



SM

Land Use Application Summary Report

Application Number:	SU-AB 22-1584	Adjacent Zoning and Land Uses:	
Request:	2-APS-IS AB Permit with Distance Separation Waiver	North:	PD 22-0561
		South:	AS-1 (PD 22-0866 in process)
Comp Plan Designation:	RP-2 (Residential Planned-2)	East:	Gordon Rd. ROW & AS-1
Service Area:	Urban Service Area	West:	PD 81-0339A



ZONING MAP

SU-AB 22-1584

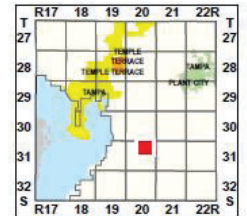
Folio: 77690.5018, 77690.5262

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



0 90 180 Feet

STR: 10-31-20



NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors or omissions. Hillsborough County, and its employees, are not responsible for any of the information provided herein. The user should verify the accuracy of any information provided herein. Hillsborough County is not responsible for any information provided herein, including, without limitation, the content, accuracy, completeness, timeliness, or reliability of any information provided herein. Hillsborough County and its employees are not liable for any errors, omissions, or inaccuracies in the information provided regardless of how caused or for any damages, including consequential damages, arising from the use of this information. This report is provided to Hillsborough County for informational purposes and Hillsborough County does not provide the accuracy or quality of the data. ©2022 The map was last updated for the territory of this property located within Hillsborough County and is not to be used for any other purpose. It has been based on 8001 Aerial/2022 data.

Date: 10/25/2022 Path: G:\ZONING\GIS\Dev\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 2-APS-IS Alcoholic Beverage Development Permit (AB) for the incidental sale of beer in sealed containers only for consumption off the permitted premises (package sales) in connection with a convenience store, drug store, grocery store, supermarket or similar establishment. In such case, the retail display of beer and wine, including refrigerated displays, shall occupy no more than 25 percent of the establishment's gross floor space. Additionally, the outside display of beer and wine shall be prohibited.

The wet zoning is sought for b existing 7-Eleven store at 13009 Gordon Road in Riverview (folio 77690.5262). The wet zoned area will comprise a footprint of 4,925.33 square feet of indoor area as shown on the revised wet zone survey stamped received January 5, 2023.

The property is zoned PD 22-0561 which permits the host use and consideration of the requested AB permit.

Distance Separation Requirements for a 2-APS-IS 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 schools shall be 500 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. Summerfield Elementary School is located 244 feet to the west. Staff notes the survey also shows a 195-foot separation from the River of Like Christian Center, however, according to the applicant, the facility does not include a school. Therefore, staff finds that no separation is required from that facility.

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.

Required Separation from Residentially Zoned Property

The applicant requests a **256-foot reduction** to the required separation distance from the school to allow a separation of 244 feet and the **applicant has provided the following justification:**

- The proposed alcoholic beverage permit location is separated from the school site by the approximately 109-foot-wide Balm Riverview Road right-of-way, multiple fences, and an extensive 223-foot-wide buffer used for stormwater management. As such if you measured the primary ingress/egress point for the school located on Big Bend Road to the corner of the proposed convenience store it is approximately 579 feet away.

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 is approximately 244 feet from the proposed wet zoning to the Summerfield Elementary School property boundary. However, the nearest building on the school property is approximately 470 feet from the proposed wet zoning. Additionally, the school buildings are separated from the proposed

wet zoning by a large storm water pond and Balm Riverview Road., and the school site is fenced and visually screened by numerous trees. (Figure 1)



Figure 1: Summerfield Elementary School

- The normal route of vehicular and pedestrian traffic from the proposed wet zoning to the school entrance driveway on Bend Road is more than 760 feet. (Figure 2)

