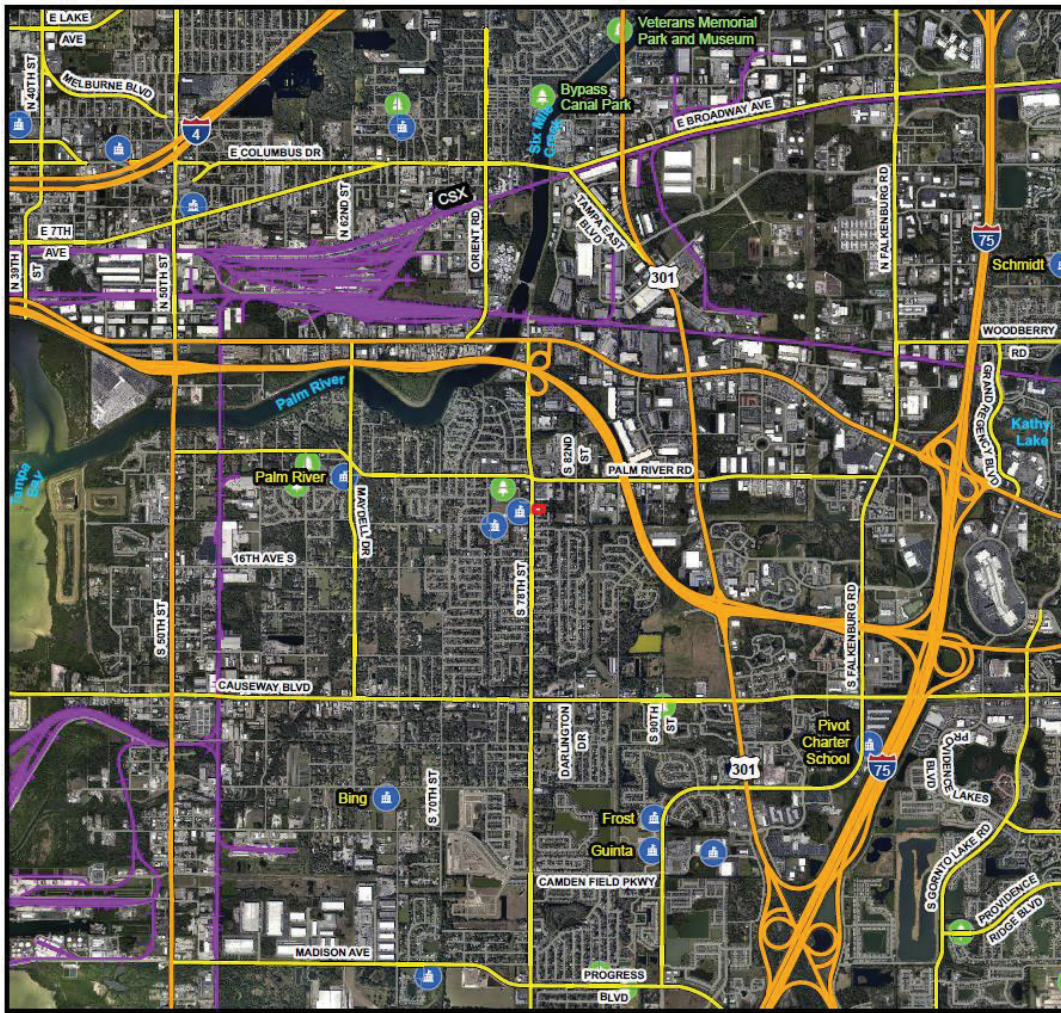




## Land Use Application Summary Report

Application Number:	SU-AB 23-0747	Adjacent Zoning and Land Uses:	
Request:	2-APS AB Permit with Distance Separation Waivers	North:	PD 15-1141, Church
		South:	PD 00-1174, Office
Comp Plan Designation:	CMU-12	East:	PD 15-1141, Church
Service Area:	Tampa Service Area	West:	RSC-6, Elementary School



**Hillsborough County Florida**

### VICINITY MAP

**SU-AB 23-0747**

Folio: 44550.0050

- APPLICATION SITE
- + RAILROADS
- Ⓜ SCHOOLS
- + PARKS

0 3,000 6,000 Feet

STR: 24-29-19

T	R17	18	19	20	21	22R	T
27							27
28							28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability resulting from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the accuracy, representativeness, timeliness, completeness or any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County neither endorses nor endorses and does not assume any liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause or of any other person's use of the data. The data has been prepared for the quantity of use and property located within Hillsborough County and is not intended for use for other purposes. It has been prepared for use within Hillsborough County only.

