



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-0262

LUHO HEARING DATE: April 26, 2021

CASE REVIEWER: Laura A. Marley

REQUEST: The applicant is requesting a variance for an existing and replacement fence on a corner lot zoned AS-1 (Agricultural, Single-Family).

VARIANCE(S):

Per LDC Section 6.07.02.A.2.a. fence regulations in agricultural districts shall be the same as for residential districts, except under certain circumstances which don't apply to this case. Per LDC Section 6.07.02.C.1.a, fences over four feet in height shall not be allowed within required front yards in residential districts, except under certain circumstances that do not apply to this case. The subject property is a corner lot with required front yards on the south and west sides. The applicant is requesting a two-foot increase in the permitted fence height to allow a six-foot height for an existing and replacement fence along the property lines in the two required front yards.

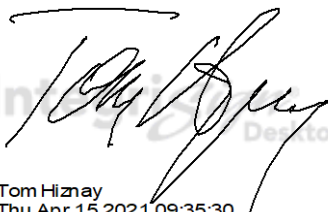
FINDINGS:

The subject property does not meet the minimum lot size of the AS-1 District. However, it has been certified as a legal nonconforming lot, per NCL 21-0405 in the case record.

DISCLAIMER:

The variance(s) listed above are 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


Tom Hiznay
Thu Apr 15 2021 09:35:30

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

MAP OF SURVEY

Section 27, Township 30 South, Range 22 East
Hillsborough County, Florida

Received
01/05/2021
Development Services

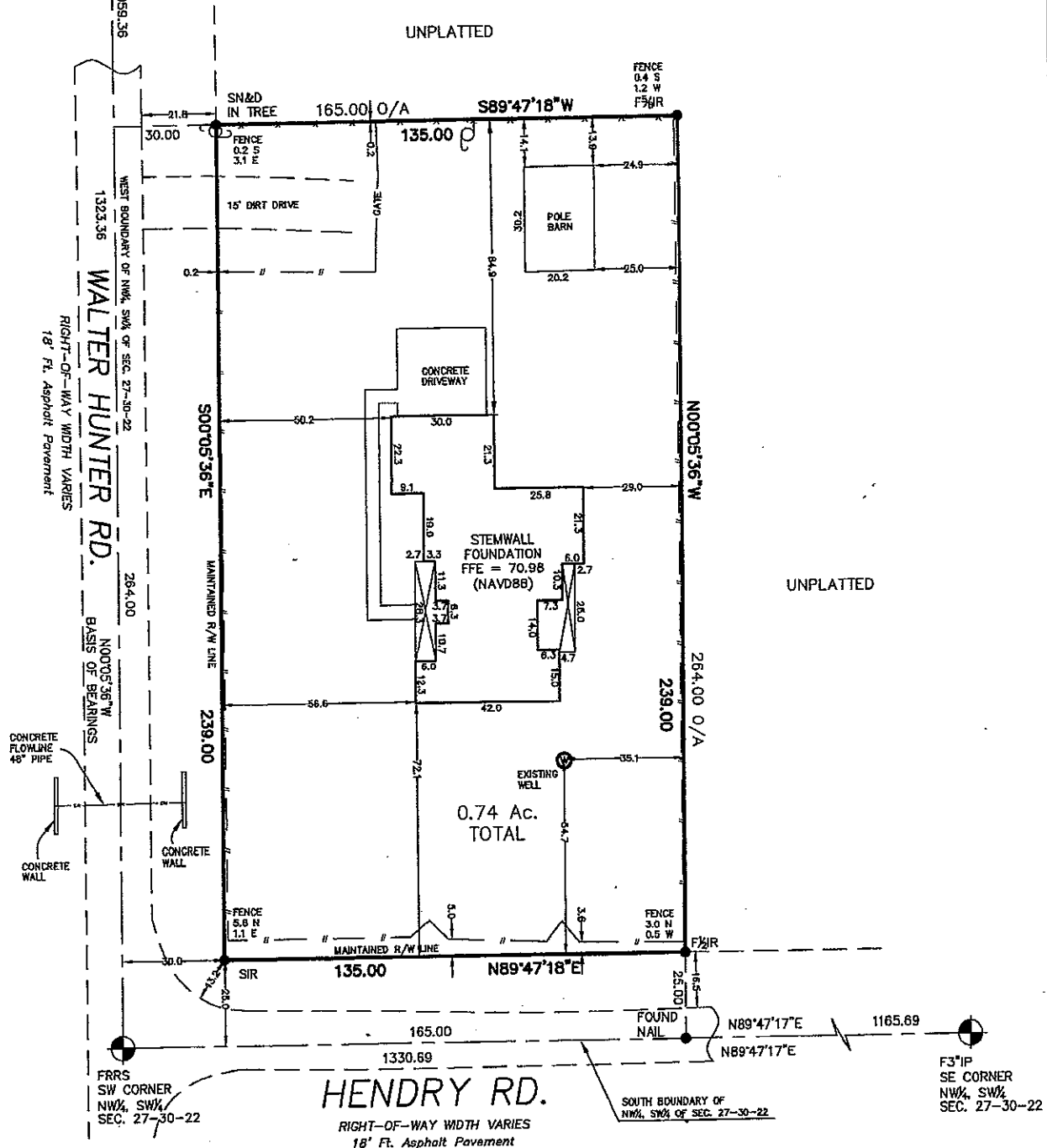
BEARINGS BASED AS NOTED
DRAWING SCALE 1"=30'