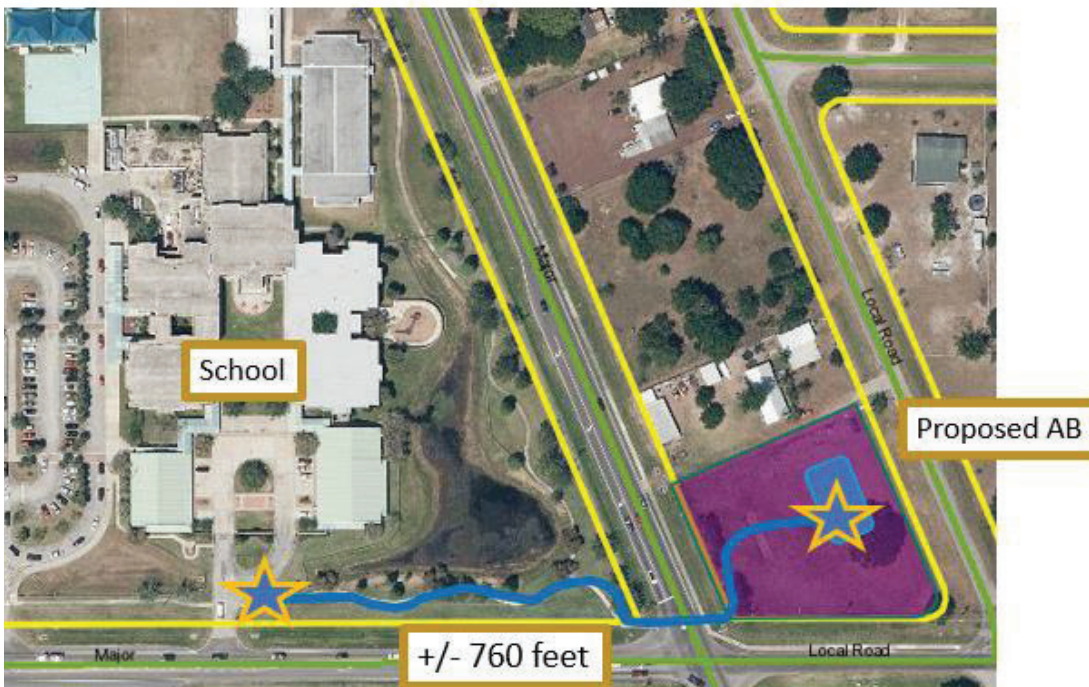


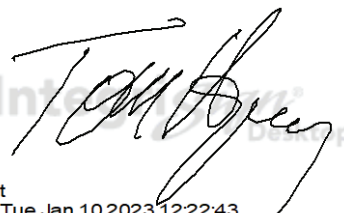
Figure 2: Pedestrian Path

- The proposed set zoning is for package sales only of beer and wine in connection with a convenience store, drug store, grocery store, supermarket or similar establishment. Additionally, due to restrictions on the retail display of the beer and wine, the alcoholic beverage use must be accessory to the host use.

- School District staff objects to the proposed wet zoning on the grounds that it does not meet separation requirements from Summerfield Elementary School. However, school staff objects to all requested separation waivers from schools and provides no basis for the objection, other than the lack of required separation. In the subject case, staff finds the circumstances discussed above mitigate the need for the required separation distance.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the school and the necessity for the specified distance requirements is negated.

