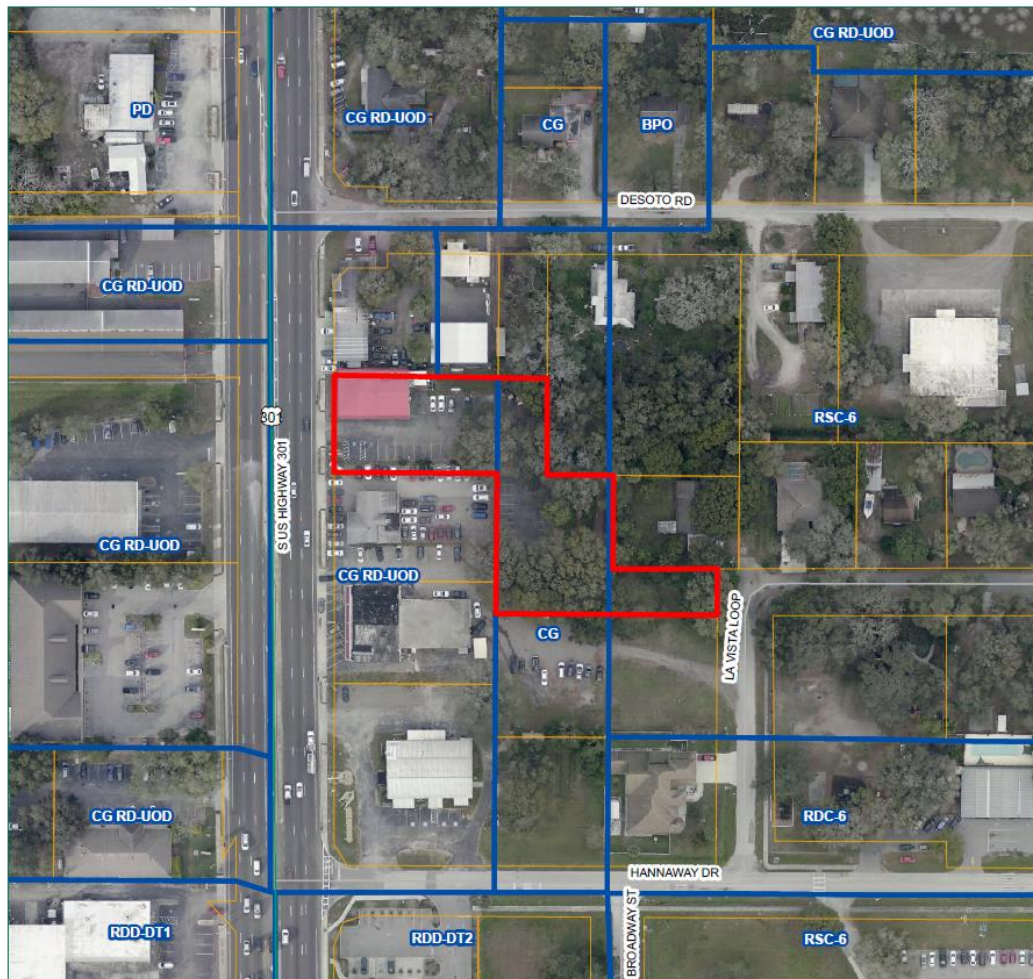




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 21-0401	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 4-COP-RX Permit	North:	CG-UOD/ Commercial, Residential (non-conforming)
		South:	CG-UOD/ Commercial
Comp Plan Designation:	OC-20 (Office Commercial-20)	East:	CG-UOD, RSC-6/ Commercial, Residential
Service Area:	Urban	West:	CG-UOD/ Commercial, US 301 Hwy ROW



Immediate Aerial Zoning Map

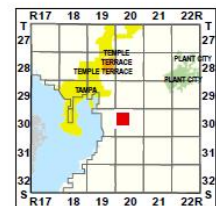
SU-AB 21-0401

Folio: 75559.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 17-30-20



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 the map. THIS MAP IS PROVIDED WITHOUT GUARANTEE OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of 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 public records. It has been based on BEST AVAILABLE 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: 03/09/2021 Path: G:\ZONING\GIS\Date Zoning-Site.aprx

