

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 24-0790
LUHO Hearing Date: July 29, 2024
Requested Classification: 4-COP

1.0 APPLICATION SUMMARY

Applicant: Boulevard Supper Club LLC
Zoning: PD
FLU Category: RP-2
Service Area: Urban
Community Plan Area: South Shore Areawide Systems
Overlay: None
Special District: None
Use: Restaurant within Commercial Shopping Center
Total Wet Zone Area Requested: 4,372 SF
Inside Area Requested: 3,786 SF
Outside Area Requested: 586 SF
Location: 15260 Fishhawk Blvd.; Folio: 88078.0050



Introduction Summary:

The applicant is requesting a 4-COP alcoholic beverage permit with distance separation waivers to allow for a restaurant at 15260 Fishhawk Blvd. The property is zoned PD 89-0098, which allows the host use and consideration of the requested AB permit.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 250 Feet	Yes

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 18-1314
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

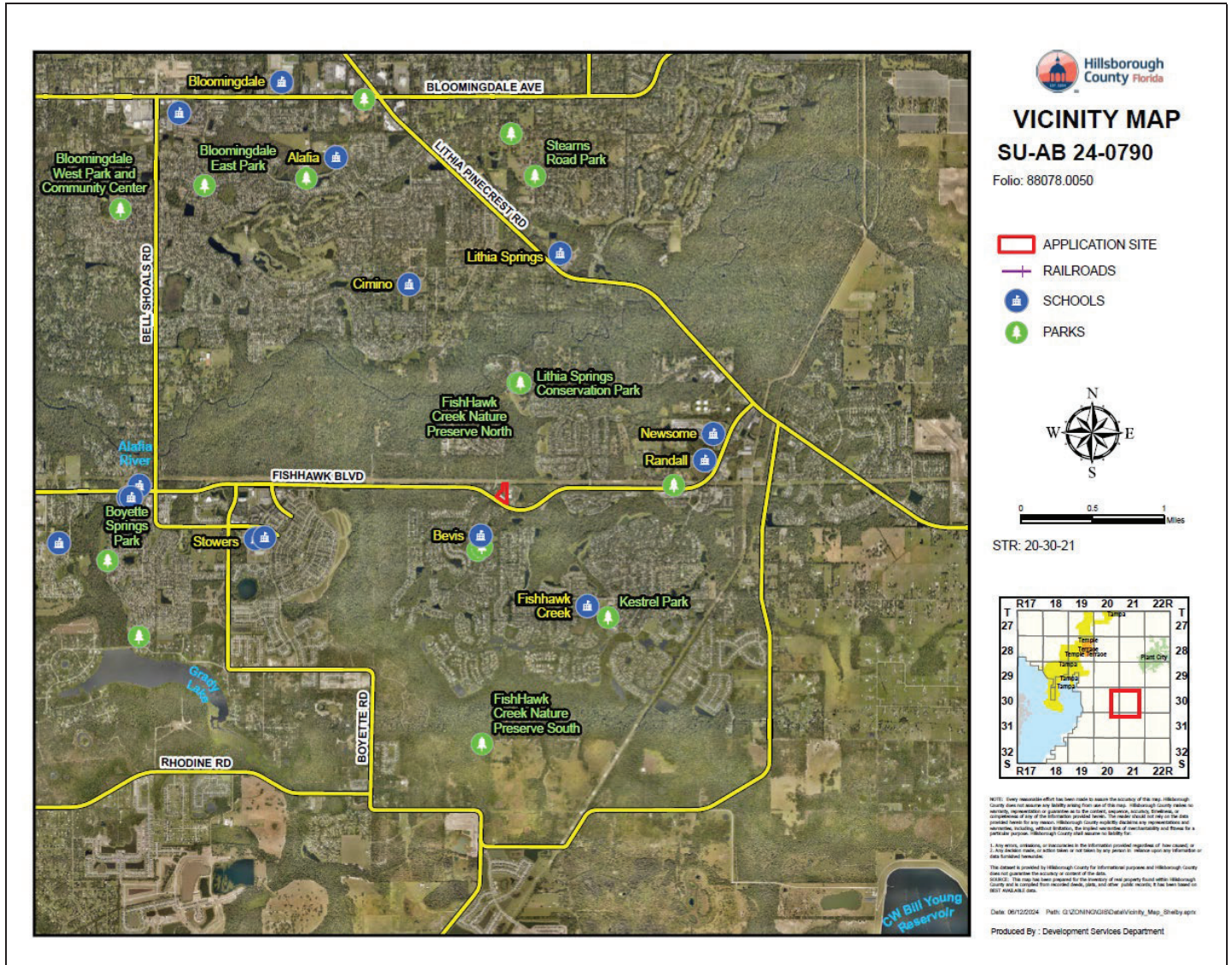
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	290 feet	210 feet
Community Uses:	Fishhawk Fellowship Church (210'), Creative World School (childcare) (350')		

