

**Special Use-Alcoholic Beverage Permit with Waivers Application:** SU-AB 24-0495  
**LUHO Hearing Date:** April 22, 2024  
**Requested Classification:** 3-PS



**Hillsborough County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Publix Super Markets, Inc  
**Zoning:** PD 86-0154 (PRS 21-0229)  
**FLU Category:** UMU-20  
**Service Area:** Urban  
**Community Plan Area:** Apollo Beach  
**Overlay:** None  
**Special District:** None  
**Use:** Liquor Store  
**Total Wet Zone Area Requested:** 1,400 square feet  
**Inside Area Requested:** 1,400 square feet  
**Outside Area Requested:** None  
**Location:** 7070 Waterset Blvd, Apollo Beach, FL 33572; Folio # 51526.0000



**Introduction Summary:**

The proposed wet zoning is sought for a proposed liquor store within a newly developed shopping center. The property is zoned Planned Development PD 86-0154, most recently modified by Personal Appearance PRS 21-0229, which allows the consideration of the proposed wet zoning.

Pursuant Land Development Code (LDC) Section 6.11.11, the request is a distance separation waiver for a 3-PS Alcoholic Beverage Permit for the sale of beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises (package sales).

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

**Development Services Recommendation:**

**Approvable**

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	118 feet	132 feet

**Applicant’s Justification:**

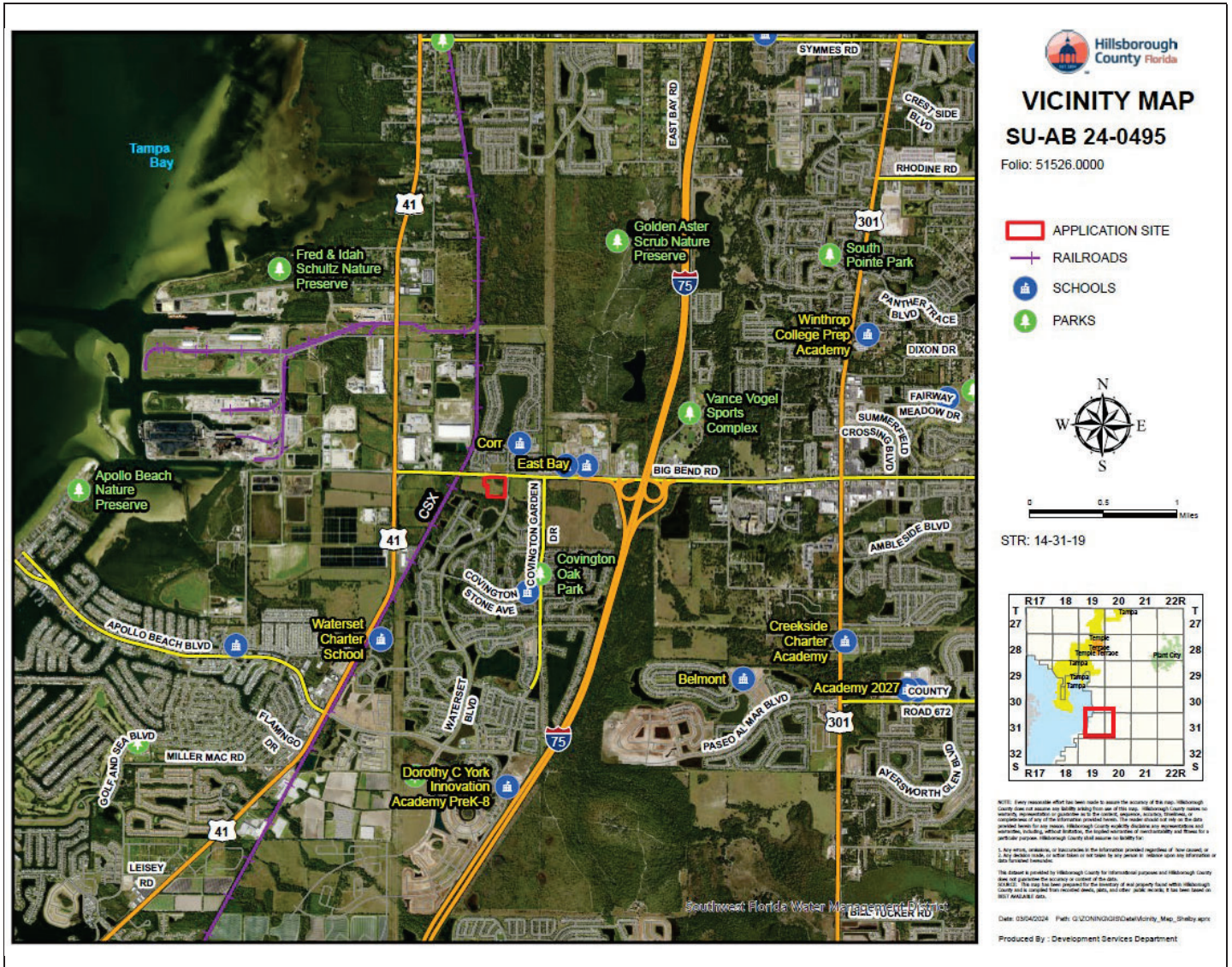
The proposed liquor store will be located within The Shops at Big Bend Shopping Center that is oriented toward southern portion of the shopping center parcel. The proposed liquor store space is adjacent to the Publix supermarket. The proposed liquor store space is separated from the residentially zoned property by three retail spaces, a large parking lot area, landscaping, and an access driveway off of Big Bend Road. The other retail spaces, parking lot area, landscaping and access driveway provide a significant buffer between the proposed liquor store and the residentially zoned property mitigating any significant negative impact to the residential use.

