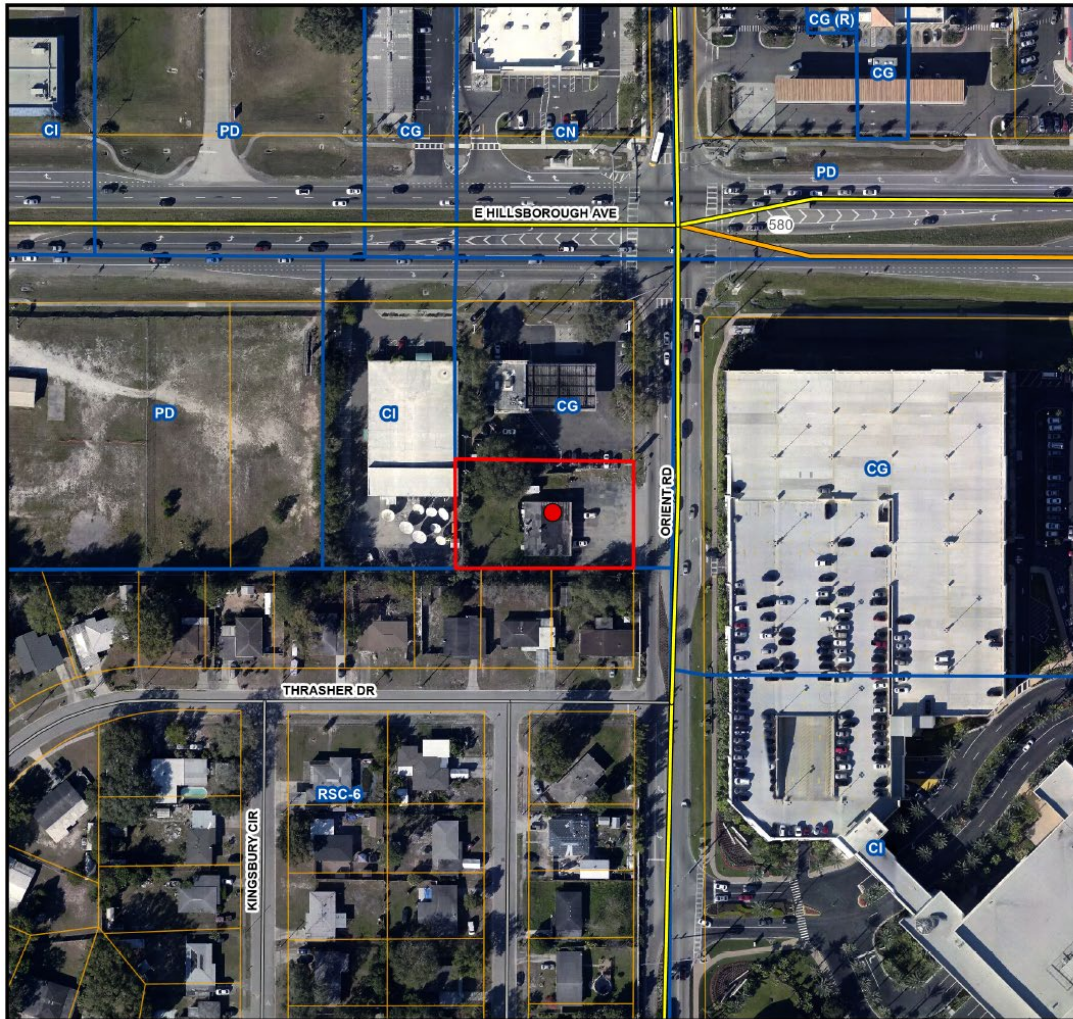




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 22-0836	Adjacent Zoning and Land Uses:	
Request:	4-COP-RX AB Permit with Distance Separation Waiver	North:	CG and OC-20
		South:	RSC-6 and R-6
Comp Plan Designation:	OC-20	East:	CG and CMU-12
Service Area:	Urban	West:	CI and OC-20