Applicant's Justification:

The business replaces an existing licensed business. Both the previous business and the neighboring business (Scrambled Egg) have had waiver hearings and were approved by the LUHO and without objection from the community. While the proposed wet zone area is within the 500-foot area, the business is separated from its non-commercial neighbors by significant topological features and major thoroughfares effectively placing them further outside the zone.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The surrounding area is a mixture of a preservation area, commercial, and institutional uses along Fishhawk Boulevard, as well as single family residential development to the south of Fishhawk Boulevard.

4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

The proposed wet zoning and associated restaurant are located within an existing commercial strip center with access to the property from Fishhawk Boulevard to the south. The proposed wetzoning location has an existing 2-COP alcoholic beverage permit, which will be rescinded upon approval of SU-AB 24-0790. Prior to the 2-COP alcoholic beverage permit approval, a 2-COP-X alcoholic beverage permit existed on the site in the same location.

There is no direct pedestrian or vehicular access between the proposed wetzone area and the church or childcare center. Both pedestrian and vehicular access requires utilizing the Fishhawk Boulevard right-of-way and sidewalks to move from the proposed wetzoning area to the church or childcare center.

The proposed wet zoning is separated from the Fishhawk Fellowship Church site by a row of shade trees and a retention pond. Additionally, the proposed outdoor wet zone area faces toward the west, away from the church entrance and the route of travel from the proposed wet zoning to the church building access exceeds 500 feet.


The proposed restaurant is separated from the Creative World School by an intervening property developed with a commercial building, as well as Osprey Ridge Dr. roadway (approximately 100 feet in right of way width), and two rows of shade trees. Additionally, the route of travel from the proposed wet zoning to the childcare center building access exceeds 500 feet.

For the reasons discussed above, staff finds the proposed wet zoning does not pose new impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed SU-AB 24-0790 Alcoholic Beverage Permit to be **APPROVABLE, SUBJECT TO CONDITIONS**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 4,372 SF, as shown on the wet zone survey received July 17, 2024.

1. Upon approval of SU-AB 24-0790, the existing 2-COP wet zoning of the premises, SU-AB 18-1314, shall be rescinded.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Thu Jul 18 2024 16:08:28</p>
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APPLICATION NUMBER: SU-AB 24-0790

LUHO HEARING DATE: JULY 29, 2024

REQUESTED CLASSIFICATION: 4-COP

Case Reviewer: Tania C. Chapela

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

A large, empty rectangular box with a thin black border, occupying most of the page below the section header. It is intended for a wet zone survey but contains no text or data.

Project Description

The project involves the refurbishing of a defunct restaurant in order to reestablish it as new and rebranded enterprise. The new establishment is the *Boulevard Supper Club*, and it is intended to service an expanded market throughout the various Fishhawk properties and beyond.

