US (UNDERGROUND SERVICE ALERT) AT LEAST 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR RELOCATION OF THE LOCATION OF UNDERGROUND UTILITIES.
Call before you dig.


PLAYTIVE MADISON

UTILITY PLAN

7703 MADISON AVENUE
TAMPA, FL 33619


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200 Ocean Ave., Suite 202 • Madison Beach, FL 32061
P: 321.732.9881 • F: 321.732.9882
www.ccedesignassociates.com

JARED Q. AGANIS, P.E.



BEST MANAGEMENT PRACTICE (BMP) LEGEND

- ALTIMETER FOR EROSION PREVENTION AND EROSION CONTROL CONSTRUCTION
- EROSION PREVENTION DEVICE PER FLORIDA BMP STANDARD AND EROSION CONTROL CONSTRUCTION MANUAL

EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL SHALL BE COMPLETED PRIOR TO ANY FINAL IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
1. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION DURING CONSTRUCTION.
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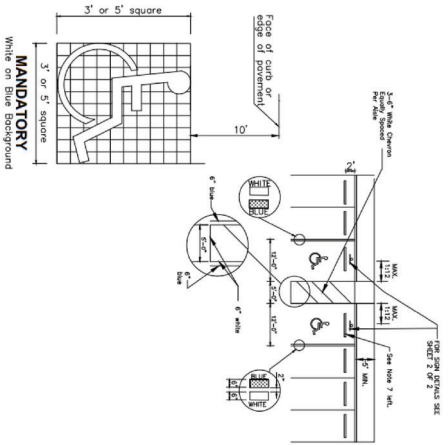
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PLAYFIVE MADISON
EROSION CONTROL PLAN
7703 MADISON AVENUE
TAMPA, FL 33619

SHEET
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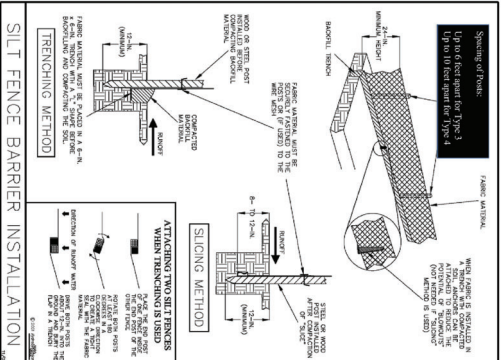


REVISION DATE: 10/21	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	DISABLED PARKING / PAVEMENT MARKING TYPICAL DETAILS
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DRAWING NO. TD-1	SHEET NO. 1 OF 2
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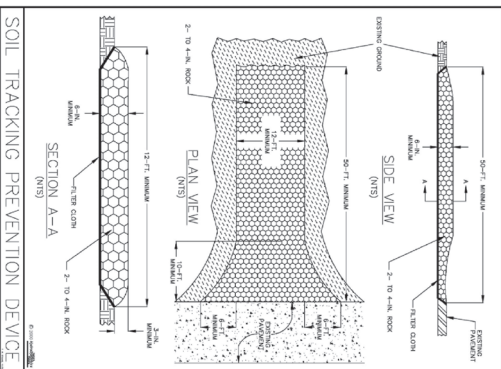
DISABLED PARKING DETAIL
NOT TO SCALE

