

25 F

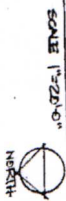
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GENERAL INFORMATION

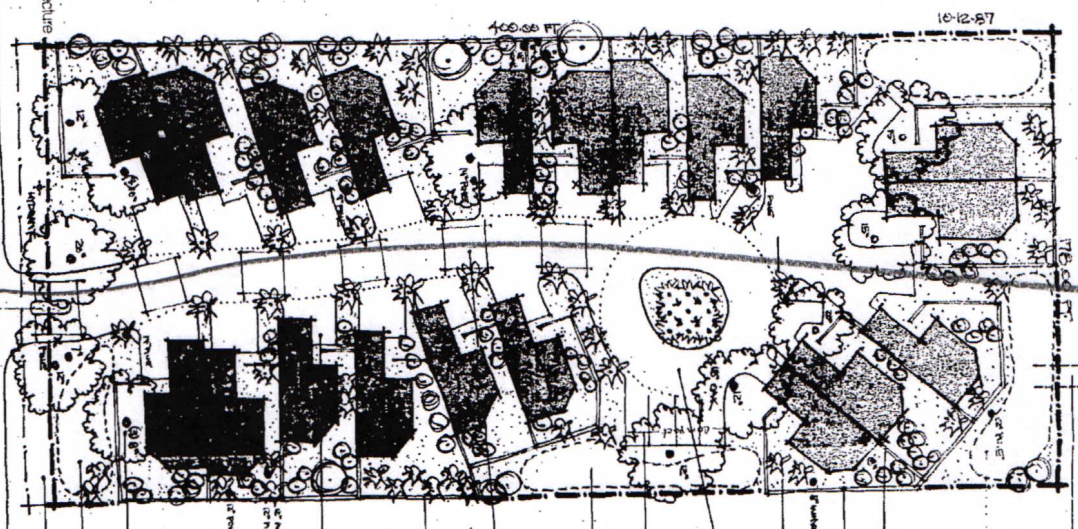
- 1. TOTAL ACRES: 12.5 AC
- 2. TOTAL RESIDENTIAL DENSITY - 20 UNITS / 12.5 AC
- 3. TOTAL UNITS: 20 UNITS
- 4. DEVELOPMENT SCHEDULES:
 - CONSTRUCTION PHASE 1 - 2 STREETS UNITS
 - CONSTRUCTION PHASE 2 - 2 STREETS UNITS
- 5. PUBLIC UTILITIES:
 - SCHOOL - 1/2 MILE - NORTH
 - FIRE STATION - 1/2 MILE - NORTH
 - WATER - 1/2 MILE - NORTH
 - SEWER - 1/2 MILE - NORTH
 - GAS - 1/2 MILE - NORTH
 - TRASH - 1/2 MILE - NORTH
- 6. CONCEPT & MAINTENANCE:
 - CONCEPT - CONCEPT V
 - MAINTENANCE - CONCEPT V
- 7. IMPROVEMENTS:
 - 1. 20 - 28' DIA. 2 STREETS UNITS 12000 / 28' DIA. HT
 - 2. SETBACKS: FRONT - 30' / SIDES - 10' / REAR - 10'
 - 3. TOTAL FLOOR AREA: 42,600 SF
 - 4. PARKING: 2 SPACES PER UNIT (COVERED) (40)
 - 5. SANITATION: CURB SIDE PICKUP (SEE PLAN R & T) (TYPICAL)
 - 6. CITY H2O & SEWER
 - 7. 2 OAKS & 6 PINE TREES TO BE REMOVED - 31 SAVED
 - 8. EXISTING BASEMENT FOUNDATION TO BE REBUILT - 21 SAVED
 - 9. EXISTING MODULE WIDTH - 62' 0"

SITE PLAN

PRODUCT DEVELOPMENT BY
STANDER PROPERTIES
INCORPORATED



URBANFORMER architecture



- 30' RADIUS TURNAROUND
- EXISTING FLOORING
- RETENTION
- MIN 2" FIBER OPTIC (SEE SETBACKS)
- 6" FENCE (TYPICAL)
- PARKING SPACE (TYPICAL) (SEE BACK TO BACK)
- EXISTING TREES (PINE - OAKS)
- RETENTION
- 50' P/W TO CITY
- EL ROAD AVENUE

