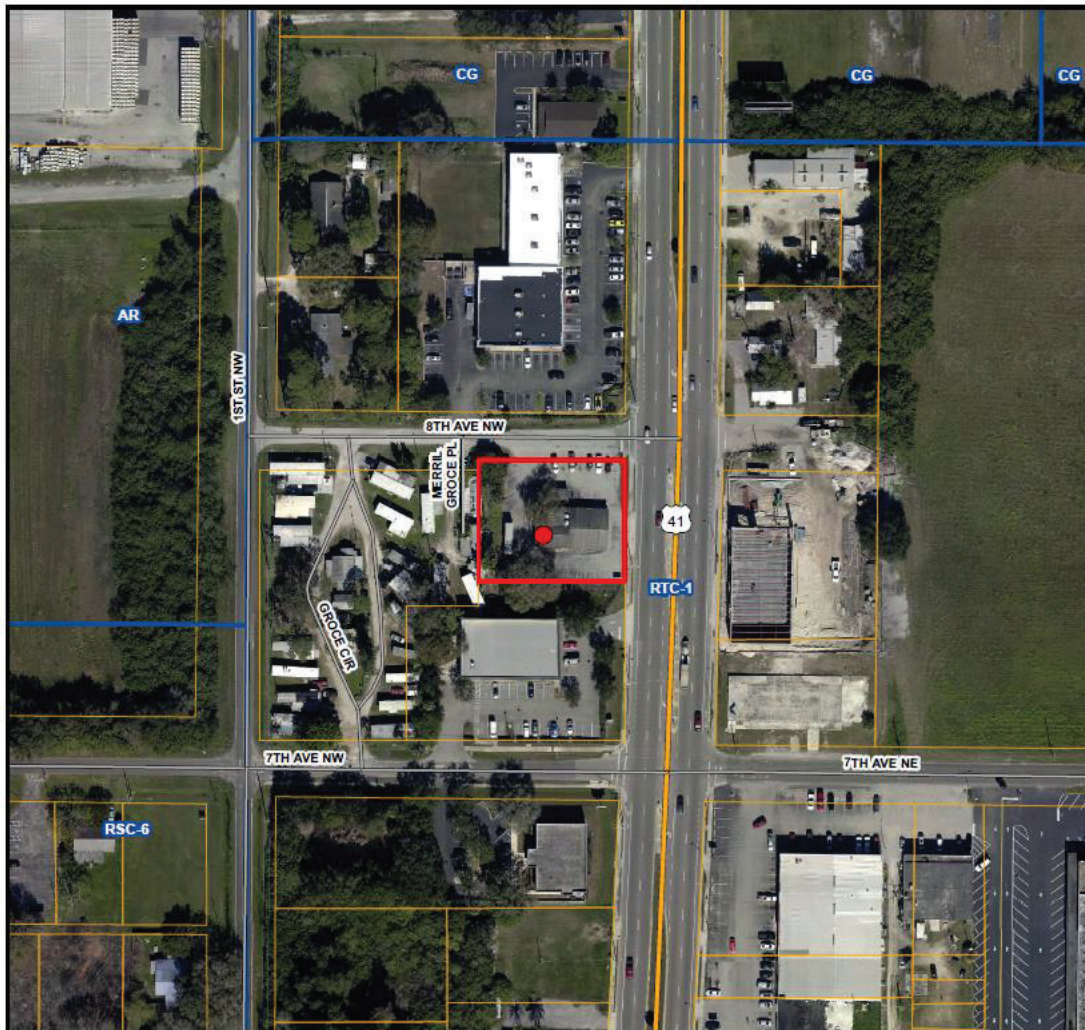





Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 23-0024	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 2-COP-X Permit	North:	8 th Ave. N. ROW & RTC-1
		South:	RTC-1
Comp Plan Designation:	OC-20 (Office Commercial – 20)	East:	RTC-1
Service Area:	Urban Service Area	West:	RTC-1



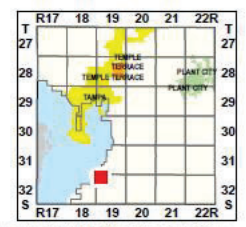

ZONING MAP
SU-AB 23-0024
 Folio: 55660.0000

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



0 110 220 Feet

STR: 5-32-19



NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant or guarantee the accuracy of this map. Hillsborough County cannot be held liable for any errors or omissions on this map. The user should not rely on this map for any purpose other than general information. Hillsborough County is not responsible for any damages, including, without limitation, the consequences of misinterpretation and use of this map for any purpose. Hillsborough County shall not be liable for any damages.