Date: 07/11/2023  
 File: Z:\Development Services\GIS\_Support\Vicinity\_Map.aprx  
 Produced By: Development Services Department

**Request Summary**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-APS Alcoholic Beverage Development Permit (AB) for the sale of beer and wine sold in sealed containers only for consumption off the licensed premises (package sales). The wet zoning is sought by an existing Family Dollar store located at 1026 South 78<sup>th</sup> Street. The wet zoned area will comprise a footprint of 10,049.30 square feet of indoor area, as shown on a wet zone survey received July 24, 2023, with no outdoor area. Per the applicant's request statement, a very small percentage of the store's floor area will be utilized to display/sell beer and wine.

The property is zoned Planned Development 15-1141, most recently modified by PRS 19-0782, which allows the host use and consideration of the proposed wet zoning.

**Distance Separation Requirements for a 2-APS AB Permit:**

Per LDC Section 6.11.11.D.2, 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. As shown on the submitted survey, the Keeney Chapel United Methodist Church is 206 feet to the northwest, Clair-Mel Elementary School is 152 feet to the west, Dowdell Magnet is 152 feet away and Ministerio Internacional Cristo Reina is directly adjacent to the wet zoning.
- The distance from the proposed structure to residentially zoned property shall be 50 feet from the side yard(s) and 20 feet from the functional rear yard. According to the survey submitted by the applicant, the request **does** comply 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.

**Requested Separation Waivers**

The applicant requests a 294-foot waiver, two 348-foot waivers, and a 500-foot waiver to the required 500-foot distance separation to allow a separation of 206 feet, 152 feet, and zero-feet from the nearby community uses. The applicant's justification for the waiver includes the following:

- Applicant states that the existing store and its primary business is providing retail goods and groceries to its customers and is committed to providing training to employees in guaranteeing the sale of the alcohol is responsible and legal. The proposed sale of beer and wine for off-premises consumption is being requested as a convenience to existing customers, as opposed to the primary purpose of the business/requested license.
- A very small percentage of the store's floor area will be utilized to display/sell beer and wine. Alcohol is never sold for a discount price or in conjunction with special offers.
- Family Dollar institutes a Public Safety Plan, which highlights other operational protections and has been provided in the record.


**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 directly adjacent to a church to the north. The walking distance from the entrance of the proposed wet zoning to the entrance of the church is approximately 280 feet. A 4-foot high fence separates the properties, requiring pedestrians to walk to the public right-of-way sidewalk to walk from one site to the other. The church directly to the north is part of the same PD zoning which proposed the retail use adjacent to the existing church, with no buffer or screening between the uses. Through the rezoning to PD, a waiver was sought to the buffer and screening requirements to allow for no buffer and screening between the church and retail use and was approved as part of the conditions of approval. All other community uses within 500 feet are separated by South 78<sup>th</sup> Street, which is a major roadway with approximately 80 feet of right-of-way width. The nearest crosswalk is approximately 316 feet to the south, across from Clair-Mel Elementary School.
- The buildings utilized by Dowdell Magnet school are approximately 1000 feet away from the wet zoning, while the building utilized by Keeney Chapel United Methodist is approximately 500 feet away from the wet zoning. There is no direct connection to these uses.
- The proposed wet zoning includes the entire Family Dollar store, however, a very small portion of the total floor area will be dedicated towards the display and sale of alcoholic beverages. The floor plan has been included in the record, which clarifies the beer and wine display areas, and checkout areas.
- 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.

**Recommendation:**

Staff finds the proposed 2-APS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 10,049.30 square feet, as shown on the wet zone survey received July 24, 2023.