The proposed liquor store will sell beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises (package sales). The proposed liquor store will be within a retail shopping center with other commercial and retail uses. Publix has a strong training program for its employees with regard to checking identification of customers purchasing alcoholic beverages.

The location of the liquor store is within the same Planned Development zoning as the residential use and the proximity of commercial uses and residential has been planned for the area. The liquor store use has less potential adverse impacts than other Commercial uses permitted by the sites zoning. The design of The Shops at Big Bend Shopping Center negates the necessity for the specified distance separation requirement to the community use.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

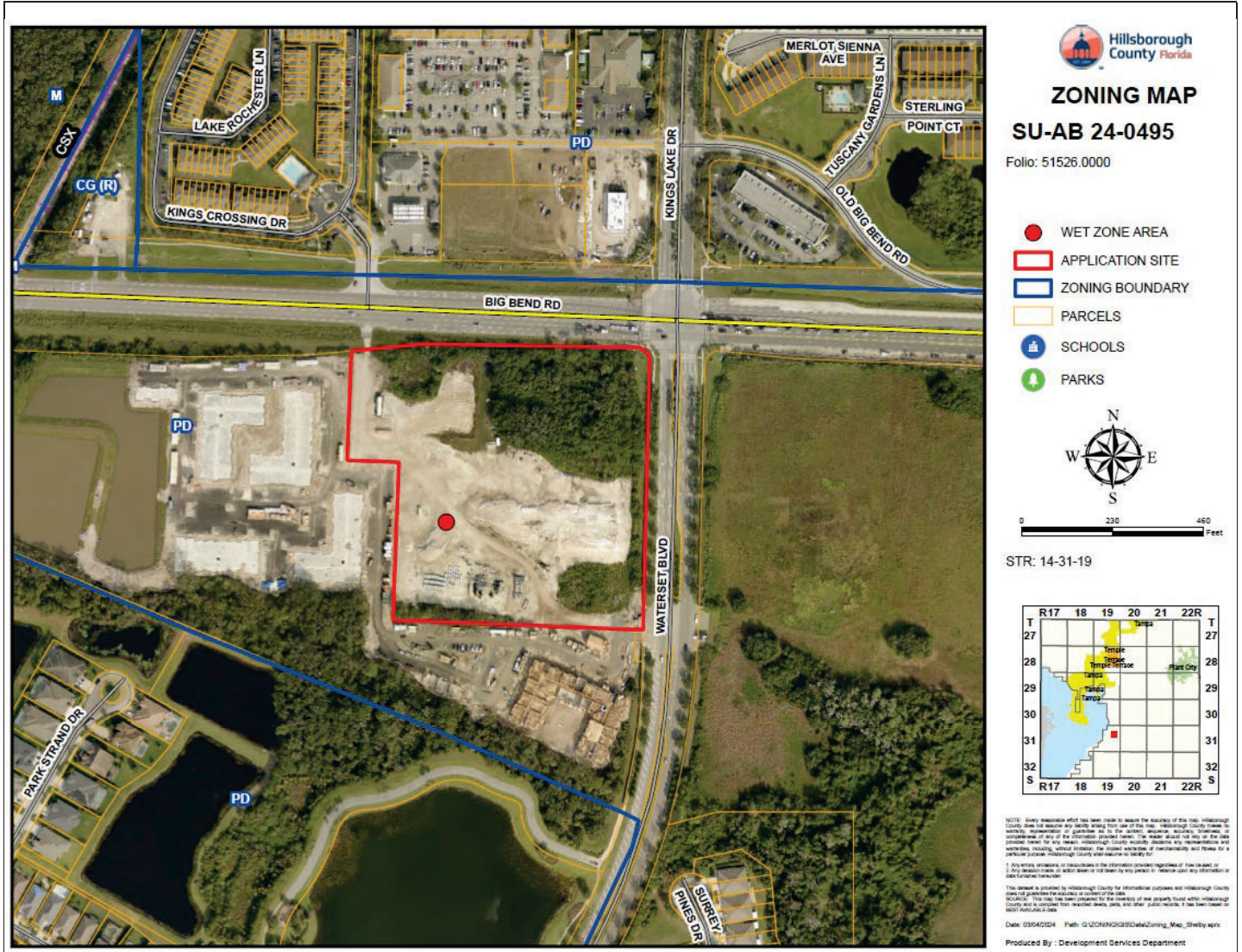


Context of Surrounding Area:

The proposed wet zoning is in the north Apollo Beach area, surrounded by new residential and commercial development. The site is off of Big Bend Road, a major arterial roadway. The nearest properties are occupied by general commercial uses, and multi-family or single-family residences, while more distant properties are used for manufacturing, agriculture, and preservation.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 84-0276 (PRS 21-1155)	Convenience Store, Fast Food Restaurant, General Commercial Uses (Mid Construction)
South	PD 86-0154 (PRS 21-0229)	Multi-Family Residences (Mid Construction)
East	PD 86-0154 (PRS 21-0229)	Vacant Commercial
West	PD 86-0154 (PRS 21-0229)	Multi-Family Residences (Mid Construction)

#### 4.0 STAFF FINDINGS

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

The applicant is requesting distance waivers to permit a 3-PS Alcoholic Beverage license for a proposed liquor store. The proposed wet zoning area is within 250 feet from residentially zoned property, where the parcel abuts a multi-family residential development on the west and south property boundaries. The proposed liquor store is nearest to the residential property boundary to the west, where there is a 132 feet separation. The two properties are a part of the same Planned Development, which permits the abutting commercial and multifamily residential uses within Tract 7. The wet zoning proposal consistent with the intentions of the PD for mixed-use development on this tract of land.

