



**Hillsborough
County Florida**

LAND USE HEARING OFFICER APPEAL REPORT

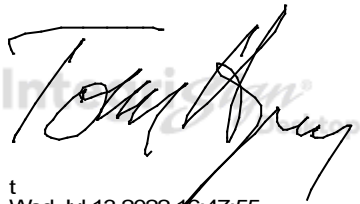
APPLICATION NUMBER: APP 22-1146

LUHO HEARING DATE: January 24, 2022

The applicant is appealing the Administrator's decision in nonconforming use review NCU 22-0762 regarding the number of mobile home/RV spaces that are allowed.

The Administrator's decision was rendered on June 3, 2022. The subject appeal was submitted on July 1, 2022 and therefore was timely filed, per LDC Section 10.05.01.C.1.

ADMINISTRATOR'S SIGN-OFF



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Wed Jul 13 2022 16:47:55



Written Statement of Appeal

In the space below, indicate the basis of the appeal.

My name is Linda Stephens. I am the sole owner and operator Pettit Mobile home Park located at 1709 50th Street South in Tampa (Palm River area).
I am appealing the decision made by the planning group on June 3, 2022 regarding my property, specifically the number of RV spaces that they
are saying that I am no longer allowed to use. Due to my failing health at 81 years young, I have decided to sell the mobile home park that I have owned
since 2005. When the potential buyers submitted plans for the property, not only were they rejected but the county told me that I was not legally allowed
to be in operation! Ironic information as this park has been here the past 45 years and continually in operation. I was told to apply for a NCU and by way
of that NCU I am only allowed to utilize 8 out of the 12 spaces. However I had to get a NCU to be able to continue to run my business! The decision has
now stripped away the use of 4 spaces that are greatly needed by long time out of state tenants coming into Tampa for work. I purchased the park from
the Pettit estate on April 7, 2000. My husband and I made improvements, but we kept the same footprint. We saw the need for an RV park so in 2005 we
asked for RV spaces instead of Mobile home spaces. I have been licensed by the Florida Health department and by Hillsborough County for the use of
12 spaces and 1 mobile home for the past 17 years. I was granted permission by the health department for 12 spaces, and I have used 12 spaces ever
since and I have paid the taxes. The Health Dept called for 8 mobile home spaces in 1975, these mobile homes required 2,600 square feet per lot/space
You can see them listed on the 1986 survey. In 2005 a permit was issued to Pettit Park. by the state health department for 12 RV spaces and 1 mobile
home versus 8 mobile homes. RV spaces only require 1200 sq ft per unit. So, the same area was used but allocated for 4 additional spaces from 8 to 12.
I have a drug free clean and quiet park. There are very few RV parks in the Tampa area and people are having to purchase RVs to live in because of the
price of housing. I also have contractors that come in from other states to work at the power plant (Tampa Electric) and construction projects with the DOT
and contractors that are coming into dredge Tampa Bay.
I have rented spaces to these contractors coming into my park for the past 10 years. These contractors are having to travel to Lakeland and Sarasota
to find spaces as they are unable to find space in Tampa.
With the zoning created by Hillsborough county; the immediate area adjacent to my park is commercial and full of used car lots, scrap lots and scrap
metal yards. They are all eye sores, and they are ruining the appeal of the neighborhood. My park is well maintained, and it provides a needed service
. My taxes increase every year, so I need the income from these spaces.
I ask that you take this under consideration and overturn /overrule the decision to not recognize the 12 spaces that I have been licensed for and used
since 2005 using the same land footprint and following the rules of the county and the state by being licenses and paying my taxes.
The permit issued in 2005 shows that the park was permitted as a Recreation Vehicle Park. Each RV requires only 1200 square feet,
so the operating permit was legally issued for the requested 12 RV spaces.

Appeal of Administrative Decision Application



**Hillsborough
County Florida**
Development Services

Important Instructions to All Applicants:

Email your completed application to ZoningIntake-DSD@HCFLGov.net or visit HCFLGov.net/DigitalDropOff. All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted. For questions regarding the appeal process, please call (813) 307-4739 or send an e-mail to ZoningIntake-DSD@HCFLGov.net

Official Use Only

Application No: 22-1146 Intake Date: 7/1/2022 Receipt Number: 176136 Intake Staff Signature: *Clare Odell*

Administrative Decision Being Appealed

Application Number of Decision: NCU 22-0762

Subject Property Address (If Applicable): 1709 50th Street South Tampa, FL, 33619 (Pettit Mobile Home & RV Park)

Folio(s): 46565.0000

Appellant Information

Name: Linda Stephens Daytime Phone: 813-695-1912

Address: 4511 26th Ave South

City: Tampa State: FL Zip: 33619

Email: linda_l_stephens@yahoo.com Fax Number: _____

Appellant's Representative (Must be Legal Counsel)

Name: _____ Daytime Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Fax Number: _____

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.

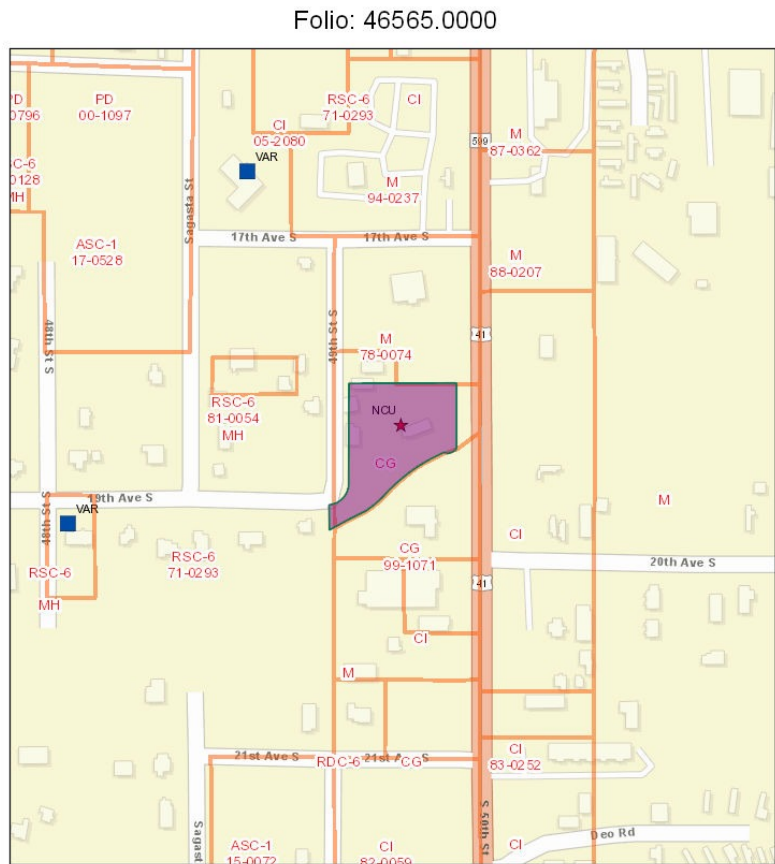
Linda Stephens
Signature of the Appellant

Linda Stephens
Type or print name

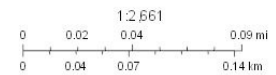


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	99-1071
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
RZ	71-0293
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0367H
FIRM Panel	12057C0367H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120367E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013501 Block: 1021
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	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



July 1, 2022



Hillsborough County, Florida

Folio: 46565.0000
PIN: U-28-29-19-ZZZ-000001-60040.0
LINDA L STEPHENS/TRUSTEE
Mailing Address:
 4511 26TH AVE S
 TAMPA, FL 33619-5147
Site Address:
 1709 S 50TH ST
 TAMPA, FL 33619
SEC-TWN-RNG: 28-29-19
Acreage: 1.19101
Market Value: \$289,300.00
Landuse Code: 2820 COMM./OFFICE

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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.



Appellant's Standing to Appeal

An appellant must show standing to appeal. Please select the reason for appeal below (check one).

1. For a decision of the Administrator that is of general applicability and is not specifically related to a particular parcel of real property or project:
 - Any resident, landowner or any person having a contractual interest in land in unincorporated Hillsborough County and any duly registered neighborhood organization, as described in [Section 10.03.02.F.1](#) of the Land Development Code (LDC).

2. For a decision of the Administrator that is not of general applicability and is specifically related to a particular parcel of real property or project:
 - An applicant of an Administrator's decision who is adversely affected by the Administrator's decision, or
 - A property owner whose property is the subject of the administrative decision and is adversely affected by the Administrator's decision, or
 - Any owner of real property as reflected on the current year's tax roll, lying within 500 feet in every direction of the property or project that is the subject of the administrative decision, any condominium and/or owners' association with common property lying within 500 feet in every direction of the property or project that is the subject of the administrative decision and any duly registered neighborhood organization, as described in [Section 10.03.02.F.1](#) of the LDC whose boundaries lie within one mile of the property or project that is the subject of the administrative decision, or
 - Any resident, landowner or any person having a contractual interest in land in unincorporated Hillsborough County and any duly registered neighborhood organization, as described in [Section 10.03.02.F.1](#) of the LDC who demonstrates a direct adverse impact as a result of the administrative decision that exceeds in degree the general interest in community good shared by all persons. The Land Use Hearing Officer shall make the determination if there has been a demonstration of a direct adverse impact sufficient to grant appellant status, however any information considered in making such a determination shall not be considered a part of the record on appeal except as provided in [Section 10.05.01 D](#) of the LDC.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

Linda L. Stephens
4511 26th Ave. S.
Tampa, FL 33619

NONCONFORMING USE REVIEW

NCU 22-0762

1.0 REQUEST

1. A nonconforming use determination concerning a mobile home/recreational vehicle park on property located at **1709 50th Street South**, and identified as **Tax Folio Number 46565.0000**, that is zoned CG (Commercial General).

2.0 DETERMINATION

1. Legal nonconforming use status is **APPROVED** for a mobile home/recreational vehicle park with a maximum of 8 total spaces.
2. The legal nonconforming use shall be subject to the requirements of Land Development Code Section 11.03.06.
3. Legal nonconforming status is denied for more than 8 spaces in the mobile home/recreational vehicle park.

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

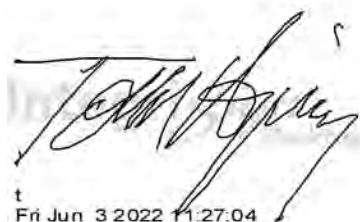
Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**DEPUTY COUNTY
ADMINISTRATOR**

Gregory S. Horwedel



t
Fri Jun 3 2022 11:27:04

June 3, 2022

Tom Hiznay, AICP, Executive Planner
Community Development Division
Development Services Department

Date

In accordance with Section 11.01.03 of the Land Development Code, nonconformity determinations may be appealed to the Land Use Hearing Officer within thirty (30) calendar days of the date of this decision. Questions related to this determination should be directed to Colleen Marshall at (813) 272-5828 or MarshallC@HCFLGov.net.

