

**Special Use-Alcoholic Beverage
Permit with Waivers Application:**

SU-AB 26-0112

LUHO Hearing Date:

December 15, 2025

Requested Classification:

4-COP



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 1051 S Falkenburg Rd

Zoning: PD

FLU Category: UMU-20

Service Area: Urban

Community Plan Area: Brandon

Overlay: None

Special District: None

Use: Hotel

**Total Wet Zone Area Requested
(Footprint):** 15,686.79 square feet

**Total Alcoholic Beverage Sales
Area:** 71,016.41 square feet
(within wet zone area
footprint)

Inside Area Requested: 66,624 square feet

Outside Area Requested: 4,392.41 square feet

Location: 1051 S Falkenburg Rd., Tampa; Folio: 68052.34020



Introduction Summary:

The applicant requests a 4-COP Special Use Alcoholic Beverage Permit to allow for sale of beer, wine, and liquor to be sold for consumption on and off the permitted premises (package sales). The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

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, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 14-0826
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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	201 feet	49 feet

Applicant's Justification:

The proposed AB area is buffered from the residential development to the west by a 6-foot-high privacy wall and treed landscaping along the common property line of the hotel and the residential development. The majority of the proposed AB area is contained within the interior of the existing six-story hotel. The outdoor pool area contained within the proposed AB area has an additional fence with landscaping surrounding it and is also surrounded by the hotel's parking lot. The entrance drive-thru area contained within the proposed AB area on the east side of the hotel not only faces away from the residential development but is also buffered from the residential development by the six-story hotel structure. Additionally, while the AB area itself is located only 49 feet from a residentially zoned property, the effective travel distance from the closest door within the residential community to the front door of the AB area is roughly 1,144 feet.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

Applicant's Justification:

Not Applicable

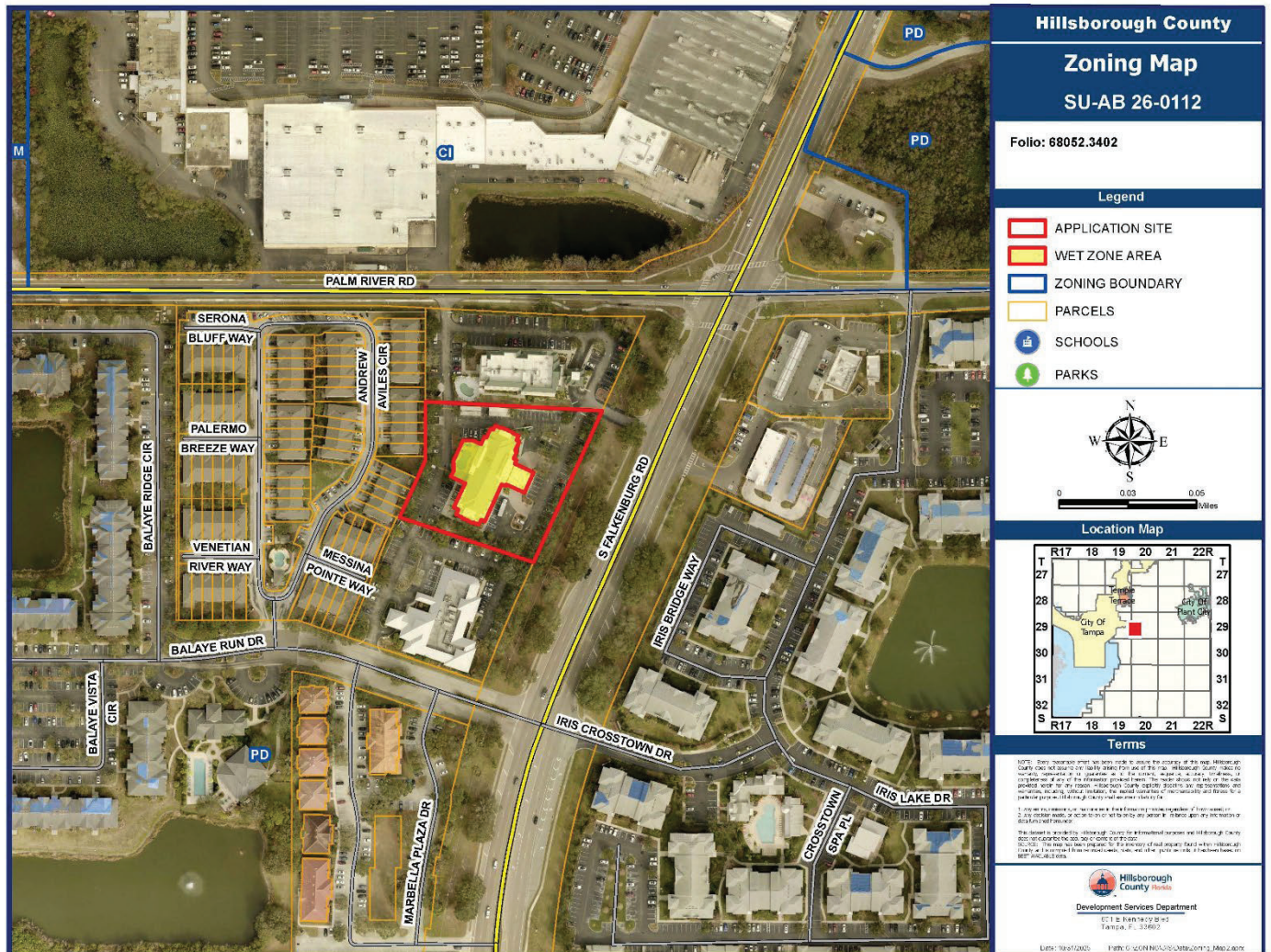
Requested Waiver	# Approved Permits
Not Applicable	