This report is prepared by Hillsborough County for informational purposes and Hillsborough County does not provide the assurance or liability of any other party. Hillsborough County does not warrant or guarantee the accuracy of this map. Hillsborough County is not responsible for any damages, including, without limitation, the consequences of misinterpretation and use of this map for any purpose. Hillsborough County shall not be liable for any damages.

Date: 01/04/2023 File: G:\ZONING\GIS\Dev\Zoning_Maps.aprx
 Produced By: Development Services Department

Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP-X Alcoholic Beverage Permit to allow the sale of beer and wine for consumption on the permitted premises only. The wet zoned area will comprise a footprint of 2,845 square feet of indoor area as shown on the revised wet zone survey received on February 24, 2023.

The requested alcoholic beverage permit is for a proposed billiards parlor located at 720 N. U.S. Highway 41, Ruskin, Florida. The property is zoned Ruskin Town Center-1 (RTC-1), which permits the proposed use and consideration of the requested AB permit.

Distance Separation Requirements for a 2-COP-X AB Permit:

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

1. The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the request **complies** with this requirement.
2. 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 located 45 feet to the west that is occupied by a nonconforming mobile home park.
3. 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) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. According to the survey submitted by the applicant, the request **complies** with this requirement.

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

Required Distance Separations

Residentially zoned property:

The applicant requests a 205-foot reduction to the required separation distance from residentially zoned property to allow a distance separation of 45 feet and has provided the following justification:

- The proposed use does not have significant negative significant impacts on surrounding land uses and circumstances exist such that the necessity for the specified distance requirement is negated.
- To travel to the closest residential property, a traveler would be required to go around U.S. Highway 41 and 7th Avenue to get to 1st Street and onto 8th Avenue NW.
- There are also trees separating the residences creating an additional impediment to accessing the proposed alcoholic beverage location.

Staff Findings:

LDC Section 6.11.11.E.3. provides for the 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 whether certain circumstances negate the necessity for the specified distance requirements.”

- A shown on the February 24, 2023, wet zone survey, there is a mobile home park located 45 feet west of the proposed wet zoning. The property occupied by the mobile home park is zoned RTC-1. This district permits C-G and RMC-20 uses and constitutes residentially zoned property since it’s occupied by a residential use. However, the mobile home park is not a permitted RMC-20 use and therefore it’s a nonconforming use. A staff search of department records by parcel folio number did not find evidence of Legal Nonconforming Use approval for the mobile home park.
- The host establishment for the proposed wet zoning is oriented eastward, away from the mobile home park. Additionally, the applicant has agreed to install a solid wood or PVC fence along the west property line adjacent to the mobile home park. Consequently, the route of pedestrian travel from the front entrance of the establishment on Highway 41 to 8th Avenue NW then westward to the nearest mobile home will be approximately 260 feet in length (shown below).



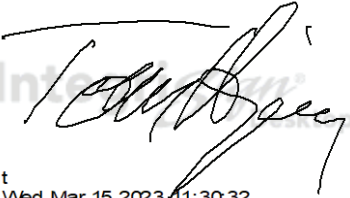
- The proposed wet zoning is located in an established commercial corridor along Highway 41. Additionally, the intent of the Ruskin Town Center zoning districts (RTC-1 and RTC-2), as stated in LDC Section 3.17.01, is to revitalize Ruskin’s business center along Highway 41 and establish a mixed-use, walkable and pedestrian friendly Town Center. Staff finds the requested separation waiver congruous with this intent.

2.0 Recommendation:

For the reasons discussed above, 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 2,845 square feet of indoor area as shown on the revised wet zone survey received on February 24, 2023.

