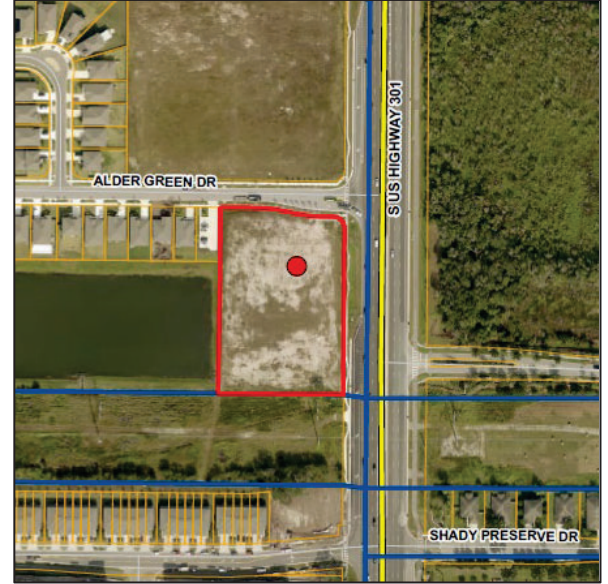


Special Use-Alcoholic Beverage Permit with Waivers Application: SU AB 24-0746
LUHO Hearing Date: June 24, 2024
Requested Classification: 4-COP-RX



1.0 APPLICATION SUMMARY

Applicant: Ford’s Garage Riverview c/o Keith Long
Zoning: PD 04-1476 (MM 23-0578)
FLU Category: SMU-6
Service Area: Urban
Community Plan Area: Riverview
Overlay: None
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 8,452 square feet
Inside Area Requested: 7,177 square feet
Outside Area Requested: 1,275 square feet
Location: Parcel Folio #: 77771.9439



Introduction Summary:

The proposed wet zoning is sought for a proposed restaurant, Ford’s Garage Restaurant. The property is zoned Planned Development PD 04-1476, most recently modified by Major Modification 23-0578, which allows the consideration of the proposed wet zoning. The applicant is requesting distance separation waivers to residentially zoned property and to a community use, a daycare center.

Pursuant Land Development Code (LDC) Section 6.11.11, the request is a distance separation waiver for a 4-COP-RX Alcoholic Beverage Permit for the sale and consumption of beer, wine, and liquor on the permitted premises only in connection with a restaurant. The restaurant shall have a patron seating capacity of at least 100 seats and a gross floor capacity of at least 2,500 square feet. Additionally, at least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 150 Feet	No

Development Services Recommendation:

Approvable

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
---	----	--	-----

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	150 feet	60 feet	90 feet

Applicant’s Justification:

The layout of the restaurant is such that the entrance and outdoor dining area fronts along 301, while the rear of the building is facing the subject residentially zoned site. As is reflected on the attached aerial map and wet zone survey, the proposed wet zone area of the business is located within 90 feet of the perimeter boundary line of the nearest residentially zoned property located to the East of the parcel. This property is utilized for a parking lot connected to the next nearest residentially zoned property—which houses a model home/welcome center for the Lennar community and is not inhabited.

Ford’s Garage Restaurant a nationally recognized brand that is synonymous with a family restaurant and as good stewards of the community. As such, there will be no adverse effects on the neighboring properties related to the consumption of alcohol on the premises in conjunction with a full-service restaurant requiring 51% or more gross revenues be derived from the sale of food & non-alcoholic beverages. The restaurant itself does not intend to operate in any manner that should offend, nor will there be any visually offensive sights presented by the structure or its operation therein.