FN&D
NW CORNER
NW¼, SW¼
SEC. 27-30-22

FLOOD ZONE INFORMATION

According to current Flood Insurance Maps Issued by the Federal Emergency Management Agency, the property shown appears to lie within zone "X" PANEL NO. 12057C0555H approximate flood zone transition, if applicable, has been obtained and plotted from large scale maps and is depicted as accurately as possible. This survey by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this survey may or may not be subject to flooding; the Building Department or other custodial agency responsible for flood determination within this municipality may have additional information regarding flooding and restrictions on development.



ALL NOTES AND LEGENDS ON SHEET 1 APPLY TO THIS PAGE !
PRODUCT OF HILLSBOROUGH SURVEYING

(813) 707-9086

PROJECT 19-142

NOT VALID UNLESS ATTACHED WITH SHEET 1

SHEET 2 OF 2 120262

) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP

- 2) THIS SURVEY HAS BEEN PREPARED THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS IS A BOUNDARY SURVEY. CERTIFIED TO ONLY THOSE LISTED AS THE OWNERS. THE LIABILITY AND REPRESENTATION FROM THIS FIRM WILL NO LONGER BE VALID IN THE EVENT OF A RESALE, REFINANCE THROUGH ANY OTHER LENDER OR BANK, OR ANY OTHER TRANSACTION INVOLVING THE PROPERTY THIS MAP REPRESENTS.
- 15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.
- 17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- 21) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- 22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA
- 23) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARIES AS ANY NEED MAY ARISE , THE FEES (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY

THE SOUTH 264 FEET OF THE WEST 165 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 22 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAYS.

Donna Gail Vickers, N/k/A Donna Gail Doughty and Billy Gene doughty, Jr
MIDFLORIDA Credit Union, ISAOA
Hillsborough Title, Inc
Westcor Land Title Insurance Company

NOT VALID UNLESS ATTACHED WITH SHEET 2

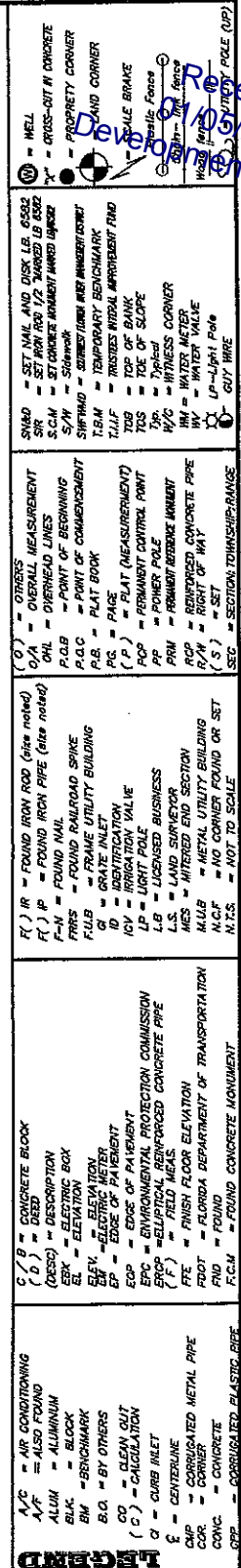
NOT VALID WITHOUT THE SIGNATURE AND
RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