2.1 Recommended Condition:

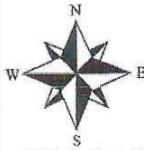
Within 90 days of approval of SU-AB 23-0024, a solid wood or PVC fence shall be installed along the entire west property line of the host parcel (folio # 55660.0000). The fence shall be six feet in height, except for the northernmost 20 feet of the property line, where the fence shall be four feet in height.

Staff's Recommendation:	Approvable with recommended conditions
Zoning Administrator Sign-off:	 t Wed Mar 15 2023 11:30:32

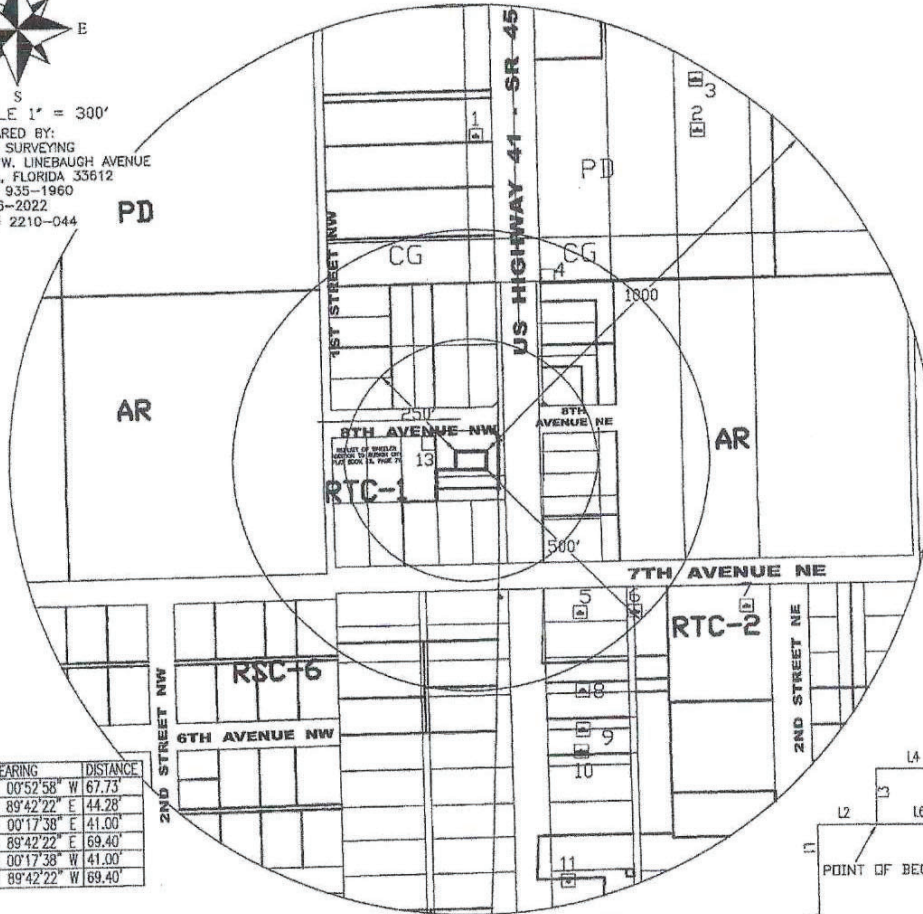
SHEET 1 OF 2
SEE SHEET 2 FOR LEGEND

**SPECIAL PURPOSE SURVEY WET ZONE 2-COP-X
BILLIARDS RUSKIN #720 N. US 41**

SECTION 05, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA.