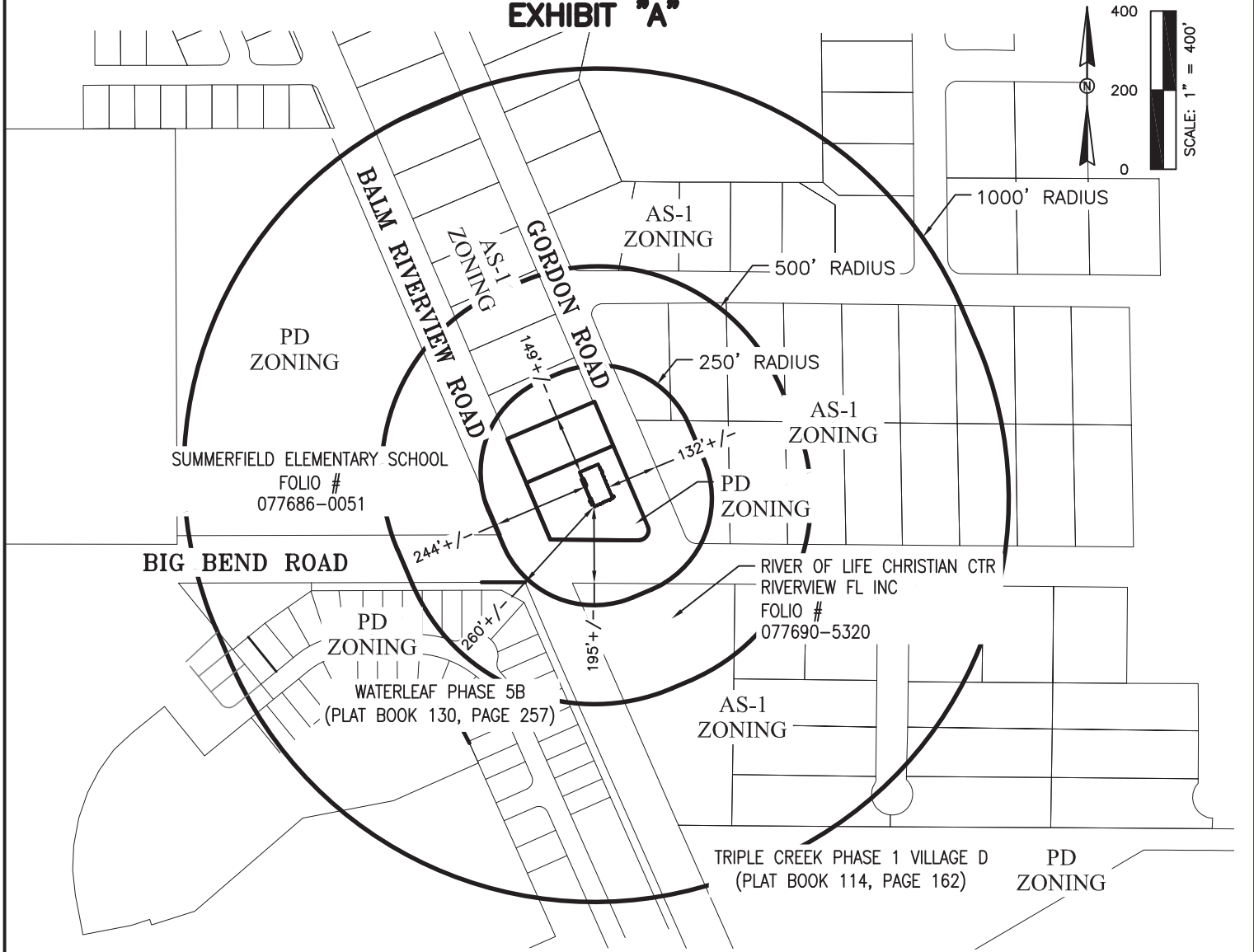
Recommendation:

Staff finds the proposed 2-APS-IS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 4,925.33 square feet, as shown on the revised wet zone survey received January 5, 2023.

Staff's Recommendation	Approvable
Zoning Administrator's Sign-Off	 t Tue Jan 10 2023 12:22:43

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"



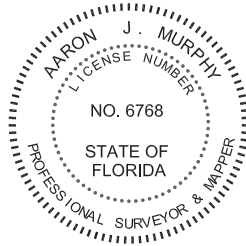
WETZONE CERTIFICATION

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 A 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.

- SUMMERFIELD ELEMENTARY SCHOOL IS 244'+/- WEST OF SUBJECT PARCEL (SHOWN HEREON)
- RIVER OF LIKE CHRISTIAN CENTER IS 195'+/- SOUTH OF SUBJECT PROPERTY SHOWN HEREON).

