



August 18, 2016

Marcus Howard
27 E Orange St
Tarpon Springs, Fl. 34689

RE: DMM Investments LLC Parcel
8001 North Dale Mabry Highway Unit 301, Tampa, FL 33614

Dear Mr. Howard,

I have conducted an evaluation of existing zoning and land use designations relative to the proposed Walk-in Surgical Center on the subject property. The existing site lies in unincorporated Hillsborough County and lies within the "Office Commercial -20" Comprehensive Land Use Plan category. This district is intended to support Community Commercial, Office and Residential type uses at a maximum floor area ratio of 0.75 with a maximum residential density of 20 units per acre. Specifically, the site is zoned CG – General Commercial which allows a wide variety of non-residential commercial uses including the following medical related uses:

- (1) Ambulance Services
- (2) Blood/Plasma Banks and Donation Centers
- (3) Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services
- (4) Health Practitioner's office
- (5) Hospitals
- (6) Medical Offices or Clinics with Scheduled or Emergency Services by Physicians
- (7) Medical and Dental Laboratory
- (8) Rehabilitation Center

If your proposed use can be classified under one of the above defined terms, it would be in conformance with the allowable use matrix for CG – General Commercial.

Sincerely,

EKISTICS DESIGN STUDIO, INC.

A handwritten signature in blue ink, appearing to read "T. Levin", is positioned below the company name.

Thomas F. Levin, ASLA, AICP
President

cc: Dr. Donna Maddox