



Land Use Application Summary Report

Application Number:	SU 21-0537 AB	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver (Wet-Zoning) for 3-PS AB with waivers	North:	Planned Development (PD) (Public Park)
		East:	Planned Development (PD)
Comp Plan:	R-4	South:	City of Tampa (School and Library)
Service Area:	Urban Service Area	West:	Planned Development (PD)



Request Details:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 3-PS Alcoholic Beverage Development Permit (AB) for the sale and of beer, wine, and liquor to be sold in sealed containers only for the consumption off the permitted premises only. According to the applicant, the proposed wet-zone area will consist of 1,496 square feet for a proposed package liquor store. The proposed liquor store will be located in the Cross Creek Center at the northwest corner of Kinnan Street and Cross Creek Boulevard.

The property is zoned PD 89-0045 and permits a liquor store, subject to wet zoning approval.

Distance Separation Requirements for 3-PS AB Permit:

Per LDC Section 6.11.11.D.4, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request does not comply with this requirement. The New Tampa Regional Library is to the southwest that is 404 feet from the proposed wet zoning. Benito Middle School is to the southeast and is 404 feet from the proposed wet zoning. Eber Baseball Park is to the north and is 168 feet from the proposed wet zoning.
- The distance from the proposed structure to residentially zoned property shall be 250 feet. According to the survey submitted by the applicant, the request does not comply with this requirement. There is residentially zoned property developed with a single-family subdivision to the east that is 44 feet from the proposed wet zoning.
- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4- COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) and Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed Special Use as measured from the "permitted" structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments. According to the survey submitted by the applicant, the request does not comply with this requirement there are four existing wet zonings of the specified types within 1,000 feet.

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

Distance waiver from New Tampa Regional Library:

The applicant requests a 96-foot distance waiver from the New Tampa Regional Library to allow a separation of 404 feet and has provided the following justification:

- The library is across Cross Creek Blvd.
- The library building is facing east, and the walking distance is over 1,000 feet.

Distance waiver from Benito Middle School:

The applicant requests a 96-foot distance waiver from Benito Middle School to allow a separation of 404 feet and has provided the following justifications:

- The school building is not facing the proposed site and the walking distance is over 500 feet.

- The proposed site is separated from the school property by a gas station.
- The proposed site is not visible from the school building.

Distance waiver from Eber Baseball Park:

The applicant requests a 435-foot distance waiver from Eber Baseball Park to allow a separation of 65 feet and has provided the following justifications:

- The proposed site is separated from the park property by a six-foot height fence.
- The park property is not directly accessible from the proposed site.

Distance waiver from residentially zoned property:

The applicant requests a 44-foot distance waiver from residentially zoned property to allow a separation of 206 feet and has provided the following justification:

- There is a drive aisle, plantings, and a six-foot fence that separates the business from the residential use.
- The walking distance is over 250 feet.

Concentration waiver for certain types of existing Alcoholic Beverage uses within 1,000 feet:

The applicant requests a waiver to allow more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use. Per the submitted wet zone survey, there are four existing wet zonings of these types within 1,000 feet (two 2-COP-X, one 2-COP and one 4-COP). The applicant has provided the following justification:

- The proposed site is located in a commercial plaza.
- Cross Creek Boulevard has grown in population, residential buildings and commercial establishments.

Staff Findings:

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

- The proposed wet zoning is separated from the library and school by Cross Creek Boulevard, a major arterial roadway with a right-of-way width of approximately 200 feet.
- The proposed wet zoning is separated from Benito Middle School by a walking distance utilizing the crosswalk on Cross Creek Boulevard of more than 600 feet to the school property line and approximately 1,056 feet to the main school building, exceeding the required 500 feet distance separation. The proposed use is approximately 940 feet from the main school building in straight line distance.
- The proposed wet zoning is separated from New Tampa Regional Library by a walking distance of utilizing the crosswalk on Cross Creek Boulevard of more than 1,000 feet to the library property line and approximately 1,484 feet to the library building entrance, exceeding the required 500 feet distance separation. The proposed use is approximately 633 feet from the library building in straight line distance.
- The entrance to the proposed wet zoning faces east, away from Eber Baseball Park, and is separated from the park by a wing of the shopping center. Additionally, the shopping center is separated from the park by a solid wood fence and row of shade trees, resulting in a walking distance from the proposed use to the nearest baseball field of approximately 830 feet.