Aaron Murphy
 AARON J. MURPHY, PSM
 Florida Professional Surveyor & Mapper No. 6768
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013

01-05-2023
 Date



INFORMATION NOT COMPLETE
 WITHOUT ALL SHEETS
 Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535 | LB #7013 CA #8474 www.HamiltonEngineering.US | 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

**SPECIFIC PURPOSE SURVEY
 WETZONE SURVEY – 2 APS-IS**

SEC TWP RGE 10-31-20	JOB NUMBER 03765.0001	SCALE AS SHOWN	DATE 10/10/2022	SHEET 1/2
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SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

EXHIBIT "A"

TREJO FERNANDO
PARCEL ID #
U-10-31-20-2V9-000019-00016.0

LOT 16
BLOCK 19
TROPICAL ACRES SOUTH UNIT NO. 5A
(PB. 47, PG 77)

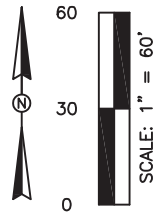
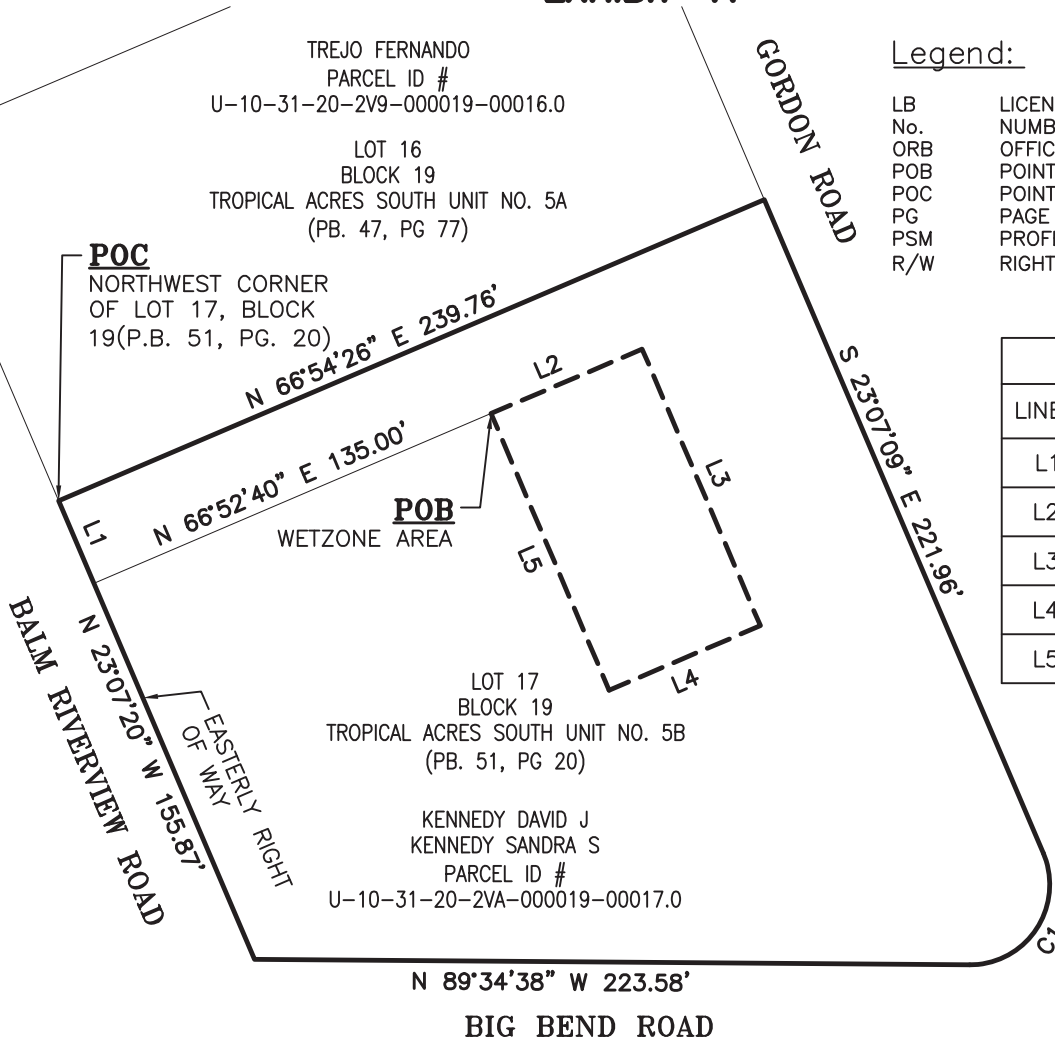
POC