SHEET 1 OF 2

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.05 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.)

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Professional Surveyor and Mapper Seal for Timothy W. Tew, State of Florida, License Number 5266.




21-0262

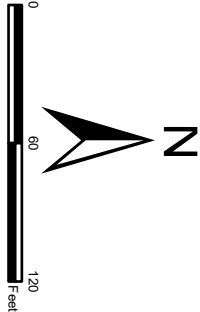


**Immediate Aerial
Zoning Map**

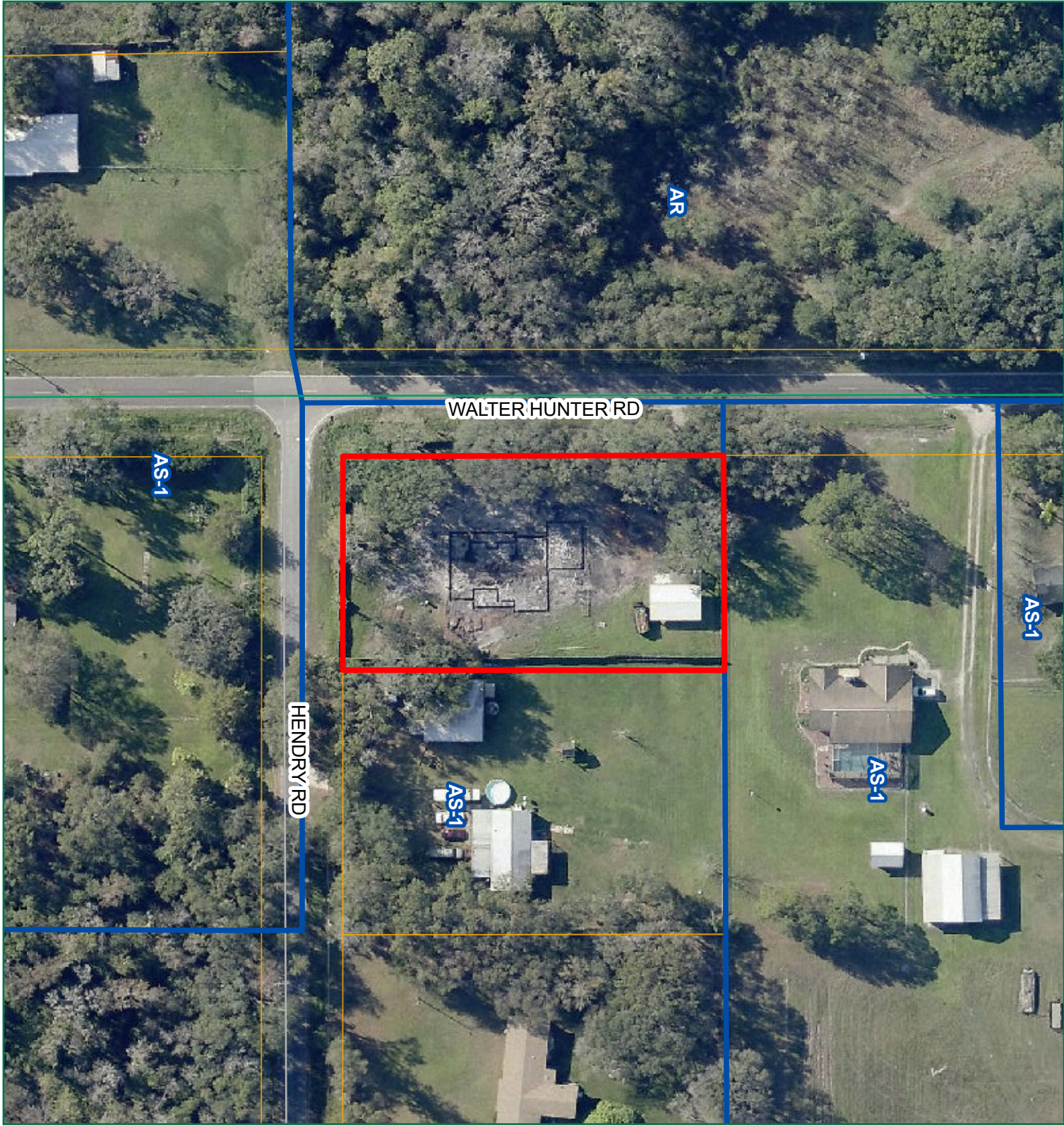
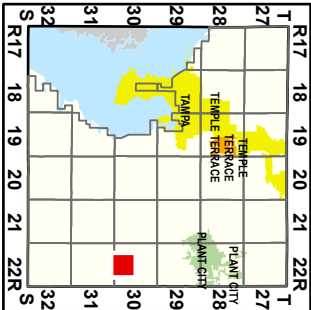
VAR 21-0262