Staff's Recommendation	<b>Approvable, Subject to Conditions</b>
Zoning Administrator's Sign-Off	 Colleen Marshall Mon Aug 14 2023 14:31:12



## Family Dollar #24292 - Wet Zone Survey Section 24, Township 29 South, Range 19 East Hillsborough County, Florida

### Legend

- Found Iron Rod or Pipe
- Found Nail & Disk
- (F) Field Measurement
- PSM Professional Surveyor and Mapper
- Id. Identification
- No. Number
- LB Licensed Business
- ORB Official Records Book
- Wet Zone Area

### Wet Zone Description: As Written by SurVtech Solutions, Inc.

A parcel of land being a portion of Tract "A" and Tract "B", CLAIR-MEL CITY UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 34, Page 28, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the intersection of the East right-of-way boundary of 78th Street and the South boundary of the North 1/2 of Eau Claire Circle per CLAIR-MEL CITY UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 34, Page 28, of the Public Records of Hillsborough County, Florida; thence coincident with said East right-of-way boundary, N 00°29'09" E a distance of 165.20 feet; thence departing said East right-of-way boundary, S 89°43'59" E a distance of 77.43 feet to the POINT OF BEGINNING; thence continue S 89°43'59" E a distance of 125.34 feet; thence S 00°14'31" W a distance of 80.18 feet; thence N 89°43'59" W a distance of 125.34 feet; thence N 00°14'31" E a distance of 80.18 feet to the POINT OF BEGINNING.

Containing an area of 10,049.30 square feet, 0.231 acres, more or less.

### Certifications:

Family Dollar, Inc.;  
Decisions Consulting

### 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 N 00°29'09" E for the East right-of-way boundary of 78th Street.
- 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.) **THIS IS NOT A BOUNDARY SURVEY.**

Folio Id.: 044550-0000  
Moreno Eleicer Rodriguez  
Taboada De Armas Yenez  
6018 Memorial Hwy  
Tampa, FL 33615-4532

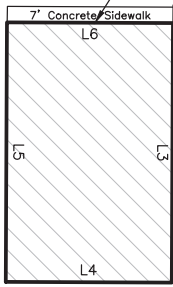
**Point of Beginning  
Wet Zone**

LINE	BEARING	DISTANCE
L1	N 00°29'09" E	165.20'
L2	S 89°43'59" E	77.43'
L3	S 89°43'59" E	125.34'
L4	S 00°14'31" W	80.18'
L5	N 89°43'59" W	125.34'
L6	N 00°14'31" E	80.18'

**Found 5/8" Capped  
Iron Rod "LB #7345"**

**Found Nail &  
Disk "LB #7345"**

78th Street  
60' Public Right-of-way  
(Asphalt Pavement)

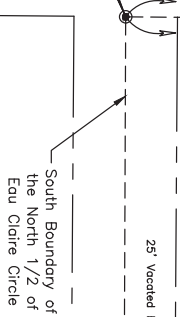


**Wet Zone  
Total Acreage  
10,049.30 Square Feet  
0.231 Acres**

Folio Id.: 044550-0050  
Lagunappe Investments LLC  
115 3rd Ave SE, STE 806  
Cedar Rapids, IA 52401-1403

Folio Id.: 044550-0000  
Moreno Eleicer Rodriguez  
Taboada De Armas Yenez  
6018 Memorial Hwy  
Tampa, FL 33615-4532

**Point of Commencement  
Wet Zone  
Found Nail &  
Disk "LB #7345"**



**Found Nail  
(No Id.)**

Stacy L. Brown PSM No. 65116  
SurVtech Solutions, Inc. LB No. 7340

**Specific Purpose Survey  
Family Dollar #24292 (2-APPS)**

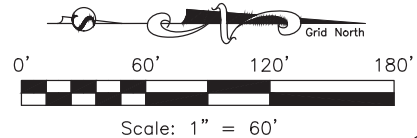
Drafted By: Y. Garris  
Date Drafted: 02/22/23  
Revision Date: 07/21/23  
Approved By: S. Brown  
Date Approved: 02/27/23

Project No.: 22361  
Prior Project No.: N/A  
Drawing Name: 22361\_WZ  
Last Field Date: 02/07/23  
Field Book Page: 22-29/66