- The proposed wet zoning is separated from the single-family subdivision to the west by a six-foot-high masonry wall and row of shade trees, resulting in a walking distance of more than 800 feet from the proposed wet zoning to the entrance road to the subdivision, Misty Blue Lane, and the first accessible lot.
- There are four existing wet zonings of certain types with the shopping center. They are relatively small in size and, at the time the survey was prepared, utilized by restaurants, except for one which is occupied by a karate studio. Additionally, the proposed wet zoning will replace an existing 4-COP-X wet zoning in the shopping center. Therefore, the number of specified wet zonings within a 1,000-foot radius will not increase.
- No objections to the proposed wet zoning from neighboring residents or other tenants of the shopping center have been received by staff.
- School District staff objects to the proposed wet zoning on the grounds that it does not meet separation requirements from Benito Middle School.
- Parks and Recreation staff does not object to the proposed wet zoning.
- Library Services staff does not object to the proposed wet zoning.

For the reasons discussed above, staff finds the proposed wet zoning does not pose significant effects on the neighboring community uses or residential property. Staff recognizes that School District staff objects to the wet zoning. However, School staff objects to all requested separation waivers from schools and provides no basis for the objection, other than the lack of required separation. In the subject case, staff finds the proposed wet zoning is separated from the school property by an arterial roadway and the walking distance to the school property line exceeds 500 feet.

For the reasons discussed above, staff does not object to the requested separation waivers from community uses and residentially zoned property. Staff furthers finds the proposed wet zoning is consistent with the character of the shopping center and will not increase the cumulative effects posed by the number of wet zonings in the shopping center since it will be limited to package sales only and will replace an existing wet zoning that permits on site consumption of beer, wine and liquor. Therefore, staff does not object to the requested waiver regarding the number of existing wet zonings within 1,000 feet.

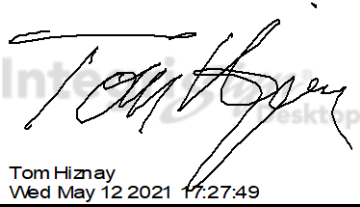
Recommendation:

For the reasons above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance separation requirements is negated by the circumstances identified above. Therefore, staff finds the request to be APPROVABLE, subject to the recommended condition below. Approval is based upon the wet-zone survey indicating a total of 1,496 square feet of floor space for the proposed use that was received March 16, 2021 with the following condition:

- Upon approval of Alcoholic Beverage Permit SU-AB 21-0537, the existing 4-COP-X Alcoholic Beverage Permit on the parcel, SU-AB Permit 08-0145, shall be rescinded.

Staff's Recommendation: **Approvable with conditions**

Zoning
Administrator
Sign-off:



Tom Hiznay
Wed May 12 2021 17:27:49

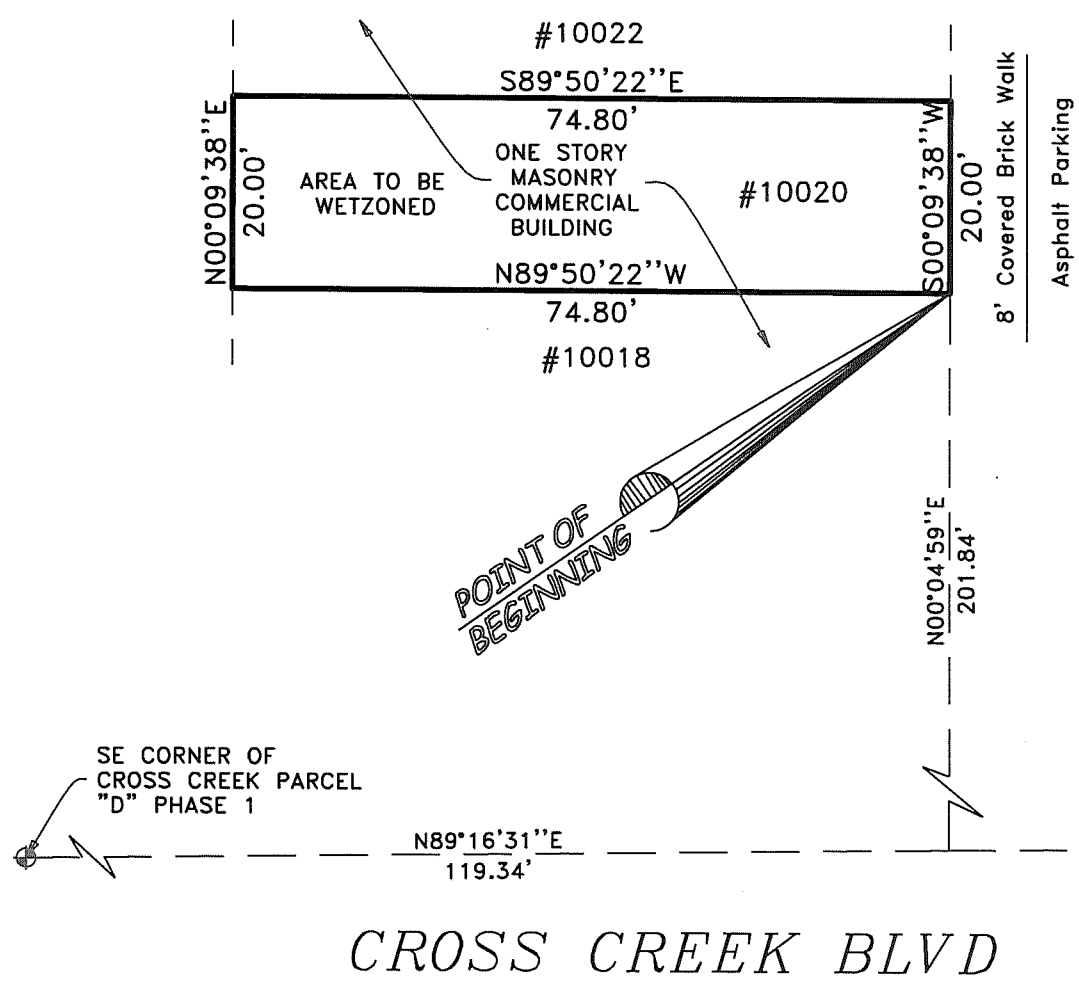
Received
03/16/21
Development Services

Address: 10020 CROSS CREEK BLVD
WET ZONING REQUEST FOR "3-3PS"
TOTAL AREA TO BE WETZONED = 1,496± SQ. FT.

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 1 OF 3

SCALE: ONE INCH = 20 FEET



SEE SHEET 2 OF 3 FOR DESCRIPTION AND LINE TABLE

REVISIONS:	
DATE & DESCR.	
	03/10/2021 REVISED TO 3-3PS
SCALE: 1" = 20'	DATE: FEBRUARY 18, 2021
	DWG. NO. 21-0071-WET
PREPARED FOR AND CERTIFIED TO:	
DIXIE LIBERTY	

GATEWAY LAND SURVEYING, LLC
10811 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

Certificate of Authorization: L.B. # 8129

6753 SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented herein meets the requirements of Chapter 325.17, Florida Administrative Code pursuant to Chapter 320.022 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and proper this drawing, sketch, plot or map is for informational purposes only and is not valid.

Signature: Ryan J. [Signature] Florida Registration No. 6753
Date: 03/10/21

1-0537

21-0071-WET

Received
03/16/21
Development Services

Address: 10020 CROSS CREEK BLVD
WET ZONING REQUEST FOR "3-3PS"

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 2 OF 3

DESCRIPTION OF AREA TO BE WETZONED:



That part of Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of CROSS CREEK PARCEL "D" PHASE 1, according to the map or plat thereof as recorded in Plat Book 73, Page 21, of the Public Records of said Hillsborough County, said point being a point on the Northerly right-of-way line of Cross Creek Boulevard; thence N89°16'31"E 119.34 feet; thence N00°04'59"E 201.84 feet to the POINT OF BEGINNING of the area to be Wetzoned; thence N89°50'22"W 74.80 feet; thence N00°09'38"E 20.00 feet; thence S89°50'22"E 74.80 feet; thence S00°09'38"W 20.00 feet to the POINT OF BEGINNING.

Containing 1,496 square feet, more or less.

21-0537

REVISIONS:			
DATE & DESCR.			
	03/10/2021	REVISED TO	3-3PS
SCALE:	DATE:	DWG. NO.	
	FEBRUARY 18, 2021	21-0071-WET	
PREPARED FOR AND CERTIFIED TO:			
<i>DIXIE LIBERTY</i>			

	GATEWAY LAND SURVEYING, LLC		
	10871 East Brandon Boulevard Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293		
Certificate of Authorization: L.B. # 8129			
I hereby certify that the survey represented hereon meets the requirements of Chapter 217, Florida Administrative Code pursuant to Chapter 40.007 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and neither the drawing, sketch, plot, or map is for informational purposes only and is not valid.			
Signature		Florida Registration No.	6753
			5/10/21