ATTACHMENTS:

1. Rezoning Resolution No. 1059 dated October 16, 1968
2. Section 21, 1966 Zoning Code
3. 1966 Zoning Code Section 6.3.b and Definitions of “Trailer Park” and “Camping and Recreational Equipment.”
4. Applicant’s affidavit
5. Affidavit from Ronald J. Sheets
6. Notarized letter from Larry D. Meredith
7. Notarized letter from Brenda Sue Bush
8. Survey dated September 28, 1968
9. State of Florida Department of Revenue Certificate of Registration dated June 1, 1970
10. State of Florida Department of Health and Rehabilitative Services Operating Permit dated April 30, 1975
11. State of Florida Department of Health Annual Operating Permits 1999, 2006-2012
12. Hillsborough County Occupational License 1999-2000
13. Hillsborough County Business Tax Receipts 2013-2022
14. State of Florida Department of Health Inspection Reports 2015, 2019, 2022
15. Florida Department of Health in Hillsborough County Invoice 2021
16. Hillsborough County Property Appraiser records

cc: Tom Hiznay, Development Services Department
Joe Gross, Code Enforcement

F.O. FINDINGS

1. The subject parcel is zoned CG (Commercial General) which does not permit mobile home/recreational vehicle parks.
2. A review of the zoning history of the property found that the property was rezoned under petition number 1059 from R-2 and C-1 to C-2 (Retail Commercial) on October 16, 1968 (Attachment 1).
3. The property was rezoned from C-2 to CG in 1991 through the countywide zoning conformance process.
4. Per Section 21 of the 1966 Zoning Code, trailer parks were an allowed use in the C-2 zoning district. (Attachment 2).
5. The 1966 Zoning Code defined “Trailer Parks” as “Any lot or plot of ground under one ownership on which two or more mobile homes are located and maintained for rental to the public or two or more spaces are rented to the public for the accommodation of mobile homes.” (Attachment 3)
6. The 1966 Zoning Code did not define recreational vehicle. However, it defined “Camping and Recreational Equipment” to include travel trailers, pick-up coaches and motorized homes. Staff finds these vehicles constitute recreational vehicles. (Attachment 3)
7. Development of trailer parks were regulated by Section 6 of the 1966 Zoning Code. Section 6.3.b established a minimum “unit area” for trailers and defined “unit” as the “individual space occupied by a single automobile or trailer, or a single automobile with trailer attached.” Therefore, it appears that recreational vehicles were permitted within a trailer park. (Attachment 3)
8. Trailer parks remained an allowed use in the C-2 zoning district until the 1980 Zoning Code, at which time trailer parks were no longer listed as a permitted use in C-2. Therefore, a trailer park was a permitted use of the property until 1980.
9. According to the applicant’s affidavit submitted by Linda L. Stephens, the nonconformity has existed on the site since 1968 and has continued to operate as an active mobile home/RV park since that time. (Attachment 4)
10. According to an affidavit from Robert Jay Sheets, an informed individual who worked at Miller Septic Tanks in 1964 and serviced the trailer park and pumped one of the septic tanks on the property, the nonconformity has existed since at least 1964. (Attachment 5)
11. According to a notarized letter from Larry D. Meredith, a resident of the area since 1953, the mobile home/RV park has been an active business for the past several decades and has at no point since the sale of the of the property to Linda and Merle Stephens not been in operation. The park has been in the neighborhood since 1970 and was operated by the previous owner until her death in 1999 at which time her living children completed the sale of the property to Linda and Merle Stephens who continues operations then and now in perpetuity of Pettit Park (Attachment 6).

12. According to a notarized letter from Brenda Sue Bush, a resident of the area since November 6, 1955, the mobile home/RV park has been an active business for the past several decades and has at no point since the sale of the of the property to Linda and Merle Stephens not been in operation. The park has been in the neighborhood since 1970 and was operated by the previous owner until her death in 1999 at which time her living children completed the sale of the property to Linda and Merle Stephens who continues operations then and now in perpetuity of Pettit Park (Attachment 7).
13. The submitted survey dated September 28, 1968 shows the property with 8 trailers on the site (Attachment 8).
14. The State of Florida Department of Revenue Certificate of Registration dated June 1, 1970 indicates that Pettit Mobile Park was authorized and empowered to collect sales and use taxes for the State of Florida in 1970 (Attachment 9).
15. The State of Florida Department of Health and Rehabilitative Services Operating Permit indicates that Pettit Mobile Home Park had an operating permit for a trailer park to accommodate 8 independent mobile homes granted April 30, 1975 (Attachment 10).
16. The State of Florida Department of Health Annual Operating Permits for 1999, and 2006-2012 provide evidence of continued operation of the RV/mobile home park (Attachment 11).
17. The Hillsborough County Occupational License renewal for 1999-2000 indicates Pettit Mobile Park continued to operate and the fees were paid to the Tax Collector (Attachment 12).
18. The Hillsborough County Business Tax Receipts from 2013-2022 provide further evidence of continued operation of the RV/mobile home park (Attachment 13).
19. The State of Florida Department of Health Inspection Reports dated 2015, 2019 and 2022 provide further evidence of the RV/mobile home park and its continuous existence (Attachment 14).
20. The Florida Department of Health 2021 Invoice indicates the use for a mobile home/recreational vehicle park for 13 spaces (Attachment 15).
21. The documents from the Hillsborough County Property Appraiser indicate that the use of the property is indicated as a RV and mobile home park. (Attachment 16)
22. Hillsborough County Aerial Photography (1979, 1985, 1988, 1991, 1994, 1997), are inconclusive due to the presence of numerous trees on site, however, appear to show portions of mobile homes/RVs on site in some of the aerials. Due to the tree presence and aerial resolution staff is unable to determine the number of mobile homes/RVs from the aerial photography.
- 23. LDC Section 11.03.06.F requires “substantial evidence in the form of health and/or building permits issued specifically for a mobile home/RV park, site plans approved for a mobile home/RV park with clearly identified spaces, advertisements and/or leases identifying a mobile home/RV park by name, and other similar documents to certify a mobile home/RV park as a legal non-conforming use.”**

SUMMARY

1. Staff finds that sufficient evidence has been submitted to show that a trailer park was established on the subject property in 1968 and was an allowed use of the property's C-2 zoning at that time.
2. The 1980 Zoning Code removed trailer parks as a permitted use in the C-2 district.
3. The 1975 HRS Operating Permit submitted by the applicant was approved for 8 spaces. Additionally, the survey submitted by the applicant, dated September 28, 1968, shows 8 spaces in the park.
4. The applicant submitted several HRS operating permits and reports indicating 13 spaces in the subject park. However, all of these permits and reports were issued after 1980 when the property's zoning no longer permitted a trailer park.
5. In view of the submitted evidence, staff finds that a maximum of 8 spaces in the subject mobile home/RV park may be certified as legally nonconforming. However, additional spaces cannot be certified as legally nonconforming since no evidence has been submitted to show they were permitted prior to 1980, at which time trailer parks were no longer an allowed use of the property's C-2 zoning.

RESOLUTION RE-ZONING

NO. 1059

Upon motion of Commissioner Prevatt, seconded by Commissioner Neff, the following Resolution was unanimously adopted:

WHEREAS, MARY E. PETTIT

as the owner(s) of the property hereinafter described heretofore on October 11, 1968 presented and filed with this Board of County Commissioners a written petition and application requesting an amendment of the Hillsborough County Zoning Regulations adopted by this Board of County Commissioners on December 21, 1966, pursuant to Chapter 24592, Laws of Florida, Acts of 1947, as amended by Chapter 25889, Laws of Florida, Acts of 1949, so as to change the classification of the following described parcels of land in Hillsborough County, Florida from R2&C1 to C-2 uses, as the same are classified and permitted under said zoning regulations, to wit:

That part of the Southeast quarter of the Northeast quarter of Section 28, Township 29 South, Range 19 East described as follows: Tract beginning on the West line of State Road 541 at center of canal and run North 150 feet, West 283 feet, South to center of canal and Northeasterly along center of canal to Point of Beginning, all lying and being in Hillsborough County, Florida.

now classified pursuant to said zoning regulations as R2&C1, or One and Two Family Residential and Neighborhood/Commercial District; and

WHEREAS, this Board of County Commissioners on this 11th day of October, 1968, held a public hearing in relation to said application or request for an amendment changing the boundaries or classification of the aforesaid district(s) at which hearing all parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, more than fifteen days notice of the time and place of such hearing has been published in the Tampa Daily Times a newspaper of general circulation published in Hillsborough County, Florida, in its issues of September 26, October 3 and 10, 1968

as will appear from proof of publication of such notice duly filed with the Clerk of this Board; and

WHEREAS, this Board of County Commissioners has duly considered said petition and application and the statements of all parties in interest and citizens desiring to be heard thereon, and

and being fully advised in the premises:

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AT REGULAR MEETING ASSEMBLED THIS 16th DAY OF October, 1968,

That the property above described: now classified pursuant to such zoning regulations as R2 & C1, or One and Two Family Residential and Neighborhood Commercial Districts is hereby re-zoned from its present classification as a One & Two Family Residential District, to C-2, or Retail Commercial District, as the same is defined and promulgated pursuant to the Hillsborough County Zoning Regulations adopted by this Board of County Commissioners on December 21, 1966;

RESOLVED FURTHER, that a certified copy of this Resolution, together with proof of publication of notice of public hearing, be recorded in the office of the Clerk of the Circuit Court of Hillsborough County, Florida;

BE IT FURTHER RESOLVED, that a certified copy of this resolution be transmitted to the Hillsborough County Adjustment Board.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, James F. Taylor, Jr., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, DO HEREBY CERTIFY, that the above and foregoing is a true and correct copy of a Resolution adopted by the Board of County Commissioners of Hillsborough County, Florida, at its meeting of October 16, 1968, as the same appears of record in Minute Book 2-0, public records of Hillsborough County, Florida.

WITNESS my hand and official seal this 12th day of November 1968.

CLERK JAMES F. TAYLOR JR.
BY *James F. Taylor Jr.* Deputy Clerk

RE-ZONING PETITION NO. 1059

TO:

Honorable Board of County Commissioners
Hillsborough County
County Courthouse
Tampa, Florida

Gentlemen:

Come now the undersigned property owner (s), and hereby request your honorable board to re-zone the following legally described property from its present zoning classification.

At present, the subject property is zoned R-2H. The undersigned is requesting that said property be re-zoned to C-2 classification.

That part of the Southeast quarter of the Northeast quarter of Section 28, Township 29 South, Range 19 East described as follows: Tract beginning on the West line of State Road 541 at center of canal and run North 150 feet, West 283 feet, South to center of canal and Northeasterly along center of canal to Point of Beginning, all lying and being in Hillsborough County, Florida

Mary Ethel Pettit
Signature

6 17 5 7 40

#1059

47th St. S.

E. H. WEAVER

183'

150'

150'

E. H. MARTIN

150'

Canal

150'

MR. GUNNELL

SIDE WALK

US 1 + 50th St. S.

OWNERS
G. GUNNELL

US 1

US 1

125'

3. SETBACKS

- a. **Front Yard:** There shall be a minimum of not less than thirty (30) feet.
 - b. **Side Yards:** None required except that, where a lot abuts any Residential District, there shall be a side yard clearance of fifteen (15) feet on the side abutting the Residential District. Such space shall remain open and unoccupied by any building or accessory building. If a side yard is provided, although not required, each side yard shall be at least three and one-half (3½) feet.
 - c. **Rear Yard:** There shall be a twenty (20) foot setback. If the lot is on a dedicated alley the width of said alley may be used as part of the twenty (20) foot setback.
4. **OFF-STREET PARKING** — Minimum off-street parking spaces shall be provided as specified in Section 7.
 5. **OFF-STREET LOADING AND UNLOADING SPACE** — Off-street loading and unloading space with minimum dimensions of ten (10) feet by thirty-five (35) feet shall be provided for each use having a floor area of less than ten thousand (10,000) square feet; each use having a floor area in excess of ten thousand (10,000) square feet shall provide at least one (1) off-street loading space for each ten thousand (10,000) square feet of floor area or fraction thereof. Such space shall have direct access to an alley or street, or to a driveway which affords ingress and egress for trucks. Upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Board of Adjustment may reduce the minimum length as necessary.
 6. **BUFFERING REQUIREMENTS** — Upon any lot abutting a Residential District there shall be provided a continuous buffer with a minimum height of six (6) feet except that no such buffer shall extend nearer to a street right of way line than established building line of the adjoining residential lot. The buffer shall be a compact evergreen hedge or other type of similar foliage screening with a minimum width of five (5) feet or shall be a solid fence or masonry wall.