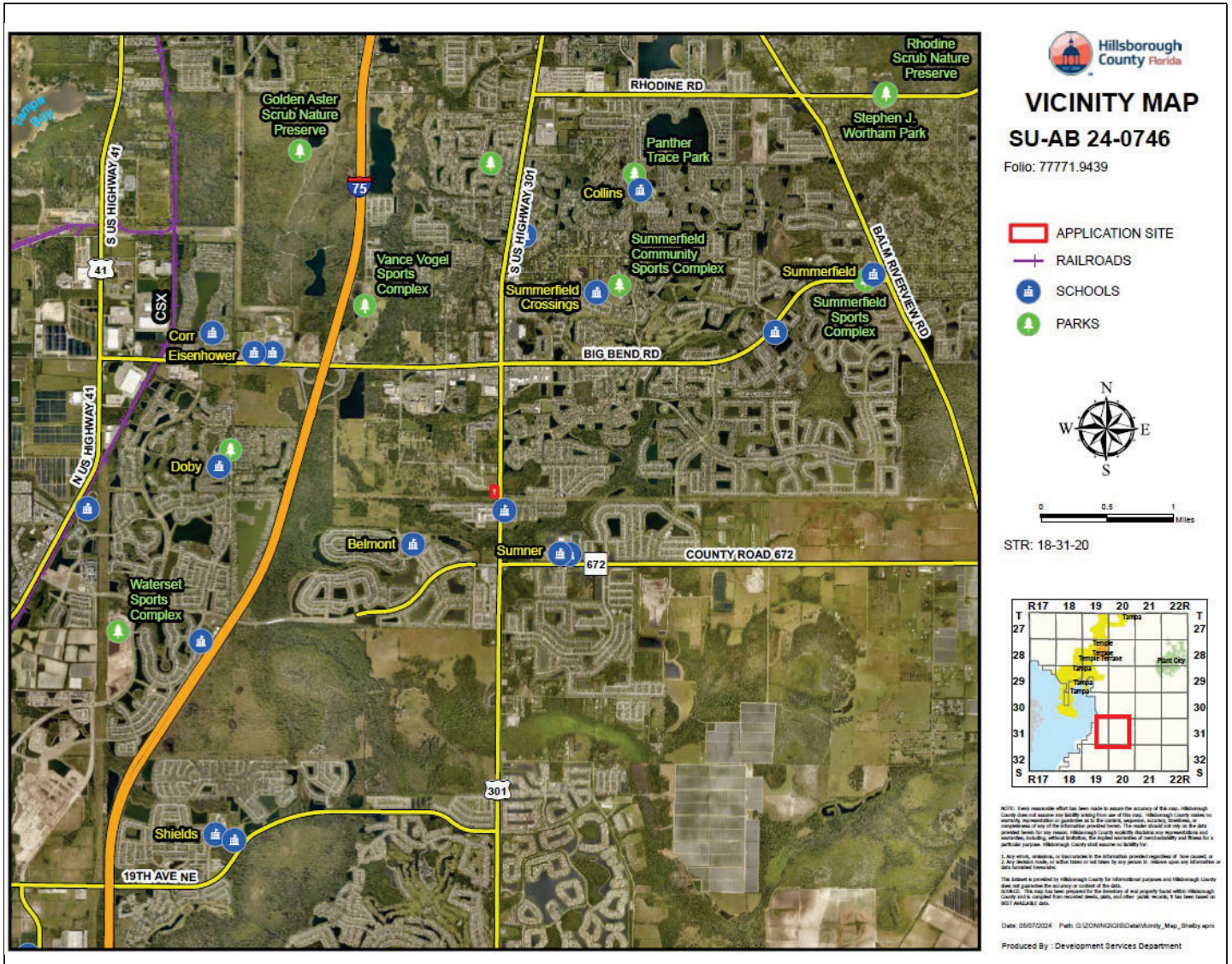
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	500 feet	0 feet

Applicant’s Justification:

The daycare center is contained within the same site/PD as the subject restaurant, which is required to reflect as 0 feet in distance from the subject property, notwithstanding a building-to-building distance of 136’. The daycare has no objections to this request and has provided a letter of endorsement.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