Ord. 9881-A

2023

25

MAP OF SURVEY
SECTION 16 TOWNSHIP 30 SOUTH RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

BEARING OF:
SECTION 16, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 225.10 FEET, OF BLOCK 2 OF WALL'S SUBDIVISION ACCORDING TO A MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, PLAT # 757543, DO HILLS, CO. TAX ROLL 5 FLOOD ZONE CERTIFICATION This property is in FLOOD ZONE B as per Flood Insurance Rate Map 12014 Panel 0043 C by Revised 30 SEP. 1992

CREATED TO:
LEWIS M. HARRIS JR. AND CONSTANCE O. HARRIS
MARRIAGE - OMEGA VITAL INSURANCE
AMERICAN FLOUNDER TITLE INSURANCE CO.
FLORIDA BANK OF TAMPA, N.A.

SURVEYORS NOTES:
Bearings are assumed.
The center-line of Elrod Avenue being assumed 589'46.04' W.
Boundary Survey
Job #11-98-107
Bk. 1-98 Page 48

LEGEND:
FIR - Found iron rod
FIP - Found iron pipe
FCM - Found concrete Monument
SCIP - Set capped iron pipe
FRR - Found railroad spike
FND - Found nail and disc
SND - Set nail & disc
EPIP - FOUND CAPPED IRON PIPE.

NOTES:
Lands shown hereon were not abstracted by R.J. FLOURNOY for easements, rights of way or record or restrictions of record, which an accurate title search or an inspection of Public Records may reveal. Therefore R. J. FLOURNOY makes no warranty or representations relative to the same.

This survey does not reflect or determine ownership.
The survey depicted here is not covered by professional liability insurance.
Self insured for over 20 years

SURVEYED IN THE FIELD AND
DRAWN BY A REGISTERED LAND
SURVEYOR

This certifies that the survey represented hereon was made under my direct supervision, that it exceeds the Minimum Technical Standards, set forth by the Florida Board of Land Surveyors pursuant to section 472.027 Florida Statutes.

Robert J. Flournoy 7 Dec 1998
ROBERT J. FLOURNOY
Florida Land Surveyor #1540

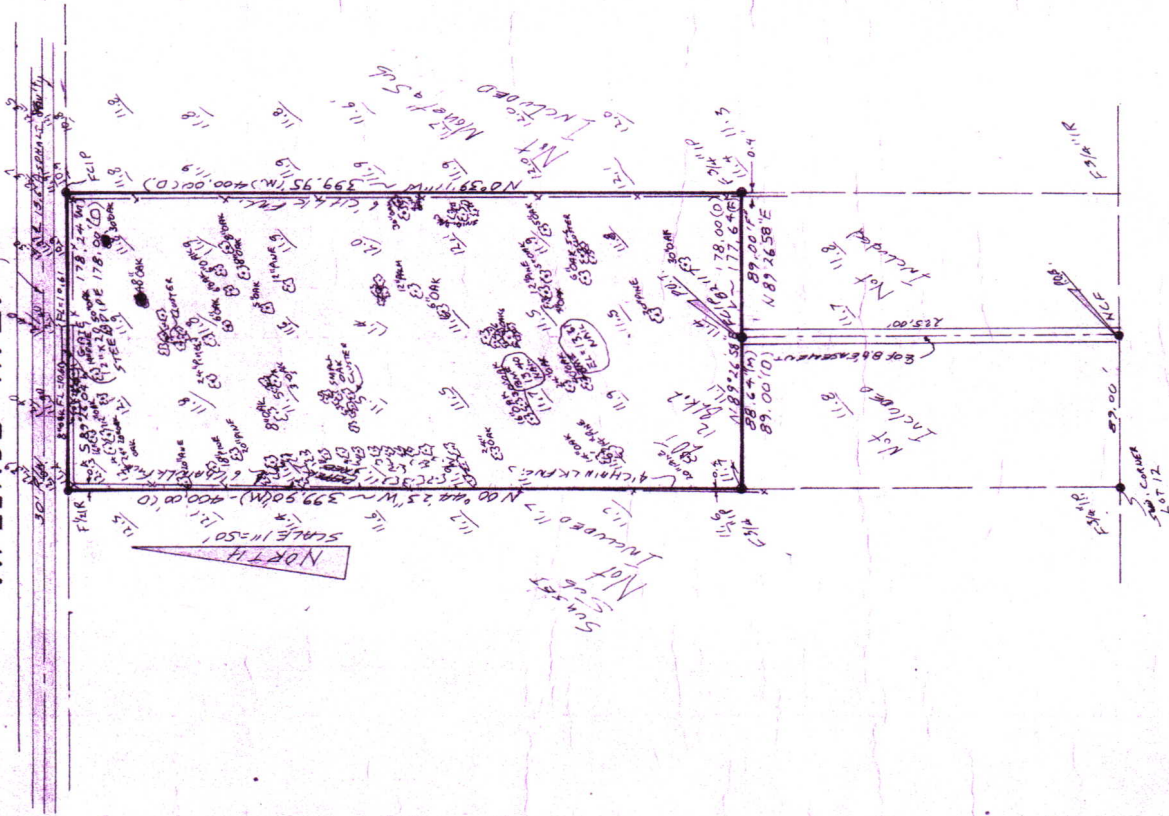
This survey is not valid unless imprinted with an embossed surveyors seal.