ZONING MAP

SU-AB 22-0836

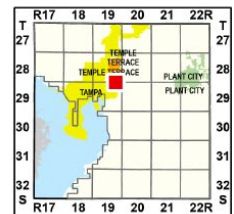
Folio: 41194.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- WET ZONE AREA
- SCHOOLS
- PARKS



0 110 220

STR: 2-29-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the correct, complete, accuracy or timeliness or use of information of any of the foregoing applications. The reader should verify all data presented herein for accuracy. Hillsborough County makes no representation with respect to any wet zones, including subject parcels, that present a potential of health, safety and environmental risk to the public. Applicant, Hillsborough County and licensee are liable for:

1. Any error, omission, or inaccuracies in the information provided regardless of how caused, or 2. Any decision made or action taken in reliance on any person in reliance upon any information or data furnished hereon.

This report is provided by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or completeness of the data. All data is provided to Hillsborough County and is available from recorded deed, plan, and other public records. It has been based on GIS/Parcels data.

Date: 05/03/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
Produced By : Development Services Department

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-RX Alcoholic Beverage Development Permit (AB) to allow for the sale and consumption of beer, wine, and liquor on the permitted premises only in connection with a restaurant. At least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages. Additionally, the restaurant must have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet.

The wet zoning is sought by an existing café and bakery at 5310 N Orient Road. The proposed wet zoned area will be 2,969 square feet in size, comprised of 2,404 square feet of indoor area and 565 square feet of covered outdoor area as shown on the revised wet zone survey stamped received November 22, 2022. Additionally, the applicant has advised staff that the restaurant will have a patron seating capacity of at least 100 seats.

The property is zoned CG (Commercial General) which permits the proposed use and consideration of the requested AB permit.

Distance Separation Requirements for a 4-COP-RX AB Permit:

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to residentially zoned property shall be 150 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 32 feet from residentially zoned property to the south that is developed with single-family homes.
- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement.

Per LDC Section 6.11.11.E., waivers to the required separation distances may be requested by applicants at a noticed public hearing. The hearing officer may consider such requests on the basis of whether special or unique circumstances exist such that the proposed alcoholic beverage use does not pose significant impacts on the surrounding uses, and whether certain circumstance exist such that the necessity for the separation requirement(s) is negated.

Requested Separation Waiver

The applicant requests a 118-foot waiver to the required 150-foot separation from the residentially zoned property to allow a separation of 32 feet. The applicant's justification for the waiver includes the following:

- The property will have noise control. By having noise control we will enforce no music on the outside patio.
- Outside will close at 9pm throughout the week [Sunday through Thursday] and on the weekends [Fridays and Saturdays] at 10pm.
- Restricted hours for the weekdays 12pm and weekends last call will be 2am.
- Outside patio will have extension screening.
- Adding fencing 6 by 8 with extension screening and landscaping five bamboo trees. That will make a barrier and noise reducer as well.
- This building was built before I came to existence with it. I did not cause this to happen.
- This building was an old pizza shop, that I am currently using to make a nice restaurant.
- Also the housing on the side of me is vacant.
- I will serve the neighborhood and bring them unique food. This will bring more variety to the community as well.
- This is also an area where people can come and relax after work or even after losing at the casino.

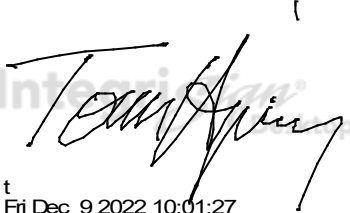
Staff Findings:

- 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 nearest single-family zoned property, zoned RSC-6, is located 32 feet south of the proposed wet zoning footprint. The RSC-6 property is developed with a row of single-family homes which face south, away from the subject property. Additionally, the rear of the homes are separated from the restaurant property by a six-foot-high wood fence.
- The pedestrian and vehicular route of travel from the entrance of the restaurant to the driveway of the nearest single-family home is approximately 252 feet in length.
- The Land Development Code permits the sale and consumption of alcoholic beverages on Monday through Saturday from 7:00 a.m. to 3:00 a.m. the next day, and on Sunday from 11:00 a.m. to 3:00 a.m. the next day. The applicant has advised staff that he will cease the sale and/or consumption of alcoholic beverages in the outdoor seating area no later than 9:00 p.m. on Sunday through Thursday, and 10:00 p.m. on Friday and Saturday. Additionally, he will cease the sale and/or consumption of alcoholic beverages in the indoor area at midnight Sunday through Thursday, and at 2:00 a.m. on Friday and Saturday.
- The subject property is occupied by an existing restaurant and the proposed wet zoning is limited to restaurant use. Therefore, the sale and consumption of alcoholic beverages poses a nominal increase in the intensity of the host use. Additionally, as reflected in the recommended conditions of approval, the sale and consumption of alcoholic beverages will be subject to more restrictive hours at night than what’s allowed by the Land Development Code, and no music will be allowed on the outdoor patio.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the surrounding land uses, thereby negating the necessity for the prescribed separation requirements.

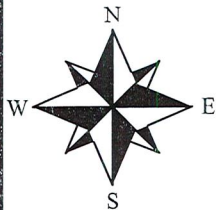
Recommendation:

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE, subject to the recommended conditions below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 2,969 square feet (+/-), as shown on the wet zone survey received November 22, 2022.

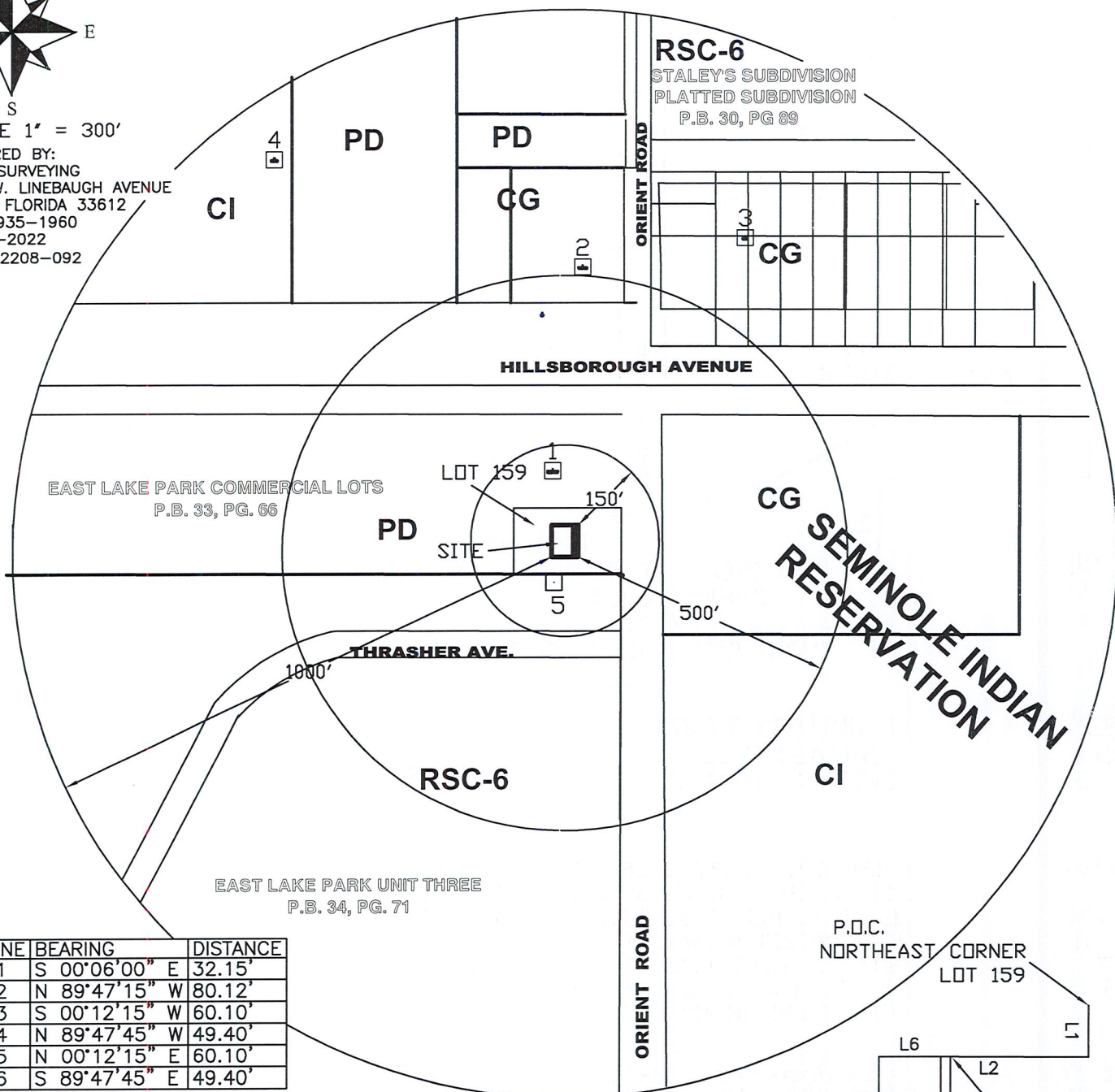
1. The sale and/or consumption of alcoholic beverages on the outdoor patio shall cease at 9:00 p.m. Sunday through Thursday, and at 10:00 p.m. Friday and Saturday.
2. The sale and/or consumption of alcoholic beverages in the indoor area shall cease at 12:00 midnight Sunday through Thursday, and at 2:00 a.m. Friday and Saturday.
3. A solid 6-foot-high fence shall be installed and maintained along the south edge of the outdoor patio.
4. No music shall be allowed on the outdoor patio.