STATE OF FLORIDA EASC DESIGNER & REVIEWER MANUAL, LATEST EDITION: JULY 2013



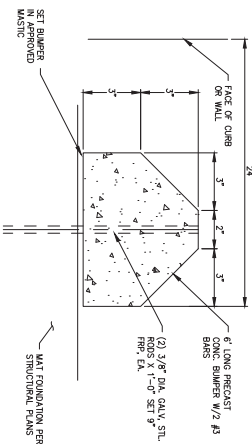
SILT FENCE DETAIL
NOT TO SCALE

4 SOIL TRACKING PREVENTION DEVICE DETAIL
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE

STATE OF FLORIDA EASC DESIGNER & REVIEWER MANUAL, LATEST EDITION; JULY 2013



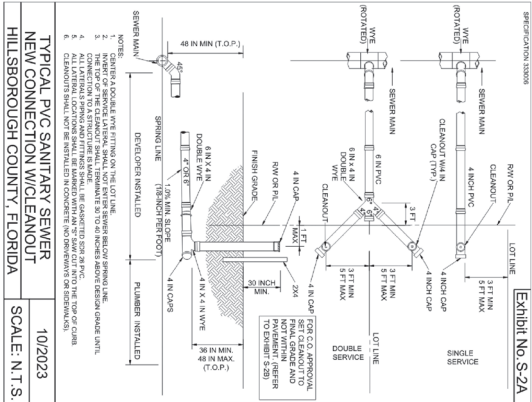
PLAYFIVE MADISON

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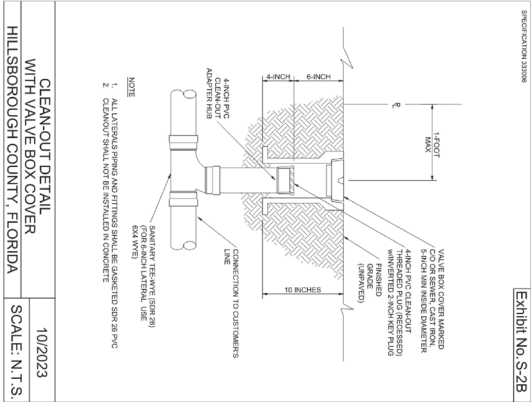
JARED Q. ADAMS, P.E.



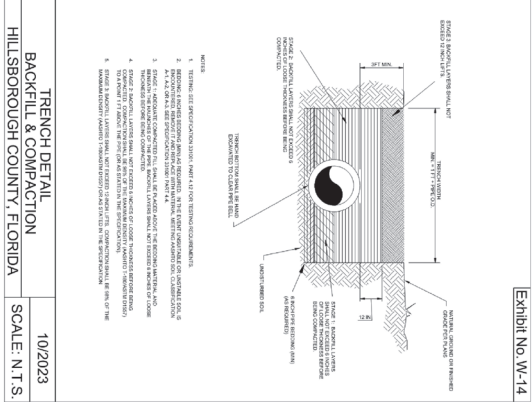
TAMPA, FL 33619



1 SANITARY SEWER NEW CONNECTION DETAIL
NOT TO SCALE



2 CLEAN OUT DETAIL
NOT TO SCALE



3 TRENCH DETAIL
NOT TO SCALE

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PLAN DATE	APRIL 2024
SCALE	5/8"=1'-0"
DESIGNER	BB
CHECKER	BB
DATE	04/24/2024

PROJECT	PLAYFIVE MADISON
LOCATION	7703 MADISON AVENUE
CITY	TAMPA, FL 33619

DATE	04/24/2024
BY	BB
CHECKED	BB
DATE	04/24/2024

PROJECT	PLAYFIVE MADISON
LOCATION	7703 MADISON AVENUE
CITY	TAMPA, FL 33619

DATE	04/24/2024
BY	BB
CHECKED	BB
DATE	04/24/2024



321.378.2968
ccedesignassociates.com
200 Ocean Avenue
Suite 202
Melbourne Beach, FL 32951

PlayFive Madison
7703 Madison Avenue
Tampa, FL 33619
Folio # 048892-5592

Requested Variance Narrative:

The proposed development located at 7703 Madison Avenue in the County of Hillsborough intends to construct two small-sided outdoor soccer fields with associated concessions on approximately 0.44 acres. The site is currently undeveloped and is Zoned as CG (commercial, General), and the proposed land use is categorized as outdoor / passive use.

Due to the Zoning District (CG) and proposed Land Use (outdoor/passive), there is a 30-ft front yard setback. This project is requesting a variance to reduce the setback from 30-ft to 15-ft. The reason for the reduction request is to allow the site sufficient area to construct two soccer fields to make the project financially viable. We believe the requested variance meets the intent of the setback intent in providing sufficient buffer between the proposed uses onsite and the adjacent street right-of-way. As it currently exists, there is approximately 27-ft from the southerly back of curb along Madison Avenue to the north property line of this project. Within that 27-ft exists an existing open channel for storm drainage conveyance as well as a public sidewalk. The requested 15-ft variance will still provide an additional 15-ft as noted from the north property line. In addition to providing ample distance from the street and public right-of-way for safety purposes, noise and visual intrusion, this would also align with the adjacent development to the east as their parking lot is set 15-ft south of their north property line.



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.

Based on the Zoning District (CG) and proposed land use (outdoor/passive), there is a required 30-ft front setback. We are requesting a 15-ft variance on the 30-ft front setback resulting in a front yard of 15-feet.

The project proposes to construct a small-sided soccer field(s) with concession stands. Per the proposed site plan, the project has been told by Zoning that soccer fields are not permitted within the front setback, and as such, does not provide adequate area onsite to accommodate the proposed two soccer fields.

The proposed use will have a positive impact on the surrounding area as it will increase pedestrian traffic within the plaza, provide opportunity for youth soccer programs, and connects the community in a safe space.