Applicant's Justification:

Not Applicable

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD	Hotel
South	PD	Medical Office
East	PD	Residential Multifamily
West	PD	Residential Multifamily, S Falkenburg Rd. ROW

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 nearest residentially zoned property is located to the west of the proposed premises. There is no direct access between the two properties, as they are separated by mature trees, parking areas and a concrete wall. The proposed wet zone area is situated over 700 feet from the closest shared roadway and from the nearest access point serving residentially zoned properties.


Access points for the hotel are oriented to the northwest, toward Palm River Road and South Falkenburg Road, while access to the residential development is located to the south and is oriented along Balaye Run Drive. These physical and visual separations provide substantial buffering and eliminate direct line-of-sight between the proposed use and the residential properties.

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 AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 15,686.79 square feet, as shown on the wet zone survey received December 3, 2025.

- 1. Upon approval of SU-AB 25-1440, the existing 2-COP alcoholic beverage permit, SU-AB 14-0826 shall be rescinded.

Zoning Administrator Sign Off:	 Colleen Marshall Mon Dec 8 2025 15:21:41
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

DESCRIPTION SKETCH
(NOT A SURVEY)DESCRIPTION:

A portion of Lot 1, SPRINGHILL SUITES, as recorded in Plat Book 111, Pages 110-111, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence N.87°03'15"W., 207.64 feet along the Northerly boundary line of said Lot 1; thence S.02°56'45"W., 50.98 feet to the POINT OF BEGINNING; thence S.65°13'14"E., 11.10 feet; thence N.27°47'29"E., 1.86 feet; thence S.65°49'03"E., 23.87 feet; thence S.23°27'35"W., 1.90 feet; thence S.65°11'26"E., 11.00 feet; thence S.24°22'47"W., 9.50 feet; thence S.65°37'13"E., 5.60 feet; thence S.24°22'47"W., 18.58 feet; thence S.65°16'38"E., 4.00 feet; thence S.24°22'47"W., 15.60 feet; thence S.65°37'13"E., 5.80 feet; thence S.24°22'47"W., 1.40 feet; thence S.65°20'18"E., 38.42 feet; thence S.24°19'26"W., 39.33 feet; thence N.65°26'50"W., 38.46 feet; thence S.24°22'47"W., 1.40 feet; thence N.62°25'46"W., 5.80 feet; thence S.24°23'10"W., 81.00 feet; thence N.65°37'13"W., 9.50 feet; thence S.24°22'47"W., 9.50 feet; thence N.65°37'13"W., 11.10 feet; thence S.24°22'47"W., 1.90 feet; thence N.65°37'13"W., 23.90 feet; thence N.24°22'47"E., 1.90 feet; thence N.65°37'13"W., 11.10 feet; thence N.24°22'47"E., 9.50 feet; thence N.66°09'32"W., 9.50 feet; thence N.24°22'10"E., 53.39 feet; thence N.65°37'50"W., 31.09 feet; thence N.24°22'10"E., 13.80 feet; thence N.08°01'30"W., 17.80 feet; thence N.26°46'57"E., 43.00 feet; thence S.86°21'09"E., 19.50 feet; thence S.65°37'50"E., 20.58 feet; thence N.24°22'10"E., 6.52 feet; thence S.66°47'17"E., 4.00 feet; thence N.24°11'27"E., 18.60 feet; thence S.65°40'41"E., 5.50 feet; thence N.24°14'18"E., 9.50 feet to the POINT OF BEGINNING.

Containing 15,686.79 Square Feet (0.36 Acres), more or less.

NOTES:

1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
3. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
4. As used on this drawing, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and Does Not constitute a warranty or guarantee, either expressed or implied. This certification is only for the lands as described. It is Not a Certificate of Title, Zoning, Easements or Freedom of Encumbrances.
5. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

SHEET 1 OF 2

NOTE:

SEE SHEET 2 FOR SKETCH AND LEGEND.



2140046

REVISIONS

Description	Date	Dwn.	Ckd	Order No.
REVISED AS REQUESTED	6-26-14	MAC		2140046
REVISED AS REQUESTED	11-06-23	MAC		2140046
Drawn: MAC			Checked:	
Original No.: 2140046			Current No.: 2140046	

SURVEYOR'S CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Drawing Date shown.