The proposed liquor store will be oriented to the north, away from the multi-family dwellings. The closest apartment or townhouse building within the adjacent multi-family property is approximately 250 feet to the west measured in a straight-line distance. The two properties are to be separated by a 20-foot buffer with Type B screening, including landscaping and fencing six feet in height. Vehicle access between the two properties is limited to the two main entrances into the residential property.



Figure 1: Subject shopping center and multi-family dwellings as of most recent aerial (02/20/2024).

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

#### 5.0 RECOMMENDATION

Staff finds the proposed 3-PS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,400 square feet, as shown on the wet zone survey received February 27, 2024.

**Zoning Administrator Sign Off:**



Colleen Marshall  
Thu Apr 11 2024 15:19:50

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

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

6.0 PROPOSED WET ZONE SURVEY

Received  
 02/27/2024  
 Development  
 Services

Legend

- Found Capped Iron Rod
- ⊙ Found Nail & Disk
- PSM Professional Surveyor and Mapper
- Id. Identification
- No. Number
- LS Land Surveyor
- Wet Zone Area

**Wet Zone Description: As Written by SurvTech Solutions, Inc.**

A parcel of land being a portion of the lands described in Instrument #2021466869, said parcel lying and being in the Northeast 1/4 of Section 14, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the lands described in Instrument #2021466869, of the Public Records of Hillsborough County, Florida; said point being coincident with the West right-of-way boundary of Waterset Boulevard per WATERSET PHASE 1A, as recorded in Plat Book 113, Page 131 of the Public Records of Hillsborough County, Florida; thence coincident with said West right-of-way boundary, S 01°22'21" W a distance of 391.35 feet; thence departing said West right-of-way boundary, N 87°46'19" W a distance of 476.46 feet to the POINT OF BEGINNING; thence S 02°13'41" W a distance of 70.00 feet; thence N 87°46'19" W a distance of 20.00 feet; thence N 02°13'41" E a distance of 70.00 feet; thence S 87°46'19" E a distance of 20.00 feet; to the POINT OF BEGINNING.