Request Summary:

Pursuant to Land Development Code Section 6.11.11, the request is for a distance separation waiver for a proposed 4-COP-RX Alcoholic Beverage Permit to allow for the sale and consumption of beer, wine and liquor on the permitted premises only in connection with a restaurant. The proposed wet zoning is located in an existing restaurant, El Rincon Dominicano, at 7210 S 301 Hwy. The property is zoned CG (Commercial General), which allows consideration of the requested AB. The wet zoned area will comprise a total footprint of 3,538 square feet, including 3,338 square feet of indoor area and 200 square feet of outdoor area as shown on the revised wet zone survey received March 22, 2021.

Per LDC Section 6.11.11.C.1.j, a restaurant must have at least 2,500 square feet of gross capacity (gross floor area plus covered patio area) and a patron seating capacity of at least 100 seats to request a 4-COP-RX wet zoning. The subject restaurant exceeds the minimum gross capacity and the applicant has confirmed the restaurant has 105 indoor patron seats.

If approved, the proposed wet zoning will replace an existing 2-COP-R wet zoning on the premises, SU-AB 82-983, which allows the sale and consumption of beer and wine on and off the permitted premises (package sales) in connection with a restaurant.

Separation Requirements:

Per LDC Section 6.11.11.D, a proposed 4-COP-RX wet zoning must be located at least 500 feet from specified community uses and 150 feet from residentially zoned properties. Per the submitted survey, the proposed wet zoning complies with the separation requirement from residentially zoned property. However, it does not comply with the separation requirement from specified community uses; specifically, the Mary Go Round Child Care Center, 10810 Hannaway Drive, is located 417 feet from the proposed wet zoning.

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.

Distance waiver from Specified Community Uses:

The applicant requests an 83-foot distance waiver from the child care center to allow a separation of 417 feet and has provided the following justification:

- The restaurant is a well-established business that will only be serving alcohol to its patrons with food.

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 certain circumstances negate the necessity for the specified distance requirements.”
- The proposed wet zoning is located on Highway 301, while the child care center is located to the southeast on Hannaway Drive. The restaurant is oriented westward towards Highway 301, while the child care center is oriented southward towards Hannaway Drive, and the two uses are separated by multiple, wooded parcels. Additionally, the normal route of travel between the two uses is more than 1,100 feet.

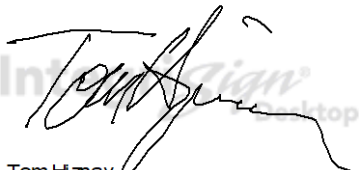
- The subject premises are presently wet zoned 2-COP-R, which allows the sale and consumption of beer and wine in connection with a restaurant, while the proposed 4-COP-RX wet zoning will allow the sale and consumption of beer, wine and liquor in connection with a restaurant.
- Staff finds the proposed wet zoning represents an incremental change from the existing wet zoning on the premises. Staff further finds the restaurant nature of the proposed wet zoning, relative orientations of the restaurant and child care center, intervening properties and route of travel between the two uses of more than 1,000 feet negate should mitigate potential impacts on the child care center and negate the necessity for the required distance separation. Therefore, staff finds the proposed wet zoning approvable.
- Staff notes there are three neighboring properties within 150 feet of the proposed wet zoning that are occupied by single family homes. Two of them, 10705 DeSoto Road and 10707 DeSoto Road, are zoned CG (Commerical, General) and therefore not residentially zoned. The third parcel, 10709 DeSoto Road, is split zoned CG and RSC-6 (Residential, Single-Family Conventional), and the RSC-6 portion of the property is approximately 195 feet from the proposed wet zoning. Therefore, the proposed wet zoning does not require a waiver to the required 150-foot separation from residentially zoned property.

