



**Hillsborough
County Florida**

LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 21-1116

LUHO HEARING DATE: October 25, 2021

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 June 24, 2021, is to allow for construction of a chain link 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 a chain link fence within the 30-foot wetland conservation area setback.

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.

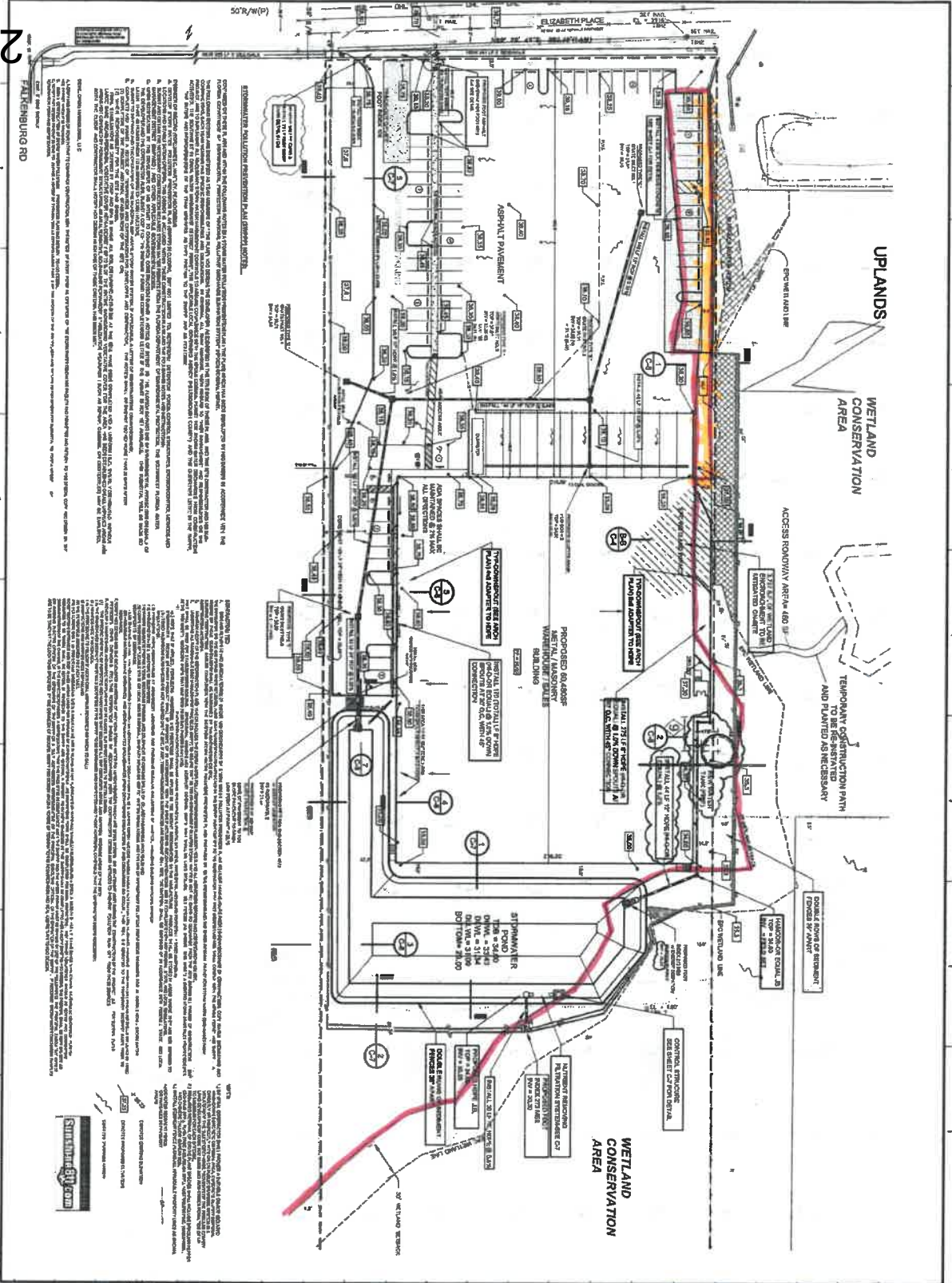
Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and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

The Development Services Natural Resources Section has no objections with the result contingent upon the Land Use Hearing Officer's acceptance and referral to the submitted site plan.