PlayFive intends to offer sponsorship programs to local youth within the community to help build confidence, leadership skills, and teamwork while also providing a great source of physical exercise. The sponsorship program will also provides a way to mentor and guide local youth not only on the field, but off of it as well by instilling values, respect, and good habits.

Soccer brings all cultures together as one, the beautiful game has no borders as anyone can play.

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

LDC Section 6.01.01, under 'Non-Residential Districts'

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



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 intent of the front yard setback is to create a buffer zone between a property's building, or other permanent structures, and the street. Surrounding properties have hardscape, curbs, and other permanent objects closer than 30' to the street, including the new Checkers immediately adjacent to the east. Also, there is already approximately 27' from southerly curb within Madison Ave to the north side of the existing sidewalk to the north of the site (front yard side). In order to +

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 30' setback prevents the project from building the business with the current site plan and does not allow the project to be financially viable. The previously approved site plan allowed hardscape features such as concrete curbs and asphalt parking to be within 30' of the north property line, which is a similar situation with several of the surrounding developments. We do not believe prohibiting a soccer field is the intent of the front yard setback requirement +

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 proposed site plan with setback variance as requested will provide a 15' buffer space behind the public sidewalk (north property line), in addition to the existing 27' of open space within the street R/W. As the front yard setback is the variance being requested, it would not affect any other adjacent land owners.

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).

The intent of the front yard setback is to create a buffer zone between a property's building and the street for such uses as providing adequate space for emergency vehicles, minimizing noise and visual intrusion, as well as creating a well-organized appearance with adjacent properties. A 15' setback as requested would meet all points listed above.

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 this is a proposed project, nothing has been constructed by the applicant to date, therefore, there has been no illegal act. The variance request is made in good faith that the request meets the intent of the LDC and the Comprehensive Plan, and would benefit both the applicant, the surrounding developments, and the County.

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 allow aesthetic symmetry with the neighboring site which is checkers giving the plaza a very appealing look from the outside and inviting more of the community into the plaza sparking more interest and giving that corner a face lift.

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This instrument prepared by and
upon recordation return to:
Alan J. Marcus, Esquire
20803 Biscayne Blvd; Suite 301
Aventura, Florida 33180

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 10th day of June, 2021 by ATS MADISON, LLC, a Florida liability company (the “**Grantor**”), whose mailing address 20213 NE 16 PLACE MIAMI, FL 33179 to ATS MADISON OP 1, LLC, a Florida limited liability company (the “**Grantee**”), whose mailing address is 20213 NE 16 PLACE MIAMI, FL 33179. Wherever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's heirs, successors and assigns forever, the following property located in Hillsborough County, Florida (the “**Property**”), to-wit:

See Exhibit A or set forth the legal here.
of the Public Records of Hillsborough County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable; and (b) those easements, conditions, restrictions, matters, limitations and reservations of public record, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

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

Signed, sealed and delivered
in presence of:

ATS MADISON, LLC,
a Florida limited liability company

By: ATS 770, INC., a Florida corporation,
Its manager

By: Amos Shoshan, President

[Signature]
Print Name: Forina Gorman

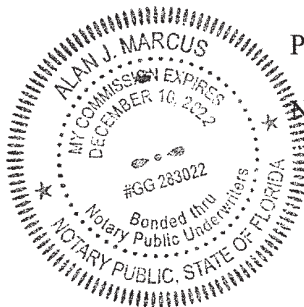
[Signature]
Print Name: Alan Shoshan

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2021 by Amos Shoshan, the president of ATS 770 INC., a Florida corporation, the Manager of ATS MADISON, LLC, a Florida limited liability company and is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature

Print Notary Name: _____



NOTARY SEAL

Exhibit A

COMMENCE at the Northeast corner of said TRACT 8, run thence along the North boundary line thereof, N.89°33'02"W., a distance of 16.01 feet; thence departing said North boundary line, S.00°26'58"W., a distance of 5.36 feet to a point of intersection of the Southerly right-of-way of MADISON AVENUE, per Florida. Department of Transportation Right-of-Way Transfer Book 3, Page 48 (FOOT Section No. 10823-2603), and the Westerly right-of-way of 78TH STREET, as described in that certain Warranty Deed, recorded in Official Records Book 3899, Page 321, of the Public Records of Hillsborough County, Florida, thence along said Southerly right-of-way of MADISON AVENUE N.89°42'16"W., a distance of 139.43 feet to the POINT OF BEGINNING; run thence S.00°03'46"W., a distance of 158.29 feet; thence N.89°42'16"W., a distance of 121.57 feet; N.00°03'46"E., a distance of 159.67 feet to a point on aforesaid Southerly right-of-way of MADISON AVENUE; thence along said Southerly right-of-way the following two (2) courses: 1) Easterly, 57.98 feet along the arc of a non-tangent curve to the left having a radius of 1210.92 feet and a central angle of 02°44'36" (chord bearing S.88°19'58"E., 57.97 feet); 2) S.89°42'16" E., a distance of 63.62 feet to the POINT OF BEGINNING.