Folio: 93906.0200

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-30-22



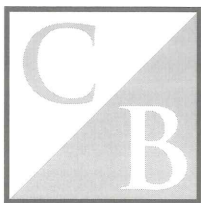
NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied. It is not to be used as a basis for any legal action or for any other purpose of recordability and fitness for a particular purpose.

SOURCE: This map has been prepared for the purpose of real property, land public records, it has been based on recorded deeds, plats, and other AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 07/29/2021 Path: G:\ZONING\GIS\Data\Zoning- Site.aprx



CARMAN &
BEVINGTON, P.A.
TRIAL ATTORNEYS

Allen S. Carman
ACarman@brandonlegal.com

Vanessa A. Bevington
Vanessa@brandonlegal.com

Michael J. Finegan
Michael@brandonlegal.com

February 19, 2021

Hillsborough County Developmental Services
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: Application for Variance -21-0262

Dear Sir/Madam:

Please find enclosed an Amended/Revised Variance Request and Variance Criteria Response regarding Variance Application 21-0262. These revised documents reflect that the applicants are no longer operating their business from the lot on which they are seeking a variance. These documents also reflect they are seeking a variance to allow a 6 ft decorative, wrought iron fence to be constructed along the front of their property.

Sincerely,

Allen S. Carman, Esquire

ASC/lc
Enclosures

Application Number: 21-0262

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.

Property owners are seeking a variance to allow for a decorative, rod iron, six (6) ft fence to be erected/maintained in the front yard of their property. The property is zoned AS-1. The property owners previously had a manufactured home on the property and used it as an office for their roofing business which previously included storing equipment and materials on the property. They maintained a six (6) ft. wooden fence around the property to deter potential theft and or vandalism of the equipment and materials they kept on the property. They have two German Shepard dogs that patrol the entire property. They have previously been the victims of theft and vandalism. Hillsborough County Code Enforcement cited the owners for having a 6ft fence in the front of their property.

They have recently built a beautiful single-family home on the property which they now use as their primary residence. They have removed all the vehicles and equipment related to the roofing business and have no vehicles in excess of one ton kept on the property. They previously purchased a decorative, rod iron 6 ft fence to be erected in the front of the property before they knew the LDC only permitted a 4 ft. fence. The property owners are seeking a variance to allow the new decorative fence and gate to be installed so their dogs can continue to protect the property and to deter potential criminal activity. The dogs can jump over a 4 ft fence. In addition, if the variance is denied, they will presumably lose the money used to purchase the new decorative, rod iron fence.