The project has three principal steps:

1. Cosmetically renovate and refresh the space occupied by the former restaurant.
2. Replace worn and outdated equipment and furnishings.
3. Upgrade the previous alcoholic beverage license from 2COP to 4COP.

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Prepared by:

Jace Levine
Kaye Scholer LLP
1999 Avenue of the Stars, Suite 1700
Los Angeles, California 90067

Folio No.: 088078-0050

(Space Above This Line For Recording Date)_____

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 13th day of July, 2010 between **OREO CORP.**, an Ohio corporation which transacts business in Florida as "**OREO CORP. OF OHIO**," whose post office address is Mailcode OH-01-27-0504, 127 Public Square, Cleveland, Ohio 44114-1306, Attention: Michael V. Lugli ("**Grantor**") and **SHOPPES AT OSPREY FISHHAWK, LLC**, a Florida limited liability company, whose address is c/o Stuart S. Golding Co., 27001 U.S. Highway 19 North, Suite 2095, Clearwater, Florida 33761 ("**Grantee**"):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

See **Exhibit A** attached hereto and incorporated herein.

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.

This conveyance is SUBJECT to: (a) taxes for the year 2010; (b) all presently existing and future liens against the Property for unpaid real estate taxes (including supplemental taxes and other liens imposed by community development districts, if applicable), assessments, bonds and water and sewer charges; (ii) patent reservations; (iii) all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; (iv) covenants, conditions, restrictions, declarations, easements and other matters of record encumbering the Property; (v) such facts as an accurate, current survey of the

Property and a personal inspection thereof would disclose and all facts and matters otherwise known to Grantee; (vi) the interests of tenants in possession or otherwise disclosed in any rent roll provided to Grantee; (vii) any exceptions directly or indirectly caused by Grantee; and (viii) all other covenants, conditions, restrictions, easements, liens, encumbrances, title exceptions and other matters affecting the Property.


And the Grantor hereby covenants with said grantee that 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, subject to the matters set forth above, the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

OREO CORP., an Ohio corporation which transacts business in Florida as "**OREO CORP. OF OHIO**"



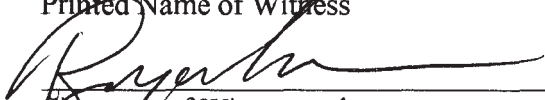
Signature of Witness
Yelena Kot

Printed Name of Witness

By: 


Name: Jay Small

Its: Designated Signer




Signature of Witness
Bryan Kesner

Printed Name of Witness



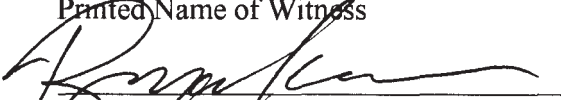
Signature of Witness
Yelena Kot

Printed Name of Witness

By: 

Name: Susan Ditch

Its: Designated Signer



Signature of Witness
Bryan Kesner

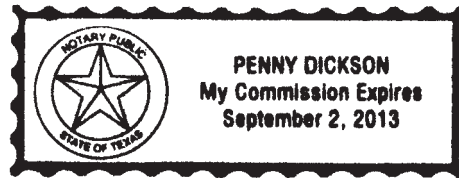
Printed Name of Witness

STATE OF Texas)
) ss:
COUNTY OF Dallas)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Susan Quitch
Designated Signer, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 15th day of June, 2010.

Penny Dickson
Notary Public
PENNY DICKSON
Typed, printed or stamped name of
Notary Public
(SEAL)



STATE OF Texas)
) ss:
COUNTY OF Dallas)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Jay W. Small
Designated Signer, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 15th day of June, 2010.