Containing 19269.89 square feet (0.442 acres)

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03/07/2025

Development Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0589

Intake Date: 03/10/2025

Hearing(s) and type: Date: 05/27/2025

Type: LUHO

Receipt Number: 458207

Date: _____

Type: _____

Intake Staff Signature: Alejandra Prado

Property Information

Address: 7703 Madison Ave City/State/Zip: Tampa, FL 33619

TWN-RN-SEC: 30-19-02 Folio(s): 048892-5592 Zoning: CG Future Land Use: R-6 Property Size: 0.44 ac

Property Owner Information

Name: ATS MADISON OP 1 LLC Daytime Phone (786)280-8086

Address: 20213 NE 16th PL City/State/Zip: Miami, FL 33179-2719

Email: ashosan@atsinv.com Fax Number _____

Applicant Information

Name: Anthony Gonzalez Daytime Phone (813)804-9617

Address: 4683 Asbury View Drive #102 City/State/Zip: Tampa, FL 33619

Email: playfivetampa@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Ben Bourne Daytime Phone (805)766-6589

Address: 200 Ocean Avenue Ste 120 City/State/Zip: Melbourne Beach, FL 32951

Email: ben@ccedesignassociates.com 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.

Signed by:

Anthony Gonzalez

Signature of the Applicant

Anthony Gonzalez

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.

Amos Shoshan

Signature of the Owner(s) – (All parties on the deed must sign)

Amos Shoshan

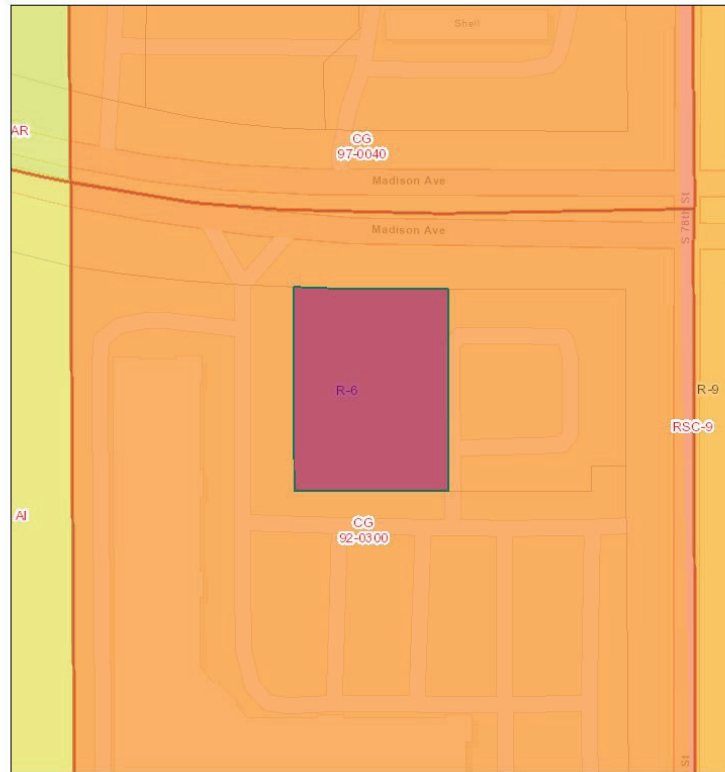
Type or print name



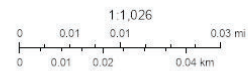
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	92-0300
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0388H
FIRM Panel	12057C0388H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120388C
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013604 Block: 1052
Future Landuse	R-6
Urban Service Area	TSA
Urban Service Area	USA
Waste Water Interlocal	City of Tampa Waste Water
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 48892.5592



March 10, 2025



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

Hillsborough County Florida

Folio: 48892.5592
PIN: U-02-30-19-C7N-000000-00001.0
Ats Madison Op 1 Llc
Mailing Address:
 20213 Ne 16th Pl
 null
 Miami, FL 33179-2719
Site Address:
 7703 Madison Ave
 Tampa, FL 33619-
SEC-TWN-RNG: 02-30-19
Acreage: 0.44
Market Value: \$137,780.00
Landuse Code: 1000 VACANT COMM.

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