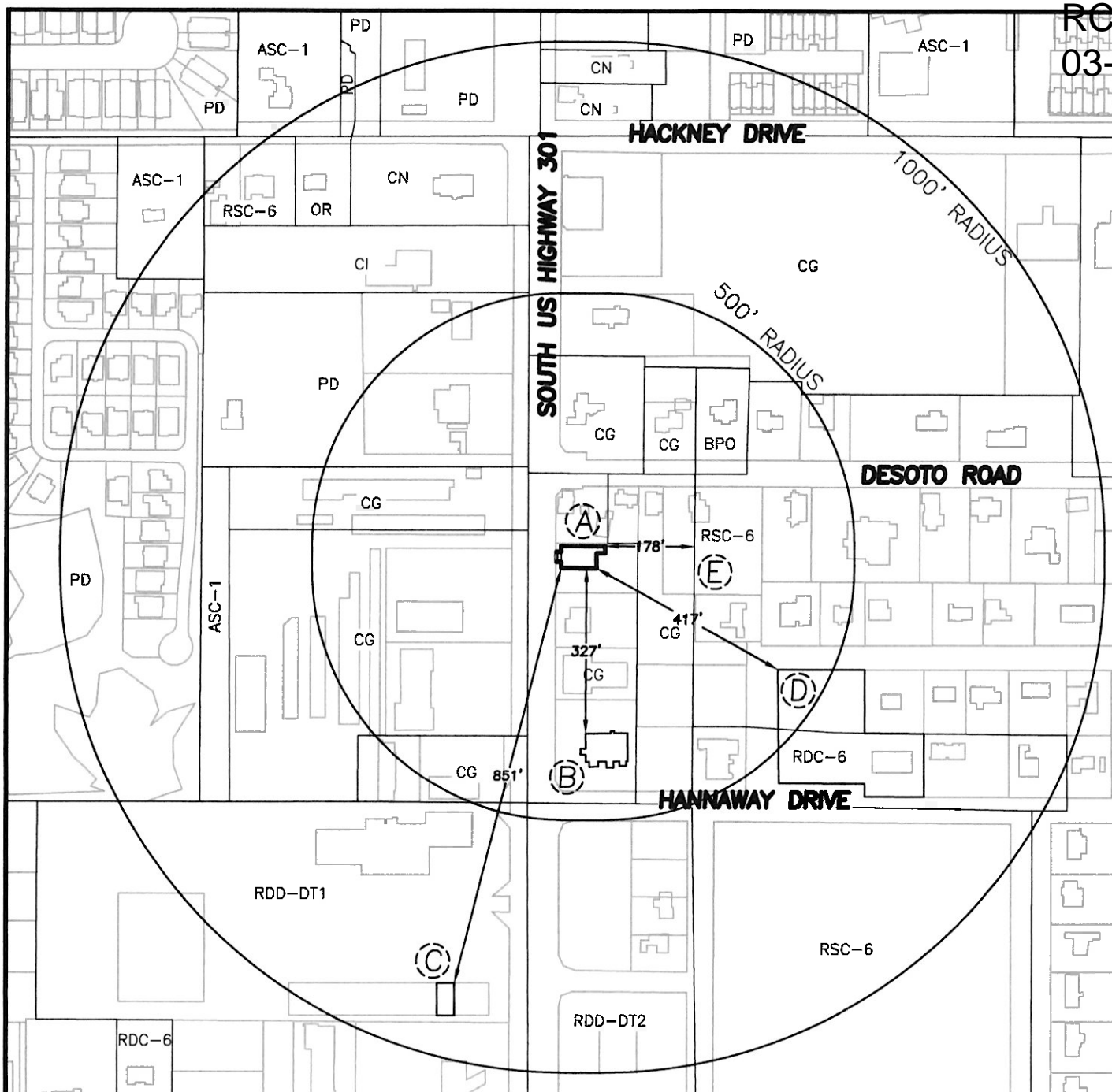
2.0 Recommendation:

For the reasons discussed above, staff finds the proposed wet zoning **APPROVABLE, subject to the recommended condition below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 3,538 square feet (total area) and received March 22, 2021.