SECTION 21

"C-2" RETAIL COMMERCIAL DISTRICT

A. USES PERMITTED

1. ANY USE SPECIFIED AND PERMITTED IN "C-1" ZONE.
2. AUTOMOBILE PARTS — New or second hand, tire and equipment of accessory stores, from enclosed buildings only and provided there is no outside display of parts or tires.
3. AUTOMOBILES AND TRAILER (Used and immediately driveable, not including wrecked cars) — Sale from vacant lots, area to be hard surfaced.
4. AUTOMOBILE AUCTION (Storage area for vehicles shall be fenced. Fencing shall conform to heights and type as outlined in Section 4-I.)
5. AUTOMOBILE WASHING AND PAINTING — Including steam cleaning in enclosed buildings only, and provided, however, no odors, fumes or noises are produced that may be obnoxious.
6. BAKERY STORES — Retail only. Baking permitted on premises.
7. BARBECUE STANDS AND PITS.
8. BICYCLE STORES AND REPAIR SHOPS.
9. BILLIARD ROOMS AND POOL ROOMS.
10. BOAT SALES LOT — Area to be hard surfaced.
11. BOWLING ALLEYS WITHIN A BUILDING — Shall not be located closer than five hundred (500) feet to any Residence Zone unless such building is so constructed as to prevent the emission of odors, sounds and/or vibrations.
12. DANCING HALLS OR DANCING ACADEMIES — Provided no alcoholic beverages of any type are served. Shall not be located closer than five hundred (500) feet to any Residence Zone unless such building is so constructed as to prevent the emission of odors, sounds and/or vibrations.
13. DRESSED POULTRY AND SEAFOOD STORES — Retail, located not closer than one hundred (100) feet to a residential zone.
14. DRY CLEANING (Sec. C-C).
15. ELECTRIC APPLIANCES AND FIXTURE STORES AND REPAIR SHOPS — All repairs to be done inside of building.
16. EXTERMINATING PRODUCTS — Where the materials or ingredients are stored, mixed or packaged, but not manufactured, provided, however, they do not produce, cause or emit any fumes or odors which may be obnoxious.
17. GARAGE OR MECHANICAL SERVICE.
18. HAT CLEANING AND BLOCKING.
19. LAUNDRIES — Hand and self-service, provided that a laundry in this area shall provide a sanitary and safe disposal of waste water and operate without producing smoke.
20. LAWNMOWERS — Rental, sales and service.
21. LUMBER YARDS — Provided all materials are stored in approved lumber sheds and are new materials only.
22. MORTUARIES OR FUNERAL HOMES (Crematory not permitted).
23. MUSIC, RADIO AND TELEVISION STORES AND REPAIR SHOPS.
24. PAWN SHOPS.
25. PLUMBER SHOPS — Materials to be stored in building or shed.
26. POTTERY designed for yard ornaments, retail sales only.
27. PRINTING SHOPS — Small jobbers only.
28. SECOND HAND STORES — For the disposal of furniture, fixtures, tools and the like, provided there is no outside display of any goods or products. Show and salesrooms, including display of new automobiles for the purpose of sale by an authorized dealer, provided that automobile show and salesrooms may have limited service departments incidental thereto, provided such work is carried on altogether within the building.
29. SIGN PAINTING SHOPS.
30. THEATRE, DRIVE-IN — Provided no intoxicating beverages of any type are served. Site and inlets and exits to be approved by the Zoning Director.
31. TRAILERS (Single) AND TRAILER PARKS (See Sec. 6).
32. CABINET AND CARPENTRY SHOPS — Light neighborhood type.
33. WAREHOUSE, WHOLESALE, INCLUDING SALES OFFICE (no outside storage will be permitted).
34. SIGNS AND STRUCTURES, ADVERTISING — Provided such use is not located within one hundred (100) feet of any residential district, further provided that such sign shall not be permitted within three hundred (300) feet of an existing advertising sign or structure.

B. REQUIREMENTS

1. LOT AREA — A lot shall be of such size and dimensions as shall be necessary to properly accommodate the intended use or structure in accordance with all applicable regulations of this Resolution and other state and local resolutions.
2. HEIGHTS — Except as provided in Section 3, "BUILDING HEIGHT", no building or structure in this district shall exceed two and one-half (2½) stories or thirty-five (35) feet.

J. REMOVAL OF PEAT OR MUCK — Removal of peat or muck after obtaining a special permit to do so from the Building and Zoning Department, subject to the following provisions:

1. During the period of any such operation, all necessary measures shall be taken to protect adjacent property and the general public.
2. No such operation shall be permitted which alters the course of natural surface drainage onto adjacent private property or onto public property without the approval of the Board of County Commissioners.
3. Upon the termination of any such use, any excavation shall be immediately filled to its original elevation or shall be otherwise developed and beautified in a manner which will render it compatible with the surrounding land and will allow the safe and proper utilization of said land for a use permitted within an Agricultural Zoning District.

K. REGULATION OF PERMITS —

1. These Zoning Regulations shall be administered with reasonable consideration to the character and types of buildings in any particular locality and to the end that all structures permitted thereunder shall be in reasonable keeping with the general type, character and cost of structures within the particular area involved.
2. However, where the proposed structure or addition to an existing structure does not permit a clear depth of front yard, rear yard or side yard on corner lots, cul-de-sac lots or irregular shaped lots; yet the structure designed or addition to existing structure is in general harmony with development of the area of which it is a part; waivers on such setbacks may be made by the Zoning Director.

SECTION 6 TRAILER PARKS

1. **PERMITS** — It shall be unlawful for any person to construct, maintain, operate or alter any trailer park within the limits of Hillsborough County outside of municipalities, without a permit from the Hillsborough County Zoning Department and the Hillsborough County Health Department. In addition to the fees charged for structures in the park, an additional fee of \$2.00 per trailer space will be required.
2. **PLANS** — A complete plan for the purpose of securing a trailer park permit shall show:
 - a. The area and dimensions of the tract of land, together with a complete legal description.
 - b. The location of the service building or buildings and any other proposed structures.
 - c. The location and width of streets.
 - d. The proposed location of wells, pumps, water lines, sewer lines or other approved sewage facilities.
 - e. A drainage plan for the entire park area, together with a sketch showing the disposition of all surface waters.
3. **SITE PROVISIONS** —
 - a. No trailer park or camp shall be constructed or maintained on a lot or plot which has a width of less than three hundred (300) feet or a grand total ground area of less than sixty thousand (60,000) square feet.
 - b. The minimum unit area of premises used or occupied as a trailer unit shall be forty (40) feet wide, eighty (80) feet long and provided further, that the minimum lanes or driveways between rows of trailers shall be thirty (30) feet in width. The word "Unit" means the individual space occupied by a single automobile or trailer, or a single automobile with trailer attached.

c. Minimum setbacks shall be as follows:

Front: Five (5) feet.

Side, each: Five (5) feet.

Rear: Five (5) feet, including three (3) foot easements for utilities.

- d. There shall be a landscaped buffer strip not less than 50 feet in depth along major streets abutting a mobile home park, and a landscaped buffer strip not less than 25 feet in depth along other mobile home park district boundaries. All buffer strips (except waterfront) shall contain a plant and/or structural screen which shall be at least 75% opaque, at least 6 feet high and shall extend the length of the buffer strip except for driveway openings. Newly planted screens shall meet the height and opaqueness requirement within 12 months of planting. The landscaped buffer strip shall be separate from mobile home sites, recreation areas, street R/W, utility sites, but may be utilized for drainage structures and utilities distribution and collection.
- e. Unattached utility buildings may be located within three feet of rear and/or side lot line. Utility structure not to exceed 120 square feet.

4. **WATER SUPPLY, SEWAGE DISPOSAL** — The method of water supply and sewage disposal shall meet the requirements and be approved by the Hillsborough County Health Department and the Hillsborough County Engineering Department.

5. **PLUMBING AND ELECTRICITY** — All plumbing and electrical wiring in the trailer park shall comply with the Hillsborough County Plumbing and Electrical Codes.

SECTION 7

OFFSTREET PARKING AND LOADING REGULATIONS

- A. For the purpose of this Resolution the term, "Offstreet Parking Space", shall consist of a minimum net area of two hundred (200) square feet of appropriate dimensions for the parking of an automobile, exclusive of access drives or aisles thereto. There shall be provided; at the time of the erection of any main building or structure, or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area or seats; minimum offstreet automobile parking space with adequate provisions for ingress and egress by an automobile of standard size, in accordance with the following requirements provided that such requirements do not, in the judgement of the Zoning Director, constitute an undue hardship or are impossible of accomplishment:
 1. **SINGLE FAMILY DWELLING STRUCTURES** — a minimum of two (2) spaces for each dwelling unit.
 2. **MULTIPLE FAMILY DWELLING STRUCTURES** — one and one-half (1 1/2) spaces for each dwelling unit.
 3. **CHURCHES, TEMPLES OR PLACES OF WORSHIP** — one (1) space for each eight (8) seats in the main auditorium.
 4. **COUNTRY, GOLF OR GUN CLUB** — one (1) space for each five (5) members.
 5. **GENERAL BUSINESS, COMMERCIAL OR PERSONAL SERVICE ESTABLISHMENTS** — one (1) space for each five hundred (500) square feet of non-storage first floor area, plus one (1) space for each five hundred (500) square feet of non-storage area above the first floor.
 6. **HOTELS** — one (1) space for each three (3) bedrooms, plus one (1) additional space for each five (5) employees.
 7. **HOTEL APARTMENT** — one (1) space for each dwelling unit.

MOBILE HOME — See HOUSE TRAILER.

MOTEL OR MOTOR HOTEL — A building or group of two (2) or more buildings designed to provide sleeping accommodations for transients or overnight guests with no common entrance or lobby.

NON-CONFORMING USE — Any building or land lawfully occupied by a use at the time of passage of the Resolution or amendment thereto which does not conform with the use regulations of the district.

NURSERY SCHOOL — See DAY NURSERY.

NURSING HOME — A home for the aged, chronically ill, or incurable persons, in which three or more persons not of the immediate family are received, kept, or provided with food and shelter or care, for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

PARKING LOT — An area or plot of ground used for the storage or parking of motor vehicles.

PETS — Customary household pets are not cloven or solid hooved animals. Animals which are dangerous to humans or property when they reach full maturity are not customary household pets.

POOL, SWIMMING — A structure above or below ground level, designed and constructed to hold water at varying depths used for swimming and bathing. A swimming pool is construed to have a depth of 36 inches and over.

POOL, PRIVATE SWIMMING — A swimming pool owned and operated by an individual used exclusively by the owner and family and/or guests, or a pool owned and operated by an association such as clubs, fraternities, etc., used exclusively by members and/or guests.

POOL, PUBLIC — A swimming pool publicly or privately owned and used by the general public.

POOL, WADING — A structure above or below ground level, designed and constructed to hold water for wading purposes and having a depth of less than 36" inches.

POULTRY MARKET — A commercial establishment or place where live poultry is kept and offered for sale.

RESTAURANT — A building, room or rooms where food is prepared and served to a group of families, a club or to the public and for consumption on the premises.

RIGHT OF WAY LINE — The right of way line shall be considered a property line and all setback requirements provided in this Resolution shall be measured from said right of way line. Side and rear yard depths shall be measured from property lines except corner lots which shall be controlled by the right of way line of the side street.

ROOMING HOUSE — See LODGING (ROOMING) HOUSE.