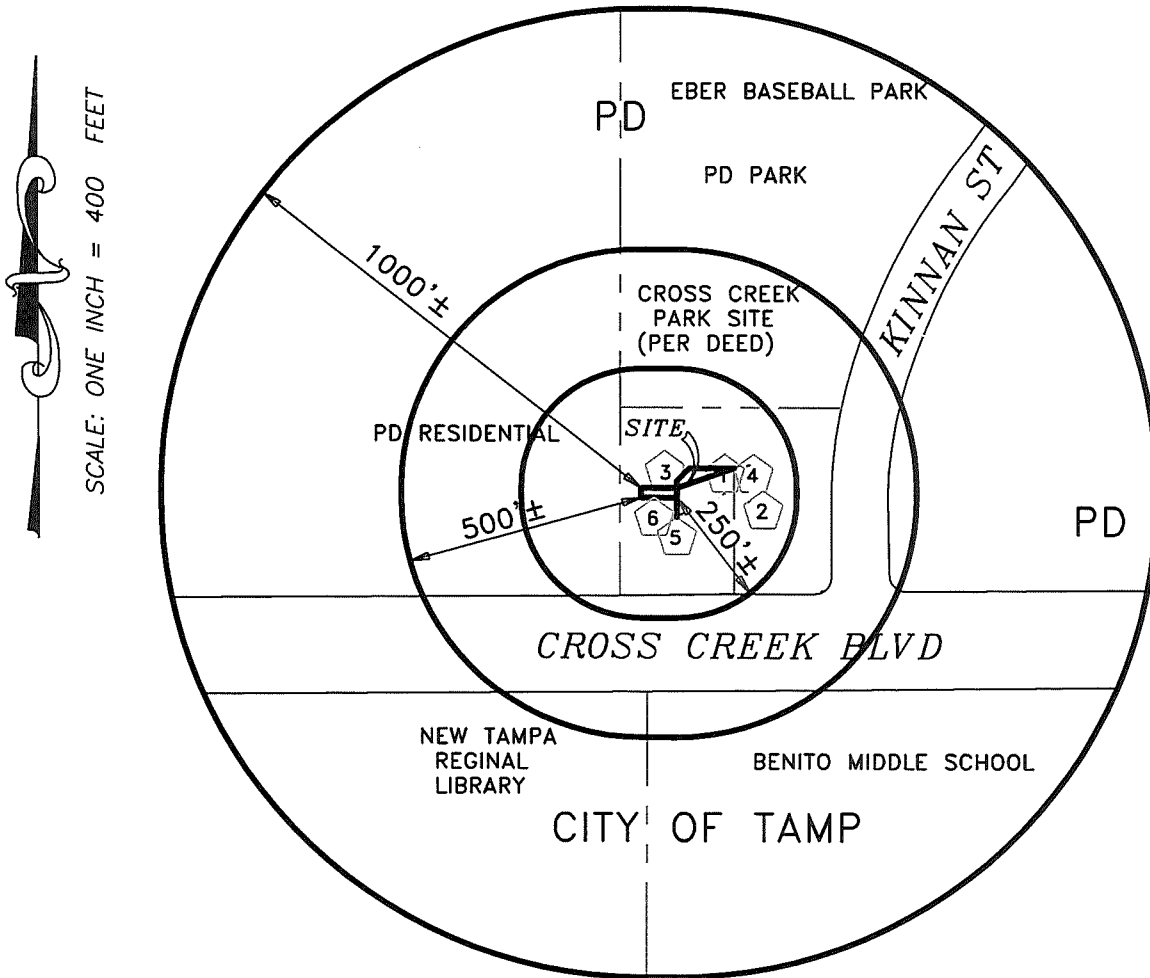
21-0071-WET

Address: 10020 CROSS CREEK BLVD
WET ZONING REQUEST FOR "3-3PS"
 TOTAL AREA TO BE WETZONED = 1,496± SQ. FT.

**SPECIFIC PURPOSE SURVEY
 WET ZONING APPLICATION**

SHEET 3 OF 3

SURVEYOR'S NOTE:
 There may be additional active/inactive wetzoned areas on record with Hillsborough County, which was not furnished to this surveyor and is not shown on this map.