2.1 Recommended Conditions:

Upon approval of SU-AB 21-0401, the existing 2-COP-R wet zoning of the subject premises, SU-AB 82-983, shall be rescinded.

Staff's Recommendation:	APPROVABLE, subject to recommended conditions
Zoning Administrator Sign-off:	 Tom Hinzay Mon Apr 19 2021 11:37:10

**EXISTING WET ZONINGS:**

- A. ABC PIZZA, LICENSE 2COP-R, 7210 S US HWY 301, 0 FEET FROM PROPOSED WETZONE ENVELOPE.
- B. AMERICAN LEGION ALAFIA POST 148, LICENSE 11C, 7240 S US HWY 301, 327± FEET FROM PROPOSED WETZONE ENVELOPE.
- C. LA CASA DE CHIMI LLC, LICENSE 2COP, 7441 S US HWY 301 #15&106, 851± FEET FROM PROPOSED WETZONE ENVELOPE.

COMMUNITY USES:

- D. MARY GO ROUND CHILD CARE, 10810 HANNAWAY DR, 417± FEET FROM PROPOSED WETZONE ENVELOPE.

RESIDENTIALLY ZONE PROPERTY:

- E. THE CLOSEST RESIDENTIALLY ZONED PROPERTY IS 178± FEET FROM PROPOSED WETZONE ENVELOPE.