SERVICE STATION — Any building, structure or land used for the dispersing, sale or offering for sale, at retail, of any automobile fuels, oils or accessories, and in connection with which may perform minor automobile repairs as follows and none other:

- A. Sale and servicing of spark plugs and batteries.
- B. Tire repair and servicing but no recapping.
- C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, arms for windshields and replacement of grease retainers and wheel bearings.
- D. Radiator cleaning and flushing.
- E. Washing and polishing.
- F. Greasing and lubrication.
- G. Exchanging fuel pumps and installing fuel lines.
- H. Minor servicing or replacement of carburetors.
- I. Emergency wiring repairs.
- J. Adjustment brakes and installing exchange brake shoes.
- K. Tuning engines with the exception of grinding valves, cleaning carbon or removing the head of engines and/or crank case.
- L. Wheel balancing.
- M. Battery recharging.

SETBACK — The minimum horizontal distance between the street, rear or side lines of the lot and the front, rear or side lines of the building, including terraces, or porches. When two (2) or more lots under one (1) ownership are used, the exterior property lines so grouped shall be used in determining offsets.

SHOPPING CENTER — A group of retail stores, planned and developed for the site upon which they are built.

SIGN — Any display of characters, letters, illustrations or any ornamentations designed or used as an advertisement, announcement or to indicate directions (except official public signs).

STABLE, PRIVATE — A stable with a capacity of not more than one (1) for each thirty-five hundred (3500) square feet of lot area whereon such stable is located and where such horses are owned by the owners or occupants of the premises and are not kept for remuneration, hire or sale.

STABLE, PUBLIC — A stable, other than a private stable.
STORY — Any portion of a building included between the finished ceiling next above it or the finished under surface of the roof directly over that particular floor.

STREET — A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfares except an alley.

STREET LINE — The line between the street and abutting property.

STRUCTURE — Anything constructed or erected, the use of which requires more or less permanent location on the land or attachment to something having a permanent location on the land.

STRUCTURAL ALTERATIONS — Any change, except for repair or replacement in the supporting members of a building, such as bearing walls, columns, beams or girders.

SUBDIVISION — A division of a lot, tract or parcel of land or water into two (2) or more lots, plats, sites, or other subdivisions of land or water for the purpose, whether immediate or future, of sale, rent, lease, building development, anchorage or other use.

TENANT DWELLING — A residential structure located on a bona-fide farm occupied by a non-transient farm worker employed by the owner of the farm.

TENT — Any structure or enclosure, the roof and/or one-half (1/2) or more of the sides of which are of silk, cotton, canvas, or any light material, either attached to a building or structure or unattached.

TRAILER — See HOUSE TRAILER (MOBILE HOME).

TRAILER PARK — Any lot or plot or ground on which two (2) or more trailers are located and maintained for the accommodation of transients where a charge is or is not made.

TOURIST CAMP (CABIN COURT) — Any group of dwellings which is designed or intended for the temporary residence of motorists of transients. This term shall include "Cabin Camps", "Auto Courts", "Auto Camps", "Motor Camps" and "Motels".

TRAILER SALE LOT (NEW OR USED) — A lot or group of contiguous lots or parcel of land used for the display and sales of new and used trailers where no repair work is done, provided, however, that the owner and/or lessee or operator, thereof, shall hard surface the lot so used with type of treatment acceptable to the Zoning Director, that will assure a smooth, dustless surface.

USED CAR LOT (SECOND HAND CAR LOT) — A lot or group of contiguous lots or parcel of land, used for the display and sales of used automobiles where no repair work is done. Hard surface requirements as outlined under TRAILER SALE LOT will also be required for USED CAR LOTS.

USED CAR JUNK YARD — See JUNK YARD.

than a use permitted in the district in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards or less unoccupied area and no building shall be occupied by more families than hereinafter prescribed for such building for the district in which it is located. No lot which is now or may be hereafter built upon as herein required, shall be so reduced in area that the yards and open spaces will be smaller than prescribed by this Resolution, and no yard, court or open space provided about any building for the purpose of complying with the provisions hereof shall be used as a yard, court or other open space for any other building.

SECTION 2

APPLICATION OF ZONE CLASSIFICATIONS

The Zone Classifications listed in Section 1 and the requirements and restrictions therefor which are further described in other Sections of this Resolution are outlined on maps which accompany this Resolution and which are hereby declared to be a part hereof. Said maps are subject to revision by amendment to this Resolution in accordance with the Act of the Legislature known as Chapter 24592, Laws of Florida, Special Acts of 1947 and the amendments thereto, Chapter 25889, Laws of Florida, Acts of 1949, Chapter 29131, Laws of Florida, Acts of 1953.

SECTION 3

DEFINITIONS

For the purposes of this Resolution, certain terms and words are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the words "used for" shall include the meaning "designed for"; the word "building" includes the word "structure"; the word "lot" includes the words "plot" and "tract" and the word "shall" is mandatory and not directory.

ACCESSORY BUILDING — A garage or other building on a lot or parcel subordinate to and not forming an integral part of the main or principal building but pertaining to the use of the main building.

ADVERTISING SIGNS, OUTDOOR — An attached, free standing or structural poster panel or painted sign for the purpose of conveying some information, knowledge or idea to the public and containing not less than twelve (12) square feet in total area.

ALLEY — A narrow thoroughfare dedicated or used for public passageway up to twenty-five (25) feet in width, upon which usually abut the rear of the premises, or upon which service entrances or buildings, abut, and not generally used as a thoroughfare by both pedestrians and vehicles, which is not used for general traffic, and is not otherwise officially designated as a street.

ALTERATION — Any change in the arrangement of a building; any work affecting the structural parts of a building; or any change in wiring, plumbing or heating systems.

APARTMENT BUILDING — A building which is used or intended to be used as a home or residence for more than two (2) families living in separate quarters.

APARTMENT GARAGE — A building designed and intended to be used for the housing of vehicles belonging to the occupants of an apartment building on the same premises, in connection with living quarters and having a square foot area not more than sufficient to house a number of automobiles not exceeding the number of apartments contained in the principal building.

APARTMENT HOTEL — An apartment building, under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish dining room service.

BAR OR SALOON — Any place devoted primarily to the selling or dispensing and drinking of malt, vinous or other alcoholic beverages or any place where any sign is exhibited or displayed indicating that alcoholic beverages are obtainable within or thereon and where such beverages are consumed on the premises.

BARBECUE STANDS, BARBECUE PITS, OR PIG STANDS — Refreshment places where space is provided or allowance is made for automobiles to congregate for the purpose of serving occupants with refreshments.

BLOCK — A block shall be deemed to be all that property frontage along one highway lying between the two nearest intersecting or intercepting streets and railroad right of way or waterway, golf course, campus, park or similar open space.

BOUNDARY OF ZONE — The center line of a street or right of way or the center line of the alleyway, between the rear or side property lines or, where no alley or passageway exists, the rear or side property lines of all lots bordering on any zone boundary shown on the maps accompanying this Resolution and all future resolutions on these Regulations.

BUILDING — A building is any structure having a roof entirely separated from any other structure by space or by walls in which there are no communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

BUILDING HEIGHT — The height of a building with a gabled or hip roof shall be the vertical distance measured from the average elevation of the finished building site to the top of the roof of the uppermost story. The height of a building with a flat or nearly flat roof shall be measured from the footing as stated above to the highest point of the roof (but not the parapet or coping shall be used). A flat roof shall be considered a roof that has a slope of less than seven (7°) degrees with the horizontal.

BUILDING LINE — The extreme over-all dimensions of a building as staked on the ground, including all area covered by side walls. Overhang of roof will not be considered in setback requirements, except as provided in Section 5, E.

BUILDING SITE — The ground area of a building or buildings together with all open spaces surrounded by said building or buildings.

BUNGALOW COURTS (HOUSE COURTS, GARDEN APARTMENTS) — Two or more buildings used or intended for use as dwellings occupying a single parcel of land, any portion of which is used or intended for use in common by the inhabitants of such dwellings.

CAFETERIA — A place where food is obtained by self-service and eaten on the premises.

CAMPING AND RECREATIONAL EQUIPMENT — (1)

Travel trailer — a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified "travel trailer" by the manufacturer of the trailer and, when equipped for the road, having a body width not exceeding eight (8) feet, and a body length not exceeding twenty (20) feet.

(2) **Pick-up coach** — A structure designed primarily to be mounted on a pick-up or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses.

(3) **Motorized home** — Any vehicle designed to be used as a portable dwelling and constructed as an integral part of a self-propelled vehicle.

CENTER LINE, HIGHWAY — A line running parallel with the highway right of way which is half the distance between the extreme edges of the official right of way width as shown on a map approved by the County.

March 29, 2022

Hillsborough County Zoning and Development
601 E Kennedy Blvd
Tampa FL 33602

Re: Pettit Park (MHP/RV)
1709 50th Street South Tampa FL 33619

To Whom It May Concern:

My name is Larry D. Meredith and I have been a resident in the
East Bay Farms/Palm River/ Tampa area since 1953.

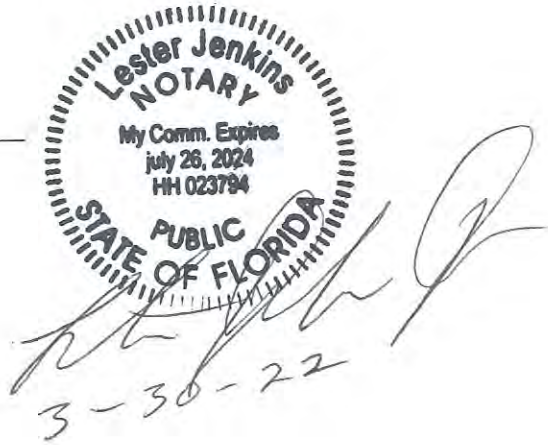
I am attesting to the fact that the Pettit Park (MHP/RV Park) has been an active business for the
past several decades and has at no point since the sale of the property to Linda and Merle
Stephens not been in operation. The park has been in the neighborhood since 1970 and was
operated by the previous owner Robert & Ethel Pettit until her death in 1999.

It is at this time her living children completed the sale of the property to Linda and Merle
Stephens who continues operations then and now in perpetuity of Pettit Park.

Thank you,

Signature: _____

Date: 3/30/22



Oath or Affirmation:

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this (numeric date) this (numeric date) day of (month), (year), by (name of person making statement)..

(Signature of Notary Public-State of Florida)
(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification
Type of Identification
Produced Drivers license # M633524



In an Individual Capacity:

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an acknowledgment in an individual capacity.

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this Monday day of 30, 2022, by (name of person acknowledging).

(Signature of Notary Public-State of Florida)
(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification
Type of Identification Produced
Drivers license M633-524 474640

March 29, 2022

Hillsborough County Zoning and Development
601 E Kennedy Blvd
Tampa FL 33602

Re: Pettit Park (MHP/RV)
1709 50th Street South Tampa FL 33619

To Whom It May Concern:

My name is Brenda Sue Bush and I have been a resident in the East Bay Farms/Palm River/ Tampa area since Nov 06, 1955.

I am attesting to the fact that the Pettit Park (MHP/RV Park) has been an active business for the past several decades and has at no point since the sale of the property to Linda and Merle Stephens not been in operation. The park has been in the neighborhood since 1970 and was operated by the previous owner Robert & Ethel Pettit until her death in 1968/1999 BSB

It is at this time her living children completed the sale of the property to Linda and Merle Stephens who continues operations then and now in perpetuity of Pettit Park.