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 3913

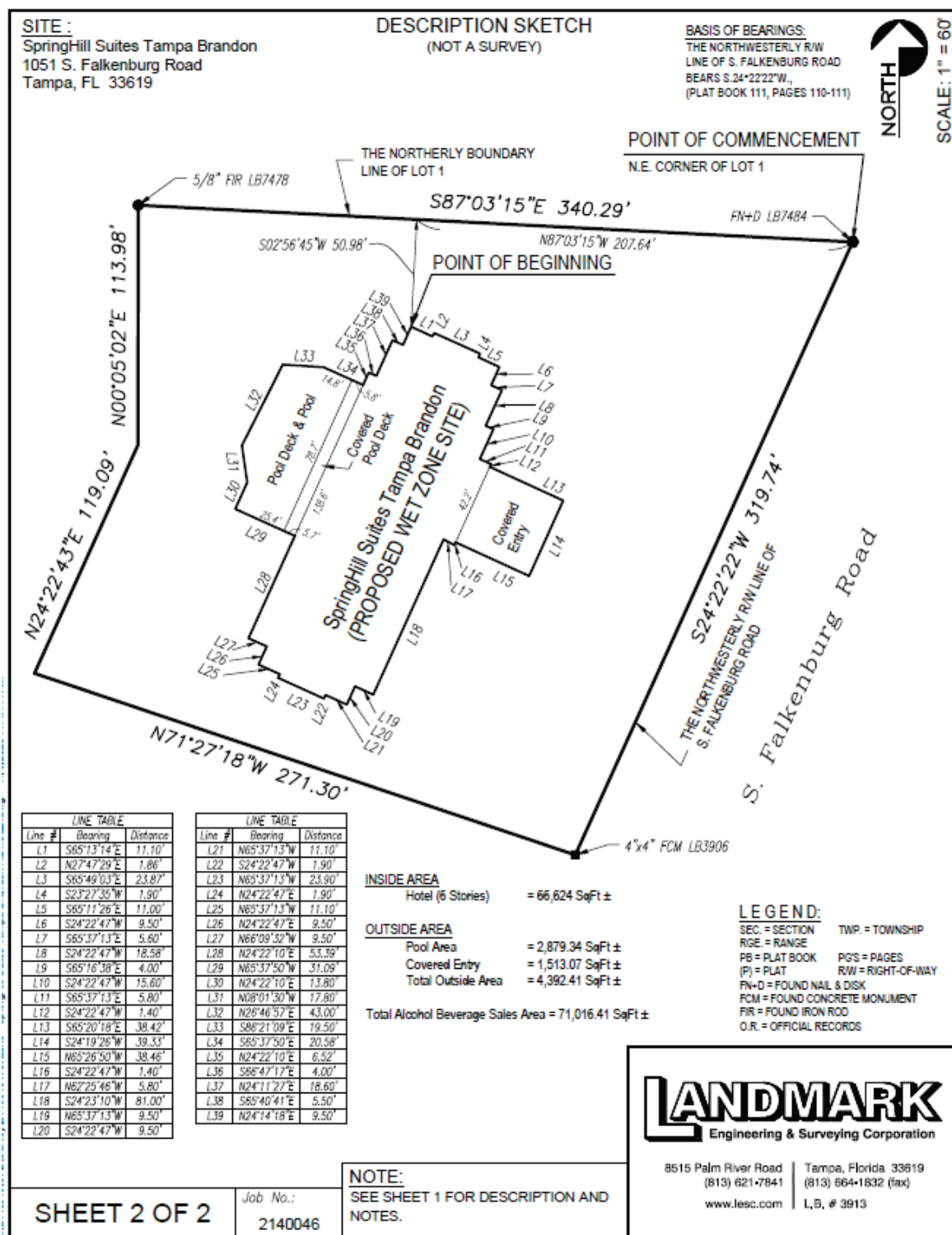
SCOTT R. FOWLER
FLORIDA REGISTERED LAND SURVEYOR NO. 5185
Drawing Date: 5-23-14

Sec.: 19 Twp.: 29 S. Rge.: 20 E.