NOT TO SCALE

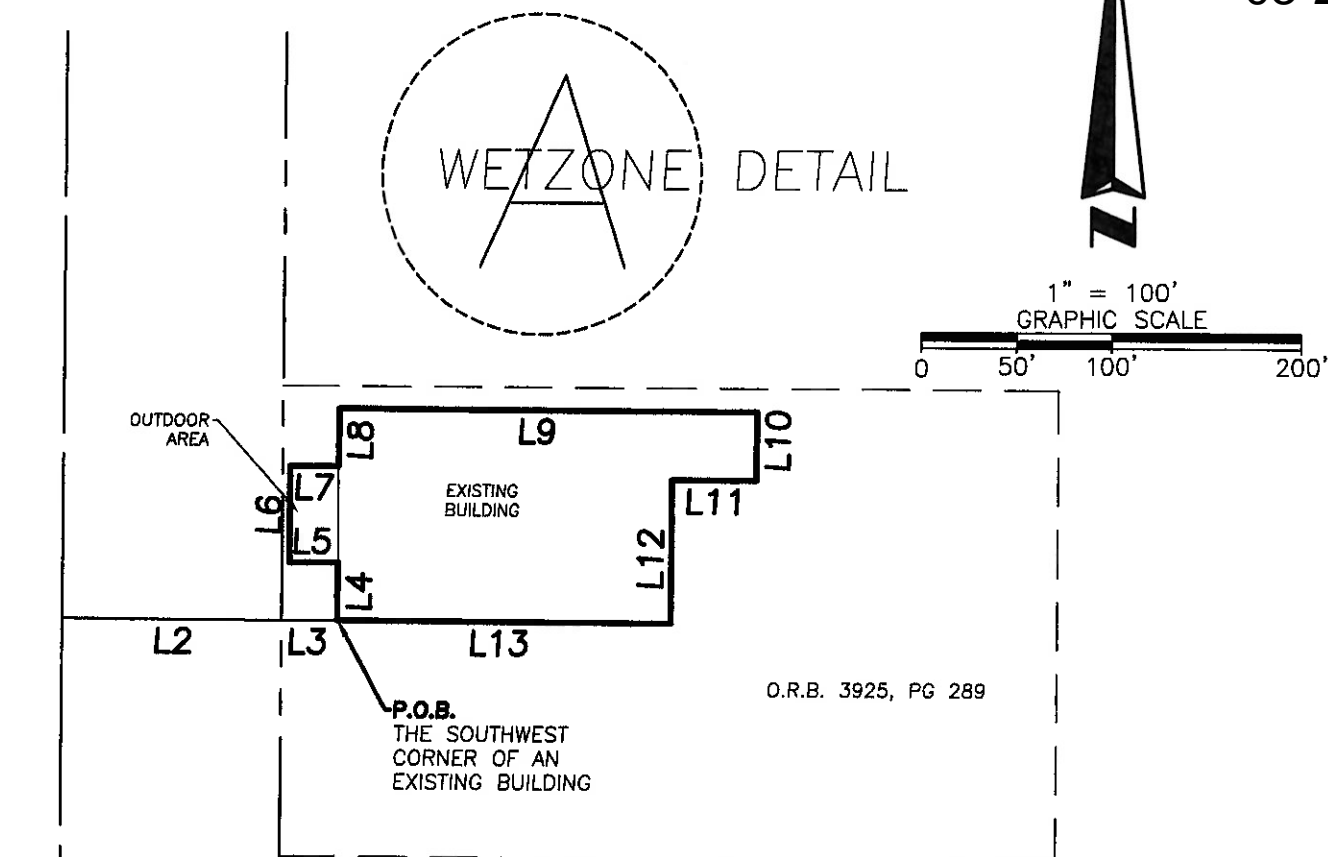


SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION



L1
EAST R/W LINE
WEST LINE OF THE
SW 1/4 OF NW 1/4
OF NE 1/4 OF
S17-T30S-R20E

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°08'33"E	466.50'
L2	S89°47'14"E	46.00'
L3	S89°47'14"E	11.52'
L4	N00°12'46"E	12.05'
L5	N89°47'14"W	10.00'
L6	N00°12'46"E	20.00'
L7	S89°47'14"E	10.00'
L8	N00°12'46"E	12.05'
L9	S89°47'14"E	87.57'
L10	S00°12'46"W	14.30'
L11	N89°47'14"W	17.57'
L12	S00°12'46"W	29.80'
L13	N89°47'14"W	70.00'

WETZONE AREA TABLE:

BUILDING	BUILDING AREA	OUTDOOR AREA
#7210	3,338 (S.F./MOL)	200 (S.F./MOL)

LEGEND & ABBREVIATIONS:

MOL	= MORE OR LESS
O.R.B.	= OFFICIAL RECORDS BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT OF WAY
S.F.	= SQUARE FEET

P.O.C.
SW CORNER
OF SW 1/4 OF
NW 1/4 OF NE
1/4 OF
S17-T30S-R20E



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

DESCRIPTION

A portion of lands described in Official Records Book 3925, Page 289 of the Public Records of Hillsborough County, Florida, lying in Section 17, Township 30 South, Range 20 East; being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Northwest 1/4 of Northeast 1/4 of said Section 17; thence run North 00°08'33" East, a distance of 466.50 feet along the West line of the Southwest 1/4 of Northwest 1/4 of Northeast 1/4 of said Section 17; thence South 89°47'14" East, a distance of 46.00 feet to a point on the East Right-of-Way of South US Highway 301; thence continue South 89°47'14" East a distance of 11.52 feet to a the Southwest corner of an existing building and a POINT OF BEGINNING; thence the following next ten courses: (1) North 00°12'46" East, a distance of 12.05 feet; (2) North 89°47'14" West, a distance of 10.00 feet; (3) North 00°12'46" East, a distance of 20.00 feet; (4) South 89°47'14" East, a distance of 10.00 feet; (5) North 00°12'46" East, a distance of 12.05 feet; (6) South 89°47'14" East, a distance of 87.57 feet; (7) South 00°12'46" West, a distance of 14.30 feet; (8) North 89°47'14" West, a distance of 17.57 feet; (9) South 00°12'46" West, a distance of 29.80 feet; (10) North 89°47'14" West, a distance of 70.00 feet to the POINT OF BEGINNING.

Containing 3,538 square feet, more or less.