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

Section 6.07.02 LDC

ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No _____ Yes X
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 X If yes, please indicate the nature of the application and the case numbers assigned to the application(s): A Nonconforming Lot Review has been submitted to the County. Application No. 21-0405
3. Is this a request for a wetland setback variance? No _____ Yes X
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 _____ Public Wastewater _____ Private Well X Septic Tank X
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No X 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 (form may be obtained from **19th floor County Center**)

07/02/2011

Application Number: 21-0262

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 subject property is a rural area zoned AS-1. The existing fence surrounding the property has been in place for approximately 10 years. The owners have recently constructed a single-family home on the property. It was their intention to demolish the existing wood fence and replace the front fence with a decorative rod iron fence that they have already purchased. However, their new fence is also 6 ft. in height. The owners were not aware of the LDC that prohibited a 6 ft. fence in the front of their yard when they purchased it. The owners would like a 6 ft fence to protect the property from potential theft and vandalism.

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 Land Development Code (LDC) contains an error in the provision that applies to this issue creating an ambiguity and/or potentially an omission that may have created an exception to the height requirements for fences. Specifically, Section 6.07.02; C (2), LDC, provides in part as follows:

2. Agricultural Districts

- a. Fence regulations shall be the same as for residential districts except as provided in Paragraph 2, below...

Although the above provision references exceptions in what they describe as "Paragraph 2, below", there is no such paragraph. This error creates an ambiguity which renders this provision a nullity.

The error in the language of the LDC may have provided an exception that would have applied to the Applicants, thereby depriving them of their rights under the LDC. Accordingly, the literal requirements of the LDC which require a maximum fence height of 4 feet deprive these property owners of the right to protect their personal property.

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 requested variance simply requests that the applicants be entitled to erect and/or maintain a six (6) foot fence in their front yard as opposed to a four (4) ft. fence as required by the LDC. Applicants have obtained signatures from surrounding neighbors indicating they have no objection to the county granting the requested variance. Those signatures will be provided at hearing.

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 general intent and purpose of the LDC is to foster and preserve public health, safety, comfort and welfare of the citizens of Hillsborough County. (See Section 1.02.03 LDC) By allowing this variance to increase the height of the applicants' fence from 4 ft. to 6 ft, the applicants safety, comfort and welfare is enhanced as the new decorative rod iron fence, which has already been purchased by the applicants, will enhance the beauty and increase values of the subject property and the properties surrounding the subject property.

Application Number: 21-0262

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 applicants previously purchased the property with a manufactured home on the lot. The applicants are owners of a roofing company and previously used the lot to keep vehicles and other equipment on the property. They no longer keep any work related vehicles or equipment on the property. There are no commercial signs on the property. Customers of their roofing business do not come to the subject property. Hillsborough County found the existing 6 ft. wooden fence surrounding the property to be in violation of the existing LDC and issued a citation. However, the applicants had already purchased a decorative rod iron fence with a beautiful gate to be installed in the front of the property which now has their single family home on the lot. The existing wooden fence will be removed. The applicants need this variance to allow the installation of the decorative rod iron fence (which is also 6 ft.) that they purchased before they knew it was in violation of the LDC.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

By allowing this variance, the applicants' interests can be served in accordance with the intent of the LDC and the interests of the surrounding and adjacent landowners, (who have no objection to the variance) remain unaffected by the requested variance. Justice will be served because the applicants were not aware that a front fence could not be more than 4 ft in height. In the event the County refuses the variance, the applicants will lose the money they already paid for the fence and gate. The new decorative fence and gate will enhance the beauty of the subject lot and raise values for the lots in the area. It will also allow for increased safety and protection of the applicants who now live in a new single family home which was recently constructed. A 6 ft. fence will allow their German Shepard dogs to continue to roam the entire property without escaping. (The dogs can jump over a 4 ft fence). A 6ft fence will continue to deter criminal activity or vandalism which has previously occurred in the area.