26-0112

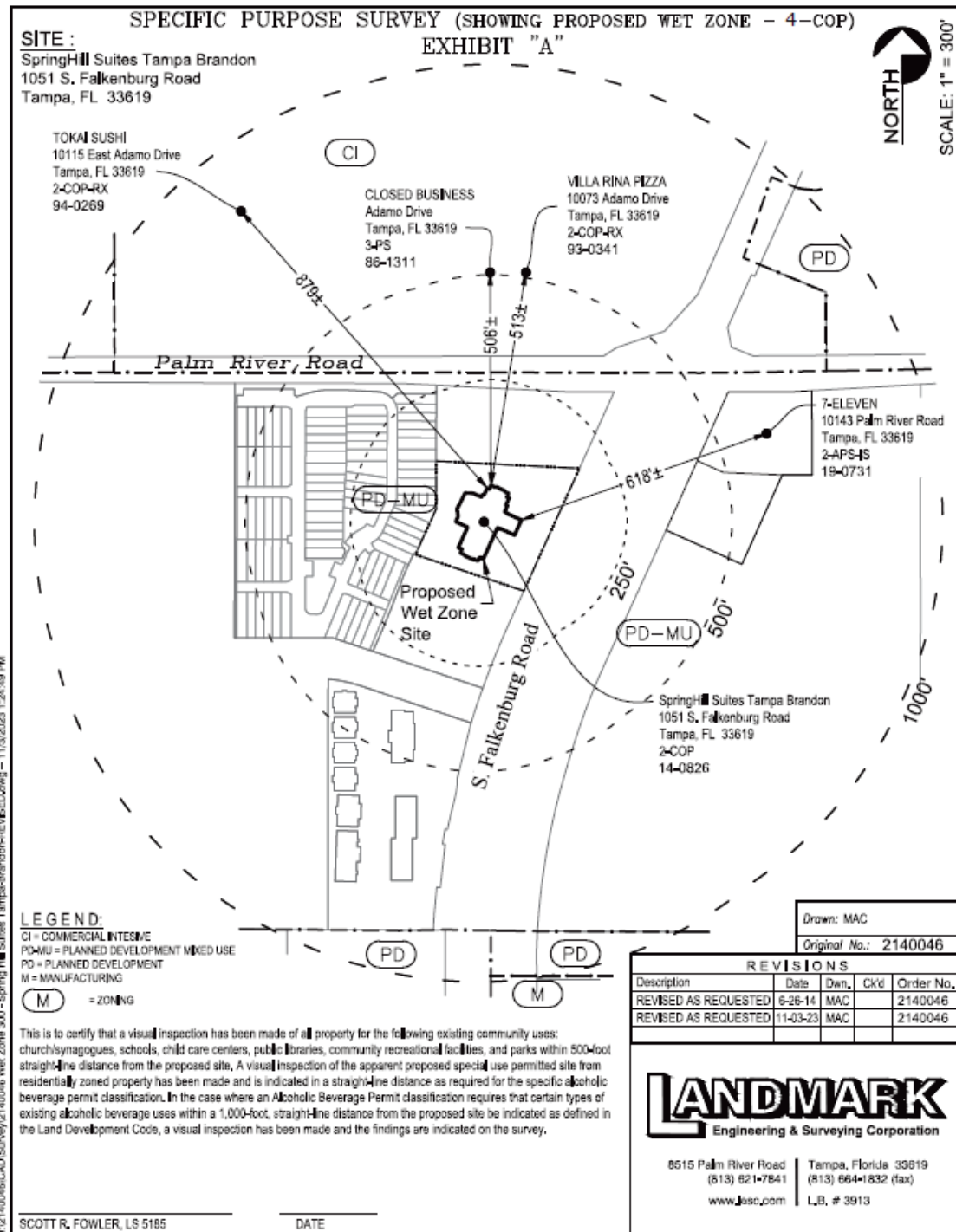
J:\214046\GAC\Survey\214046Wet Zone - Springhill Suites Tampa-Brandon-REVISED.dwg - 11/6/2023 11:47:09 AM

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)



26-0112

6.0 PROPOSED WET ZONE SURVEY (Page 3)

Received December 3, 2025
Development Services

26-0112



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:

See Narrative

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

See Narrative

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

See Narrative

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

Special Use – Alcoholic Beverage Permit 4-COP 1051 S Falkenburg Rd, Tampa

Background and Request

The Applicant is requesting a Special Use Alcoholic Beverage Permit for the property located at 1051 S Falkenburg Rd, Tampa (the “Site”). The Site is approximately 1.80 acres in size and is subject to a larger, mixed-use planned development (PD 92-0097, as most recently modified by PRS 19-1515). The Site is specifically located within the mixed-use envelope of the existing PD with a Country Inn & Suites to the north, a Pediatric Surgery Center to the south, a residential development to the west, and S Falkenburg Rd (a suburban commercial arterial roadway) to the east. The Site is currently developed as a six-story hotel (SpringHill Suites) that contains an entrance drive-thru area on the east side, an outdoor pool area on the west side, and parking areas on the north, east, and west sides of the building. The Site has an existing Special Use Alcoholic Beverage Permit (SU 14-0826) for a 2-COP beverage license.



The Applicant is requesting to expand the existing $\pm 71,016$ sq. ft. AB area ($\pm 66,624$ sq. ft. indoor and $\pm 4,392$ sq. ft. outdoor), as shown on the wetzone survey included with this application, from a 2-COP to a 4-COP to allow beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales). This request to expand the

existing 2-COP to a 4-COP is in harmony with the surrounding area, as the Site is located within a commercialized area containing a large mix of uses, and has already been determined as a suitable location for alcoholic beverage sales.