Thank you ,

Signature: Brenda Sue Bush

Date: 3-29-22

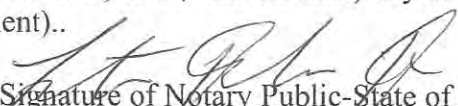

[Signature]
3-29-22

Oath or Affirmation:

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA
COUNTY OF Hillsborough

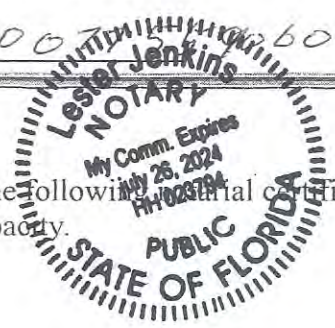
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this (numeric date) this (numeric date) day of (month), (year), by (name of person making statement)..


(Signature of Notary Public-State of Florida)

(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification X

Type of Identification Produced Drivers License # 13200711023704



In an Individual Capacity:

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an acknowledgment in an individual capacity.

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 29 day of MAY, 2022, by (name of person acknowledging).


(Signature of Notary Public-State of Florida)

(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification X

Type of Identification Produced DRIVERS LICENSE 13200-077-55-906-0

J. R. CLARK, INC.
REGISTERED LAND SURVEYORS

P. O. BOX 10064
PHONE 838-7151

TAMPA, FLORIDA - 33609

October 7, 1968

Mr. Bob Pettit
P. O. Box 488
Gibsonton, Florida 33534

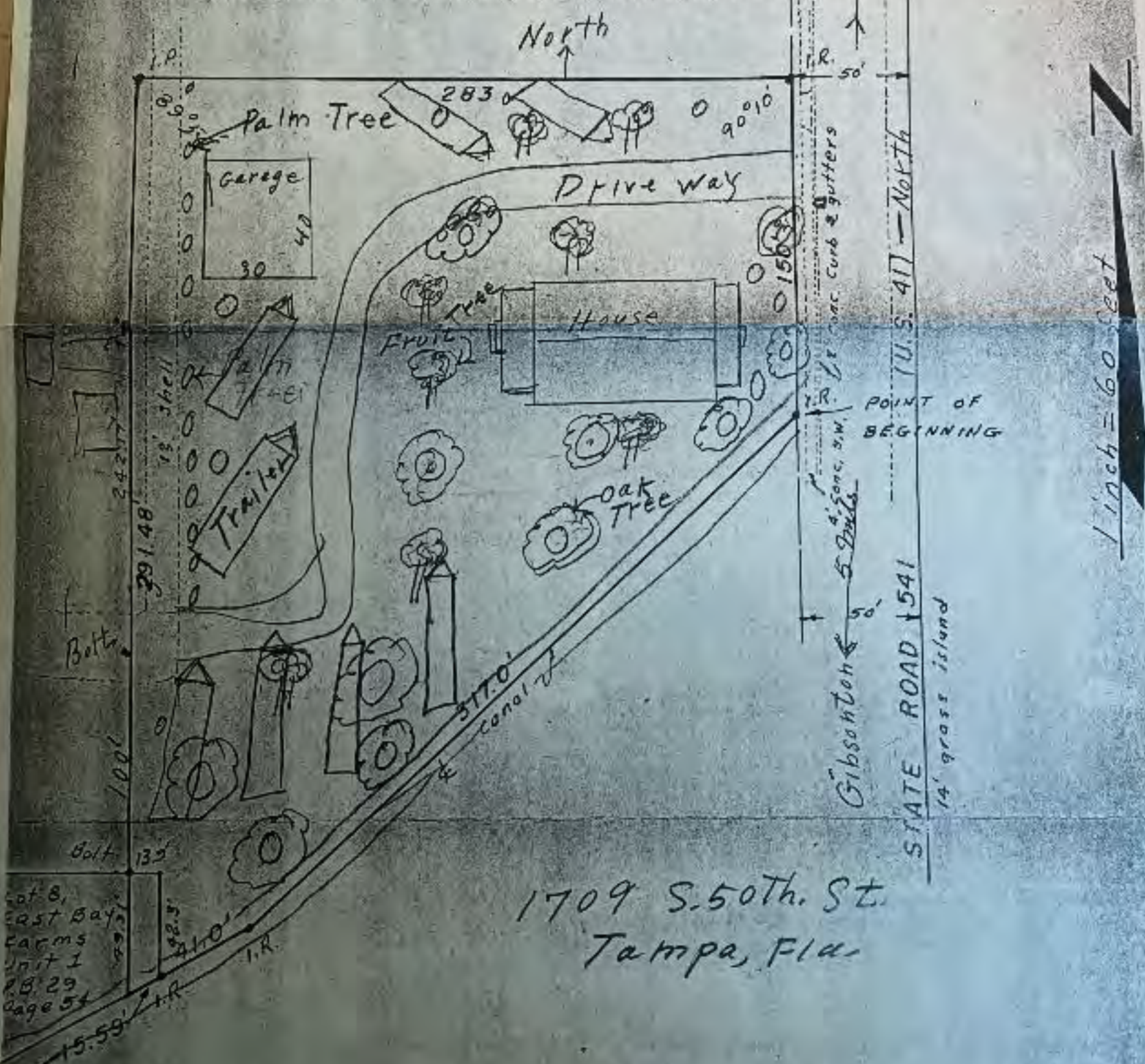
CERTIFICATE OF SURVEY

CERTIFICATION is made that on September 28 1968, we surveyed the following described property:

Tract beginning on West line of State Road 541 (U.S. 41) at center line of canal and run North 150 feet; West 283 feet; South to center of canal and Northeastly along center of canal to Point of Beginning.

All of the above described land lying and being in the Southeast one-quarter of the Northeast one-quarter of Section 28, Township 29 S., Range 19 E., Hillsborough County, Florida.

There are no encroachments upon this property except as shown hereon.



This is a true and correct representation of the above described property.

* I.P. = Iron Pipe
* I.R. = Iron Rod

J.R. Clark

REGISTERED SURVEYOR NO. 516

F.B. J.R.C. 17

PAGE 36

LEWIS 8089-0



State of Florida
DEPARTMENT OF REVENUE
CERTIFICATE OF REGISTRATION

Issued Pursuant to Chapter 212, Florida Statutes

EFFECTIVE DATE
6-1-70

CERTIFICATE NUMBER
39-003893239

REFER TO THIS NUMBER
WHEN REPORTING TAX

Pettit, Mobile Park
Bob & Ethel Pettit
1709 S. 50th St.
Tampa, Florida 33619

IS HEREBY AUTHORIZED AND EMPOWERED TO COLLECT
SALES AND USE TAXES FOR THE STATE OF FLORIDA

THIS CERTIFICATE IS
NONTRANSFERABLE

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

EXECUTIVE DIRECTOR

W. A. Strawn

DR-1 9-01-69

DR-101

Form of Payment

- Cash
- MO
- Check

DEPA

RECEIVED OF

Tampa
Pettit
1709 S. 50th St.
one copy

In Payment of: Sales & Use Tax
Special Event () Special Au
License () Special Fuel Lic
Period

Certificate or License No. 39

Remarks:



State of Florida
Department of Health and Rehabilitative Services
DIVISION OF HEALTH

130

Jacksonville, Florida 32201
OPERATING PERMIT

County: HILLSBOROUGH
Permit No. 29-577-75 TP
TRAILER PARK

This certifies that

Name PETTIT MOBILE HOME PARK
Address or Location 1709 S. 50th Street, Tampa, Florida 33619
Owner or Operator Robert H. and Mary E. Pettit
Address Same as above

STREET AND NO.

P. O. BOX OR ROUTE

CITY

has been inspected by the undersigned, a duly authorized representative of the Division of Health, and found to conform to the Health Laws and Regulations promulgated under authority of Chapter 381, Florida Statutes; and also under authority of Chapters 513 and 514, Florida Statutes, where applicable.

This permit grants authority to operate the establishment as long as the Health Laws and Regulations of the Division of Health are observed. This permit is revokable at any time by any authorized representative of this Division for failure to properly operate the same.

Permit To Accommodate: Approval shall be obtained from the county health department and the Division of Health prior to any increase in number of spaces or other extensions or modifications of this trailer park. (Ref. 513.05 FS and 10D-26.03 F.A.C.)
B - Independent Mobile Homes

Granted this 30th day of April 1975

A. W. MORRISON, JR., R. S. AUTHORIZED REPRESENTATIVE
ADMINISTRATOR, SANITATION SECTION
per

E. Charles Smith, Jr., D.
Director, Division of Health

THIS PERMIT IS NOT TRANSFERABLE AND IT MUST BE DISPLAYED CONSPICUOUSLY.



STATE OF FLORIDA
DEPARTMENT OF HEALTH

164435

**MOBILE HOME & RV PARK
OPERATING PERMIT**

Control Number
29-54-00386

Issued By:
Hillsborough County Health Department
1105 E. Kennedy Blvd. 272-6320


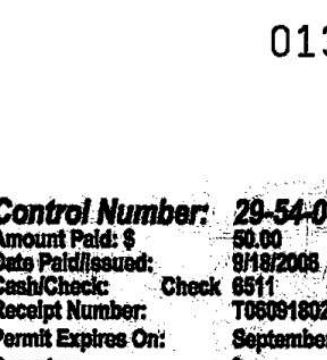
In accordance with Florida Administrative Code Chapter 64E-15 and Florida Statutes 381.386 & 513, the facility at the location listed below has been inspected and complies with state health regulations. This permit may be revoked for cause and is not transferable.

Pettit Mhp
1709 S 50th St
Tampa FL 33619
OWNER: Robert & Mary Pettit
LOCATION: 1709 S. 50th St
SPACES: 6

Exp. Date: 9/30/00
Amount Paid: \$ 50.00
Jordan D. Lewis, III
Environmental Administrator
Date Issued: 9/1/99

POST CONSPICUOUSLY

	STATE OF FLORIDA DEPARTMENT OF HEALTH	013137
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i>	Control Number: 29-54-00386 Amount Paid: \$ 50.00 Date Issued: 9/18/2006 Permit Expires On: September 30, 2007
Issued by: Hillsborough County Health Department 1105 E Kennedy Blvd., Tampa # (813) 307-8059 <small>In accordance with Florida Administrative Code 64E-8; 64E-9; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; or 64E-19; Florida Statute 381.0062, 388, 513, and Hillsborough County Ordinance 87-13, the facility at the location listed below has been inspected and complies with state health regulations. This permit may be revoked for cause and is not transferable.</small>	TOTAL LOTS / SPACES: 13	
Pettit MHP/RV Park 1709 S 50th Street Tampa FL 33619 Owner: Linda L. & Merle Stephens Location: 1709 S 50th St Tampa	Cindy K. Morris, R.S. Environmental Administrator	POST CONSPICUOUSLY


	STATE OF FLORIDA DEPARTMENT OF HEALTH	013137
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i> FILE COPY	Control Number: 29-54-00386 Amount Paid: \$ 50.00 Date Paid/Issued: 9/18/2006 Cash/Check: Check 8511 Receipt Number: T060918027 Permit Expires On: September 30, 2007 Operator: fr
Issued by: Hillsborough County Health Department <small>LEGAL AUTHORITY: F.S. 381.0062; 813; F.A.C. 64E-8; 64E-9; 64E-10; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; 64E-19 and H.C.O. 87-13</small>	Pettit MHP/RV Park 1709 S 50th St Tampa FL 33619 Owner: Linda L. & Merle Stephens	


DH-4114 (5/88)