WET ZONED ESTABLISHMENTS WITHIN 1000 FEET ±		
	CLASSIFICATION	DISTANCE
1	CANTENA MEXICAN RESTAURANT 10032 & 10034 CROSS CREEK BLVD	4-COP-RX 72'
2	SHELL STATION 10052 CROSS CREEK BLVD	2-APS 140'
3	THAI LANNA RESTAURANT 10022 CROSS CREEK BLVD	2-COP-X 0'
4	HOOKAH LOUNGE 10038 CROSS CREEK BLVD	2-COP 126'
5	NEW TAMPA KARATE 10014 CROSS CREEK BLVD	2-COP-X 40'
6	OLE RESTAURANT 10016 & 10018 CROSS CREEK BLVD	4-COP 0'

COMMUNITY ESTABLISHMENTS WITHIN 500 FEET	
NAME & ADDRESS	DISTANCE
NEW TAMPA REGINAL LIBRARY 10001 CROSS CREEK BLVD	404'
BENITO MIDDLE SCHOOL 10101 CROSS CREEK BLVD	404'
EBER BASEBALL PARK 18050 KINNAN ST	168'

RESIDENTIAL ZONING WITHIN 250 FEET	
ADDRESS & ZONING DISTRICT	DISTANCE
PD - RESIDENTIAL	44'

This is to certify that a visual inspection has been made of all property for the following existing community uses: Church/Synagogues, schools, Child Care Centers, Public Libraries, Community Recreational Facilities, and Parks within 500 feet straight-line distance from the Proposed Site. A visual inspection of the apparent Proposed Special Use Permitted Site from Residentially Zoned Property has been made and is indicated in a straight-line distance as required for the Specific Alcohol Beverage Permit Classification in the case where an Alcoholic Beverage Permit Classification requires that certain types of Existing Alcohol Beverage uses within a 1,000 feet straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings indicated on the survey.

REVISIONS:
 DATE & DESCR.
 03/10/2021 REVISED TO 3-3PS

SCALE: 1" = 400' DATE: FEBRUARY 18, 2021 DWG. NO. 21-0071-WETMAP

PREPARED FOR AND CERTIFIED TO:
DIXIE LIBERTY

21-0537

GATEWAY LAND SURVEYING, LLC
 1081 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

Certificate of Authorization: L.B. # 8129

Signature: [Signature] Florida Registration No. 6753

03/10/21

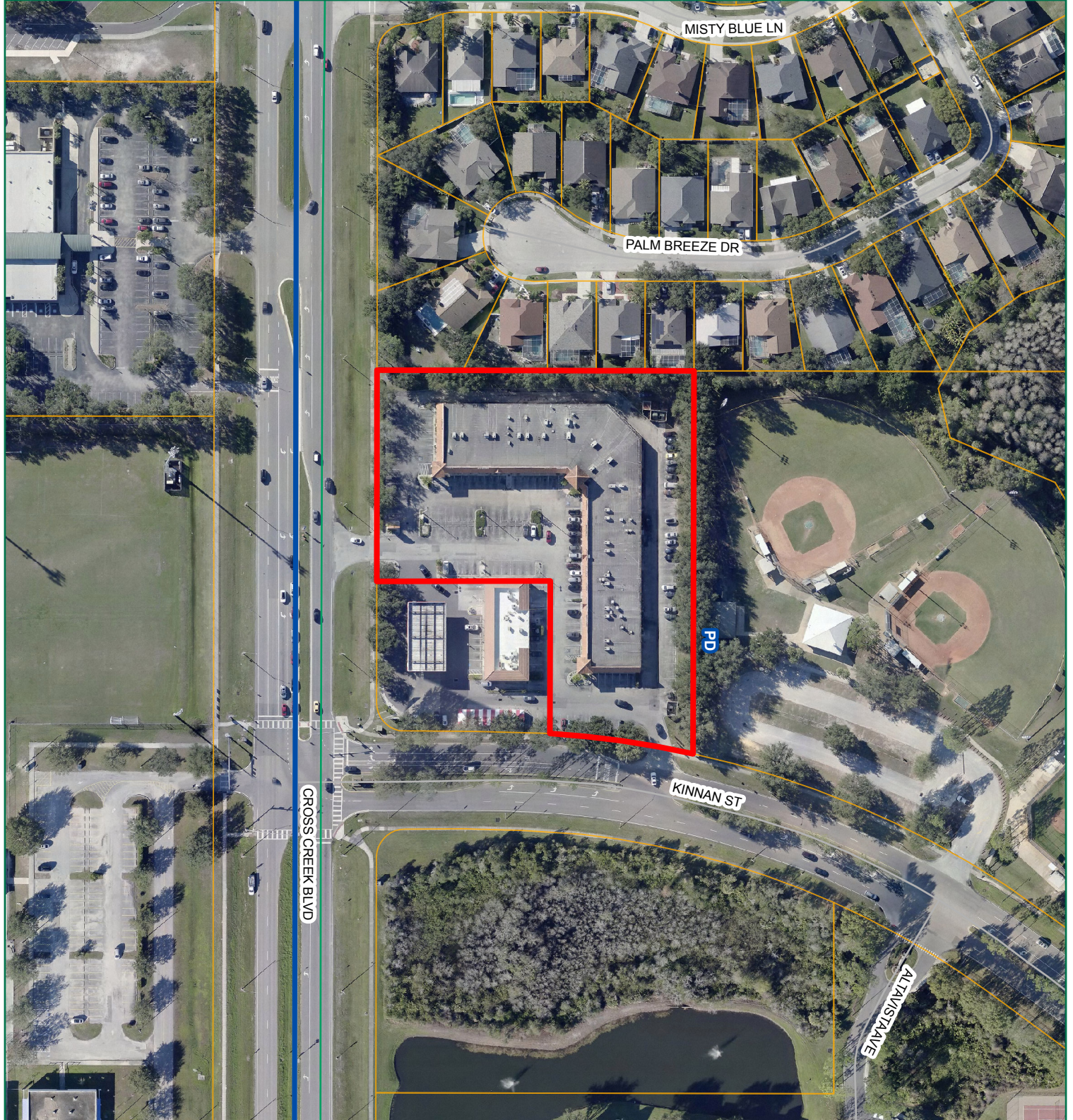
Received
 03/10/21
 Development Services