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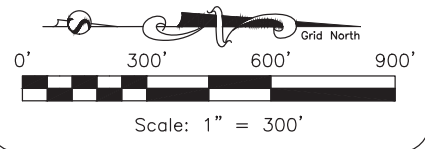
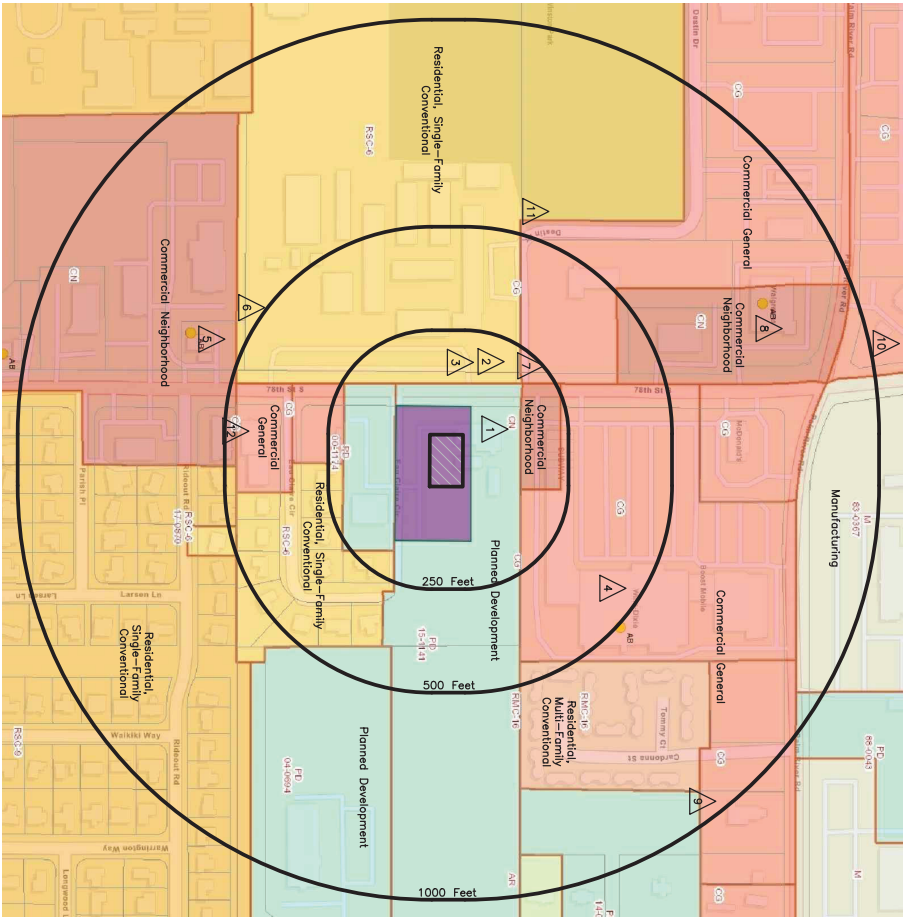
**SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS**  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com



# Specific Purpose Survey Family Dollar #24292 - Wet Zone (2-APS)

Wet Zone Area

- 1 Ministerio Internacional Cristo Reina  
1024 S 78th St  
Zoned CG (Commercial General)  
(0± Feet)
- 2 Clair-Mel Elementary School & Nearest Residentially Zoned Property  
1025 S 78th St  
Zoned RSC-6 (Residential, Single-Family Conventional)  
(152± Feet)
- 3 Dowdell Magnet  
1208 Wishing Well Way  
Zoned RSC-6 (Residential, Single-Family Conventional)  
(152± Feet)
- 4 Winn Dixie Stores Inc dba Fresco y Mas #1717 (2-APS)  
7851 Palm River Rd  
Zoned CG (Commercial General)  
(413± Feet)
- 5 Quick Food Mart (1-APS)  
1225 S 78th St  
Zoned CN (Commercial Neighborhood)  
(575± Feet)
- 6 House Of Prayer Eternal Ministries, Inc.  
1301 S 78th St  
Zoned CN (Commercial Neighborhood)  
(524± Feet)
- 7 Keeney Chapel United Methodist Church  
7736 Destin Dr  
Zoned CG (Commercial General)  
(206± Feet)
- 8 Walgreens #02887 (2-APS)  
1001 78th St  
Zoned CG (Commercial Neighborhood)  
(748± Feet)
- 9 Palm River Church Of Christ  
8015 Palm River Rd  
Zoned CG (Commercial General)  
(929± Feet)
- 10 7 Eleven Store #27097A (2-APS)  
909 S 78th St  
Zoned CG (Commercial General)  
(1033± Feet)
- 11 Winston Park  
7605 Destin Dr  
Zoned RSC-6 (Residential, Single-Family Conventional)  
(538± Feet)
- 12 Get N Go (2-APS)  
7802 Rideout Rd  
Zoned CN (Commercial Neighborhood)  
(482± 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 adjacent 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.