	STATE OF FLORIDA DEPARTMENT OF HEALTH	084960
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i>	
Issued by: Hillsborough County Health Department 1105 E Kennedy Blvd., Tampa #813) 307-3059		Control Number: 29-54-00386 Amount Paid: \$ 50.00 Date Issued: 9/21/2007 Permit Expires On: September 30, 2008
<small>In accordance with Florida Administrative Code 64E-8; 64E-9; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; or 64E-19; Florida Statute 381.0062, 386, 513, &/or Hillsborough County Ordinance 87-13, the facility at the location listed below has been inspected and complies with state health regulations. This permit may be revoked for cause and is not transferable.</small>	TOTAL LOTS / SPACES: 13	 Cindy K. Morris, R.S. Environmental Administrator
Pettit MHP/RV Park 1709 S 50th Street Tampa FL 33619 Owner: Linda L & Merle Stephens Location: 1709 S 50th St Tampa		POST CONSPICUOUSLY

	STATE OF FLORIDA DEPARTMENT OF HEALTH	084960
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i> FILE COPY	
Issued by: Hillsborough County Health Department <small>LEGAL AUTHORITY: F.S. 381.0062; 513; F.A.C. 64E-8; 64E-9; 64E-10; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; 64E-19 and H.C.O.</small>		Control Number: 29-54-00386 Amount Paid: \$ 50.00 Date Paid/Issued: 9/21/2007 Cash/Check: Check 6589 Receipt Number: T070921036 Permit Expires On: September 30, 2008 Operator: fr
Pettit MHP/RV Park 1709 S 50th St Tampa FL 33619 Owner: Linda L & Merle Stephens		


DH-4114 (5/88)


	STATE OF FLORIDA DEPARTMENT OF HEALTH	248028
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i>	Control Number: 29-54-00386 Amount Paid: \$ 100.00 Date Issued: 9/22/2008 Permit Expires On: September 30, 2009
Issued by: Hillsborough County Health Department 1105 E Kennedy Blvd., Tampa # (813) 307-8059	TOTAL LOTS / SPACES: 13	Cindy K. Morris, R.S. Environmental Administrator
<small>In accordance with Florida Administrative Code 64E-8; 64E-9; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; or 64E-19; Florida Statute 381.0062, 386, 513, &/or Hillsborough County Ordinance 87-13, the facility at the location listed below has been inspected and complies with state health regulations. This permit may be revoked for cause and is not transferable.</small>	Pettit MHP/RV Park 1709 S 50th Street Tampa FL 33619 Owner: Linda L & Merle Stephens Location: 1709 S 50th STampa	POST CONSPICUOUSLY


	STATE OF FLORIDA DEPARTMENT OF HEALTH	248028
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i> FILE COPY	Control Number: 29-54-00386 Amount Paid: \$ 100.00 Date Paid/Issued: 9/22/2008 Cash/Check: Check 6617 Receipt Number: 59281 Permit Expires On: September 30, 2009 Operator: rg
Issued by: Hillsborough County Health Department <small>LEGAL AUTHORITY: F.S. 381.0062; 513; F.A.C. 64E-8; 64E-9; 64E-10; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; 64E-19 and H.C.O. 87-13</small>	Pettit MHP/RV Park 1709 S 50th St Tampa FL 33619 Owner: Linda L & Merle Stephens	

DH-4114 (5/98)

	STATE OF FLORIDA DEPARTMENT OF HEALTH	255602
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i>	Control Number: 29-54-00386 Amount Paid: \$ 100.00 Date Issued: 9/22/2009 Permit Expires On: September 30, 2010
Issued by: Hillsborough County Health Department 1105 E Kennedy Blvd., Tampa # (813) 307-8059	TOTAL LOTS / SPACES: 13	Brian Miller Environmental Administrator
<small>In accordance with Florida Administrative Code 64E-8; 64E-9; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; or 64E-18; Florida Statute 381.0082, 386, 513, &/or Hillsborough County Ordinance 87-13, the facility at the location listed below has been inspected and complies with state health regulations. This permit may be revoked for cause and is not transferable.</small>	Pettit MHP/RV Park 1709 S 50th Street Tampa FL 33619 Owner: Linda L & Merle Stephens Location: 1709 S 50th St Tampa	POST CONSPICUOUSLY

	STATE OF FLORIDA DEPARTMENT OF HEALTH	255602
	ANNUAL PERMIT Mobile Home/RV Park Program <i>Mobile Home/RV Park</i> FILE COPY	Control Number: 29-54-00386 Amount Paid: \$ 100.00 Date Paid/Issued: 9/22/2009 Cash/Check: Check 6681 Receipt Number: 67643 Permit Expires On: September 30, 2010 Operator: JS
Issued by: Hillsborough County Health Department <small>LEGAL AUTHORITY: F.S. 381.0082; 513; F.A.C. 64E-8; 64E-9; 64E-10; 64E-11; 64E-14; 64E-15; 64E-16; 64E-17; 64E-18 and H.C.O. 87-13</small>	Pettit MHP/RV Park 1709 S 50th St Tampa FL 33619 Owner: Linda L & Merle Stephens	

 <p>FLORIDA DEPARTMENT OF HEALTH</p>	<p>STATE OF FLORIDA DEPARTMENT OF HEALTH</p> <p>OPERATING PERMIT</p>	<p style="font-size: 24pt;">264639</p>
<p>Permit Number: 29-54-00386</p>	<p>Mobile Home Parks - Recreational Vehicle Park</p>	<p>Audit Control: 29-BID-1543949</p>
<p>Issued To: Pettit MHP/RV Park 1709 S 50th Street Tampa, FL 33619</p>		<p>County: Hillsborough Amount Paid: \$100.00 Date Paid: 09/21/2010 Issue Date: 10/01/2010 Permit Expires On: 09/30/2011</p>
<p>Mailed To: Linda L & Merle Stephens 4511 S 26th Avenue Tampa, FL 33619</p>		<p>Hillsborough County Health Department PO Box 5135 Tampa, FL 33675</p>
<p>MH Spaces: 1 RV Spaces: 12 Migrant Spaces: 0 Lodging Spaces: 0 Tent Spaces: 0 Total Beds: 0 Total for Billing: 13</p>		
<p>DUPLICATE - CUSTOMER (Non-Transferable) DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE</p>		

 <p>FLORIDA DEPARTMENT OF HEALTH</p>	<p>STATE OF FLORIDA DEPARTMENT OF HEALTH</p> <p>OPERATING PERMIT</p>	<p style="font-size: 24pt;">264639</p>
<p>Permit Number: 29-54-00386</p>	<p>Mobile Home Parks - Recreational Vehicle Park</p>	<p>Audit Control: 29-BID-1543949</p>
<p>Issued To: Pettit MHP/RV Park 1709 S 50th Street Tampa, FL 33619</p>		<p>County: Hillsborough Amount Paid: \$100.00 Date Paid: 09/21/2010 Issue Date: 10/01/2010 Permit Expires On: 09/30/2011</p>
<p>Mailed To: Linda L & Merle Stephens 4511 S 26th Avenue Tampa, FL 33619</p>		<p>Hillsborough County Health Department PO Box 5135 Tampa, FL 33675</p>
<p>MH Spaces: 1 RV Spaces: 12 Migrant Spaces: 0 Lodging Spaces: 0 Tent Spaces: 0 Total Beds: 0 Total for Billing: 13</p>		
<p>FILE - COPY (Non-Transferable) DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE</p>		

OPERATING PERMIT

Permit Number: **29-54-00386**

Mobile Home Parks - Recreational Vehicle Park

Audit Control: **29-BID-1817533**

Issued To: Pettit MHP/RV Park
1709 S 50th Street
Tampa, FL 33619

County: Hillsborough
Amount Paid: \$100.00
Date Paid: 09/07/2011
Issue Date: 10/01/2011

Permit Expires On: 09/30/2012

Ben J. Miller

Mailed To: **Linda L & Merle Stephens**
4511 S 26th Avenue
Tampa, FL 33619

Hillsborough County Health Department
PO Box 5135
Tampa FL 33675

DUPLICATE - CUSTOMER (Non-Transferable) DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE

OPERATING PERMIT

Permit Number: 29-54-00386

Mobile Home Parks - Recreational Vehicle Park

Audit Control: **29-BID-1817533**

Issued To: Pettit MHP/RV Park
1709 S 50th Street
Tampa, FL 33619

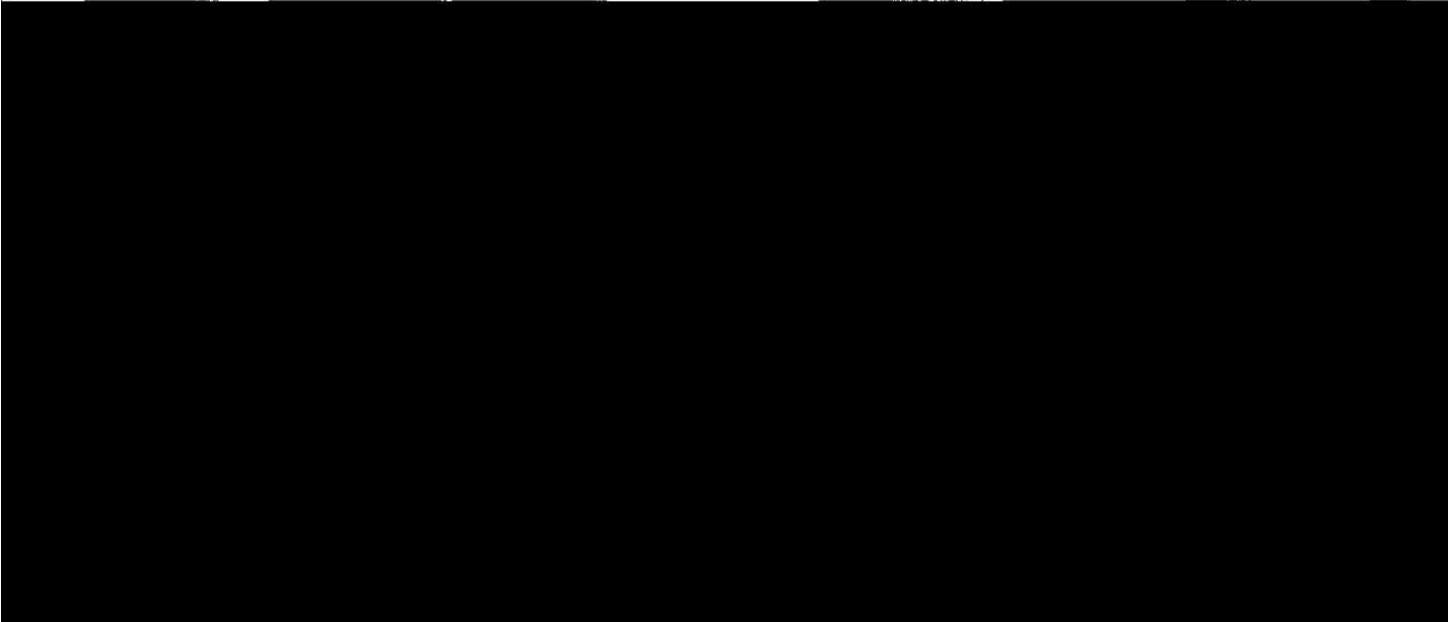
County: Hillsborough
Amount Paid: \$100.00
Date Paid: 09/07/2011
Issue Date: 10/01/2011
Permit Expires On: 09/30/2012

Ben J. Miller

Mailed To: **Linda L & Merle Stephens**
4511 S 26th Avenue
Tampa, FL 33619

Hillsborough County Health Department
PO Box 5135
Tampa FL 33675

FILE - COPY (Non-Transferable) DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE





STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

29-54-00386

Mobile Home Parks - Recreational Vehicle Park

29-BID-2065115

Issued To: Pettit MHP/RV Park
1709 S 50th Street
Tampa, FL 33619

County: **Hillsborough**
Amount Paid: \$ 100.00
Date Paid: 09/18/2012
Issue Date: 10/01/2012

Permit Expires On: 09/30/2013

Mail To: Linda L & Merle Stephens
4511 S 26th Avenue
Tampa, FL 33619

Hillsborough County Health Department
PO Box 5135
Tampa, FL 33675-5135
(813) 307-8059

Owner: Linda L & Merle Stephens

OIC
REV 99

1999-2000 HILLSBOROUGH COUNTY OCCUPATIONAL LICENSE EXPIRES 9-30-2000

FOLIO NO.