Attachments: Site Plan

ADMINISTRATOR'S SIGN-OFF

WETLAND SETBACK LINE
= PROPOSED FENCING



Sheet Name:
paving, grading, & drainage plan

Scale:
AS SHOWN

North Arrow:
[Symbol]

PROJECT: H3 Design CONSTRUCTION, PROBLEMS RESOLUTION, & IMPROVEMENTS TO THE H3 DESIGN FACILITY
CLIENT: H3 DESIGN
DESIGNER: H3 DESIGN
DATE: 1/14/18
PROJECT: H3 DESIGN CONSTRUCTION, PROBLEMS RESOLUTION, & IMPROVEMENTS TO THE H3 DESIGN FACILITY
DATE: 1/14/18

CONSTRUCTION DIMENSIONS:
C-2

Scale:
AS SHOWN

21-1116
068070-0000

Application Number: _____

VARIANCE REQUEST

1. Project Narrative: In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. *Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet*). If additional space is needed, please attach extra pages to this application.

Project ID # is an approved project as of 12/18/2020. This is the development of 2 lots totaling 14.55106 acres wherein 8.6099 acres are wetlands and only 5.94116 acres are uplands. A 60,480 sq. ft. plumbing and lighting distribution warehouse, including a 3,496 sq. ft. retail sales area will be built on the property. The applicant has made significant efforts to avoid wetland impacts, but some are unavoidable. The property previously had applied for a variance on the property to encroach into the wetland conservation area setback. However, the previous variance was requesting to construct a fence along with impervious pavement within the 30-foot wetland conservation area setback. The previous variance application was denied. Thus, the applicant revised the plans and is no longer applying to construct impervious pavement within the wetland conservation setback area. This current request for variance application is solely for the construction of a fence within the wetland conservation setback area. The property has had problems with vagrants entering the property through the wetland area and vandalizing the property--this vandalism resulted in a County citation given to the property owner (see citation attached hereto). Construction of this fence would help the property owner secure the property and would have minimal impacts on the wetland area.

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

Section 4.01.07--Environmentally Sensitive Areas--Wetlands and Natural Water Bodies

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 X 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 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 X Public Wastewater X Private Well _____ Septic Tank _____
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).

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?

SEE ATTACHED REPOSE.

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.

SEE ATTACHED REPOSE.

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.

SEE ATTACHED REPOSE.

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).

SEE ATTACHED REPOSE.

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.

SEE ATTACHED REPOSE.

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.

SEE ATTACHED REPOSE.

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?

- Many of the surrounding properties are protected by fencing which goes around the perimeter of the property. In order to similarly protect the subject property with fencing, the fencing will have to be placed within the setback for the wetland conservation area. The hardship which is unique to the subject property is that it directly abuts a large wetland area where many homeless vagrants either reside or congregate with regularity. The combination of the unfenced subject property and the population of homeless vagrants constantly frequenting the wetland conservation area has resulted in vandalizing of the subject property. Without fencing to secure the perimeter of the subject property, the property will continue to have problems with vandalization by these homeless vagrants.

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 literal requirements of the LDC would deprive the owner the ability to secure the subject property with fencing around its perimeter, a right which is commonly enjoyed by other properties in the same district and area.

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

- Allowance of this variance will not substantially interfere with or injure the rights of others because the owner of the subject property also owns the property in which the fence is proposed to be placed. Section 4.01.02.A. states that the purpose of regulating development within designated setbacks for wetland conservation areas is for the “protection of environmentally sensitive areas.” This variance would serve the purpose of both securing the subject property while protecting the wetland conservation area from trespass by customers as well as any debris which may incidentally stray off of the subject property.