ROBERT J. FLOURNOY
LAND SURVEYOR
2424 CHARLES WAY
TAMPA, FLORIDA 33618-4505
1-813-933-6101



10 Dec 1998 Correcting
Added (Feet) to Legal description after 225 ELEVATIONS & TREES ADDED 25 MARCH 1999

W. ELROD AVE.



BENCHMARK USED
CITY OF TAMPA
CIRCUIT 63 B.M.# B0400
ELEV. = 12.25' M.S.L.

hereon were not
 R.J. FLETCHER
 rights of way
 restrictions of
 an associate title
 inspection of public
 reveal, therefore

any takes no
 representation
 be same.

does not reflect
 ownership.

dicted here is not
 professional liability
 for over 20 years

HE FIELD AND
 REGISTERED LAND

s that the survey represented herein
 r any direct supervision and reports or
 minimum Technical Standards, Chapter
 North by the Florida Board of Land
 esultant to section 412.027 Florida

[Signature]
 Surveyor #1540

29 JUNE 1999

not valid unless imprinted
 and surveyor's seal

GRANDY

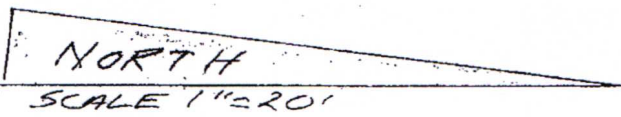
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26 SEPT 1999