SCALE 1" = 300'
PREPARED BY:
SMITH SURVEYING
1406 W. LINEBAUGH AVENUE
TAMPA, FLORIDA 33612
(813) 935-1960
10-26-2022
JOB # 2210-044



LINE	BEARING	DISTANCE
L1	N 00°52'58" W	67.73
L2	S 89°42'22" E	44.28
L3	N 00°17'38" E	41.00
L4	S 89°42'22" E	69.40
L5	S 00°17'38" W	41.00
L6	N 89°42'22" W	69.40

ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET

1. UNCLE JOE'S NY DINER #1010 N US HWY 41 2-COP-R (709')
2. WINN DIXIE #1023 N US HWY 41 2-APS (861')
3. WINN DIXIE #1023 N US HWY 41 3-PS (958')
4. VACANT LOT #911 N US HWY 41 1-APS (357')
5. LIQUORS #609 N US HWY 41 3-PS (385')
6. LDS AMIGD'S #17 7TH AVE NE 2-COP-X (461')
7. THRIFTWAY #111 7TH AVE NE 2-APS (658')
8. TIENDA ANGEL'S MARKET #601 N US HWY 41 2-APS (544')
9. TIENDA EL PAISANO #511 N. US HWY 41 2-APS (625')
10. DOLLAR GENERAL WAS COYOTES BALLROOM #503 N. US HWY 41 11-C (670')
11. FY2 AUTO CARE #405 N. US HWY 41 2-APS (941')

P.O.C.
SW. COR. LOT 10
RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET
13 RESIDENTIALLY ZONED PROPERTIES (45')
NO COMMUNITY USES WITHIN 500 FEET

COMMENCE AT THE SOUTHWEST CORNER LOT 10, BLOCK 4, REPLAT OF WHEELER ADDITION TO RUSKIN CITY ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 78 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N.00°52'58"W., A DISTANCE OF 67.73 FEET; THENCE S.89°42'22"E., A DISTANCE OF 44.28 FEET TO THE POINT OF BEGINNING; THENCE N.00°17'38"E., A DISTANCE OF 41.00 FEET; THENCE S.89°42'22"E., A DISTANCE OF 69.40 FEET; THENCE S.00°17'38"W., A DISTANCE OF 41.00 FEET; THENCE N.89°42'22"W., A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2,845 SQUARE FEET.

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

	Digitally signed by James Mitchell Florida Date: 2023.02.09 13:53:00-0500 P.S.M. # 4792		02/09/23 Date	Job Number: 2210-044
	Signature			

Legend

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

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

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

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

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

UCA-UIS UNIVERSITY COMMUNITY AREA - MAIN STREET
 UCA-UNO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 UCA-IND UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend	
PC	Point of Curvature
PI	Point of Tangency
PRC	Point of Reverse Curvature
PCC	Point of Compound Curvature
P	Point of Intersection
(P)	Point
S.C.L.R.	Set Capped Iron Rod 1/2" x 36"
F.C.L.R.	Found Capped Iron Rod
F.I.R.	Found Iron Rod
F.F.P.	Found Finished Iron Pipe
F.C.M.	Found Concrete Monument
S.C.M.	Set Concrete Monument
SFK&Disk	Set P-K Nail & Disk
FR&Disk	Found P-K Nail & Disk
F.R. Spk	Found Railroad Spike
N.C.F.	No Corner Found or Set
P.R.M.	Permanent Reference Monument
Res	Range
R/W	Right of Way
---	Wood Fence (W)
---	High Link Fence (H)
P.D.B.	Point of Beginning
P.O.C.	Point of Commencement
W.C.	Witness Corner
DRAWN BY J.S.N.	

Surveyor's Notes

(D)	Dead
(Desc)	Description
(C)	Calculation
(M)	Meas. Measured
(W.C.)	Witness Corner
Sec.	Section
Twp.	Township
Q/A	Overlaid
Centerline	Centerline
A/C	Air Conditioner
Q/A	Overall
Conc.	Concrete
A.P.D.	A Part of
TBM	Benchmark
BM	Benchmark
CDV	Covered
MAS	Masonry
RES.	Resident
P.B.	Plat Book
PG.	Page
R/W	Right of Way
TYP.	Typical

February 24, 2023

To whom it may concern:

I, Angela Quintana owner of Billiards Ruskin LLC, hereby propose the following:

As a property owner in Florida and a Minority Business Owner, I suffered a lot during the pandemic both personally and financially. Through hard work and perseverance, I have been able to come out of the pandemic with positivity, gratefulness and a vision.