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 proposed variance would be in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan. LDC Section 11.04.02.A.1. provides that a variance may be approved in cases that involve practical difficulties or unnecessary hardship. The inability of the owner of the subject property to secure the perimeter of the property with fencing has caused practical difficulties and unnecessary hardship because of trespassers to the property. As shown in the attached citation, the owner of the subject property was fined by the County for vandalism which was done to the subject property because of the owner's inability to secure the property with fencing. In addition, allowance of this variance would serve the reciprocal purpose of protecting the wetland conservation area from debris and customer access to the environmentally sensitive area.

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 situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the property owner. Rather, the situation sought to be relieved is that the wetland conservation area abutting the subject property is frequented by homeless vagrants who trespass onto, and vandalize, the subject property from the area which is not enclosed by fencing. The property owner is attempting to remedy a situation which is not the result of its illegal acts or actions. Further, the property owner is trying to take proactive action to prevent further damage to its property and to protect the wetland conservation area with a protective fence.

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.

- Allowance of the proposed variance will benefit the public by protecting the environmentally sensitive wetland conservation area from impacts resulting from the subject property (as is required by Section 4.01.02A. of the LDC). Further substantial justice will be done by preventing hardships to the property owner by allowing for a fence to secure the subject property. Without the protection of a fence, the subject property will continue to be unsecured and vulnerable to trespassers and vandalizers.

PREPARED BY AND AFTER
RECORDING RETURN TO:
Thomas C. Nash, II, Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200 (33756)
P.O. Box 1669
Clearwater, FL 33757

Consideration \$577,500.00

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GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made and executed as of the 4th day of October 2019, by **JOURNEY PROPERTIES, LLC, a Florida limited liability company** ("Grantor"), whose address is 3629 Little Road, Lutz, Florida 33548, to **ELIZABETH PLACE PROPERTIES, LLC a Florida limited liability company** ("Grantee"), whose address is 6365 53rd Street N., Suite B, Seminole, FL 33781.

WITNESSETH

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Hillsborough County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to ad valorem taxes for the year of closing and subsequent years, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The Real Property is not now nor has it ever been the homestead of the Grantor.



21-1116

668070-0000

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

JOURNEY PROPERTIES, LLC,
A Florida limited liability company


[Witness Signature Above]
Charles Moore
[Print Witness Name Above]

[Witness Signature Above]
Ashleigh Jarrett
[Print Witness Name Above]

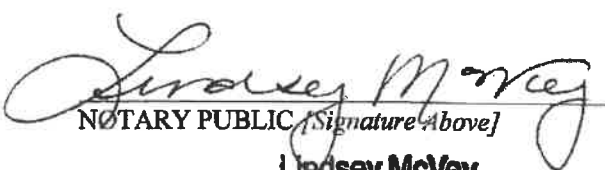
By: 
Anna K. DuMont, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of October 2019, by Anna K. DuMont, as the Manager of Journey Properties, LLC a Florida limited liability company, who is personally known to me or who has produced _____ as identification.



(NOTARIAL SEAL)


NOTARY PUBLIC [Signature Above]
Print Name: Lindsey McVey
My Commission Expires: _____

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's Parcel Identification Number: 0680700000

21-1116

068070-0001

EXHIBIT "A"
Legal Description

That part of Tracts 11 and 14, in the Northwest 1/4 of Section 20, Township 29 South, Range 20 East, SOUTH TAMPA Subdivision, according to map or plat thereof recorded in Plat Book 6, Page 3, Public Records of Hillsborough County, Florida, and adjacent platted right-of-way, described as follows:

From the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 29 South, Range 20 East, Hillsborough County, Florida, run thence S 00° 04' 36" W., 35.00 feet along the East boundary of said Southwest 1/4 of the Northwest 1/4, to the South right-of-way line of Elizabeth Place for a POINT OF BEGINNING; run thence S. 00° 04' 36" W., 1233.70 feet, along said East boundary to a point 68.59 feet Northerly of the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence S. 45° 11' 02" W., 84.69 feet, along the Northwesterly right-of-way line of Access Road No. 1, State Road 93-A (Interstate 75) Section 10075-2407; thence N. 89° 42' 33" W., 222.20 feet, along the North right-of-way line of said Access Road No. 1, thence N 00° 02' 32" E., 1289.78 feet to the South right-of-way line of Elizabeth Place, thence N 89° 29' 47" E., 282.98 feet, along said South right-of-way line (35 feet South of and parallel with the North boundary of said Southwest 1/4 of the Northwest 1/4), to the POINT OF BEGINNING.