11511.0000

H. WASTE
SURCHARGE

TAX
22.00

FACILITIES OR MACHINES

ROOMS

SEATS

EMPLOYEES

0

RENEWAL

OCC. CODE
280.034 PUBLIC SERVICE-PARKING/MOBILE HOMES

BUSINESS TYPE

BUSINESS
LOCATION

1709 S 50TH ST
TAMPA 33519

NAME
MAILING
ADDRESS

PETTIT MOBILE PARK - MARY E PETTIT
1709 S 50TH ST
TAMPA FL 33619-7507

LICENSE
IS HEREBY LICENSED TO ENGAGE IN BUSINESS,
PROFESSION, OR OCCUPATION SPECIFIED HEREON.

DOUG BELDEN, TAX COLLECTOR
813-307-6538
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.
(SEE REVERSE SIDE)

PAID-00012318 --0015
08251999 *****22.00

2013 - 2014 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2014

ACCOUNT NO.
10171
NEW BUSINESS

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 Employees

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2013 - 2014

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 1709 S 50TH ST
 ADDRESS TAMPA, FL 336197507

Paid BT-20131115-06-0003850
 11/15/2013 25.30

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2014 - 2015 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2015

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 Employees

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2014 - 2015

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 13-625-012857
 08/18/2014 22.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2015 - 2016 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2016

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2015 - 2016

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 14-0-265021
 09/10/2015 22.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2016 - 2017 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2017

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2016 - 2017

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 16-0-002041
 10/03/2016 24.20

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2017 - 2018 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2018

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2017 - 2018

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 17-0-007656
 10/11/2017 24.20

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2018 - 2019 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2019

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2018 - 2019

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 17-630-091813
 09/11/2018 22.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2019 - 2020 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2020

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2019 - 2020

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 18-648-001569
 08/09/2019 22.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2020 - 2021 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2021

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2020 - 2021

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 19-0-442485
 08/24/2020 22.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2021 - 2022 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2022

ACCOUNT NO.
10171
RENEWAL

OCC. CODE

280.034000 MOBILE HOME PARKING SPACE RENTAL(PARK)

1 spaces

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS PETTIT MOBILE PARK - LINDA
 STEPHENS
 1709 S 50TH ST
 TAMPA, FL 33619

2021 - 2022

NAME PETTIT MOBILE PARK - LINDA STEPHENS
 MAILING 4511 26TH AVE S
 ADDRESS TAMPA, FL 33619

Paid 21-0-012136
 10/10/2021 24.20

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
 813-635-5200
 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
MOBILE HOME, LODGING, RECREATION VEHICLE PARK
RECREATIONAL CAMP, AND MIGRANT PARK
INSPECTION REPORT



**** FritzVH 1/5/2016 4:26:55 PM ****

1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 29-54-00386
Name of Facility: Pettit MHP/RV Park
Address: 1709 S 50th Street
City, Zip: Tampa 33619

Correct By: None
Re-Inspection Date: None

Type: Recreational Vehicle Park
Owner: Linda L & Merle Stephens
Person In Charge: Stephens, Linda/Merle Phone: (813) 248-2597

Inspection Information

Purpose: Routine
Inspection Date: 12/29/2015

Begin Time: 10:30 AM
End Time: 10:55 AM

Additional Information

Permitted Spaces - MH	1
Permitted Spaces - RV	12
Permitted Spaces - TENT	0
Permitted Beds - CABIN	0
Permitted Beds - BARRACKS	0
Permitted Beds - Other Housing	0

Items marked below violate the requirements of Chapter 64E-15 of the Florida Administrative Code and must be corrected. Continued operation of this park without making these corrections is a violation of Chapter 64E-15 of the Florida Administrative code and Chapters 381, 386 and 513, Florida Statutes. Violations must be corrected and indicated in the Results section above or a citation, administrative fine, or other legal action will be initiated.

Violation Markings

SITE AND LAYOUT	16. Ratio	32. Disease Control
1. Drainage	17. Repair	PERMITS AND FEES
2. Space Size	GARBAGE AND REFUSE DISPOSAL	33. Permit Current
3. Density	18. Storage	34. Plan on File
4. Roads	19. Collection/Disposal	35. Permit Application
5. Setbacks	VERMIN CONTROL	36. Fee Paid
DRINKING WATER	20. Harborage	OWNER/OCCUPANT RESPONSIBILITY
6. Approved System	21. Extermination	37. Maintenance
7. Distribution System	RECREATIONAL CAMPS**	38. 513,FS,Available
8. Bact./Chem. Samples	22. Sites	OTHER STATE
9. Backflow Prevention	23. Shelters	39.
10. Water Stations	24. Heating	40.
SEWAGE DISPOSAL	25. Wiring	41.
11. Approved System	26. Beds and Bedding	42.
12. Plumbing	27. Food Service	43.
13. Dump Stations	28. Sanitary Facilities	OTHER LOCAL
14. Septic Tanks	29. Water Supply	44.
SANITARY FACILITIES	30. Sewage	45.
15. Adequate (1993)	31. 911#	46.

Inspector Signature:

Client Signature:

Form Number: MHP DH 4039 10/09

29-54-00386 Pettit MHP/RV Park

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
MOBILE HOME, LODGING, RECREATION VEHICLE PARK
RECREATIONAL CAMP, AND MIGRANT PARK
INSPECTION REPORT



**** KingDA 3/25/2019 7:37:02 AM ****

1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 29-54-00386
Name of Facility: Pettit MHP/RV Park
Address: 1709 S 50th Street
City, Zip: Tampa 33619

Correct By: None
Re-Inspection Date: None

Type: Recreational Vehicle Park
Owner: Linda L & Merle Stephens
Person In Charge: Linda/Merle Stephens Phone: (813) 248-2597
PIC Email:

Inspection Information

Purpose: Routine
Inspection Date: 3/18/2019

Begin Time: 03:15 PM
End Time: 04:00 PM

Additional Information

Permitted Spaces - MH 1
Permitted Spaces - RV 12
Permitted Spaces - TENT 0

Permitted Beds - CABIN 0
Permitted Beds - BARRACKS 0
Permitted Beds - Other Housing 0

Items marked below violate the requirements of Chapter 64E-15 of the Florida Administrative Code and must be corrected. Continued operation of this park without making these corrections is a violation of Chapter 64E-15 of the Florida Administrative code and Chapters 381, 386 and 513, Florida Statutes. Violations must be corrected and indicated in the Results section above or a citation, administrative fine, or other legal action will be initiated.

Violation Markings

SITE AND LAYOUT
1. Drainage
2. Space Size
3. Density
4. Roads
5. Setbacks
DRINKING WATER
6. Approved System
7. Distribution System
8. Bact./Chem. Samples
9. Backflow Prevention
10. Water Stations
SEWAGE DISPOSAL
11. Approved System
12. Plumbing
13. Dump Stations
14. Septic Tanks
SANITARY FACILITIES
15. Adequate (1993)

16. Ratio
17. Repair
GARBAGE AND REFUSE DISPOSAL
18. Storage
19. Collection/Disposal
VERMIN CONTROL
20. Harborage
21. Extermination
RECREATIONAL CAMPS**
22. Sites
23. Shelters
24. Heating
25. Wiring
26. Beds and Bedding
27. Food Service
28. Sanitary Facilities
29. Water Supply
30. Sewage
31. 911#

32. Disease Control
PERMITS AND FEES
33. Permit Current
34. Plan on File
35. Permit Application
36. Fee Paid
OWNER/OCCUPANT RESPONSIBILITY
37. Maintenance
38. 513,FS,Available
OTHER STATE
39.
40.
41.
42.
43.
OTHER LOCAL
44.
45.
46.

Inspector Signature:

Meredith Se

Client Signature:

RD manager onsite - mailed

Form Number: MHP DH 4039 10/09

29-54-00386 Pettit MHP/RV Park

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
MOBILE HOME, LODGING, RECREATION VEHICLE PARK
RECREATIONAL CAMP, AND MIGRANT PARK
INSPECTION REPORT



**** KingDA 5/2/2022 8:34:05 AM ****

1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 29-54-00386
Name of Facility: Pettit MHP/RV Park
Address: 1709 S 50th Street
City, Zip: Tampa 33619

**Correct By: Next Inspection
Re-Inspection Date: None**

Type: Recreational Vehicle Park
Owner: Linda L & Merle Stephens
Person In Charge: Stephens, Linda/Merle Phone: (813) 248-2597
PIC Email:

Inspection Information

Purpose: Routine
Inspection Date: 4/26/2022

Begin Time: 10:45 AM
End Time: 11:30 AM

Additional Information

Permitted Spaces - MH 1
Permitted Spaces - RV 12
Permitted Spaces - TENT 0

Permitted Beds - CABIN 0
Permitted Beds - BARRACKS 0
Permitted Beds - Other Housing 0

Items marked below violate the requirements of Chapter 64E-15 of the Florida Administrative Code and must be corrected. Continued operation of this park without making these corrections is a violation of Chapter 64E-15 of the Florida Administrative code and Chapters 381, 386 and 513, Florida Statutes. Violations must be corrected and indicated in the Results section above or a citation, administrative fine, or other legal action will be initiated.

Violation Markings

SITE AND LAYOUT
1. Drainage
2. Space Size
3. Density
4. Roads
5. Setbacks
DRINKING WATER
6. Approved System
7. Distribution System
8. Bact./Chem. Samples
9. Backflow Prevention
10. Water Stations
SEWAGE DISPOSAL
11. Approved System
12. Plumbing
13. Dump Stations
14. Septic Tanks
SANITARY FACILITIES
15. Adequate (1993)

16. Ratio
17. Repair
GARBAGE AND REFUSE DISPOSAL
18. Storage
19. Collection/Disposal
VERMIN CONTROL
20. Harborage
21. Extermination
RECREATIONAL CAMPS**
22. Sites
23. Shelters
24. Heating
25. Wiring
26. Beds and Bedding
27. Food Service
28. Sanitary Facilities
29. Water Supply
30. Sewage
31. 911#

32. Disease Control
PERMITS AND FEES
33. Permit Current
34. Plan on File
35. Permit Application
36. Fee Paid
OWNER/OCCUPANT RESPONSIBILITY
X 37. Maintenance
38. 513,FS,Available
OTHER STATE
39.
40.
41.
42.
43.
OTHER LOCAL
44.
45.
46.

Inspector Signature:

Client Signature:

Form Number: MHP DH 4039 10/09

29-54-00386 Pettit MHP/RV Park



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-5525765

Permit Number
29-54-00386

For: **Mobile Home Parks - Recreational Vehicle Park**

Fee Amount: \$100.00
Previous Balance: \$0.00
Total Amount Due: \$100.00

Payment Due Date: 09/30/2021 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (09/30/2021).