21-0071-WETMAP

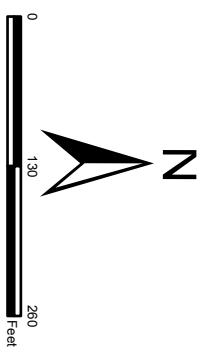
Immediate Aerial Zoning Map

SU-AB 21-0537

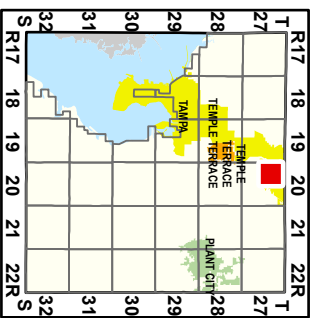
Folio: 59247.0030



- Application Site
- Zoning Boundary
- Parcels



STR: 8-27-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other AVALARLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 04/06/2021 Path: G:\ZONING\GIS\Data\Zoning_Site.aprx

~~Country~~

MARCH 9, 2021

AmeriKen INVESTMENTS LLC
10020 Cross Creek Blvd
Jampa, FL 33647

3PS Beer WINE Liquor off
premises only.

folio # 059-2470030

The business is going to be
a package store.

He will be open 7 days a
week.

There are waivers that he
will NEED

Community Establishments within 500 feet

- 1) New Tampa Regional Library
Distance 404 Asking 96
- 2) Benito Middle School
Distance 404 Asking 96
- 3) Eber Baseball Park
Distance 168 Asking 332

Residential Zoning within 250 feet

PD-Residential

Distance 44 Asking 206

WET Zoned Establishments within 1,000 feet

There are 6 but 4 of them

are 2 COPX that Court

2 COP

2 COPX

4 COP

Please see survey.

Thank you

Rec. 15.00
DS 5600.00
5,615.00 (5)

RECORDED

PREPARED BY AND RETURN TO ✓
Emil G. Pratesi, Esquire
Richards, Gilkey, Fite, Slaughter,
Pratesi & Ward, P.A.
1253 Park Street
Clearwater, Florida 33756

INSTR # 2002152239
OR BK 11618 PG 0067
RECORDED 05/07/2002 02:05 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 5,600.00
DEPUTY CLERK B King

WARRANTY DEED

THIS INDENTURE, Made this 23 day of April, 2002, Between **BOYNTON WEST SERVICE CENTER, INC.**, a Florida corporation, whose address is 5853 South Congress Avenue, Atlantis, Florida, 33462, grantor*, and **FRANDON DEVELOPMENT CORPORATION**, a Florida corporation, whose address is Post Office Box 1725, Lutz, Florida, 33548, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2002 and subsequent years.

Tax Parcel No. 059247.0020.