PREPARED BY AND AFTER
RECORDING RETURN TO:
Thomas C. Nash, II, Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200 (33756)
P.O. Box 1669
Clearwater, FL 33757

Consideration \$472,500.00

[Space Above This Line for Recording Data]

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made and executed as of the 4th day of October 2019, by **PRIDE ROAD, LLC, a Florida limited liability company** ("Grantor"), whose address is 3629 Little Road, Lutz, Florida 33548, to **ELIZABETH PLACE PROPERTIES, LLC a Florida limited liability company** ("Grantee"), whose address is 6365 53rd Street N., Suite B, Seminole, FL 33781.

WITNESSETH

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Hillsborough County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to ad valorem taxes for the year of closing and subsequent years, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The Real Property is not now nor has it ever been the homestead of the Grantor.


21-1116

068070-0000

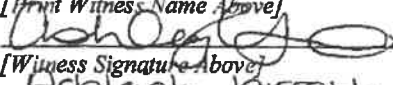
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

PRIDE ROAD, LLC,
A Florida limited liability company



[Witness Signature Above]
Charles Moore

[Print Witness Name Above]


[Witness Signature Above]
Ashleigh Jarrett

[Print Witness Name Above]

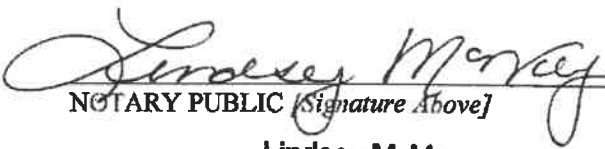
By: 

Anna K. DuMont, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of October 2019, by Anna K. DuMont, as the Manager of PRIDE ROAD, LLC a Florida limited liability company, who is personally known to me or who has produced _____ as identification.





NOTARY PUBLIC [Signature Above]
Print Name: Lindsey McVey
My Commission Expires: _____

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's Parcel Identification Number: 0680560125

21-1116

068070-00

EXHIBIT "A"
Legal Description

Being that part of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 29 South, Range 20 East, Hillsborough County, Florida, more fully described as follows:

Commence at the Northwest corner of the said Southeast 1/4 of the Northwest 1/4 of Section 20; thence South 00°03'35" West along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 20, for a distance of 583.67 feet; thence South 89°55'53" East for a distance of 59.99 feet to the Point of Beginning thence North 00°04'07" East for a distance of 452.75 feet; thence South 89°55'53" East for a distance of 517.14 feet to a point on Westerly Limited Access Right of way line of Interstate 75 (State Road #93-A) thence South 09°03'15" West along the said Limited Access right of way line for a distance of 458.46 feet; thence North 89°55'53" West for a distance of 444.98 feet to the Point of Beginning.

And

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.00°04'07"W., 130.91 feet along the Westerly boundary line of said Southeast 1/4 of the Northwest 1/4 said line also being the Easterly boundary line of that parcel described in Official Records Book 17801, Page 60 of the Public Records of Hillsborough County, Florida to the Point of Beginning; thence S.89°55'29"E., 60.06 feet along the Westerly extension of the Northerly boundary line of that parcel described in Official Records Book 18577, Page 1085 of the Public Records of Hillsborough County, Florida to the Northwest corner thereof; thence along the Westerly boundary line of said parcel described in Official Records Book 18577, Page 1085 the following two courses: S.00°10'17"W., 114.82 feet; thence S.00°04'39"W. 337.95 feet to the Southwest corner of said parcel described in Official Records Book 18577, Page 1085; thence S.89°55'20"E., 0.19 feet along the Southerly boundary line of said parcel described in Official Records Book 18577, Page 1085 to the Northwest corner of that parcel described in Official Records Book 4485, Page 865 of the Public Records of Hillsborough County, Florida; thence S.00°05'34"W., 704.51 feet along the Westerly boundary line of said parcel described in Official Records Book 4485, Page 865 to the Southwest corner thereof, said point being on the Westerly limited access right-of-way line of State Road 93-A (Interstate 75); thence S.52°51'46"W., 74.95 feet along said Westerly limited access right-of-way line to the said Westerly boundary line of said Southeast 1/4 of the Northwest 1/4 of said Section 20; thence N.00°04'07"E., 1202.60 feet along said Westerly boundary line, said line also being the Easterly boundary line of said parcel described in Official Records Book 17801, Page 60 and the Westerly boundary line of Parcel III as recorded in Official Records Book 8426, Page 1846 of the Public Records of Hillsborough County, Florida to the Point of Beginning.