SURVEYOR'S REPORT:

1. 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 a 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.
2. Bearings shown hereon are based on the West line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 30 South, Range 20 East, having an assumed bearing of North 00°08'33" East.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
4. Building and building corner positions are as surveyed on 3/5/2020.
5. This survey does not determine ownership of the lands shown hereon.
6. The dimensions shown hereon are in United States survey feet and decimals thereof.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



Digitally signed by Ryan E. Johnson
DN: cn=Ryan E. Johnson, o=Southeastern
Surveying and Mapping, ou,
email=rjohnson@southeasternsurveying.
com, c=US
Date: 2021.03.22 08:36:09 -0400

Wetzone Survey FOR El Rincon Dominicano	Date: March 06, 2020 HAA		Certification Number LB2108 64143001
	Job Number: 64143	Scale: AS SHOWN	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	WETZONE "4-COP-RX"		
	SHEET 1 OF 3 SEE SHEET 2 FOR SKETCH		
Revised: 3/22/2021 RYAN E. JOHNSON, PSM Registered Land Surveyor Number 7130			

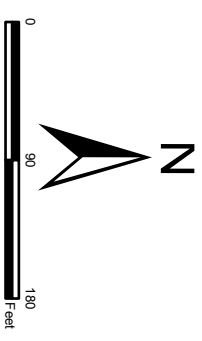


Immediate Aerial Zoning Map

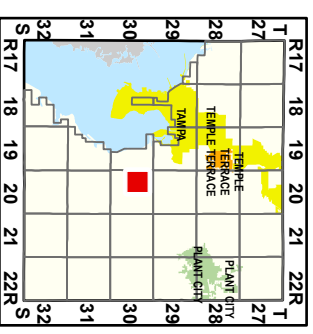
SU-AB 21-0401

Folio: 75559.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 17-30-20



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.

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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 AVAILABLE data.

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ATTACHMENT B (Page 2 of 2)

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:

Per Sec. 6.11.11(d)(4)(a) of the Hillsborough County Land & Development Code, the minimum distance separation requirement from certain community uses is 500 feet. Mary Go Round Child Care is located 417' away from the Applicant's proposed structure and thus a waiver must be obtained to waive the outstanding proximity requirements to comply with the above referenced section of the LDC.

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

Applicant is a well-established restaurant and wishes to obtain a 4COP-RX license for the sell of beer, wine and liquor for on premises consumption only. There will be no significant negative impact on surrounding land uses as this business will only be serving alcohol to its patrons on premises with food.

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

Customers will only be buying alcohol for on premises consumption with a meal from Applicant. Mary Go Round Child Care will not be affected by the Applicant's choice to obtain a 4-COP-RX alcoholic beverage permit.

If more than one waiver is required the applicant shall provide a separate Attachment A for each waiver

7210 S. 301 HIGHWAY, RIVERVIEW, FL 33578

WRITTEN STATEMENT

EL RINCON DOMINICANO INC. IS LOCATED AT 7210 S. 301
HIGHWAY, RIVERVIEW, FL 33578.

EL RINCON DOMINICANO INC. IS A FAMILY FRIENDLY
RESTAURANT THAT SELLS FOOD TO ITS PATRONS. IT WISHES
TO OBTAIN A 4COP-RX ALCOHOLIC BEVERAGE PERMIT
(BEER, WINE AND LIQUOR FOR CONSUMPTION ON PREMISES
ONLY ACCOMPANIED BY A MEAL) TO BETTER SERVE ITS
PATRONS AND INCREASE REVENUE.

THANKS VERY MUCH FOR YOUR CONSIDERATION IN THIS
MATTER.

7210 S. 301 HWY., RIVERVIEW, FL 33578

CODE COMPLIANCE/PROJECT DESCRIPTION
STATEMENT

EL RINCON DOMINICANO INC. ("APPLICANT") IS LOCATED AT
7210 S. 301 HWY., RIVERVIEW, FL 33578.