All distances are measured from the Wet Zone site legal description in a straight-line distance to the nearest point on adjoining property boundary of community uses and to the location of other wet zonings or existing alcoholic beverage establishments. Numbers within triangles depicted herein are shown at the approximate point measured to and the location of the community uses may be further away.

## Specific Purpose Survey Family Dollar #24292 (2-APS)

Drawing Name: 222361\_WZ (Last Revised 07/21/23) SHEET: 2 OF 2

PROJECT NO.: 222361  
PRIOR PROJECT NO.: N/A  
LAST FIELD DATE: 02/07/23



**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>



Tampa

Family Dollar takes the responsibility to sell Alcohol seriously. Our company has the programs, technology, training, analytics, and appropriate oversight to sell alcoholic beverages in a responsible manner that benefits the communities we serve. The information below serves as an appendix to the Operations Management Plan to provide specific information for Family Dollar Store #24292 at 1026 78<sup>th</sup> Street, Tampa, Florida 33619.

### **Hours of Operation**

Family Dollar Store #24292, located at 1026 78th Street, Tampa, Florida 33619 is open Monday through Sunday 9AM to 10PM.

### **Video Surveillance**

Store #24292 is also equipped with cameras which cover the interior of the building to include the registers, sales floor, stockroom, and manager's office. Store #24292 also has a camera on the exterior of the building that covers the front parking lot. These cameras have 30 days of recording and are periodically monitored by Store Management. Further, there will be a video camera directed at the area inside of the Store where the alcohol is envisioned to be stored in the cooler.

### **Parking Areas**

At this location, the landlord is responsible for the upkeep and any repairs for the parking lot. Store teams can view the front entrance area via a monitor located at the front checkout.

Controlling Access to the Premises and Parking Areas:

- Interior: The store's doors are locked when the store is not open, is equipped with an alarm system and monitored.
- Parking Areas: Family Dollar does not control access to the parking areas but does control access to its premises and expressly prohibits any loitering. However, Family Dollar does have video surveillance of the parking areas.

### **Combatting Under-Age Sales**

Family Dollar takes extensive measures to empower Associates to combat underage sales through training, signage and ID scanning technologies. (see Operations Management Plan submitted).

### **Training**

Family Dollar has a learning and development program to empower all Associates with training in the areas of safety, responsible selling and more. Upon hire, All Associates are required to take an internal Alcohol and Tobacco Compliance Course to train them in responsible selling which includes how to prevent underage sales of alcohol, tobacco and other age restricted products.

Family Dollar's Alcohol and Tobacco Compliance Course includes the following learning objectives:

- Minimum age requirements
- Restricting underage sales for Alcoholic Beverages and Tobacco Products
- Recognizing the acceptable primary legal proof of age identifications
- Being able to verify the customer to the ID and validate authenticity
- Knowing Associate's rights to refuse a sale and communicate respectfully
- Understanding the Associate's role and liability in the identification process
- Zero Tolerance Policy for Underage Sells
- Law Enforcement and Sting Operations
- Understanding the Tobacco Control Act

In addition to Associates taking the Alcohol and Tobacco Compliance Course upon hire, the company requires all Associates to retrain annually.

### **Handheld ID Scanning Technology**

In addition to the above training, Family Dollar Stores are equipped with handheld scanners that Associates are required to use to scan IDs to validate the customer's birthdate is within range to legally purchase alcohol, tobacco and other age restricted products.

### **Internal Self-Audit Program**

Family Dollar has a self-audit program that we use for stores that are experiencing a high concentration of violations. We contract with a company that performs inspections for these high concentration stores. If the Associates fails to ID they are issued a "Red Card" and if they pass they are issued a "Green Card." The compliance team celebrates the successful inspections which are followed by a positive written review by their managers. The Associates who fail the inspection are put on a final written warning.