Penny Dickson
Notary Public
PENNY DICKSON
Typed, printed or stamped name of
Notary Public
(SEAL)

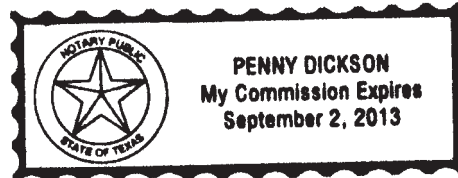


Exhibit A

Legal Description

[Attached]

EXHIBIT "A"

PARCEL I:

A parcel of land lying in the South 1/2 of Section 20, Township 30 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of the South 1/2 of Section 20; thence S.89°46'17"W., along the North boundary of said South 1/2 of said Section 20, a distance of 2524.58 feet; thence departing said North boundary, S.36°56'04"E., a distance of 1705.30 feet to a point on the Northerly right of way line of Fishhawk Boulevard, as recorded in Official Records Book 8602, Page 290 of the Public Records of Hillsborough County, Florida; thence along said Northerly right of way line the following four (4) courses and distances; (1) South 53°03'56" W., a distance of 525.52 feet to a point of curvature; (2) thence Southwesterly, 44.16 feet along the arc of a curve concave Northwesterly, having a radius of 1022.92 feet, a central angle of 02°28'26", and a chord bearing and distance of S.54°18'09"W., 44.16 feet; (3) S.34°27'38"E., a distance of 35.00 feet to a point on a curve; (4) Southwesterly, a distance of 1153.14 feet along the arc of a curve concave to the North, having a radius of 1057.92 feet, a central angle of 62°27'10" and a chord bearing and distance of S.89°45'57"W., 1096.89 feet to the Point of Beginning; thence continue along the Northerly boundary of said Fishhawk Boulevard the following two (2) courses and distances, (1) 100.13 feet along the arc of said curve, concave Northwesterly, having a radius of 1057.92 feet, a central angle of 05°25'23", and a chord bearing and distance of N.59°17'49"W., 100.09 feet; (2) N.56°35'08"W., a distance of 550.56 feet to the intersection with the East boundary of that certain Temporary Access Easement as recorded in Official Records Book 14606, Pages 277 through 283, of the Public Records of Hillsborough County, Florida; thence departing said Northerly right of way, N.33°24'52"E., along the Easterly boundary of said certain Easement, a distance of 293.37 feet; thence departing said Easterly boundary, S.56°35'08"E., a distance of 60.86 feet; thence 61.18 feet along the arc of a curve concave Southwesterly, having a radius of 100.00 feet, a central angle of 35°03'03", and a chord bearing and distance of S.39°03'24"E., 60.23 feet, to a point of reverse curve; thence 79.76 feet along the arc of said curve, concave to the Northeast, having a radius of 99.28 feet, a central angle of 46°01'41", and a chord bearing and distance of S.44°32'56"E., 77.63 feet to a point of reverse curve; thence 17.32 feet, along the arc of said curve, concave Southwesterly, having a radius of 50.00 feet, a central angle of 19°50'55", and a chord bearing and distance of S.56°53'06"E., 17.23 feet; thence S.89°35'08"E., a distance of 57.70 feet; thence N.00°24'50"E., a distance of 278.34 feet to a point on the Southerly boundary of that certain Tampa Electric Company Easement as recorded in Official Records Book 1737, Page 1730 of the Public Records of Hillsborough County, Florida; thence S.89°35'08"E., along said Southerly boundary, a distance of 172.00 feet; thence departing said Southerly boundary, S.00°24'52"W., a distance of 730.84 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM A parcel of land lying in the South 1/2 of Section 20, Township 30 South Range 21 East, Hillsborough County, Florida, and being more particularly described as follows: As a Point of Reference, COMMENCE at the Northeast corner of the South 1/2 of Section 20; thence S.89°46'17"W., along the North boundary of said South 1/2 of said Section 20, a distance of 2524.58 feet; thence departing said North boundary, S.36°56'04"E., a distance of 1705.30 feet to