APPLICANT IS REQUESTING A DISTANCE SEPARATION
WAIVER FOR MARY GO ROUND CHILD CARE LOCATED AT
10810 HANNAWAY DRIVE (417 FT), THE ONLY COMMUNITY
USE WITHIN 500 FEET OF THE PERMITTED STRUCTURE. EL
RINCON DOMINICANO INC. WISHES TO OBTAIN
A 4COP-RX ALCOHOLIC BEVERAGE PERMIT (BEER, WINE AND
LIQUOR LICENSE FOR CONSUMPTION ON THE PREMISES
ONLY) UPON APPROVAL OF THE HILLSBOROUGH COUNTY
BOCC.

This Indenture, Made this 16th day of March, A. D. 1982,

BETWEEN

WILLIAM FOTOPOULOS, a married man as his
separate property

Wt. 3925, 289

of the County of Hillsborough

and State of Florida

part y of the first part, and

SPIROS PIZZA HOUSES, INC., a Florida corporation

of the County of

609 West Kennedy Blvd., Tampa, Fla 33606

Hillsborough

and State of Florida

part y of the

second part, WITNESSETH, that the said part y of the first part, for and in consideration of the sum of

Ten and no/100

Dollars,

to him in hand paid, the receipt whereof is hereby acknowledged, he 8 granted, bargained, sold and transferred, and by these presents do 88 grant, bargain, sell and transfer unto the said part of the second part and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough and State of Florida, more particularly described as follows:

THE SOUTH 97.83 feet of the North 244.83 feet of the West 208.71 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 in Section 17, Township 30 South, Range 20 East, in Hillsborough County, Florida, LESS the West 46 feet for road right of way.

CODES TIME 12:09P
12268041 101.0006 184C82
RECORDED 010878 B
CK 78.10

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said part y of the first part covenant with the said part y of the second part that he is lawfully seized of the said premises that they are free from all encumbrances except taxes for 1982 and all subsequent years and that certain mortgage between William Fotopoulos and Wallace W. Rausch and Beatrice Rausch recorded in O.R. Book 3486 page 1748 of the public records of Hillsborough County which has an unpaid balance of \$15,744.00 and that he has good right and lawful authority to sell the same; and that the said part y of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

William Fotopoulos (SEAL)
WILLIAM FOTOPOULOS
(SEAL)

State of Florida

County of Hillsborough

I HEREBY CERTIFY, That on this 16 day of March, A. D. 1982, before me personally appeared WILLIAM FOTOPOULOS

to me known to be the person described in and who executed the foregoing conveyance to SPIROS PIZZA HOUSES, INC., a Florida corporation and severally acknowledge the execution thereof to be his free act and deed for the uses and purposes therein mentioned; and the said the wife of the said

, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Hillsborough, Florida, the day and year last aforesaid.

My Commission Expires: Notary Public, State of Florida at Large
Notary Public



Received
02/15/2021
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: 7210 S. 301 Hwy. City/State/Zip: Riverview, FL 33578 TWN-RN-SEC: _____

Folio(s): 075559-0000 Zoning: CG Future Land Use: _____ Property Size: 3,538 sq. ft.

Property Owner Information

Name: Posky Incorporated Daytime Phone: 813-966-9468

Address: 7210 S. 301 Highway City/State/Zip: Riverview, FL 33578

Email: anthony@mdmerchantclub.com FAX Number: 813-441-8800

Applicant Information

Name: El Rincon Dominicano Inc. Daytime Phone: 813-313-0611

Address: 13921 Roseate Tern Lane City/State/Zip: Riverview, FL 33579

Email: navas.08@hotmail.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Marc R. Tiller, Esq.; Elisa Tidmore, Paralegal; Gina Cunningham, Legal Assistant Daytime Phone: 813-972-2223

Address: 633 N. Franklin Street, Suite 625 City / State/Zip: Tampa, FL 33602

Email: marc@thetillerlawgroup.com, etidmore@thetillerlawgroup.com & gcunningham@thetillerlawgroup.com FAX Number: 813-972-2226

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.