### **Zero Tolerance Policy**

The Company has Zero Tolerance for any violation of its Alcohol and Tobacco compliance policies. In line with our "We ID Everyone" policy rollout, failure to identify a customer's age during the sale of alcohol and tobacco products will result in immediate separation of employment without fail. Also, immediate employment separation will occur if you do any of the following:

1. Deliberately enter an incorrect date of birth for a customer for purchase of alcohol or tobacco;
2. Fail to check identification for all customers during each visit;
3. Sell alcohol or tobacco to a minor;
4. Sell alcohol to an individual who appears to be intoxicated;
5. Accept food stamps (EBT) as a form of payment for purchasing alcohol or tobacco;
6. Violate our company's Drug and Alcohol policy.



## Safety

The safety of our Associates and customers is our highest priority. Family Dollar has a safety training program that is assigned to all Associates upon hire.

The following are a few of the ways that Family Dollar empowers their Associates to keep their fellow colleagues, customers and property safe:

- All Store Managers are required to have a safety meeting at least once a month to review safety procedures.
- Stores are required to keep to all pathways leading to an exit clear (min. of 36" wide).
- Stores are required to review store evacuation plans and inspect fire extinguishers regularly.
- Store Associates are trained in how to operate a fire extinguisher, when to contact local first responders and reminded that the safety of our Associates and customers is our highest priority.
- Stores are instructed to assist customers and staff when evacuating the building in the event of a fire, then immediately call 9-1-1.
- If safety becomes a concern with incidents at the Store [this is extremely rare and is never related to beer/wine sales], Family Dollar will have the ability to secure, as needed, off-duty police officers, sheriff deputies or third-party security to address those concerns.

The items above are just a few highlighted areas that are included in our Safety Policy and new hire safety training.

Along with the online learning process, Family Dollar schedules times throughout the year to revisit certain topics that are designed to help keep our stores safer, refresh our Associates on each role they have in enhancing the safety of our stores, and reducing loss.

**AS A RESULT OF THESE PROCEDURES AND OTHER PROPRIETARY SAFEGUARDS, CONTINUED DATA REVIEW DEMONSTRATES THAT ADDING AN OPTION TO PURCHASE ALCOHOL FOR RESPONSIBLE CONSUMPTION AT HOME DOES NOT INCREASE CRIME AT THE STORE. IN FACT, WHILE NO EXAMPLES WERE FOUND THAT CRIME INCREASED, AT SOME STORES SHOPLIFTING INCIDENTS DECREASED DUE TO THE INCREASED INTERNAL VILIGANCE THAT ACCOMPANIES A STORE WITH AN ALCOHOL OPTION.**

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## Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

Site is closer than 500 feet to a protected use-school.

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

Applicant asserts that the existing store and its primary business is providing retail goods and groceries to its customers. The proposed sale of beer and wine for off-premise consumption are being requested as a convenience to existing customers, as opposed to being the primary purpose of the business/requested license.

A very small percentage of the store's floor area will be utilized to display/sell beer and wine. Alcohol is never sold for a discount price or in conjunction with special offers.

Please refer to submitted Safety Plan, which highlights other operational protections.

The circumstances that negate the need for the specified distance requirement are:

Please refer to submitted Safety Plan, which highlights other operational protections.

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Prepared by and return to:  
Timothy P. Sheahan, Esq.  
Zaccaria & Sasson  
175 East Shore Road  
Great Neck, New York 11023  
First American Title Ins. Co.  
National Commercial Services  
4211 West Boy Scout Blvd, Suite 650  
Tampa, FL 33607  
• NCS File No. 1010106

---

Parcel ID Number: U-24-29-19-10X-000000-A0000.1

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

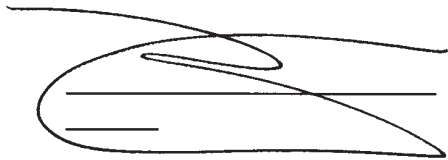
THAT **FD TAMPA LLC**, a Florida limited liability company, whose mailing address is c/o Zaccaria & Sasson, 175 East Shore Road, Great Neck, New York 11023, hereinafter referred to as "**Grantor**", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto LAGNIAPPE INVESTMENTS, LLC, a Iowa limited liability company, whose mailing address is 115 3<sup>rd</sup> Street SE, Suite 806, Cedar Rapids, Iowa 52401 (and together, "**Grantee**"), all that certain lot, tract, or parcel of land situated in Pinellas County, Florida more particularly described on Exhibit A attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in any manner belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person claiming by, through or under the Grantor, but against none other, subject however, to those matters described on Exhibit B hereto.