Received
06/24/2021
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: 10229 Elizabeth Place City/State/Zip: Tampa, FL 33619 TWN-RN-SEC: S20/T29S/R20E
Folio(s): 068070-0000 & 068056-0125 Zoning: M & PD Future Land Use: Urban Mixed Use-20 Property Size: 5.05 & 3.67 Acres

Property Owner Information

Name: Elizabeth Place Properties LLC Daytime Phone: 727-638-1800
Address: 6365 53rd Street N, Suite B City/State/Zip: Pinellas Park, FL 33781
Email: ChrisL@hydrodc.com FAX Number: 727-623-0970

Applicant Information

Name: Hydrologic Distribution Company Daytime Phone: 727-638-1800
Address: 6365 53rd Street N, Suite B City/State/Zip: Pinellas Park, FL 33781
Email: ChrisL@hydrodc.com FAX Number: 727-623-0970

Applicant's Representative (if different than above)

Name: Brian J. Aungst, Jr., Esq. Daytime Phone: 727-441-8966
Address: 625 Court Street, Suite 200 City / State/Zip: Clearwater, FL 33756
Email: BJA@macfar.com FAX Number: 727-442-8470

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

Signature of Applicant

Type or Print Name

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

Signature of Property Owner

Type or Print Name

Intake Staff Signature: Ana Lizardo

Office Use Only

Intake Date: 06/24/21

Case Number: 21-1116

Public Hearing Date: 09/20/21

Receipt Number: _____

Development Services Department, 601 E Kennedy Blvd. 20th Floor

07/07/2021

21-1116

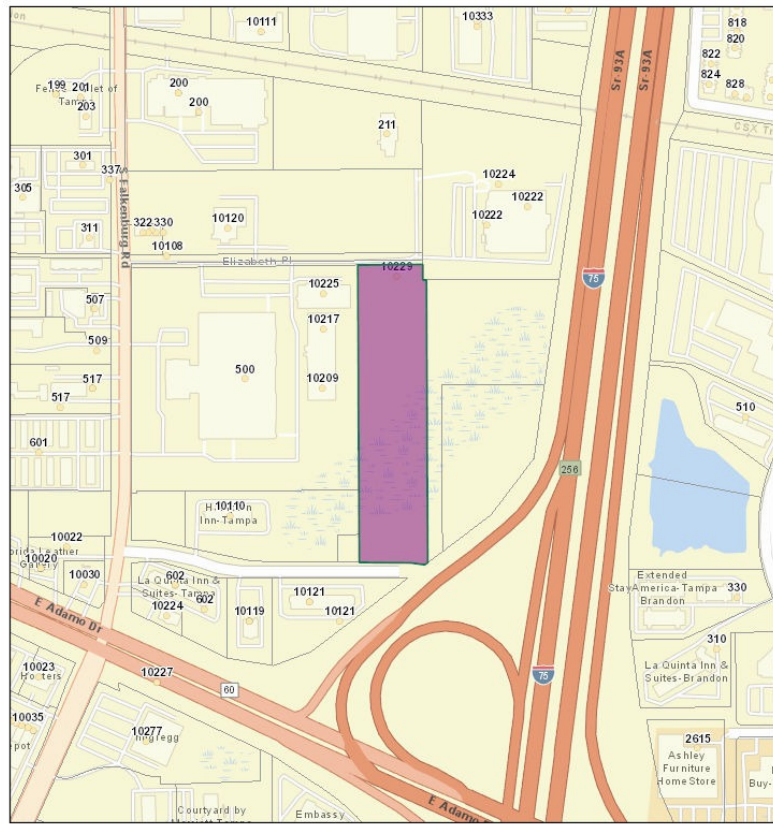
068070-0000



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	M
Description	Manufacturing
Flood Zone:AE	BFE = 32.3 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012211 Block: 1035
Future Landuse	UMU-20
Urban Service Area	USA
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 68070.0000