SEE ATTACHED

Signature of Applicant

Jean C. Navas Quintero, Vice President

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.

SEE ATTACHED

Signature of Property Owner

William Fotopoulos, President

Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 02/15/2021
Case Number: 21-0401 Public Hearing Date: 04/26/2021 Receipt Number: 21-0401
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd. 19th Floor

Revised 07/02/2014

21-0401



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: _____ City/State/Zip: _____ TWN-RN-SEC: _____
Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ FAX Number: _____

Applicant Information

Name: _____ Daytime Phone: _____
Address: _____ City/State/Zip: _____
Email: _____ FAX Number: _____

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 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

Jean Navas

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

Anthony Fotopoulos

Type or Print Name

Office Use Only

Intake Staff Signature: _____ Intake Date: _____
Case Number: _____ Public Hearing Date: _____ Receipt Number: _____
Type of Application: _____

Revised 07/02/2014

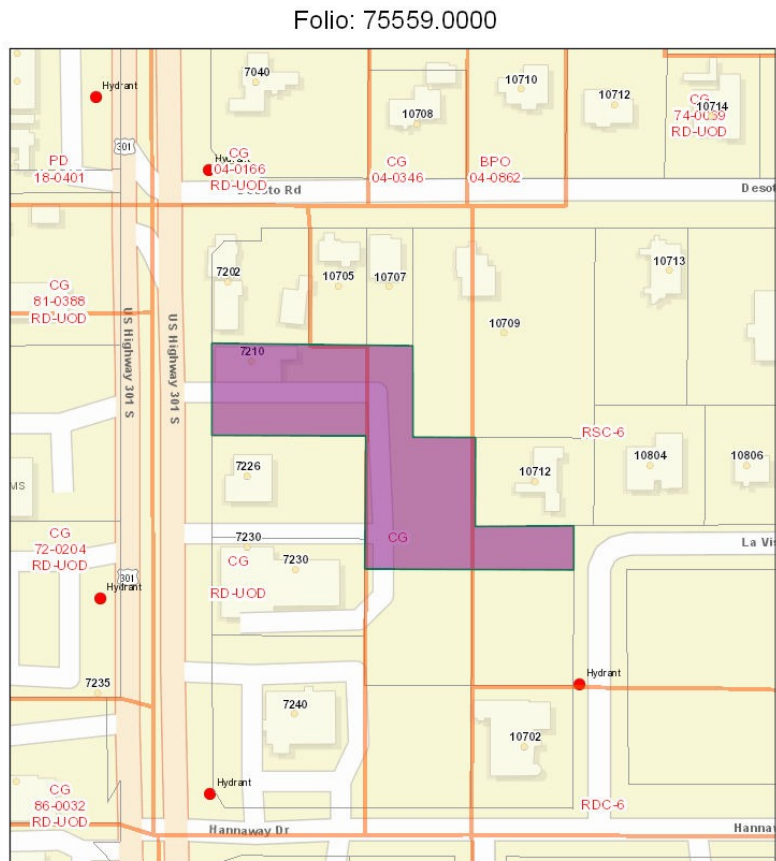
Development Services, 601 E Kennedy Blvd. 19th Floor

21-0401



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Overlay	RD-UOD
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0389H
FIRM Panel	12057C0389H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120389D
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013410 Block: 1002
Future Landuse	OC-20
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Overlay District	Riverview Downtown Uptown Overlay
Competitive Sites	NO
Redevelopment Area	NO



February 15, 2021

1:1,299
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

RD, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EID

Hillsborough County Florida

Folio: 75559.0000
PIN: U-17-30-20-ZZZ-000002-95580.0
POSKY INC
Mailing Address:
 2119 OAK HILL DR
 VALRICO, FL 33594-4636
Site Address:
 7210 S 301 HWY
 RIVERVIEW, FL 33578
SEC-TWN-RNG: 17-30-20
Acreage: 0.95600498
Market Value: \$330,968.00
Landuse Code: 2103 COMM./OFFICE

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

21-0401