Effective as of the \_\_\_ day of July, 2020.

**WITNESSES:**



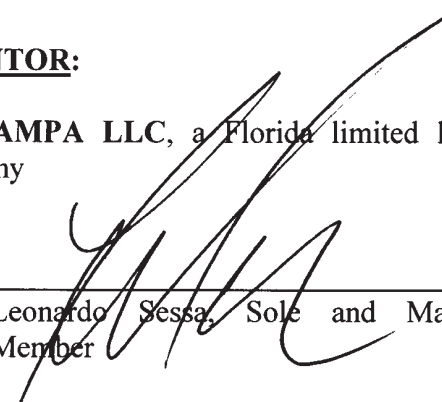
Print Name: WILLIAM J. ZACCARIA



Print Name: ALEXIS SHEAHAN

**GRANTOR:**

**FD TAMPA LLC**, a Florida limited liability company

By:   
Leonardo Sessa, Sole and Managing Member

STATE OF NEW YORK )  
COUNTY OF SUFFOLK ) ss.:

On the 16<sup>th</sup> day of July, in the year 2020, before me, the undersigned, a Notary Public, in and for said State, personally appeared Leonardo Sessa, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument; and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



**TIMOTHY P. SHEAHAN**  
Notary Public-State of New York  
No. 02SH6293836  
Qualified in Suffolk County  
Commission Expires December 16, 2021



Exhibit A

Legal Description

**A PORTION OF TRACT "A" AND TRACT "B" AND THE NORTHERLY 1/2 OF EAU CLAIRE CIRCLE ADJOINING SAID TRACT "A" AND "B" OF CLAIR-MEL CITY UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF TRACT "A" OF CLAIR-MEL CITY UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE EASTERN RIGHT OF WAY OF 78 STREET; THENCE SOUTH 00°04'40" WEST ALONG SAID EASTERN RIGHT OF WAY FOR 122.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58'13" EAST FOR 325.00 FEET; THENCE SOUTH 00°01'47" EAST FOR 178.00 FEET TO INTERSECT THE SOUTH LINE OF THE NORTHERLY 1/2 OF EAU CLAIRE CIRCLE ( NOW VACATED BY RESOLUTION ORB 3201, PAGE 1118 ); THENCE SOUTH 89°58'13" WEST ALONG SAID SOUTH LINE FOR 325.33 FEET TO INTESECT THE AFORESAID EASTERN RIGHT OF WAY OF 78 STREET; THENCE NORTH 00°04'40" EAST ALONG SAID EASTERN RIGHT OF WAY FOR 178.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 57,880 SQUARE FEET OR 1.3287 ACRES, MORE OR LESS.**

TOGETHER WITH ALL those certain easements, covenants and restrictions recorded in that Reciprocal Easements, Covenants and Conditions Agreement dated November 4, 2016, recorded December 5, 2016 in OR Book 24572 at Page 565, and re-recorded October 12, 2017 in OR Book 25293 at Page 923, Hillsborough County Official Records.

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### Property/Applicant/Owner Information Form

**Official Use Only**

Application No: SU-AB 23-0747  
Hearing(s) and type: Date: 08/28/2023  
Date: \_\_\_\_\_

Type: LUHO  
Type: \_\_\_\_\_

Intake Date: 06/30/2023  
Receipt Number: 283420  
Intake Staff Signature: Keshia Rivas

**Property Information**

Address: 1026 S 78th Street City/State/Zip: Tampa, FL 33619  
TWN-RN-SEC: 24-29-19 Folio(s): 44550.0050 Zoning: PD Future Land Use: CMU-12 Property Size: 1.34 acres