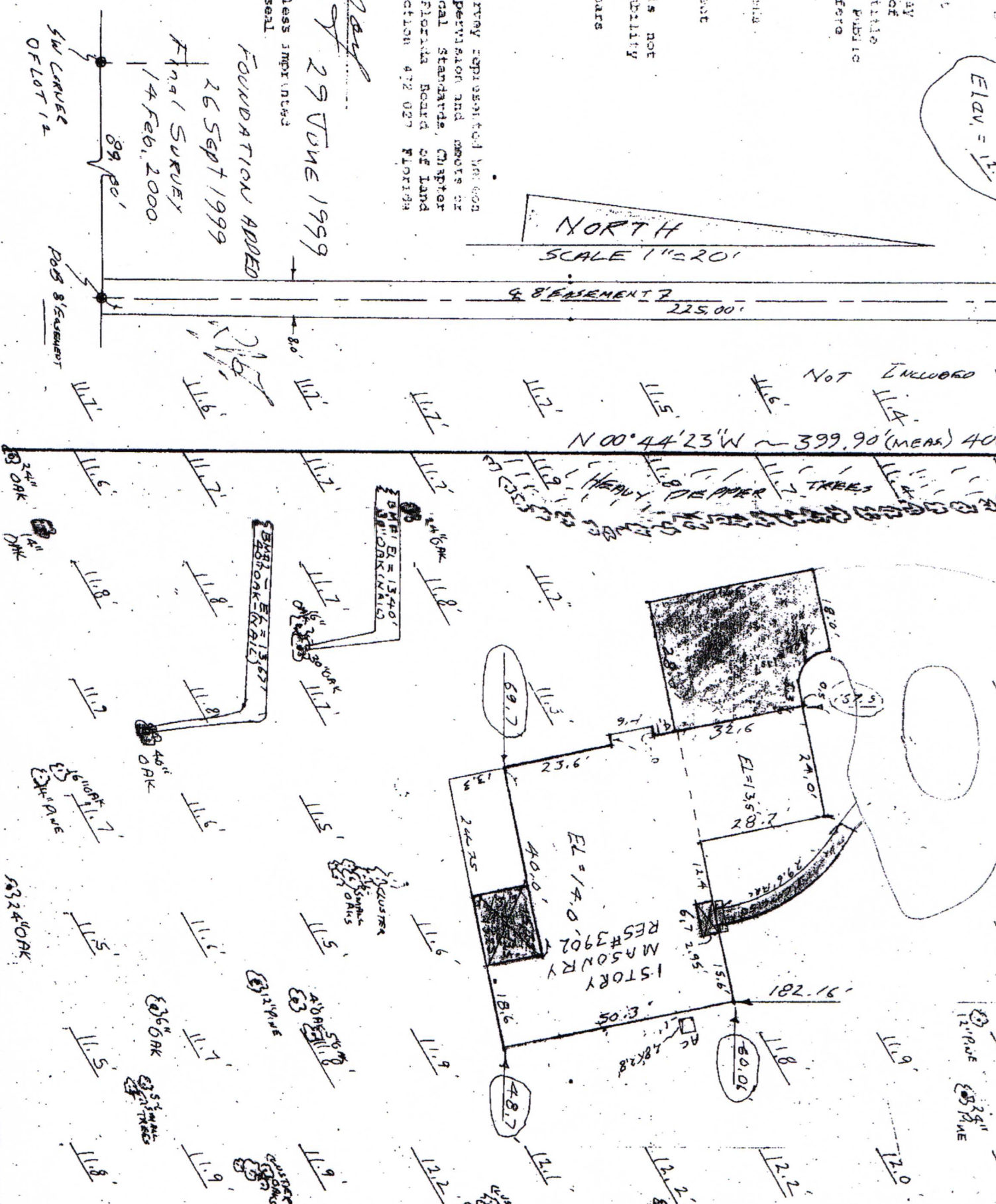
Final SURVEY

14 Feb. 2000

FOUNDATION ADDED



8' EASEMENT 225.00'



NOT INCLUDED

N00°44'23"W ~ 399.90' (MEAS) 40'

HEAVY DEEPER TREES

1 STORY MASONRY
 RES#3902
 EL = 14.0'

BASE EL = 13.40'
 8' EASEMENT

BASE EL = 13.67'
 40' OAK (6/12)

44" OAK

6" OAK

32" OAK

36" OAK

5" OAK

40" OAK

40" OAK

40" OAK

12" OAK

32" OAK



ORDINANCE NO. 91881 -A

AN ORDINANCE REZONING PROPERTY IN THE GENERAL VICINITY OF THE 3800 BLOCK OF ELROD AVENUE, IN THE CITY OF TAMPA, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN SECTION 1, FROM ZONING DISTRICT CLASSIFICATION RS-60 TO PD; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, a public hearing as required by law was held in City Council Chambers, Third Floor, City Hall, 315 East Kennedy Boulevard, Tampa, Florida, relating to the rezoning of the real estate described in Section 1 of this ordinance under the terms and provisions of Chapter 43A, City of Tampa Code; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. That the Zoning District Classification upon the following described real estate, situate, lying and being in the City of Tampa, County of Hillsborough and State of Florida, more particularly described as follows:

LEGAL DESCRIPTION: Lot 12, Block 2, WALL'S SUBDIVISION, as per map or plat thereof, as recorded in Plat Book 3, Page 69, Public Records of Hillsborough County, Florida, LESS the South 225 feet.

which is presently zoned RS-60 under City of Tampa Code Chapter 43A, be changed to ZONING DISTRICT CLASSIFICATION PD, as provided for in Chapter 43A, City of Tampa Code, and that the zoning map be amended to reflect said change on the above described legal description and all information shown thereof shall be as much a part of this ordinance as if such information set forth on said zoning map of the City of Tampa was all fully described and set out herein.