CARMAN &
BEVINGTON, P.A.
TRIAL ATTORNEYS

223 Lithia Pincrest Rd. • Brandon, Florida 33511

TAMPA FL 335

19 FEB 2021 PM 5:41



UNITED STATES POSTAGE
PITNEY BOWES
\$000.51⁰
02 1P
0000684143 FEB 19 2021
MAILED FROM ZIP CODE 33511

Hillsborough County Developmental Services
601 E. Kennedy Blvd.
Tampa, Florida 33602

33602-493223



Prepared by: Ilhan Orosz

Columbia Title Agency, Inc.
1207 N. Franklin St. Suite 201
Tampa, FL
Incidental to the issuance of a title insurance policy.
File Number: 06-3237
Parcel ID #: 093906-0200

WARRANTY DEED

This WARRANTY DEED, dated 03/21/2008 by Micheal Warren and Larry Meals, as Co- Trustees of 11036 Walter Hunter Road Land Trust UTD 6/29/07, whose post office address is 23110 S.R. 54 # 321, Lutz, FL 33549, hereinafter called the GRANTOR, to Donna Gail Vickers, Unmarried and Billy Gene Doughty, Jr., Unmarried, whose post office address is 11036 Walter Hunter Rd., Lithia, FL 33547 hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all 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 \$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, FL, viz:

The South 264 feet of the West 165 feet of the NW 1/4 of the SW 1/4 of Section 27, Township 30 South, Range 22 East, of the Public Records of Hillsborough County, Florida, LESS road right of ways.

Said property is not the homestead property of the Grantor (s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) resides thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Ilhan Orosz

Signature: [Signature]
Print Name: Lisa B. Coe

Michael Warren and Larry Meals, as Co-Trustees of 11036
WALTER HUNTER ROAD LAND TRUST UTD 6/29/07

Signature: [Signature]
Micheal Warren

Signature: [Signature]
Larry Meals

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 3/21/08 by Micheal Warren and Larry Meals, as Co- Trustees of 11036 Walter Hunter Road Land Trust UTD 6/29/07 who is/are personally known to me or who has/have produced FL. D.L. as identification.

(SEAL)

RETURN TO COLUMBIA TITLE
1207 N. FRANKLIN ST.
TAMPA, FL 33602

Signature: [Signature]
Notary Public
Print Name:



21-0262



Received
01/05/2021
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: 11036 Walter Hunter City/State/Zip: Lithia TWN-RN-SEC: S27-T30-R22
Folio(s): 093906-0200 Zoning: AS-1 Future Land Use: _____ Property Size: .70

Property Owner Information

Name: Billy & Donna Doughty Daytime Phone: 813-240-6574
Address: 9207 Sunnyoak Dr. City/State/Zip: Riverview, FL 33569
Email: _____ FAX Number: _____

Applicant Information

Name: Billy & Donna Doughty Daytime Phone: 813-240-6574
Address: 9207 Sunnyoak Dr. City/State/Zip: Riverview, FL 33569
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Allen Carman, Esq. Daytime Phone: 813-654-3444
Address: 223 Lithia Pinecrest Rd City / State/Zip: Brandon, FL 33511
Email: acarman@Brandonlegal.com FAX Number: 813-657-1634

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.

Billy G. Doughty, Jr.
Signature of Applicant
Billy G. Doughty, Jr.
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.

Donna Doughty
Signature of Property Owner
Donna Doughty
Type or Print Name

Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 01/05/2021
Case Number: 21-0262 Public Hearing Date: 03/22/2021
Receipt Number: 21-0262



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0555H
FIRM Panel	12057C0555H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120555B
County Wide Planning Area	South Rural
Community Base Planning Area	SouthShore
Census Data	Tract: 013903 Block: 2016
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



January 4, 2021

1:1,300
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

RD, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EIS

Hillsborough County Florida

Folio: 93906.0200
PIN: U-27-30-22-ZZZ-000005-25500.0
DONNA GAIL AND BILLY GENE JR DOUGHTY
Mailing Address:
 9207 SUNNYOAK DR
 RIVERVIEW, FL 33569-5672
Site Address:
 11036 WALTER HUNTER RD
 LITHIA, FL 33547
SEC-TWN-RNG: 27-30-22
Acreage: 0.70915502
Market Value: \$30,759.00
Landuse Code: 0000 VACANT RESIDENT

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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.

21-0262