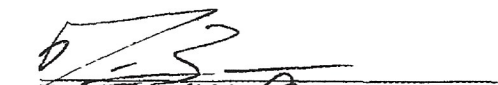

Grantee's Tax I.D. No. 65-0893336.

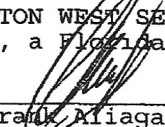
and said grantor hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: M. P. J. Gammann

Name: Emil G. Pratesi

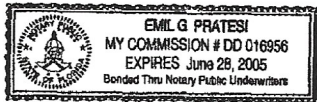
BOYNTON WEST SERVICE CENTER,
INC., a Florida corporation
By: 
Frank Ariaga, President

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgements, Frank Aliaga as President of BOYNTON WEST SERVICE CENTER, INC., a Florida corporation, who is personally known to me or who has produced Drivers License as identification, and he is the person described in and who executed the foregoing Warranty Deed and he acknowledged then and there before me that he executed the same as such officer on behalf of said corporation for the purposes therein expressed; and that the said Deed is the act and deed of said corporation.

WITNESS my hand and official seal this 23 day of April, 2002.

Emil G. Pratesi
Name: _____
Notary Public
My Commission expires:



EGP/dss
\REGIONS\FRANDON\DEED

Exhibit "A"

BEST IMAGE AVAILABLE

A Parcel of land lying in Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:
 From the Southwest corner of said Section 8, run thence along the South boundary of said Section 8, S. 89°52'47" E., 1335.59 feet; thence N. 00°52'27" W., 100.01 feet to a point on the North right-of-way line of Cross Creek Boulevard 1st Extension, as recorded in Official Record Book 7215, Page 931, Public Records of Hillsborough County, Florida; thence along said North right-of-way line lying 100 feet North of and parallel with the aforesaid South boundary of Section 8, S. 89°52'47" E., 1594.77 feet to the Southeast corner of CROSS CREEK PARCEL "D" PHASE 1, according to the map or plat thereof as recorded in Plat Book 73, Page 21, of the Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along the East boundary of said CROSS CREEK PARCEL "D" PHASE 1, N. 00°07'13" E., 391.70 feet to the Southwest corner of Cross Creek Park Site; thence along the South boundary of said Cross Creek Park Site, S. 89°52'47" E., 473.98 feet to a point on a curve on the Westerly right-of-way line of Kinnan Street, as recorded in Official Records Book 8093, Page 440, of the Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way line of Kinnan Street, Southerly, 180.68 feet along the arc of a curve to the left having a radius of 1160.00 feet and a central angle of 08°55'28" (chord bearing S. 08°07'42", 180.50 feet); thence N. 89°50'43" W., 189.18 feet; S. 00°09'17" W., 213.07 feet to a point on the aforesaid Northerly right of way line of Cross Creek Boulevard; thence N. 89°52'47" W., 259.52 feet along said Northerly right of way line to the POINT OF BEGINNING.

Together with a non-exclusive easement for ingress and egress and parking over, along and across that part of the following described parcel of land improved as roadway and parking area:

A parcel of land lying in Section 8, Township 27, Range 20 East, Hillsborough County, Florida, and being more particularly as described as follows:
 From the Southwest corner of said Section 8, run thence along the South boundary of said Section 8, S. 89°52'47" E., 1335 59 feet; thence N. 00°52'27" W., 100.01 feet to a point on the North right of way line of Cross Creek Boulevard 1st Extension, as recorded in Official Record Book 7215, Page 931, of the Public Records of Hillsborough County, Florida; thence along said North right of way line lying 100 feet North of and parallel with the aforesaid South boundary of Section 8, S. 89°52'47" E., 1854.29 feet to the Point of Beginning; thence N 00°09'17" E., 211.65 feet; thence S. 89°50'43" E., 189.18 feet to a point on a curve on the Westerly right of way line of Kinnan Street as recorded in official Record Book 8093, Page 440, of the Public Records of Hillsborough County, Florida; thence along said Westerly right of way line of Kinnan Street, the following three (3) courses; 1.) Southerly, 71.79 feet along the arc of a curve to the left having a radius of 1160.00 feet and a central angle of 03°32'44" (chord bearing S. 01°53'36" W., 71.77 feet) to a point of tangency; 2.) S. 00°07'13" W., 106 22 feet to a point of curvature; 3) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S. 45°07'13" W., 49.50 feet) to a point of tangency on the North right of way line of Cross Creek Boulevard 2nd Extension, as recorded in Official Record Book 8093, Page 440, of the Public Records of Hillsborough County, Florida, thence along said North right of way line N. 89°52'47" W., 152 09 feet to the Point of Beginning