July 26, 2021

1:5,321
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km

PG, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 68070.0000
PIN: U-20-29-20-663-000002-52610.0
ELIZABETH PLACE PROPERTIES LLC
Mailing Address:
 6365 53RD ST N
 PINELLAS PARK, FL 33781-5627
Site Address:
 0 HORACE AVE
 TAMPA, FL 33619
SEC-TWN-RNG: 20-29-20
Acreage: 8.79302979
Market Value: \$535,982.00
Landuse Code: 4000 VACANT INDUS.

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

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

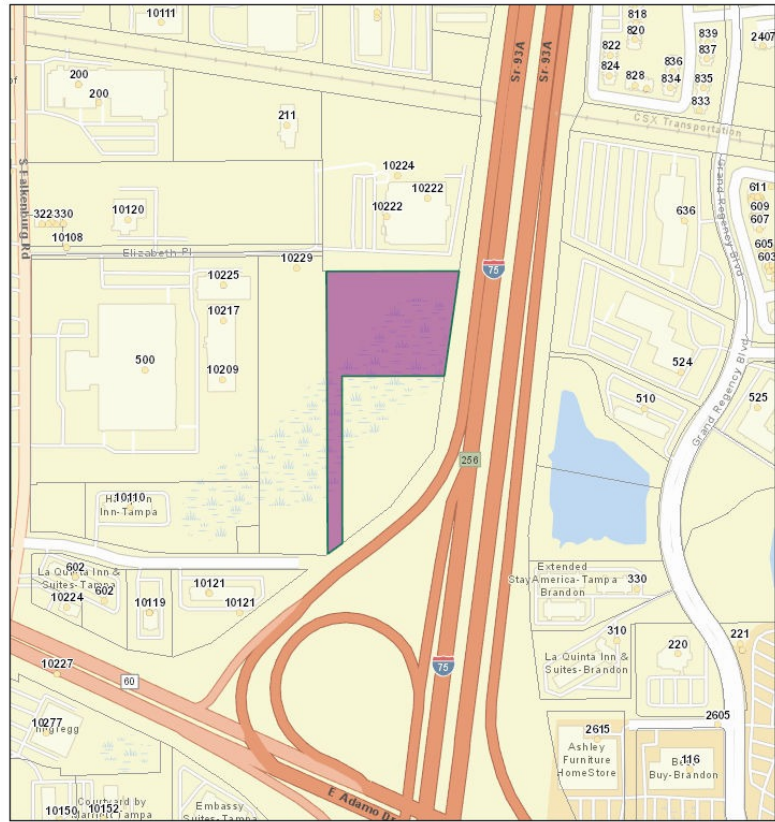
21-1116



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	IPD-2
Description	Interstate Planned Development
RZ	96-0180
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	09-0082
Flood Zone:AE	BFE = 32.3 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Planned Development	IPD-2
Re-zoning	null
Census Data	Tract: 012211 Block: 1035
Future Landuse	UMU-20
Urban Service Area	USA
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 68056.0125



July 26, 2021

1:5,321
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km

PG, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 68056.0125
PIN: U-20-29-20-ZZZ-000002-52390.0
ELIZABETH PLACE PROPERTIES LLC
Mailing Address:
 6365 53RD ST N
 PINELLAS PARK, FL 33781-5627
Site Address:
 0 PRIDE RD
 TAMPA, FL 33619
SEC-TWN-RNG: 20-29-20
Acreage: 6.77143002
Market Value: \$492,249.00
Landuse Code: 4000 VACANT INDUS.

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.

21-1116

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