NORTHWEST CORNER
OF LOT 17, BLOCK
19(P.B. 51, PG. 20)

Legend:

LB LICENSED BUSINESS
No. NUMBER
ORB OFFICIAL RECORD BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG PAGE
PSM PROFESSIONAL SURVEYOR AND MAPPER
R/W RIGHT OF WAY

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 23°07'20" E	28.04'
L2	N 66°52'40" E	51.33'
L3	S 23°07'20" E	94.00'
L4	S 66°52'40" W	51.33'
L5	N 23°07'20" W	94.00'



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	S 33°17'12" W	41.76'	49.43'	113°16'49"

LEGAL DESCRIPTION—WETZONE AREA:

A TRACT OF LAND BEING PART OF LOT 17, BLOCK 19, TROPICAL ACRES SOUTH—UNIT NO. '5B', PLAT BOOK 51, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, ALSO BEING IN SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF LOT 17, BLOCK 19, TROPICAL ACRES SOUTH—UNIT NO. '5B', PLAT BOOK 51, PAGE 20, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF BALM RIVERVIEW ROAD; THENCE SOUTH 23°07'20" EAST ALONG SAID EASTERLY RIGHT OF WAY OF PALM RIVERVIEW ROAD, A DISTANCE OF 28.04 FEET; THENCE NORTH 66°52'40" EAST, A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 66°52'40" EAST, ALONG SAID LINE, A DISTANCE OF 51.33 FEET; THENCE SOUTH 23°07'20" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 66°52'40" WEST, A DISTANCE OF 51.33 FEET; THENCE NORTH 23°07'20" WEST, A DISTANCE OF 94.00 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 4,825.33 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
LB #7013 CA #8474 www.HamiltonEngineering.US
775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

SPECIFIC PURPOSE SURVEY
WETZONE SURVEY – 2 APS-IS

SEC TWP RGE 10-31-20	JOB NUMBER 03765.0001	SCALE AS SHOWN	DATE 10/10/2022	SHEET 2/2
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Additional / Revised Information Sheet

Hillsborough County Planning and Growth Management Department Zoning
Administration Division

Date Stamp Here

Application Number: SU AB 22-1584

Applicant's Name: _____

Reviewing Planner's Name: Tim Lampkin

Application Type: SU AB

Current Hearing Date: 1/19/2023

Please check (✓) all appropriate changes / additions:

- Revised Plans or Request information: # of Plans Submitted: _____ Large _____ Small
- Acreage (Added / Removed) # of Acres: _____ Changes to Requested Uses
- Revised Building or Lot Layout Revised Square Footage (FAR) Info
- Access Point(s) - (Added / Deleted / Moved) Detail added
- Changes to Requested Number of Units (- Increase, - Decrease, - Reallocation)
- Other: Revised Survey and Narrative

Other Additions:

- Revised/Corrected Legal Description Traffic Analysis
- Party of Record Letter(s) or Petition Additional Fees – Receipt # _____
- Letter Requesting a Continuance / Remand / Withdrawal
- Other: _____

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX Planner Reviewed
- Transmittal Completed In-Take Completed by: _____