Staff's Recommendation	Approvable, Subject to Conditions
Zoning Administrator's Sign-Off	 t Fri Dec 9 2022 10:01:27

SPECIAL PURPOSE SURVEY WET ZONE 4-COP-RX
4 US CAFE & BAKERY #5310 N. ORIENT RD.
 SECTION 02, TOWNSHIP 29 SOUTH RANGE 19 EAST,
 HILLSBOROUGH COUNTY, FLORIDA.



SCALE 1" = 300'
 PREPARED BY:
 SMITH SURVEYING
 1406 W. LINEBAUGH AVENUE
 TAMPA, FLORIDA 33612
 (813) 935-1960
 03-22-2022
 JOB # 2208-092



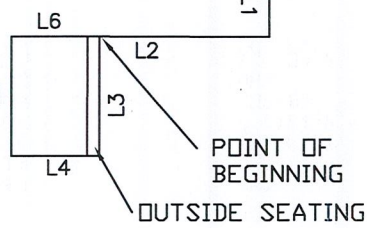
LINE	BEARING	DISTANCE
L1	S 00°06'00" E	32.15'
L2	N 89°47'15" W	80.12'
L3	S 00°12'15" W	60.10'
L4	N 89°47'45" W	49.40'
L5	N 00°12'15" E	60.10'
L6	S 89°47'45" E	49.40'

- ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET**
- 1) MOBIL MART #7209 E. HILLSBOROUGH AVE. 2-APS (101')
 - 2) TACO BUS #7218 E. HILLSBOROUGH AVE. OLD AB (486')
 - 3) WAWA #7408 E. HILLSBOROUGH AVE. 2-APS (623')
 - 4) BLDG H #6804 E. HILLSBOROUGH AVE. OLD AB 4-COP (861')

- RESIDENTIALLY ZONED PROPERTIES WITHIN 150 FEET**
- 5) #7010 THRASHER DR. 32.00'

COMMUNITY USES WITHIN 500 FEET
 NO COMMUNITY USES WITHIN 500 FEET

INSIDE SEATING 2404 SQUARE FEET
 OUTSIDE SEATING 565 SQUARE FEET
 OVERALL SEATING 2969 SQUARE FEET



LEGAL DESCRIPTION:
 THAT PART OF LOT 159, BLOCK B, EAST LAKE COMMERCIAL LOTS, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 159; RUN THENCE S.00°06'00"E., A DISTANCE OF 32.15 FEET; THENCE N.89°47'45"W., A DISTANCE OF 80.12 FEET TO THE POINT OF BEGINNING; THENCE S.00°12'15"W., A DISTANCE OF 60.10 FEET; THENCE N.89°47'15"W., A DISTANCE OF 49.40' FEET; THENCE N.00°12'15"E., A DISTANCE OF 60.10 FEET; THENCE S.89°47'15"E., A DISTANCE OF 49.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2969 SQUARE FEET

SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN 500-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. AN INSPECTION OF THE PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, AN INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

Legend

Petition Prefixes
 RZ Rezoning
 MM Major Modification
 PRS Personal Appearance
 SU Special Use
 VAR Variance
 APP Appeal

Comprehensive Plan Categories
 AM Agricultural/Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture/Rural (1 unit per 5 acres)
 AE Agriculture Estate (1 unit per 2.5 acres)
 Res-1 Residential-1 (1 unit per 1 acre)
 RP-1 Residential Planned-1 (1 unit per acre)
 Res-2 Residential-2 (2 units per acre)
 RP-2 Residential Planned-2 (2 acres per unit)
 NMU Neighborhood Mixed Use-4
 Res-4 Residential-4 (4 units per acre)
 Res-6 Residential-6 (6 units per acre)
 SMU Suburban Mixed Use-6
 Res-9 Residential-9 (9 units per acre)
 Res-12 Residential-12 (12 units per acre)
 CMU Community Mixed Use-12
 Res-20 Residential-20 (20 units per acre)
 OC Office Commercial
 UMU Urban Mixed Use-20
 RMU Regional Mixed Use-35
 RCP Research/Corporate Park
 LI-P Light Industrial Planned
 LI Light Industrial
 HI Heavy Industrial
 EPGF Electrical Power Generation Facility
 P Public/Quasi-Public
 E Environmentally Sensitive Areas
 N Natural Preservation
 S Scenic Corridor

Service Areas
 USA Urban Service Area
 UEA Urban Expansion Area
 RSA Rural Service Area

Zoning Districts
 AM Agricultural Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture Rural (1 unit per 5 acres)
 AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
 AS-1 Agricultural, Single-Family (1 unit per acre)
 ASC-1 Agricultural, Single-Family Conventional (1 unit per acre)
 AI Agricultural Industrial
 RSC-2 Residential, Single-Family Conventional (2 units per acre)
 RSC-3 Residential, Single-Family Conventional (3 units per acre)
 RSC-4 Residential, Single-Family Conventional (4 units per acre)
 RSC-6 Residential, Single-Family Conventional (6 units per acre)
 RSC-9 Residential, Single-Family Conventional (9 units per acre)
 MH Residential, Single-Family Mobile Home Overlay
 RDC-6 Residential, Duplex Conventional (6 units per acre)
 RDC-12 Residential, Duplex Conventional (12 units per acre)
 RMC-6 Residential, Multi-Family Conventional (6 units per acre)
 RMC-9 Residential, Multi-Family Conventional (9 units per acre)
 RMC-12 Residential, Multi-Family Conventional (12 units per acre)
 RMC-16 Residential, Multi-Family Conventional (16 units per acre)
 RMC-20 Residential, Multi-Family Conventional (20 units per acre)
 BPO Business, Professional Office
 OR Office Residential
 CN Commercial, Neighborhood
 CG Commercial, General
 CI Commercial, Intensive
 M Manufacturing
 SB Show Business Overlay
 SPI-HC Historic and Cultural Conservation
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 SPI-UC-1 Special Public Interest-University Community
 SPI-UC-2 Special Public Interest-University Community
 SPI-UC-3 Special Public Interest-University Community
 SPI-AP-1 Special Public Interest-Airport
 SPI-AP-2 Special Public Interest-Airport
 SPI-AP-3 Special Public Interest-Airport
 SPI-AP-4 Special Public Interest-Airport
 SPI-AP-5 Special Public Interest-Airport
 SPI-AP-V Special Public Interest-Airport
 SPI-NMD Special Public Interest-North Dale Mabry Overlay
 PD Planned Development
 PD-C PLANNED DEVELOPMENT COMMERCIAL
 IPD-1 Interstate Planned Development
 IPD-2 Interstate Planned Development
 IPD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages):