a point on the Northerly right-of-way line of FISHHAWK BOULEVARD, as recorded in Official Record Book 8602, Page 290 of the Public Records of Hillsborough County, Florida; thence along said Northerly right-of-way line the following four (4) courses and distances; 1) S.53°03'56"W., a distance of 525.52 feet to a point of curvature; 2) Southwesterly, 44.16 feet along the arc of a curve concave Northwesterly having a radius of 1022.92 feet, a central angle of 02°28'26", and a chord bearing and distance of S.54°18'09"W., 44.16 feet; 3) S.34°27'38"E., a distance of 35.00 feet to a point on a curve; 4) Southwesterly, a distance of 1153.14 feet along the arc of a curve concave to the North, having a radius of 1057.92 feet, a central angle of 62°27'10" and a chord bearing and distance of S.89°45'57"W., 1096.89 feet; thence continue along the Northerly boundary of said FISHHAWK BOULEVARD the following two (2) courses and distances, 1) 100.13 feet along the arc of said curve, concave Northwesterly, having a radius of 1057.92 feet, a central angle of 05°25'28", and a chord bearing and distance of N.59°17'49"W., 100.09 feet; 2) N.56°35'08"W., a distance of 360.77 feet to the POINT OF BEGINNING; thence continue N.56°35'08"W., along said Northerly boundary, a distance of 189.79 feet to the intersection with the East boundary of that certain Temporary Access Easement as recorded in Official Records Book 14606, Page 0277 through 0288, of the Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way, N.33°24'52"E. along the Easterly boundary of said certain Easement, a distance of 293.37 feet; thence departing said Easterly boundary S.56°35'08"E., a distance of 60.86 feet; thence 61.18 feet along the arc of a curve concave Southwesterly, having a radius of 100.00 feet, a central angle of 35°03'03", and a chord bearing and distance of S.39°03'24"E., 60.23 feet, to a point of reverse curve; thence 56.39 feet along the arc of said curve, concave to the Northeast, having a radius of 99.28 feet, a central angle of 32°32'42", and a chord bearing and distance of S.37°48'26"E., 55.64 feet; thence S.54°04'47"E., a distance of 18.84 feet; thence S.33°24'52"W., a distance of 256.50 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT A parcel of land lying in the South 1/2 of Section 20, Township 30 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of the South 1/2 of said Section 20, thence S89°46'17"W, along the North boundary of said South 1/2 of said Section 20, a distance of 2524.58 feet, thence departing said North boundary, S36°56'04"E, a distance of 1,705.30 feet to a point on the Northerly right of way line of Fishhawk Boulevard, as recorded in Official Records Book 8602, Page 290 of the Public Records of Hillsborough County, Florida, thence along said Northerly right of way line the following (6) courses. (1) S53°03'56"W, a distance of 525.52 feet to a point of curvature of a curve to the right, (2) thence 44.16 feet along the arc of said curve, having a radius of 1,022.92 feet, a central angle of 02°28'25" and a chord distance of 44.16 feet, which bears S54°18'09"W, (3) thence S34°27'38"E, a distance of 35.00 feet to the point of curvature of a non tangent curve to the right, (4) thence 1,153.13 feet along the arc of said curve, having a radius of 1,057.92 feet, a central angle of 62°27'09" and a chord of 1,096.89 feet which bears S89°45'57"W, to the point of curvature of a non tangent curve to the right, (5) thence 100.13 feet along the arc of said curve, having a radius of 1,057.92 feet, a central angle of 05°25'22" and a chord of 100.09 feet, which bears N59°17'49"W, (6) thence N56°35'08"W, a distance of 360.77 feet, thence departing said Northerly right of way line, N33°24'52"E, a distance of 256.50 feet to the Point of Beginning; thence N54°04'44"W, a distance of 18.84 feet to the point of curvature of a non tangent curve to the left; thence 22.64 feet along the arc of said curve, having a radius of

99.28 feet, a central angle of $13^{\circ}03'55''$ and a chord distance of 22.59 feet which bears $S60^{\circ}36'48''E$, thence $N89^{\circ}35'10''W$, a distance of 4.43 feet to the Point of Beginning.