Transmit to: (check (✓) all that apply)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> BOCC Records | <input type="checkbox"/> HARTLine | <input type="checkbox"/> Sheriff's Department |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> SWFWMD |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Planning | <input type="checkbox"/> Water – Reclaimed |
| <input type="checkbox"/> Community Improvement | <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Water Utilities |
| <input type="checkbox"/> EPC | <input type="checkbox"/> PGM Project Review | <input type="checkbox"/> Water – Wastewater |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School Board | |
| <input type="checkbox"/> City of Plant City | <input type="checkbox"/> FDOT | <input type="checkbox"/> Polk County |
| <input type="checkbox"/> City of Tampa – Sewer | <input type="checkbox"/> Hazard Mitigation | <input type="checkbox"/> Public Works – Traffic |
| <input type="checkbox"/> City of Tampa – Water | <input type="checkbox"/> H.C. Aviation Authority | <input type="checkbox"/> Public Works – Roadway |
| <input type="checkbox"/> City of Temple Terrace | <input type="checkbox"/> H.C Health Department | <input type="checkbox"/> Real Estate |
| <input type="checkbox"/> Federal Aviation Admin | <input type="checkbox"/> MacDill Air Base | <input type="checkbox"/> Tampa Bay Water |
| <input type="checkbox"/> FDA | <input type="checkbox"/> Pasco County | <input type="checkbox"/> University Dev Corp |
| <input type="checkbox"/> FL Dept of Envir. Prot. | <input type="checkbox"/> Pinellas County | <input type="checkbox"/> USF Area Civic Assoc |
| <input type="checkbox"/> Other: _____ | | |

Application Number: SU AB 22-1584

PROJECT NARRATIVE

Alcoholic Beverage Permit - Waivers
7Eleven @ NEC of Old Big Bend Rd and Balm Riverview Rd

The applicant is seeking a 2APS-IS (Incidental Sales) Alcoholic Beverage Permit – Waiver (beer and wine to be sold in sealed containers only for consumption off the permitted premises - package sales) for a 7Eleven convenience store at the northeast corner of Old Big Bend Rd and Balm Riverview Rd in Hillsborough County (“7Eleven Site”).

2-APS-IS (Incidental Sales) is for the incidental sale of beer and wine in sealed containers only for consumption off the permitted premises (package sales) in connection with a convenience store, drug store, grocery store, supermarket or similar establishment. In such case the retail display of beer and wine, including refrigerated displays, shall occupy no more than 25 percent of the establishment's gross floor space. Additionally, the outside display of beer and wine shall be prohibited.

7Eleven is a convenience store also offering gasoline sales and specializing in food sales, including a large selection of fresh foods. The proposed store will contain approximately 4,825.33 square feet of space as depicted on the Sketch of Description (Wet Zone) dated October 10, 2022 and prepared by Hamilton Engineering and Surveying, Inc. (the “Hamilton Sketch”). The package sale of beer and wine is an accessory and ancillary component of the convenience store’s business, and the retail display of beer and wine, including refrigerated displays, will occupy less than 25 percent of the convenience store’s gross floor space. The requested 2APS-IS (Incidental Sales) Alcoholic Beverage Permit for package sales of beer and wine is a relatively small scale, but necessary component of the convenience store operation.

There is one applicable school use located within 500 feet of the 7Eleven Site as confirmed by the Specific Purpose Survey dated October 10, 2022 and prepared by Aaron Murphy, Professional Surveyor and Mapper, State of Florida No. LS-6768 (the “Survey”). The proposed alcoholic beverage permit location is separated from the school site by approximately 109’ of Balm Riverview Rd right-of-way, multiple fences, and an extensive 223’ buffer used for stormwater management. As such if you measured the primary ingress/egress point for the school located on Big Bend Rd to the corner of the proposed convenience store it is approximately 579’ away.