Containing an area of 1,400.00 square feet, 0.032 acres, more or less.

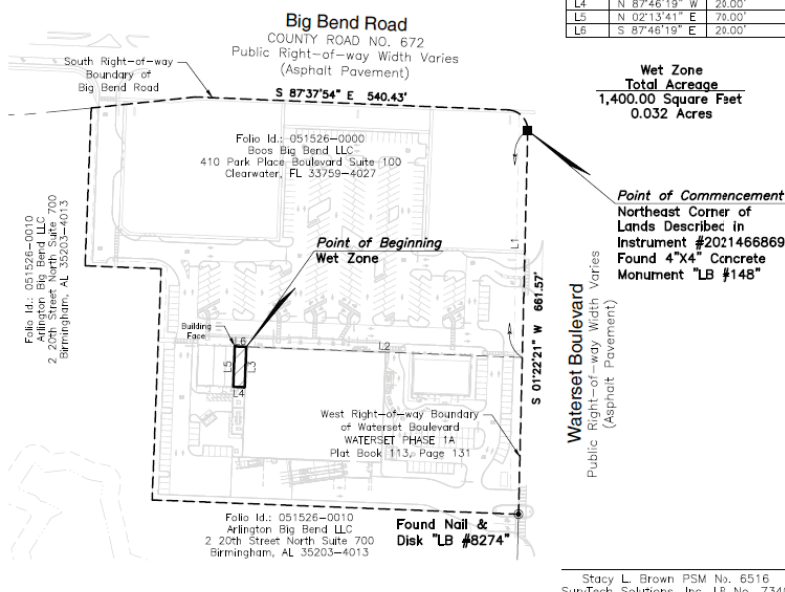
**Certifications:**

Public Super Markets, Incorporated;  
 Dean Mead

**Surveyor's Notes:**

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 01°22'21" W for the West Right-of-way boundary of Waterset Boulevard.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 5.) No underground foundations or footers were excavated or located for this survey.
- 6.) The shaded improvements were taken from supplied design plans and are depicted hereon for informational purposes only.
- 7.) **THIS IS NOT A BOUNDARY SURVEY.**

Publix Big Bend - Wet Zone Survey  
 Section 14, Township 31 South, Range 19 East  
 Hillsborough County, Florida



Line Information:

LINE	BEARING	DISTANCE
L1	S 01°22'21" W	391.35'
L2	N 87°46'19" W	476.46'
L3	S 02°13'41" W	70.00'
L4	N 87°46'19" W	20.00'
L5	N 02°13'41" E	70.00'
L6	S 87°46'19" E	20.00'

Wet Zone  
 Total Acreage  
 1,400.00 Square Feet  
 0.032 Acres



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
 10220 U.S. Highway 82 East, Tampa, FL 33610  
 Phone: (813)-621-4929, Fax: (813)-621-7194, Licensed Business #7340  
 Email: sbrown@survtechsolutions.com, http://www.survtechsolutions.com

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: Y. Giarr  
 Date Drafted: 05/19/22  
 Revision Date: 02/19/24  
 Approved By: S. Brown  
 Date Approved: 05/24/22


Project No.: 240279  
 Prior Project No.: 22583  
 Drawing Name: 240279\_WZ  
 Last Field Date: 04/09/22  
 Field Book Page: 22-06/19

Specific Purpose Survey  
 Special Use 2 (3-PS)