Section 2. That said Zoning District Classification is to be controlled by a site development plan dated 11/9/87, a copy of which is attached hereto and by reference made a part hereof (Exhibit A.)

Section 3. That the approval of this rezoning shall not release the petitioner from meeting all other applicable sections of the City of Tampa Code, as such sections relate to the actual permitting and development of the rezoned site.

Section 4. That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby repealed.

Section 5. This ordinance shall take effect immediately upon becoming a law.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON DEC 17 1987.

ATTEST:

Frances Bragg
CITY CLERK

Jim Viano
CHAIRMAN, CITY COUNCIL

APPROVED by me on DEC 18 1987

PREPARED AND APPROVED BY:

Sandra W. Freedman
SANDRA W. FREEDMAN, MAYOR

Gina K. Grimes
ASSISTANT CITY ATTORNEY

STATE
COUNTY
PUBLIC
RECORDS
OFFICE
TAMPA
FLORIDA
PUB
PROI
287-
P87-
P87-
287-
L87-
web p

DEC

A
public
hearing
conducted
at the
of an
open
public
hearing
the 1
month

SWC

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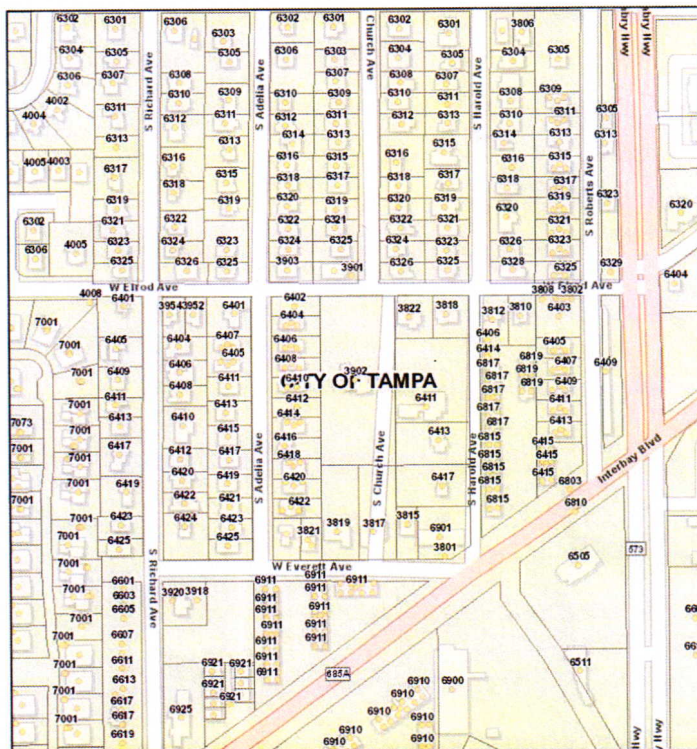
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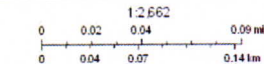
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	City of Tampa
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0457H
FIRM Panel	12057C0457H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201140043C
Census Data	Tract: 007002 Block: 3001
Future Landuse	R-35
Future Landuse	R-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 137343.0000



July 17, 2019



© Hillsborough County - Public Works - Geomatics - Data & Addresses. 8/10

Hillsborough County Florida

Folio: 137343.0000
PIN: A-16-30-18-41X-000002-00012.0
LOUIS M HARRIS AND CONSTANCE OATES-HARRIS
Mailing Address:
3902 W ELROD AVE
TAMPA, FL 33616-2656
Site Address:
3902 W ELROD AVE
TAMPA, FL 33616
SEC-TWN-RNG: 16-30-18
Acreage: 1.65
Market Value: \$868,037.00
Landuse Code: 0100 SINGLE FAMILY

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