WARRANTY DEED
FROM CORPORATION

This Warranty Deed Made and executed the 30th day of November A. D. 1988 by

GREENLAND ACRES, INC.

a corporation existing under the laws of FLORIDA, and having its principal place of business at 322 Plant Avenue Tampa, Florida 33606 hereinafter called the grantor, to

David J. Kennedy and Sandra S. Kennedy, his wife

whose postoffice address is 13009 Gordon Road Riverview, Florida 33569

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Florida County, Florida, viz:

Tract 17, Block 19, Unit 5B, Tropical Acres South Subdivision as recorded in Plat Book 51, Page 20, Public Records of Hillsborough County, Florida.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

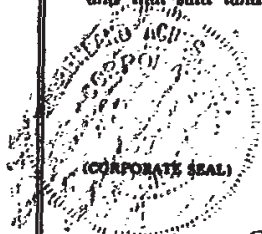
RESTRICTIONS RECORDED ON REVERSE

Documentary Tax Pd. \$ 151.25
Intangible Tax Pd. \$ 0
Richard Ake, Clerk Hillsborough County
By: J.B. Boly Deputy Clerk

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.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances



In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Nathan I. Gordon Secretary

GREENLAND ACRES, INC.

Signed, sealed and delivered in the presence of:

Doris M. Malbrade
Maryline Hutchinson

By: Gladys A. Williams VICE President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Gladys A. Williams and Nathan I. Gordon

well known to me to be the Vice President and Secretary Treasurer respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, A. D. 19 88

Return To: Surety Land Title Co.
Suite 250, 3530 W. Waters Ave
Tampa, FL 33614

A-1099

This instrument prepared by: Greenland Acres, Inc.
Address 322 Plant Avenue
Tampa, Florida 33606

Notary Public, State of Florida
My Commission Expires July 1, 1991
Licensed Full Time Notary Public

DEC 19 1988 9:00

88271802

RESTRICTIONS:

Purchasers desiring to build a home on the tract of land purchased hereby agree that the home shall be of new construction, using new materials and the building shall not contain less than 750 feet of living area. If a mobile home is placed on these premises, it shall be no less than 500 square feet and of good quality and appearance. Purchaser may install or build out of new materials a utility building for storage purposes or garage for his auto.

Purchasers agree that the tract of land purchased from the seller shall be kept free from all junk and trash, and that premises or trailer on said tract of land shall be used solely for residential purposes. Residents may engage in any form of farming, provided that such activities are restricted to produce and agricultural pursuits limited to home use. The foregoing, however, specifically excludes the raising of swine, goats, or rabbits. Tract Purchaser herein agrees not to subdivide any portion of said property. Purchaser further agrees that no more than one trailer shall be installed on any one tract of land. Subject to Public Utilities and Drainage Easements.

OFF. REC. 5574 G 1258

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

Elena Trejo

Robert A. Preston
Robert A. Preston

Name: Elena Trejo

Sharon M. Preston
Sharon M. Preston

Philip E. Crabtree

Name: Philip E. Crabtree

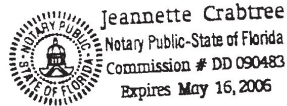
STATE OF: FLORIDA
COUNTY OF: HILLSBOROUGH

The foregoing instrument was acknowledged before me this: 7th day of June, 2003 by ROBERT A. PRESTON AND SHARON M. PRESTON, who is/are personally known to me or who has produced Fl. DRIVERS LICENSE as identification.

WITNESS my signature and official seal at Riverview in the County and State of the day and year last aforesaid.

My Commission Expires: 5-16-06

Jeannette Crabtree
NOTARY PUBLIC- State of Florida





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 22154 Intake Date: 12522
Hearing(s) and type: Date: 1222 Type: □□□□ Receipt Number: 211459
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 13009 and 13007 Gordon Rd City/State/Zip: Riverview/FL/33579
TWN-RN-SEC: 10-31-20 Folio(s): 077690-5262 and 077690-5018 Zoning: PD Future Land Use: RP-2 Property Size: ±1.8

Property Owner Information

Name: Sandra & David Kennedy / Fernando Trejo Daytime Phone _____
Address: PO BOX 1624 / 13007 Gordon Road City/State/Zip: Wimauma / Riverview // FL
Email: _____ Fax Number _____