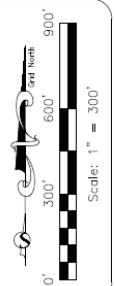
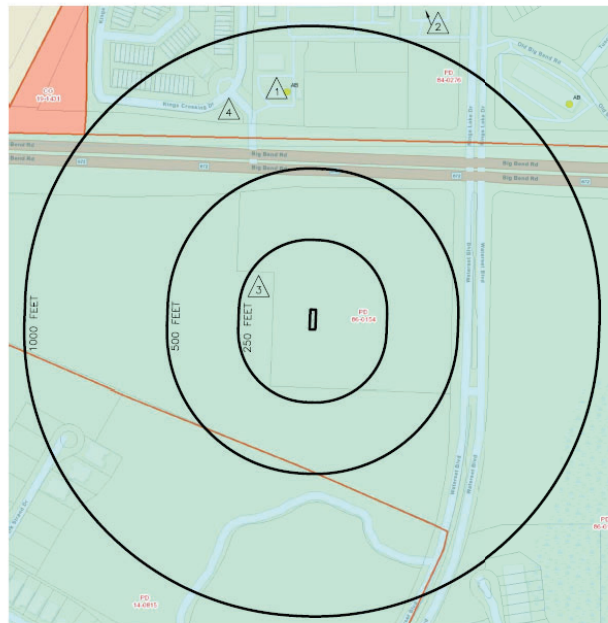
6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

Received  
02/27/2024  
Development  
Services

### Specific Purpose Survey Publix Big Bend Wet Zone (3-PS)

 Wet Zone Area

-  Big Bend Shell (ZAPS)  
6912 Big Bend Road  
Zoned PD (Planned Development)  
(643± Feet)
-  Kids 'R' Kids Learning Academy of Southshore  
13151 Kings Lake Drive  
Zoned PD (Planned Development)  
(985± Feet)
-  Nearest Residential-Arlington Big Bend LLC  
2 20th St N, STE 700  
Zoned PD (Planned Development)  
(132± Feet)
-  Residential-Townhomes of Kings Lake HOA Inc  
12508 Kings Crossing Drive  
Zoned PD (Planned Development)  
(695± Feet)



Notes:

This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogues, schools, child care centers, public libraries, community recreational facilities, and parks within 500-foot straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property within 250 feet has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1,000-foot, straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings are indicated on the survey.

All distances are measured in a straight-line distance from the nearest point on the proposed special use permitted site boundary to the nearest point on the parcel boundary of the specified surrounding use. Numbers within triangles depicted hereon are shown at the approximate location of the site.

Specific Purpose Survey  
Publix Big Bend - Wet Zone (3-PS)

PROJECT NO.: 240279  
PRIOR PROJECT NO.: N/A  
LAST FIELD DATE: 04/09/22

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com, http://www.survtechsolutions.com





**PUBLIX SUPER MARKETS, INC.**  
**The Shops at Big Bend Shopping Center**  
**Liquor Store #1876 Address: 7070 Waterset Boulevard**  
**Apollo Beach, Florida 33572**

**SPECIAL USE ALCOHOLIC BEVERAGE PERMIT APPLICATION**  
**(WAIVER REQUIRED)**  
**LIQUOR STORE**

**WRITTEN STATEMENT**

This Special Use Alcoholic Beverage Permit Application (Waiver Required) is being filed for a 1,400 square foot Publix liquor store (3-PS beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises – package sales). The proposed liquor store is to be constructed adjacent to the Publix supermarket in The Shops at Big Bend Shopping Center located at the southwest corner of Big Bend Road and Waterset Boulevard in Apollo Beach, Florida (folio number 051526-0000). The address for the proposed liquor store space is 7070 Waterset Boulevard, Apollo Beach, Florida 33572.

The Land Use Hearing Officer may grant waivers of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1,000 feet of the proposed Alcoholic Beverage Special Use Permit. The waiver may be granted if there are special or unique circumstances where the alcoholic beverage use applied for does not have significant negative impacts on surrounding properties or if the circumstances make the distance requirements unnecessary.

This request does not meet the following locational requirements:

- A. Hillsborough County Land Development Code Section 6.11.11. D. 4. requires separation of the proposed Special Use building footprint to residentially zoned property shall be at least 250 feet. This proposed Special Use lies within 132 feet of residential uses approved pursuant to Planned Development PRS 21-0229 (PD 86-0154) that approved the commercial and residential uses currently under construction. The residentially zoned parcel

is located to the northwest of the proposed liquor store requiring a waiver of approximately 118 feet.

