



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

January 2, 2026

XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX

**Subject: Nonconforming Lot Determination
NCL 26-0239
Parcel Folio 2078.0050
No Address (Odessa, FL)**

BOARD OF COUNTY COMMISSIONERS

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Gregory S. Horwer

Dear Sir or Madam:

Development Services Department staff have performed a Legal Nonconforming Lot review for the subject parcel pursuant to your application, NCL 26-0239. The subject parcel is zoned **Agricultural - Single-Fam Conventional (ASC-1)** which requires a minimum lot size of **1 acre** and minimum lot width of **150 feet**. However, the subject parcel is **0.73 acres** in size and **97 feet** in width.

Pursuant to Land Development Code Section 11.03.03, lots, tracts or parcels existing prior to July 26, 1989, shall be deemed pre-existing and may be certified as legally nonconforming by the Administrator.

Staff has compared the legal description on the current property deed dated **October 24th, 2025** (Instrument 2025460086) with the legal description on a past deed for the property dated **Nov 16th, 1976** (OR Book 3178/Pages 1189) and finds that both deeds describe the same parcel.

Based on these findings, it has been determined the subject parcel is a **Legal NONCONFORMING LOT** pursuant to the provisions of LDC Section 11.03.03.

Additionally, it had been determined that, pursuant to LDC Section 11.03.03.D, required building setbacks for subject parcel are those of the ASC-1 district.

Sincerely,


Israel Moasanto, Executive Planner
Community Development Section
Development Services Department

Attachments:

Current Property Deed (Instrument #: 2025460086)
Past Property Deed (OR Book 3178/Pages 1189)