Standard Distance Requirements

There are no defined community uses within the 500 foot radius of the proposed AB area, and while there are existing AB uses within 1,000 feet of the Site, all of which are listed on the wetzone survey included with this application, there are not more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COPSBX, 11-C or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed AB area. The proposed AB area is, however, located less than the required 250 foot distance from a residentially zoned property, meaning this application requires a waiver from the standard separation distance from residential uses, as described more fully below.

Waiver Request

The closest residentially zoned property is approximately 49 feet from the AB area. Therefore, the Applicant is requesting a waiver to permit a 4-COP within 250 feet of residentially zoned property. This waiver request is justified as follows:

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

The Site is part of a larger, mixed-use PD, which permits light industrial, office, commercial, and residential uses. The Site is directly east of a residential development contained within the same mixed-use PD. The Site is buffered from said residential development by a 6-foot-high privacy wall and treed landscape along the common property line of the hotel and residential development. The outdoor pool area contained within the proposed AB area has a fence with landscaping to provide an additional buffer from the residential development to the west. There is also a parking area that further separates the outdoor pool area from the residential development. The entrance drive-thru area contained within the proposed AB area is on the east side of the building, away from the residential development and buffered by the six-story hotel. Therefore, the special and unique circumstances are such that the proposed AB area is adequately buffered from the residential property to the west and does not have a significant negative impact on said residential development or the surrounding mixed-use area.

2. *The circumstances that negate the need for the specified distance requirements*

The proposed AB area is buffered from the residential development to the west by a 6-foot-high privacy wall and treed landscaping along the common property line of the hotel and the residential development. The majority of the proposed AB area is contained within the interior of the existing six-story hotel. The outdoor pool area contained within the proposed AB area has an additional fence with landscaping surrounding it and is also surrounded by the hotel's parking lot. The entrance drive-thru area contained within the proposed AB area on the east side of the hotel not only faces away from the residential development but is also buffered from the residential development by the six-story hotel structure. Additionally, while the AB area itself is located only 49 feet from a residentially zoned property, the effective travel distance from the closest door within the residential community to the front door of the AB area is roughly 1,144 feet.



Therefore, the special and unique circumstances are such that the proposed AB area's distance requirement to the residential development to the west is negated by the existing physical buffers and location of the proposed AB areas.

5

This instrument was prepared by
and should be returned to:
Jerilyn H. Reed, Esq.
Hill Ward Henderson
Bank of America Plaza, Suite 3700
101 East Kennedy Boulevard
Tampa, Florida 33602

Consideration: \$12,000,000.00
Documentary Stamp Tax: \$84,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of MARCH 8th 2024, by **IMPACT PROPERTIES VII, LLC**, a Florida limited liability company, ("**Grantor**"), whose mailing address is 1408 North Westshore Boulevard, Suite 704, Tampa, Florida 33607, to and in favor of **1051 FALKENBURG LLC**, a Florida limited liability company, whose mailing address is 3013 Wentworth Way, Tarpon Springs, Florida 34688 ("**Grantee**").

W I T N E S S E T H :

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, jointly and severally, its successors and assigns, all that certain land located in Hillsborough County, Florida, more fully described as follows (the "**Property**"):

REAL PROPERTY DESCRIBED IN **EXHIBIT A**
Property Appraiser's Property I.D. No.: A0680523402

TOGETHER with all right, title and interest of Grantor in (i) any and all structures and improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that, except with respect to ad valorem taxes for the year of 2024 and subsequent years, all easements, zoning restrictions, rights of way, reservations, covenants and restrictions of public record without intending to reimpose any of same, the Property is free and clear of all claims, liens and encumbrances, and Grantor hereby fully warrants the title to the above-described Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED


IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

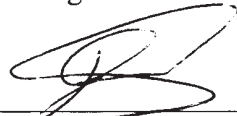
Witnesses:


GRANTOR:

IMPACT PROPERTIES VII, LLC, a Florida limited liability company

By: **IMPACT SHS, LLC**, a Delaware limited Liability company, its sole Manager and Chief Manager

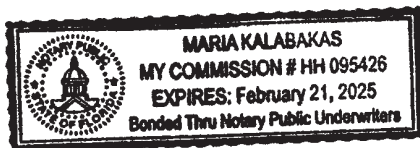

Print Name: NAREESH KANJI
Address: 1408 N. WESTSHORE BLVD ^{STE} 704
TAMPA, FL 33607



By: _____
Print Name: Dilip Kanji
Title: Sole Manager


Print Name: MARIA KALABAKAS
Address: 1408 N. WESTSHORE BLVD SUITE 704
TAMPA FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 2-29-24, 2024, by Dilip Kanji, as Sole Manager of IMPACT SHS, LLC, a Delaware limited liability company, the sole Manager and Chief Manager of IMPACT PROPERTIES VII, LLC, a Florida limited liability company, on behalf of the companies, who is ☒ personally known to me or ☐ has produced a valid driver's license as identification.





NOTARY PUBLIC
MARIA KALABAKAS

My Commission Expires: FEBRUARY 21, 2025

EXHIBIT A
LEGAL DESCRIPTION

FEE SIMPLE:

A portion of Lot 2, BALAYE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 93, Page 83 of the Public Records of Hillsborough County, Florida, more particularly described as follows:

Commence at the Northwest corner of Lot 2 of said BALAYE SUBDIVISION, run thence along the North line of said BALAYE SUBDIVISION and the Southerly right-of-way line of Palm River Road S.89°54'49"E., a distance of 393.53 feet; thence S.87°08'43"E., a distance of 84.72 feet; thence departing said North line of BALAYE SUBDIVISION and the Southerly right-of-way line of Palm River Road run S.00°05'02"W., a distance of 180.00 feet to the POINT OF BEGINNING of the herein described parcel; thence run S.87°03'15"E., a distance of 340.29 feet to a point on the Westerly right-of-way line of Falkenburg Road; thence run S.24°22'22"W. along said Westerly right-of-way line, a distance of 319.74 feet; thence departing said Westerly right-of-way line of Falkenburg Road run N.71°27'18"W., a distance of 271.30 feet; thence run N.24°22'43"E., a distance of 119.09 feet; thence run N.00°05'02"E., a distance of 113.98 feet to the POINT OF BEGINNING;

The above described property now known as:

Lot 1, Springhill Suites Platted Subdivision - With No Improvements, according to the map or plat thereof, recorded in Plat Book 111, Pages 110 and 111, of the Public Records of Hillsborough County, Florida.

**TOGETHER WITH
EASEMENT INTEREST 1:**

Easements in and to the Common Property, and easements reserved for maintenance, utility, and stormwater in the Declaration of Covenants, Conditions, Restrictions and Easements for Balaye Center recorded in O.R. Book 12746, Page 1289, as amended by First Amendment to Declaration of Covenants, Conditions Restrictions and Easements for Balaye Center recorded in O.R. Book 14628, Page 1618, Public Records of Hillsborough County, Florida;

EASEMENT INTEREST 2:

Easement for entry road, and maintenance and repair of common improvements, and sign, in the Declaration of Covenants, Easements and Restrictions recorded in O.R. Book 10349, Page 244, as amended in O.R. Book 11195, Page 1743, Public Records of Hillsborough County, Florida;

EASEMENT INTEREST 3:

Access easement in Agreement recorded in O.R. Book 12746, Page 1321, Public Records of Hillsborough County, Florida;

EASEMENT INTEREST 4:

and access easement in Agreement recorded in O.R. Book 14172, Page 49, as affected by Partial Termination of Agreement recorded in O.R. Book 14863, Page 1102, as amended by First Amendment to Agreement recorded in O.R. Book 16850, Page 1358, all of the 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: 26-0112 Intake Date: 10/21/2025
Hearing(s) and type: Date: 12/15/2025 Type: LUHO Receipt Number: 529541
Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 1051 S Falkenburg Rd City/State/Zip: Tampa, FL 33619
TWN-RN-SEC: 29-20-19 Folio(s): 068052-3402 PD 92-0097 UMU-20 Property Size: +/- 1.8 ac