TOGETHER WITH Easements for the benefit of the above described parcel as created by and set forth in that certain Declaration of Covenants, Conditions, Easements and Restrictions executed by and between Fishhawk Communities Limited Partnership, a Florida limited partnership; Barclay Osprey Partners, LLC, a Florida limited liability company and Valrico State Bank, N. A., recorded in Official Records Book 15980, Page 1891, of the Public Records of Hillsborough County, Florida.

PARCEL II:

A parcel of land lying in the South 1/2 of Section 20, Township 30 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of the South 1/2 of said Section 20, thence $S89^{\circ}46'17''W$, along the North boundary of said South 1/2 of said Section 20, a distance of 2524.58 feet, thence departing said North boundary, $S36^{\circ}56'04''E$, a distance of 1,705.30 feet to a point on the Northerly right of way line of Fishhawk Boulevard, as recorded in Official Records Book 8602, Page 290 of the Public Records of Hillsborough County, Florida, thence along said Northerly right of way line the following (6) courses. (1) $S53^{\circ}03'56''W$, a distance of 525.52 feet to a point of curvature of a curve to the right, (2) thence 44.16 feet along the arc of said curve, having a radius of 1,022.92 feet, a central angle of $02^{\circ}28'25''$ and a chord distance of 44.16 feet, which bears $S54^{\circ}18'09''W$, (3) thence $S34^{\circ}27'38''E$, a distance of 35.00 feet to the point of curvature of a non tangent curve to the right, (4) thence 1,153.13 feet along the arc of said curve, having a radius of 1,057.92 feet, a central angle of $62^{\circ}27'09''$ and a chord of 1,096.89 feet which bears $S89^{\circ}45'57''W$, to the point of curvature of a non tangent curve to the right, (5) thence 100.13 feet along the arc of said curve, having a radius of 1,057.92 feet, a central angle of $05^{\circ}25'22''$ and a chord of 100.09 feet, which bears $N59^{\circ}17'49''W$, (6) thence $N56^{\circ}35'08''W$, a distance of 360.77 feet, thence departing said Northerly right of way line, $N33^{\circ}24'52''E$, a distance of 256.50 feet, thence $S89^{\circ}35'10''E$, a distance of 4.43 feet to the Point of Beginning, thence continue $S89^{\circ}35'08''E$, a distance of 72.88 feet; thence $S00^{\circ}24'50''W$, a distance of 9.58 feet; thence $N89^{\circ}35'10''W$, a distance of 57.71 feet to the point of curvature of a non tangent curve to the left, thence 17.32 feet along the arc of said curve, having a radius of 50.00 feet, a central angle of $19^{\circ}50'35''$, and a chord distance of 17.23 feet which bears $N56^{\circ}53'06''W$, to the point of curvature of a curve to the right, thence 0.72 feet along the arc of said curve having a radius of 99.28 feet, a central angle of $00^{\circ}25'03''$ and a chord distance of 0.72 feet which bears $N67^{\circ}21'17''W$ to the Point of Beginning.



Property/Applicant/Owner Information Form

Official Use Only
Application No: SU-AB 24-0790
Hearing(s) and type: Date: 07/29/2024
Intake Date: 05/10/2024
Type: LUHO
Receipt Number: 366169
Intake Staff Signature: Keshia Rivas

Property Information

Address: 15260 Fishhawk Boulevard
City/State/Zip: Lithia, FL, 33547
TWN-RN-SEC: 20-30-21 Folio(s): 88078.0050
Zoning: PD Future Land Use: RP-2 Property Size: 3.71 Acres

Property Owner Information

Name: Shoppes At Osprey Fishhawk LLC
Daytime Phone: 8134859025
Address: 204 W Howard Ave
City/State/Zip: Tampa FL 33606
Email: info@556commercial.com

Applicant Information

Name: Boulevard Supper Club LLC
Daytime Phone: (727) 458-4401
Address: 15260 Fishhawk Boulevard
City/State/Zip: Lithia, FL, 33547

Applicant's Representative (if different than above)

Name: Joe Piteo
Daytime Phone: (203) 645 0145
Address: 16308 Bridgewalk Dr
City/State/Zip: Lithia, FL, 33547
Email: joe@piteo.com

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.