The special or unique circumstances that make the specified distance requirements unnecessary are:

1. The proposed liquor store will be located within The Shops at Big Bend Shopping Center that is oriented toward southern portion of the shopping center parcel. The proposed liquor store space is adjacent to the Publix supermarket. The proposed liquor store space is separated from the residentially zoned property by three retail spaces, a large parking lot area, landscaping and an access driveway off of Big Bend Road. The other retail spaces, parking lot area, landscaping and access driveway provide a significant buffer between the proposed liquor store and the residentially zoned property mitigating any significant negative impact to the residential use.
2. The Shops at Big Bend Shopping Center has access points off of Big Bend Road and Waterset Boulevard to provide efficient traffic flow for visitors traveling to and from the shopping center.
3. The proposed liquor store will sell beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises (package sales).
4. The proposed liquor store will be within a retail shopping center with other commercial and retail uses.
5. The design of The Shops at Big Bend Shopping Center negates the necessity for the specified distance separation requirement to the residential use.
6. Publix has a strong training program for its employees with regard to checking identification of customers purchasing alcoholic beverages.
7. The location of the liquor store is within the same Planned Development zoning as the residential use and the proximity of commercial uses and residential has been planned for the area.
8. The liquor store use has less potential adverse impacts than other Commercial uses permitted by the sites zoning.

This instrument prepared by:

Michael R. Rocha, Esq.  
Brooks, Sheppard & Rocha, PLLC  
400 N. Tampa Street, Suite 1910  
Tampa, FL 33602

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made as of the 14<sup>th</sup> day of September, 2021, by BAYVIEW PROPERTIES, LTD., LLLP, a Florida limited liability limited partnership, having an address of PO Box 2448, Plant City, Florida 33564-2448 (“Grantor”), to BOOS – BIG BEND, LLC, a Florida limited liability company, having an address of 410 Park Place Boulevard, Suite 100, Clearwater, Florida 33759 (“Grantee”).

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, transfers and conveys unto Grantee and Grantee’s successors and assigns, the following described land in Hillsborough County, Florida (the “Land”):

See Exhibit “A” attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

Property Appraiser’s Tax Folio No.: 051526-0000

SUBJECT TO real estate taxes for 2021 and all subsequent years, existing zoning and governmental regulations, and all easements, restrictions, and reservations of record; provided, however, that reference thereto shall not serve to reimpose any of the same.

TOGETHER WITH all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto Grantee and Grantee’s successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Land in fee simple; that the Grantor has good right and lawful authority to sell and convey said Land; and, subject to the matters described above, that the Grantor will warrant and defend the title

to the Land against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

*[Handwritten Signature]*

Print Name: Robert A. Warram

*[Handwritten Signature]*

Print Name: Brooke Tanner

GRANTOR:

**BAYVIEW PROPERTIES, LTD., LLLP,**  
a Florida limited liability limited partnership

By: Bayview Management, LLC,  
a Florida limited liability company,  
its General Partner

*[Handwritten Signature]*  
By: Nylah J. Thompson,  
its Manager

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of September, 2021, by Nylah J. Thompson, as Manager of Bayview Management, LLC, a Florida limited liability company, in its capacity as General Partner of BAYVIEW PROPERTIES, LTD., LLLP, a Florida limited liability limited partnership, and she acknowledged before me that she executed the foregoing on behalf of Bayview Management, LLC, in its capacity as General Partner of Bayview Properties, Ltd., LLLP, for the uses and purposes therein set forth. She is  personally known to me or  produced FL Driver's License as identification.



*[Handwritten Signature]*  
NOTARY PUBLIC  
Print Name: Brooke Tanner  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

**EXHIBIT "A"**

THAT PART OF THE NORTH 1/2 OF SECTION 14 AND THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING EAST OF THE ATLANTIC COASTLINE RAILROAD RIGHT OF WAY, SOUTH OF BIG BEND ROAD (STATE ROAD 672) AND WEST OF COVINGTON GARDEN DRIVE; LESS LANDS CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 19035, PAGE 745, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT: FROM THE ABOVE LANDS, ANY PORTION LYING WITHIN THE FOLLOWING PLATS:

PLAT OF COVINGTON PARK PHASE 5A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGES 210 THROUGH 226, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PLAT OF COVINGTON PARK PHASE 5C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGES 299 THROUGH 309, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PLAT OF WATERSET PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGES 131 THROUGH 145, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PLAT OF WATERSET PHASE 1D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGES 265 THROUGH 268, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 24-0495 Intake Date: 02/27/2024  
Hearing(s) and type: Date: 04/22/2024 Type: LUHO Receipt Number: 344697  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Clare Odell