- 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S 1, Laws of Florida).
- 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 2-CDP Beer and wine for sale and consumption on and off the licensed premises.
- 2-CDP-X Beer and wine for sale and consumption on the licensed premises only.
- 2-CDP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
- 2-CDP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
- 4-CDP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 UCA-NHO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend	
PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
PI	:Point of Intersection
(P)	:Plat
S.C.I.R.	:Set Capped Iron Rod 1/2" # 8962
F.C.I.R.	:Found Capped Iron Rod
F.I.R.	:Found Iron Rod
F.I.P.	:Found Iron Pipe
F.P.I.P.	:Found Pinched Iron Pipe
F.C.M.	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SPK&Disk	:Set P-K Nail & Disk
FPK&Disk	:Found P-K Nail & Disk
F.R.R. Spk.	:Found Railroad Spike
N.C.F.	:No Corner Found or Set
P.R.M.	:Permanent Reference Monument
Rga.	:Range
R/W	:Right of Way
—	:Wood Fence (WF)
—	:Chain Link Fence (CLF)
P.D.B.	:Point of Beginning
P.O.C.	:Point of Commencement
W.C.	:Witness Corner
(D)	:Deed
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
W.C.	:Witness Corner
Sec.	:Section
Twp.	:Township
O/H	:Overhead
C	:Centerline
A/C	:Air Conditioner
O/A	:Overall
Conc.	:Concrete
A.P.D.	:A Part Of
TBM	:Temporary Benchmark
BM	:Benchmark
COV.	:Covered
MAS.	:Masonry
RES.	:Resident
P.B.	:Plat Book
PG	:Page
PP	:Power Pole
R/W	:Right Of Way
TYP.	:Typical

Surveyor's Notes:

VOBRE ALTIDOR

4 US CAFÉ AND BAKERY LLC

5310 N ORIENT RD

TAMPA, FL

At 4 US CAFÉ AND BAKERY, our customer for the past year has been asking if I can serve some type of alcohol beverage in the restaurant because we are located right next to the Hard Rock Casino. And I would like to continue to serve our customer and not go out of business. Consequently, I have decided to go through the process to get the license.

Vobre Altidor

Managing Partner

22-0836

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return to: (enclose self-addressed stamped envelope)

Name: EXIE P HARRIS
Barbara S. Scudder
Address: 13555 GLEN HARWELL Rd.
Dover, FL 33527

This Instrument Prepared by:
EXIE P. HARRIS
Address: 13555 GLEN HARWELL Rd
Dover, FL 33527

QUIT-CLAIM DEED

RAMCO FORM 8

\$10.00

©Ramco Paper & Printing Co., Inc., 1987

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 3rd day of February, A. D. 2011, by
EXIE P. HARRIS, WIDOW
first party, to BARBARA S. SCUDDER AND EXIE P. HARRIS, WROS
whose postoffice address is 13555 GLEN HARWELL Rd. Dover FL 33527
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10⁰⁰ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough State of Florida, to-wit:

EAST LAKE PARK COMMERCIAL LOTS 159 BLOCK B
Folio # 41194-0000
PIN # U-02-29-19-1MM-B0000-00/59.0

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

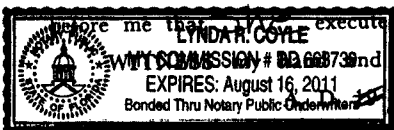
Signed, sealed and delivered in presence of:

[Signature]
LR Coyle
[Signature]
ROBERT J. MARTIN

[Signature]
EXIE P. HARRIS L.S.
[Signature]
L.S.