Applicant Information

Name: SAME AS ABOVE Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: T. Truett Gardner and Gardner Brewer Hudson Daytime Phone 813-221-9600
Address: 400 N Ashley Drive Ste 1100 City/State/Zip: Tampa / FL / 33602
Email: landuse@gardnerbrewer.com Fax Number 813-221-9611

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

T. Truett Gardner, Agent

Type or print name

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)

T. Truett Gardner, Agent

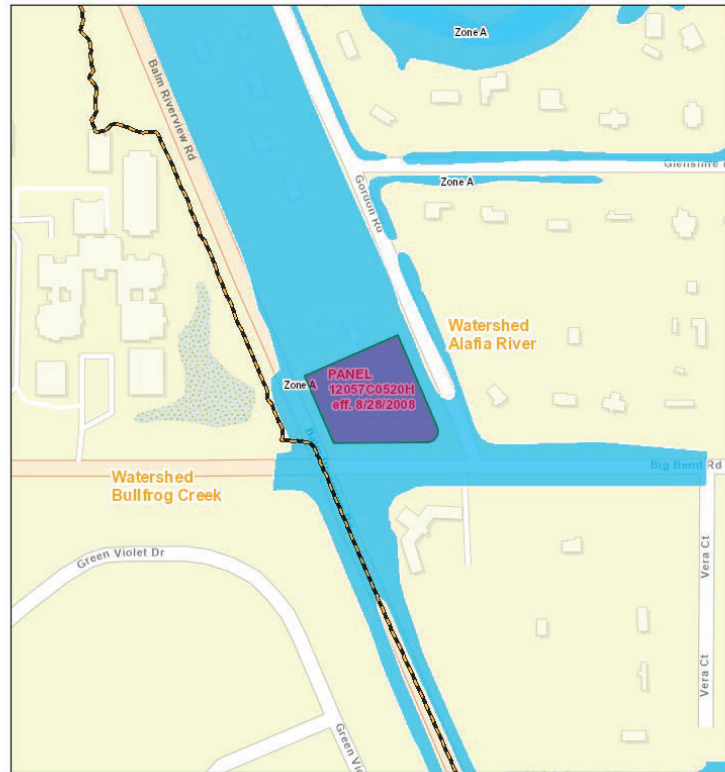
Type or print name



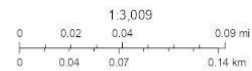
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	22-0561
Flood Zone:A	
FIRM Panel	0520H
FIRM Panel	12057C0520H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120520C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	22-0561
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 013912 Block: 1021
Future Landuse	RP-2
Mobility Assessment District	Residential Planned 2
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77690.5262



October 26, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 77690.5262
PIN: U-10-31-20-2VA-000019-00017.0
DAVID J AND SANDRA S KENNEDY
Mailing Address:
 PO BOX 1624
 WIMAUMA, FL 33598-1624
Site Address:
 13009 GORDON RD
 RIVERVIEW, FL 33579
SEC-TWN-RNG: 10-31-20
Acreage: 1.17007005
Market Value: \$55,879.00
Landuse Code: 0000 VACANT RESIDENT

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.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

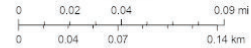
Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	22-0561
Flood Zone:A	
FIRM Panel	0520H
FIRM Panel	12057C0520H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120520C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	22-0561
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 013912 Block: 1021
Future Landuse	RP-2
Mobility Assessment District	Residential Planned 2
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77690.5018



October 26, 2022

1:3,009



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 77690.5018
PIN: U-10-31-20-2V9-000019-00016.0
FERNANDO TREJO
Mailing Address:
 13007 GORDON RD
 RIVERVIEW, FL 33579-6967
Site Address:
 13007 GORDON RD
 RIVERVIEW, FL 33579
SEC-TWN-RNG: 10-31-20
Acreage: 0.66008902
Market Value: \$189,707.00
Landuse Code: 0200 MOBILE HOMES

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