Mail To: Linda L & Merle Stephens
4511 S 26th Avenue
Tampa, FL 33619

paid 10/10/21

REVISED

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Pettit MHP/RV Park
Location: 1709 S 50th Street
Tampa, FL 33619

Mobile Home Spaces: 1
RV Spaces: 12
Migrant Spaces: 0
Tent Spaces: 0
Total Beds: 0
Total for Billing: 13

\$102.43

Owner Information:

Name: Linda L & Merle Stephens
Address: 4511 S 26th Avenue
(Mailing) Tampa, FL 33619
Home Phone: ()

Work Phone: (813) 248-2597

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-54-00386 Bill ID: 29-BID-5525765

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Signature _____ Date _____

Batch Billing ID: 43726

[Please RETURN invoice with your payment]

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





ROB TURNER
HILLSBOROUGH COUNTY PROPERTY APPRAISER
Search Results

www.hcpafl.org
 [PRINT THIS PAGE] [CLOSE THIS PAGE]

THE L STEPHENS LLC
 4511 26TH AVE S
 TAMPA, FL 33619-5147

PIN: U-28-29-19-ZZZ-000001-60040.0
Folio: 046565-0000
Prior PIN:
Prior Folio:
Tax District: A UNINCORPORATED
DOR Code: 2814 MHP D
Plat Book / Page:
Neighborhood: 214005 | South County
Subdivision: 000ZZZ |

VALUE SUMMARY

Building Value	\$58,433
Extra Feature Value	\$15,536
Land Value (Market)	\$174,216
Land Value (Agriculture)	\$0
Just (Market) Value	\$144,600
Assessed Value (A10)	\$144,600
Exempt Value	\$0
Taxable Value	\$144,600

GIS MAP



SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
10264	1653	06	2000	WD	Qualified	Improved	\$144,000
12107	0158	09	2002	QC	Unqualified	Improved	\$100

LAND LINES

L N	Use Code	Land Use Description	Zone	Front	Depth	Total Land Units	Land Value
1	C025	Comm Class 2.5	C-G	0.00	0.00	70,567.00	\$174,216

LEGAL LINES

L N	Legal Description
1	TRACT BEG ON W LINE OF STATE RD 541 AT CENTER
2	OF CANAL AND RUN N 150 FT W 283 FT S TO CENTER
3	OF CANAL AND NELY ALONG CENTER OF CANAL TO POB

BUILDING 1

Building Characteristics		
Type	01	
AYB	1946	
Element	Code	Construction Detail
Exterior Wall	2	Asbestos
Roofing Structure	3	Gable or Hip
Roofing Cover	3	Asphalt/Comp. Shingl
Interior Walls	5	Drywall
Interior Flooring	4	Vinyl
Interior Flooring	8	Carpet
Heating Fuel	3	Electric
Heating Type	3	Force Air-Ducted
Air Conditioning	2	Central
Architectural Style	0	Not Assigned
Stories	1.00	
Bedrooms	2.00	
BATHROOMS	1	3.00 FIXTURES

1709 S 50TH ST

UCP(L24 D17 BAS(D38 R2 FSP(D10 R20 U10 L20) R23 U38 L25) R24 U17).

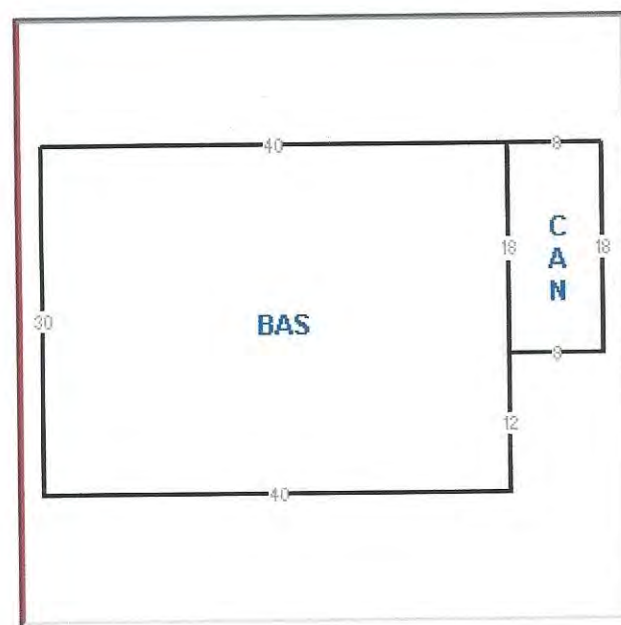
Area Type	Gross Area	Heated Area	Subarea Market Value
BAS	950	950	\$37,939
UCP	408	0	\$2,436
FSP	200	0	\$2,396
Totals	1,558	950	\$42,771

BUILDING 2

Building Characteristics		
Type	84	
AYB	1970	
Element	Code	Construction Detail
Exterior Wall	5	Concrete Block
Roofing Structure	4	Wood Truss
Roofing Cover	3	Asphalt/Comp. Shingl
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished

1709 S 50TH ST

Heating Fuel	0	None
Heating Type	0	None
Air Conditioning	0	None
Structural Frame	2	Masonry
Ceiling/Wall Points	3	Partial Finish
Plumbing	3	Typical
Partition	3	Typical
Stories	1.00	
Bedrooms	0.00	
BATHROOMS	0	0.00 FIXTURES
Rooms	1.00	
Wall Height	10.00	



CAN(L8 BAS(L40 D30 R40 U30) D18 R8 U18).

Area Type	Gross Area	Heated Area	Subarea Market Value
BAS	1,200	1,200	\$15,120
CAN	144	0	\$542
Totals	1,344	1,200	\$15,662

EXTRA FEATURES

L N	OB/XF Code	Description	Bld	Length	Width	Units
1	2815	MMHP	1	0	0	8.00
2	2814	BMHP	1	0	0	1.00

TRIM INFORMATION (2005)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$144,600	\$0	\$144,600	\$881.18	\$1,001.46	\$925.02
By State Law	\$144,600	\$0	\$144,600	\$674.54	\$747.29	\$708.58
By Local Board	\$144,600	\$0	\$144,600	\$329.60	\$399.10	\$346.23
County MSTU	\$144,600	\$0	\$144,600	\$621.63	\$746.44	\$649.05
County Library	\$144,600	\$0	\$144,600	\$78.87	\$100.11	\$82.78
SWFWMD	\$144,600	\$0	\$144,600	\$51.82	\$61.02	\$53.46
Alafia River Basin	\$144,600	\$0	\$144,600	\$29.47	\$34.70	\$30.58
Port Authority	\$144,600	\$0	\$144,600	\$31.93	\$37.60	\$33.53
Children's Board	\$144,600	\$0	\$144,600	\$61.40	\$72.30	\$64.51
Transit Authority	\$144,600	\$0	\$144,600	\$61.40	\$72.30	\$64.52
Environmental Lands	\$144,600	\$0	\$144,600	\$11.85	\$12.15	\$12.15
School I & SF	\$144,600	\$0	\$144,600	\$22.58	\$1.30	\$1.30
Parks & Rec	\$144,600	\$0	\$144,600	\$4.89	\$5.19	\$5.19
Totals				\$2,861.16	\$3,290.96	\$2,976.90

Attachment 16

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$122,800	\$122,800	\$0	\$122,800
Current Year	\$144,600	\$144,600	\$0	\$144,600

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STATE OF FLORIDA DEPARTMENT OF HEALTH RECEIVED

STATE OF FLORIDA DEPARTMENT OF HEALTH
APPLICATION FOR MOBILE HOME PARK, MOBILE HOME PARK HOUSING-MIGRANT FARMWORKERS,
LODGING PARK, RECREATIONAL VEHICLE PARK AND RECREATIONAL CAMP
Authority: Chapter 513 & 381, FS, Chapter 64E-15, FAC

DATE 6-01-2005 Current Permit Number 29-54-00386

Check type of permit for which application is made. Application is hereby made to the Department of Health for a () mobile home park, () *mobile home park with farmworkers, (X) recreational vehicle park, () lodging park, or () recreational camp permit.
*A mobile home park which houses 5 or more migrant farmworkers.

PERMIT IS REQUIRED AS FOLLOWS:		<input type="checkbox"/> Ownership change: From _____ to below
<input type="checkbox"/> Annual Renewal		<input type="checkbox"/> Park or Camp Name Change: From _____ to below
<input checked="" type="checkbox"/> Capacity Change: From <u>8</u> to <u>12</u> spaces		<input type="checkbox"/> New or Modified Park or Camp

Name of Park or Camp Petta MHP / R.V. Park Telephone (813) 218-2597

Location of Park or Camp 1709 S. 50TH STREET

Owner's Name & Address Linda + Merle Stephens Telephone (813) 218-2597

Manager's Name & Address 4511 26TH AVE SW, TAMPA, FL 33609

MOBILE HOME	Migrant Spaces	LODGING	RECREATIONAL VEHICLE		RECREATIONAL CAMPS			
			RV	Tent	Barracks	Cabins	Tents	Total Occupants
1			12					

SANITARY FACILITIES AT RECREATIONAL VEHICLE PARK OR RECREATIONAL CAMP

TOILETS	LAVATORIES	SHOWERS	URINALS	WATER SUPPLY STATIONS	SEWAGE DUMP STATIONS
MALE _____	_____	_____	_____	_____	_____
FEMALE _____	_____	_____	_____	_____	_____

It is hereby certified that the water supply system and the sewage system have been installed in accordance with the plans and specifications approved by the Department of Environmental Protection and/or the Department of Health. It is agreed that the undersigned owner and manager is familiar with and will adhere to the provisions of Chapter 513, Florida Statutes, as well as Chapter 64E-15, Florida Administrative Code.

Linda L. Stephens
Signature of Owner, Manager or Agent

FOR COMPLETION BY HEALTH DEPARTMENT STAFF

INSTRUCTIONS: Circle the appropriate number that applies to the water system and sewage system being used.

WATER SUPPLY <input checked="" type="checkbox"/> 1 Community Offsite <input type="checkbox"/> 2 Community/Public Drinking Water System Onsite <input type="checkbox"/> 3 Non-Community Public Drinking Water System <input type="checkbox"/> 4 Non-Transient Non-Community <input type="checkbox"/> 5 Other Public Drinking Water Systems (10D-4)	SEWAGE DISPOSAL <input type="checkbox"/> 1 Municipal <input type="checkbox"/> 2 Central System Serving Only Park or Camp <input checked="" type="checkbox"/> 3 Septic Tanks or (Other Individual System) <input type="checkbox"/> 4 Combination of Central System & Septic Tank <input type="checkbox"/> 5 Combination of Municipal and Septic Tank
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RECOMMENDATION: Approval Disapproval

John Zawadowski
Signature of Health Official



State of Florida
Department of Health and Rehabilitative Services

135

DIVISION OF HEALTH

Jacksonville, Florida 32201

OPERATING PERMIT

County: HILLSBOROUGH
Permit No. 29-577-75 TP

This certifies that TRAILER PARK

Name PETTIT, NOBIE HOME PARK

Address or Location 1709 S. 50th Street, Tampa, Florida 33619

Owner or Operator Robert H. and Mary E. Pettit

Address Same as above

STREET AND NO.

P. O. BOX OR ROUTE

CITY

has been inspected by the undersigned, a duly authorized representative of the Division of Health, and found to conform to the Health Laws and Regulations promulgated under authority of Chapter 361, Florida Statutes; and also under authority of Chapters 513 and 514, Florida Statutes, where applicable.

This permit grants authority to operate the establishment as long as the Health Laws and Regulations of the Division of Health are observed. This permit is revocable at any time by any authorized representative of this Division for failure to properly operate the same.

Permit To Accommodate:

B - Independent Mobile Homes

Approval shall be obtained from the county health department and the Division of Health prior to any increase in number of spaces or other alterations or operations at this trailer park. (Ref. 513.05 FS and 100-26.03 F. A. C.)

Granted this 30th day of April 1975

A. W. HARRISON, JR., R. S. AUTHORIZED REPRESENTATIVE
ADMINISTRATOR, SANITATION SECTION

per

Director, Division of Health

THIS PERMIT IS NOT TRANSFERABLE AND IT MUST BE DISPLAYED CONSPICUOUSLY.

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