WZ: 71,016 sq ft

Property Owner Information

Name: 1051 Falkenburg LLC Daytime Phone Same as Representative
Address: 3013 Wentworth Way City/State/Zip: Tarpon Springs, FL 34688
Email: Same as Representative Fax Number Same as Representative

Applicant Information

Name: Same as Property Owner Daytime Phone Same as Representative
Address: Same as Property Owner City/State/Zip: Same as Property Owner
Email: Same as Representative Fax Number Same as Representative

Applicant's Representative (if different than above)

Name: Clayton Bricklemyer, Esq., of Hill Ward Henderson, P.A. Daytime Phone 813-506-8479
Address: 101 E Kennedy Blvd, Suite 3700 City/State/Zip: Tampa, FL 33602
Email: Clayton.Bricklemyer@hwhlaw.com Fax Number 813-221-2900

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

Clayton Bricklemyer, Esq., as Representative

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)

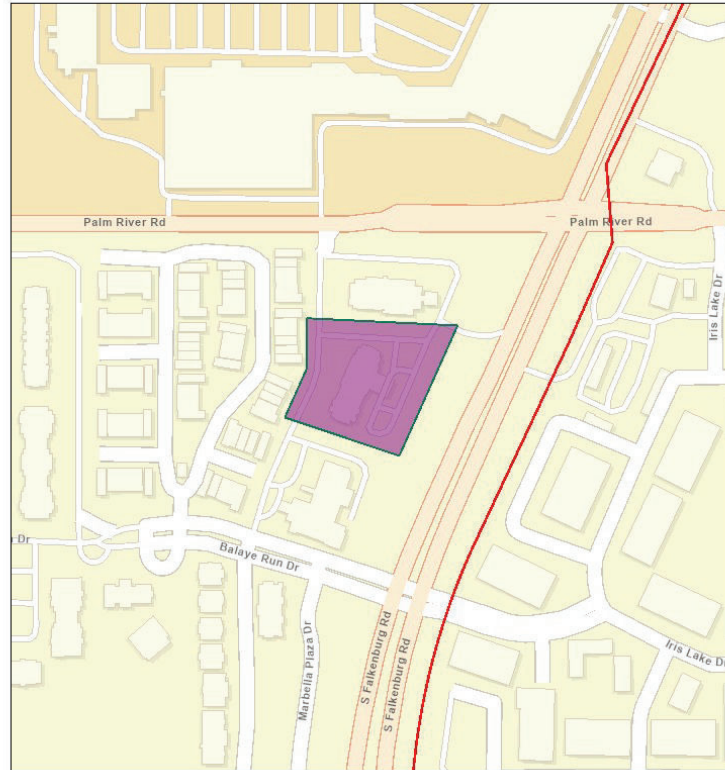
Clayton Bricklemyer, Esq., as Representative

Type or print name

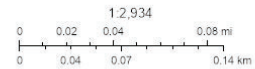


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 68052.3402



October 21, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, Q OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	ZC
ZC	92-0097
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Note	VR 91-0018C EXTENDED
Minor Changes	null
Major Modifications	00-0050
Personal Appearances	03-0017,04-1415,06-0216 WD,11-0876, 19-1515
Census Data	Tract: 013315 Block: 1010
Future Landuse	UMU-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 68052.3402
PIN: U-19-29-20-989-000000-00001.0
1051 Falkenburg Llc
Mailing Address:
3013 Wentworth Way
null
Tarpon Springs, FL 34688-8407
Site Address:
1051 S Falkenburg Rd
Tampa, FL 33619
SEC-TWN-RNG: 19-29-20
Acreage: 1.8
Market Value: \$9,820,900.00
Landuse Code: 3932 COMM./OFFICE

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.