**Property Owner Information**

Name: Lagniappe Investments, LLC Daytime Phone 319-382-8654  
Address: 115 3rd Avenue SE, Suite 806 City/State/Zip: Cedar Rapids, IA 52401-1403  
Email: kwebster@stmartinholdings.com Fax Number N/A


**Applicant Information**

Name: Family Dollar Stores of Florida Daytime Phone 757-321-5493  
Address: 500 Volvo Parkway City/State/Zip: Chesapeake, VA 23320  
Email: rhosack@decisions-consulting.com Fax Number N/A

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

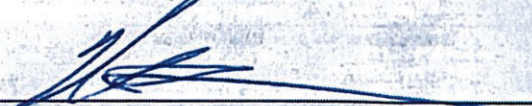
Name: Rob Hosack Daytime Phone 770.235.5662  
Address: 100 Circle 75 Parkway, Suite 210 City/State/Zip: Atlanta, GA 30339  
Email: rhosack@decisions-consulting.com Fax Number N/A

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

  
Signature of the Applicant

Type or print name

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

  
Signature of the Owner(s) – (All parties on the deed must sign)

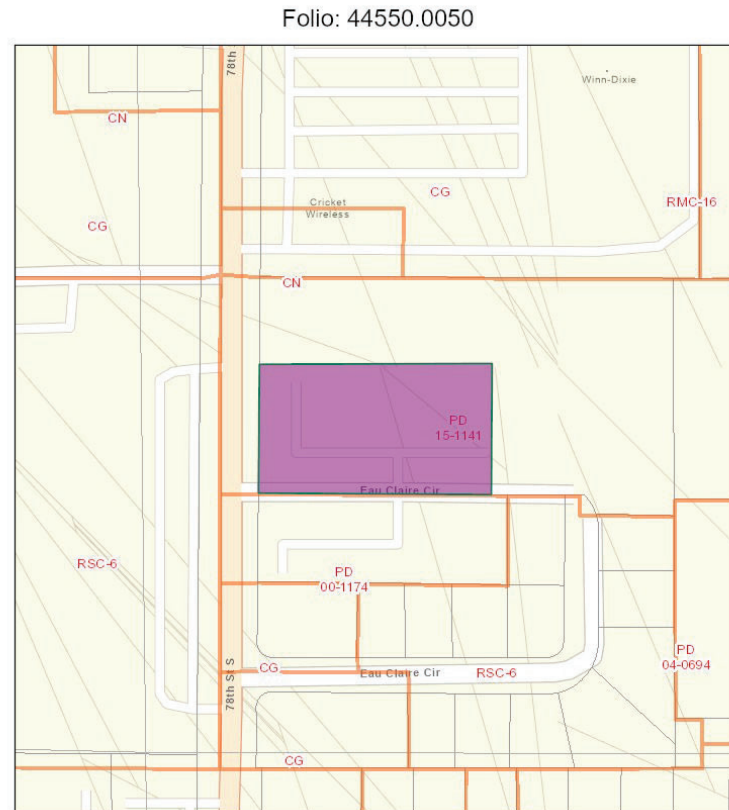
NICHOLAS TAIBER, MANAGER  
Type or print name



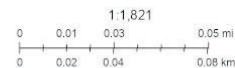


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	15-1141
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0378J
FIRM Panel	12057C0378J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120378E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Planned Development	PD
Re-zoning	null
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	19-0782
Census Data	Tract: 013505 Block: 2003
Census Data	Tract: 013505 Block: 2000
Future Landuse	CMU-12
Future Landuse	CMU-12
Future Landuse	CMU-12
Urban Service Area	TSA
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
Competitive Sites	NO
Redevelopment Area	NO



July 5, 2023



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

Hillsborough County Florida

**Folio: 44550.0050**  
**PIN: U-24-29-19-10X-000000-A0000.1**  
**Lagniappe Investments Llc**  
**Mailing Address:**  
 115 3rd Ave Se Ste 806  
 null  
 Cedar Rapids, Ia 52401-1403  
**Site Address:**  
 1026 78th St  
 Tampa, Fl 33619  
**SEC-TWN-RNG: 24-29-19**  
**Acreage: 1.34923995**  
**Market Value: \$1,587,600.00**  
**Landuse Code: 1120 Store/shp Cente**

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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.