My vision is to give Ruskin a place where people can gather, friends can go, new friendships can be built. A place where people can forget about the daily routine and laugh and have a good time. We all went through a lot during the pandemic and having a place to go to have fun is what I propose.

With a Billiards in town I will be providing just that for the community.

There are no places in the Ruskin township where you can go to enjoy an evening or to relax and have fun.

The place will be clean, secure and pleasing to the eye.

Thank you for the opportunity of hearing my narrative. I hope that I can get my place opened as soon as possible.

Sincerely

Angela Quintana

Billiards Ruskin LLC

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This instrument prepared by:

Name: T.St.Hilaire, an employee of
Executive Title of Florida, Inc.
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Return to: Executive Title of Florida, Inc.
FILE NO. 220262
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511

Property Appraisers Parcel Identification Number(s):
055661-0000 & 055660-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 28th day of April, 2022 by JACK H. GULLEY, individually, and DENNIS A. GULLEY and LINDA CHERYL REX *s/k/a* LINDA C. ARLINGTON, AS SUCCESSOR CO-TRUSTEES OF THE TRUST AGREEMENT OF JACK H. GULLEY, DATED JANUARY 26, 1995 whose post office address is 701 TIMBERCREST DRIVE, LEESBURG, FL 34748, hereinafter called the grantor, to SALAH RAFA HIJAZ whose post office address is 511 N. U.S. HIGHWAY 41, RUSKIN, FL 33570-3766 hereinafter called the grantee:

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

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HILLSBOROUGH County, State of FLORIDA, viz:

Lot 9 and the North ½ of Lot 10, Block 4 of REPLATT -- OF -- WHEELER ADDITION TO RUSKIN CITY, according to the map or plat thereof as recorded in Plat Book 12, page 78, of the Public Records of Hillsborough County, Florida, less that portion thereof lying within 50 feet of the centerline of U.S. 41, State Road 23, as set forth in Judgment recorded in Minute Book 68, page 141, Public Records of Hillsborough County, Florida.

And

Lot 8, Block 4 of REPLATT -- OF -- WHEELER ADDITION TO RUSKIN CITY, according to the map or plat thereof as recorded in Plat Book 12, page 78, of the Public Records of Hillsborough County, Florida, less right of way for State Road #45, formerly State Road #23 and less triangular piece deeded to State of Florida in Official Records Book 649, page 644, Public Records of Hillsborough County, Florida.

Grantor warrants this is non-homestead property.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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 hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2021. ***FURTHER SUBJECT TO*** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Signature [Handwritten Signature]
Printed Signature Cheryl Leiman

Signature [Handwritten Signature]
Printed Signature Valerie Blickenstaff

DENNIS A. GULLEY, AS SUCCESSOR CO-TRUSTEE OF THE TRUST AGREEMENT OF JACK H. GULLEY, DATED JANUARY 26, 1995

BY: [Handwritten Signature]
DENNIS A. GULLEY
Successor Co-Trustee

[Handwritten Signature] AS ATTORNEY IN FACT
JACK H. GULLEY by DENNIS A. GULLEY, as Attorney-in-Fact

LINDA CHERYL REX f/k/a LINDA C. ARLINGTON, AS SUCCESSOR CO-TRUSTEE OF THE TRUST AGREEMENT OF JACK H. GULLEY, DATED JANUARY 26, 1995

BY: [Handwritten Signature]
LINDA CHERYL REX
Successor Co-Trustee

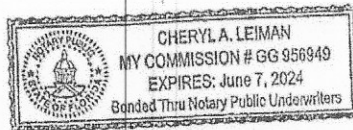
[Handwritten Signature] AS ATTORNEY IN FACT
JACK H. GULLEY by LINDA CHERYL REX, as Attorney-in-Fact

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 28th day of April, 2022 by DENNIS A. GULLEY and LINDA CHERYL REX f/k/a LINDA C. ARLINGTON, AS SUCCESSOR CO-TRUSTEES OF THE TRUST AGREEMENT OF JACK H. GULLEY, DATED JANUARY 26, 1995, and DENNIS A. GULLEY and LINDA CHERYL REX f/k/a LINDA C. ARLINGTON, as Attorney-in-Fact for JACK H. GULLEY, individually, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