STATE OF FLORIDA,
COUNTY OF Hillsborough }

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, personally appeared EXIE P. HARRIS to me known to be the person described in and who executed the foregoing instrument and HAS acknowledged the same.



official seal in the County and State last aforesaid this 3rd Feb day of

[Signature]
LR Coyle 22-0836

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Received
04/26/22
Development Services

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 5310 N. Orient Road City/State/Zip: Tampa, FL 33610 TWN-RN-SEC: _____
Folio(s): 041194-0000 Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Eixie Harris and Barbara Scudder Daytime Phone: 813-390-3078
Address: P. O. Box 880 City/State/Zip: Plant City, FL
Email: bscudder1@gmail.com or 320tpd@gmail.com FAX Number: none

Applicant Information

Name: Vobre Altidor Daytime Phone: _____
Address: 5310 N Orient Rd City/State/Zip: Tampa, FL 33610
Email: vobrealtidor3@gmail.com FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

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.

Vobre Altidor
Signature of Applicant

Vobre Altidor
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.

* Barbara Scudder
Signature of Property Owner

Exie Harris and Barbara Scudder
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 04/26/22
Case Number: 22-0836 Public Hearing Date: 06/21/22 Receipt Number: 153380
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd, 19th Floor

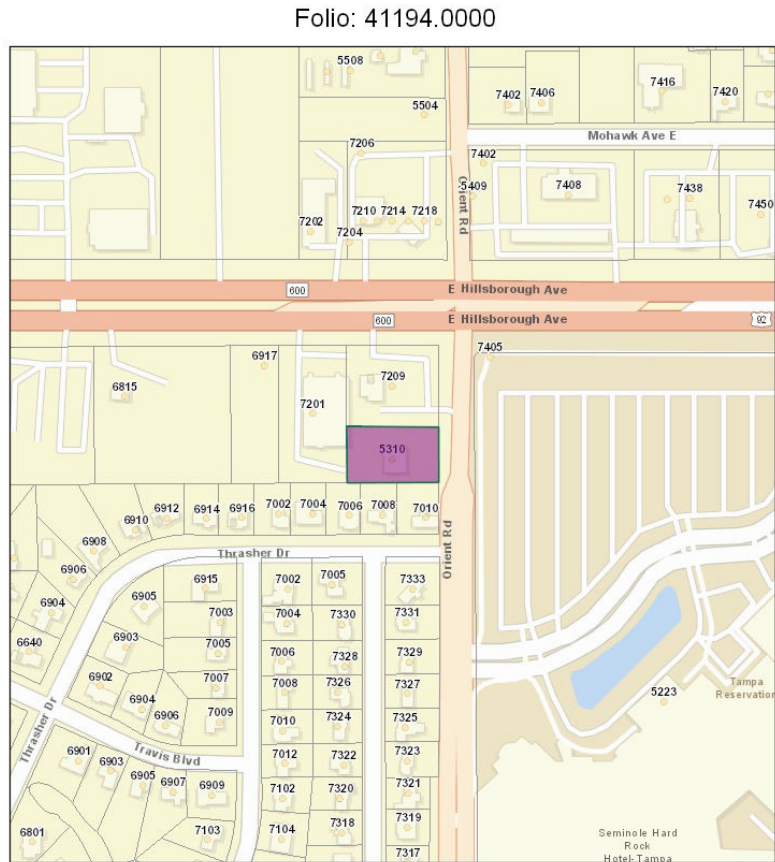
Revised 07/02/2014

22-0836

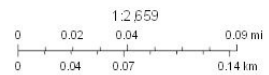


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
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	1201120376C
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Census Data	Tract: 012001 Block: 2009
Future Landuse	OC-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	90' AMSL
Competitive Sites	NO
Redevelopment Area	NO



April 26, 2022



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

Hillsborough County Florida

Folio: 41194.0000
PIN: U-02-29-19-1MM-B00000-00159.0
EXIE P HARRIS AND BARBARA S SCUDDER
Mailing Address:
 13555 GLEN HARWELL RD
 DOVER, FL 33527-3821
Site Address:
 5310 N ORIENT RD
 TAMPA, FL 33610
SEC-TWN-RNG: 02-29-19
Acreage: 0.55257797
Market Value: \$202,464.00
Landuse Code: 2103 COMM./OFFICE

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.

22-0836