Received
03/16/2021
Development Services



SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 10020 Cross Creek Blvd City/State/Zip: Tampa FL 33647 TWN-RN-SEC: _____
Folio(s): 0592470030 Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Tony D. Stanley Daytime Phone: _____
Address: 10020 Cross Creek Blvd City/State/Zip: Tampa FL 33647
Email: GossCreek77@hotmail.com FAX Number: _____

Applicant Information

Name: Ameriken Investments LLC Daytime Phone: _____
Address: 10020 Cross Creek Blvd City/State/Zip: Tampa FL 33647
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Drew Liberty Daytime Phone: 813 817 8585
Address: 13359 Ashbark Ct City / State/Zip: River View FL 33571
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

DEVAISH SWARTY

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

TONY H. STANLEY

Type or Print Name

Office Use Only

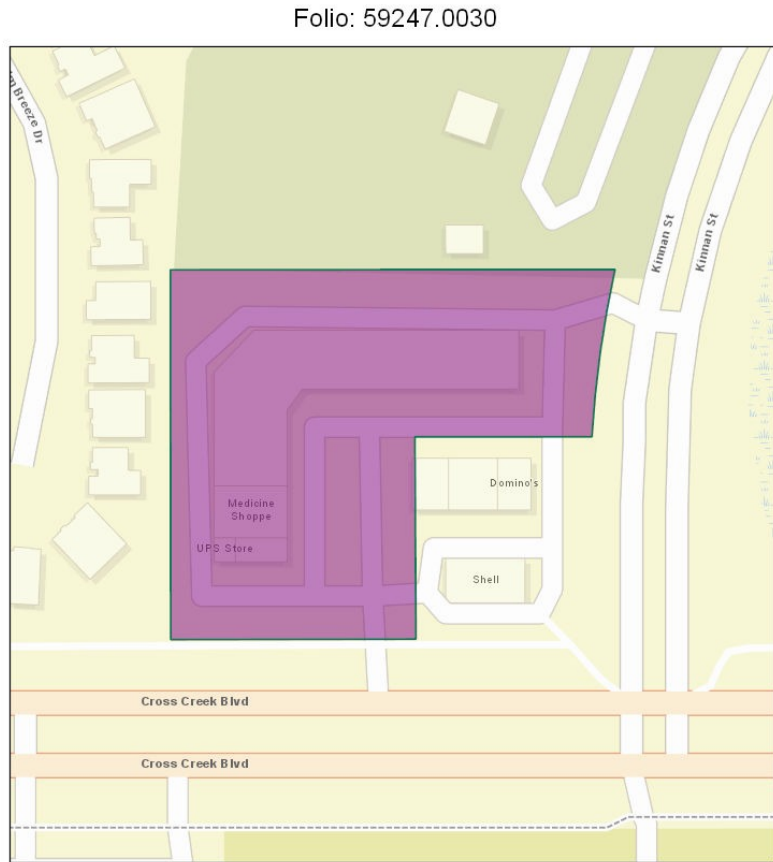
Intake Staff Signature: Ana Lizardo Intake Date: 03/16/21
Case Number: 21-0537 Public Hearing Date: 05/24/2021 Receipt Number: 21-0537
Type of Application: SU-AB

21-0537

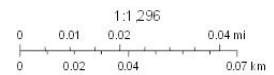


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0045
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0090H
FIRM Panel	12057C0090H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120090E
County Wide Planning Area	East Rural
Planned Development	PD
Re-zoning	null
Minor Changes	01-1013
Major Modifications	06-1688,01-0576,00-0464
Personal Appearances	08-1096,08-0417,98-1054, 97-0388,96-0145,94-0141, 94-0028,92-0114
Census Data	Tract: 010209 Block: 1003
Future Landuse	R-4
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	1
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



March 16, 2021



Hillsborough County Florida

Folio: 59247.0030
PIN: U-08-27-20-ZZZ-000001-89010.4
FRANDON DEVELOPMENT CORP

Mailing Address:
10052 CROSS CREEK BLVD
TAMPA, FL 33647-2595

Site Address:
10006 CROSS CREEK BLVD
TAMPA, FL 33647

SEC-TWN-RNG: 08-27-20

Acreage: 3.11083007

Market Value: \$5,789,100.00

Landuse Code: 1630 STORE/SHP CENTE

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0537