[Handwritten Signature]
Notary Public
My Commission Expires:

[seal]





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 23-0024

Intake Date: 12/29/2022

Hearing(s) and type: Date: 02/27/2023

Type: LUHO

Receipt Number: 228447

Date: _____

Type: _____

Intake Staff Signature: Clare Odell

Property Information

Address: 720 N US Highway 41 City/State/Zip: Ruskin FLA 33570

TWN-RN-SEC: _____ Folio(s): 055660-0000 Zoning: R7C-1 Future Land Use: MMMS Property Size: 6373.13
0C-20

Property Owner Information

Name: Salah Rafe Hijaz Daytime Phone _____

Address: 511 N US Highway 41 City/State/Zip: Ruskin FL 33570

Email: Salahhijaz@yahoo.com Fax Number _____

Applicant Information

Name: Angela Quintana Daytime Phone 201-218-3866

Address: 5347 Sandy Shell Drive City/State/Zip: Apollo Beach FL 33572

Email: LMA0145172@yahoo.com Fax Number 201-384-1696

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

I hereby swear or affirm that all the information provided in 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.

Angela Quintana
Signature of the Applicant

Angela Quintana
Type or print name

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

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)

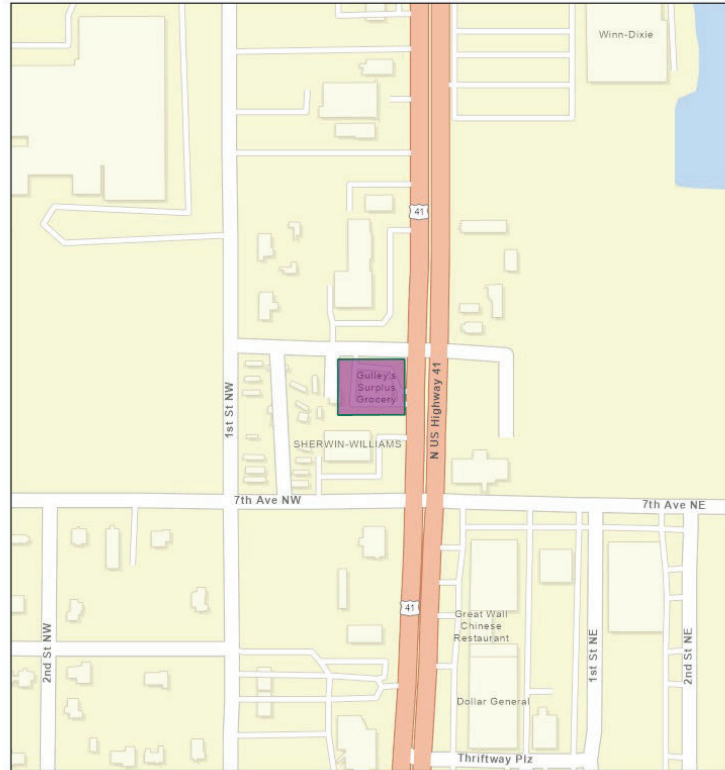
Salah Rafe Hijaz
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Community Based
Zoning	RTC-1
Description	Ruskin Town Center
RZ	07-0517
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0656H
FIRM Panel	12057C0656H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120656C
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Census Data	Tract: 014121 Block: 1085
Future Landuse	OC-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
Overlay District	Ruskin Town Center
Competitive Sites	NO
Redevelopment Area	NO

Folio: 55660.0000



December 29, 2022

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

Hillsborough County Florida

Folio: 55660.0000
PIN: U-05-32-19-1V2-000004-00008.0

SALAH RAFE HIJAZ

Mailing Address:

511 N US HIGHWAY 41
RUSKIN, FL 33570-3766

Site Address:

720 N 41 HWY
RUSKIN, FL 33570
SEC-TWN-RNG: 05-32-19

Acreage: 0.45443699

Market Value: \$336,821.00

Landuse Code: 1211 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.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.