### Property Information

Address: 7070 Waterset Boulevard City/State/Zip: Apollo Beach, FL 33572  
TWN-RN-SEC: 31-19-14 Folio(s): 051526.0000 Zoning: PD Future Land Use: UMU-20 Property Size: 8.388

### Property Owner Information

Name: Boos Big Bend, LLC Daytime Phone: Agent (813) 223-4800  
Address: 410 Park Place Blvd., Suite 100 City/State/Zip: Clearwater, FL 33759-4027  
Email: Agent: dsmith@stearnsweaver.com Fax Number: Agent (813) 222-5089

### Applicant Information

Name: Publix Super Markets, Inc. Daytime Phone: Agent (813) 223-4800  
Address: PO Box 407 City/State/Zip: Lakeland, FL 33802  
Email: Agent: dsmith@stearnsweaver.com; cwalden@stearnsweaver.com Fax Number: (813) 222-5089

### Applicant's Representative (if different than above)

Name: David Smith - Stearns Weaver Miller Daytime Phone: (813) 223-4800  
Address: PO Box 3299 City/State/Zip: Tampa, FL 33601-3299  
Email: dsmith@stearnsweaver.com; cwalden@stearnsweaver.com Fax Number: (813) 222-5089

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.

David Smith  
Signature of the Applicant

David Smith, As Authorized Agent  
Type or print name

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

David Smith  
Signature of the Owner(s) - (All parties on the deed must sign)

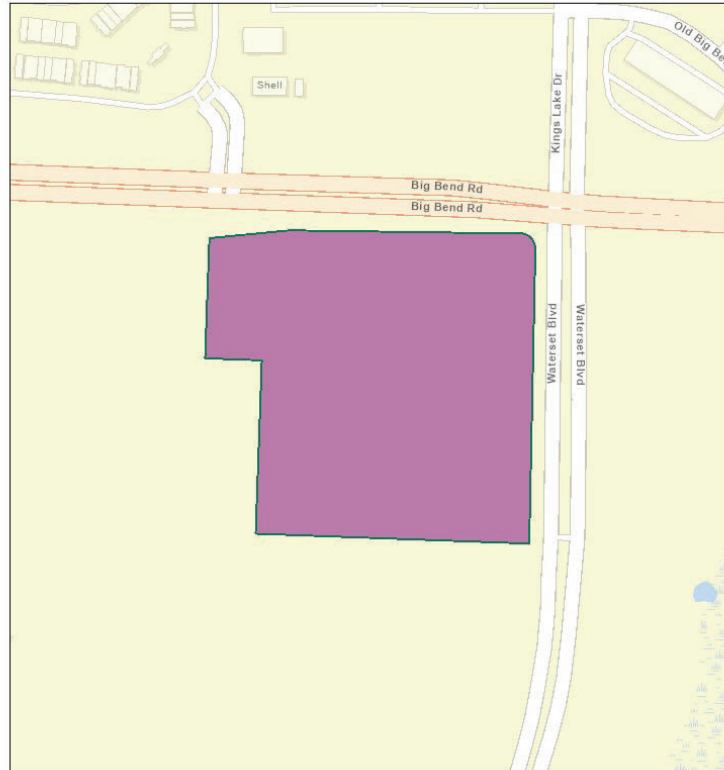
David Smith, As Authorized Agent  
Type or print name



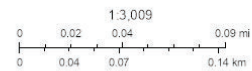
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	86-0154
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0511H
FIRM Panel	12057C0511H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120511C
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	17-1293
Personal Appearances	11-0026,06-1368,14-1077, 20-1316, 21-0229
Census Data	Tract: 014119 Block: 1012
Future Landuse	UMU-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	ID: 90
Redevelopment Area	NO

Folio: 51526.0000



February 27, 2024



Erii Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satelligence, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio: 51526.0000**  
**PIN: U-14-31-19-ZZZ-000001-74270.0**  
**Boos Big Bend Llc**  
**Mailing Address:**  
 410 Park Place Blvd Ste 100  
 null  
 Clearwater, FL 33759-4027  
**Site Address:**  
 7021 Big Bend Rd  
 Gibsonton, FL 33534  
**SEC-TWN-RNG: 14-31-19**  
**Acreage: 11.0163002**  
**Market Value: \$5,521,380.00**  
**Landuse Code: 1000 Vacant Comm.**

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.