Signature of the Applicant: [Handwritten Signature]
Type or print name: JOEL GRANATA

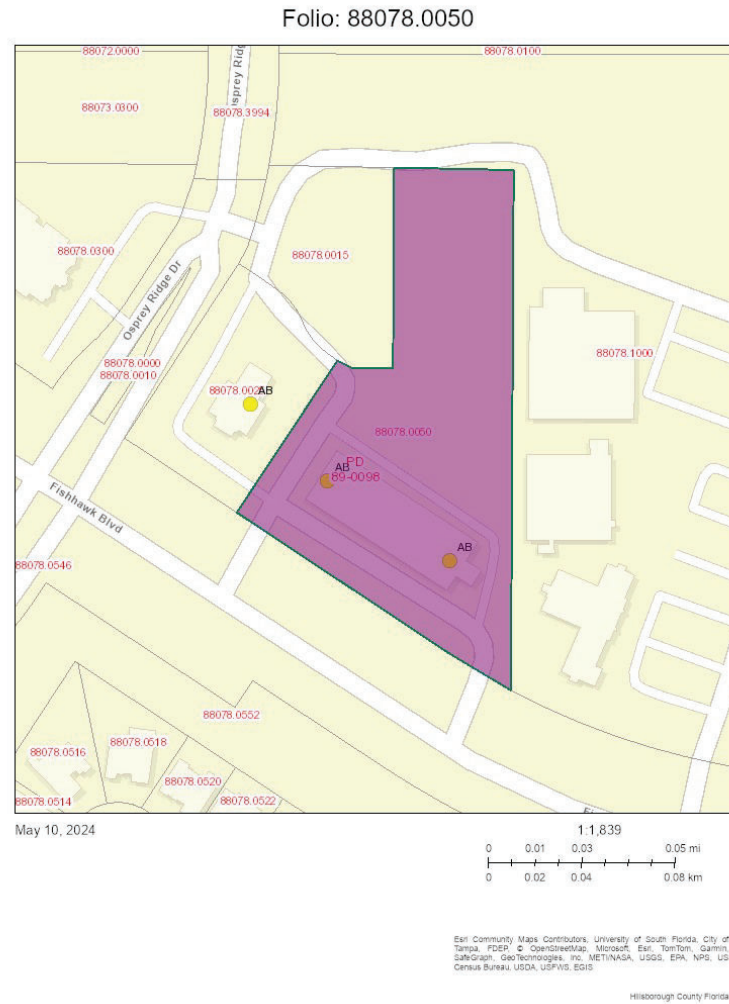
I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)
Type or print name: [Handwritten Signature]



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0098
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120530C
County Wide Planning Area	Boyette
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	11-0404,05-0023,03-1586, 07-1995,00-1330 WD,03-0397,99-0900,97-0066,98-0472A,98-0472B,02-1129, 01-0417,99-0062,92-0216, 91-0045,16-0179, 19-1117, 20-1013, 22-1266
Census Data	Tract: 013921 Block: 1043
Future Landuse	RP-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
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



Folio: 88078.0050
PIN: U-20-30-21-ZZZ-000004-37980.4
Shoppes At Osprey Fishhawk Llc
Mailing Address:
 204 N Howard Ave Unit 2
 null
 Tampa, Fl 33606-1552
Site Address:
 15258 Fishhawk Blvd
 Lithia, Fl 33547
SEC-TWN-RNG: 20-30-21
Acreage: 3.7146399
Market Value: \$3,550,200.00
Landuse Code: 1630 Store/shp Cente

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.