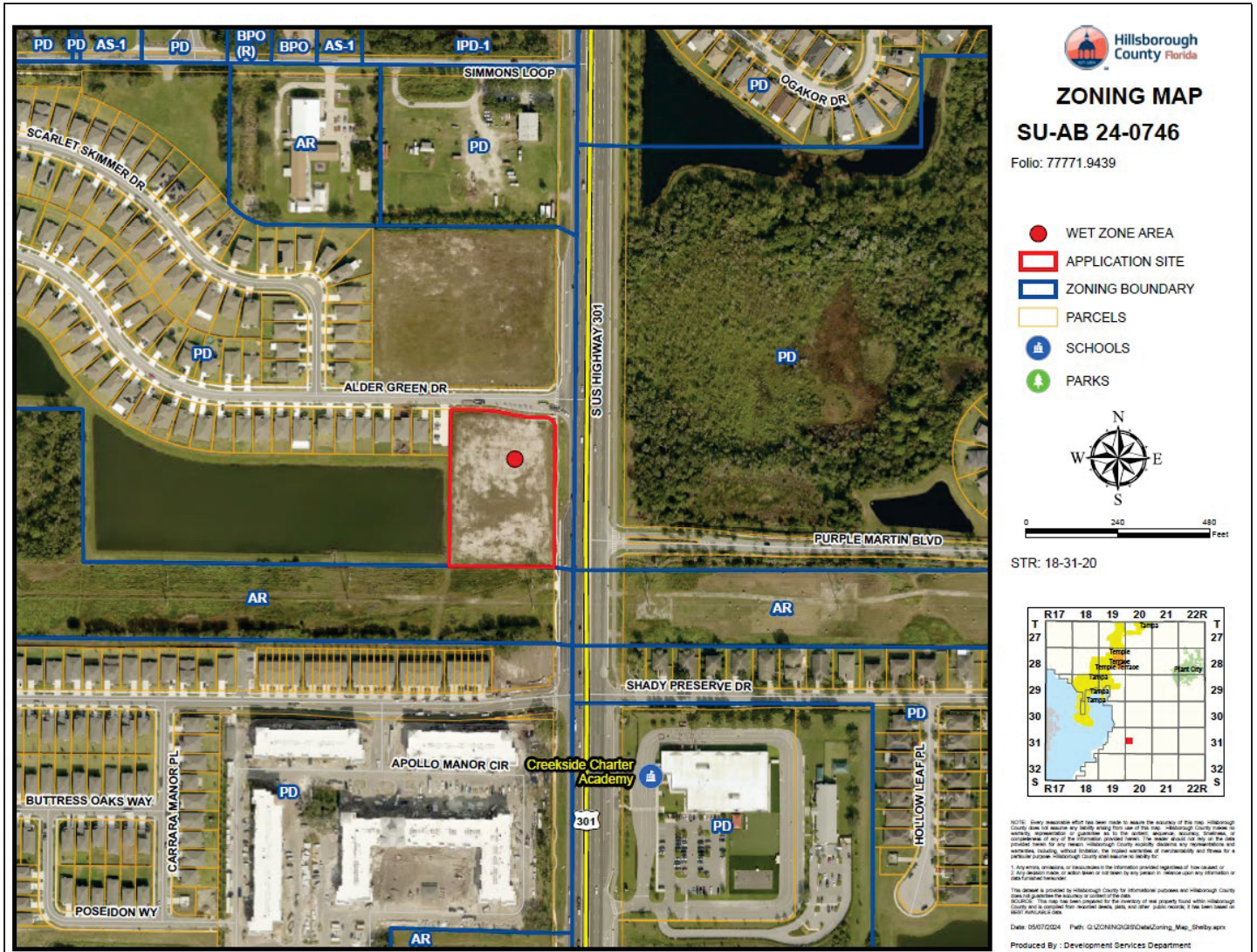


Context of Surrounding Area:

The subject property is located in Riverview along S US Highway 301, a major arterial roadway of approximately 100 feet in width. The property fronts on Alder Green Drive, a local road. The surrounding area is occupied by single-family residential Planned Developments, with commercial activity and schools along the major roadways. Nearby to the south and to the west are large nature preserve areas.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 04-0476 (MM 23-0578)	Vacant Residential
South	AR	Vacant Residential (TECO owned)
East	PD 14-0422	Wetland Conservation Area
West	PD 04-0476 (MM 23-0578)	Single Family Dwellings/Stormwater Retention

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 applicant is requesting distance waivers to permit a 4-COP-RX Alcoholic Beverage license for a proposed sit-down restaurant, Ford’s Garage Riverview. The proposed wet zoning is within 500 feet from certain community uses, as a childcare center occupies the south end of the same parcel. The proposed wet zoning is also within 150 feet of residentially zoned property, as the property borders a parcel zoned for a single-family residence to the west (PD 04-0476).

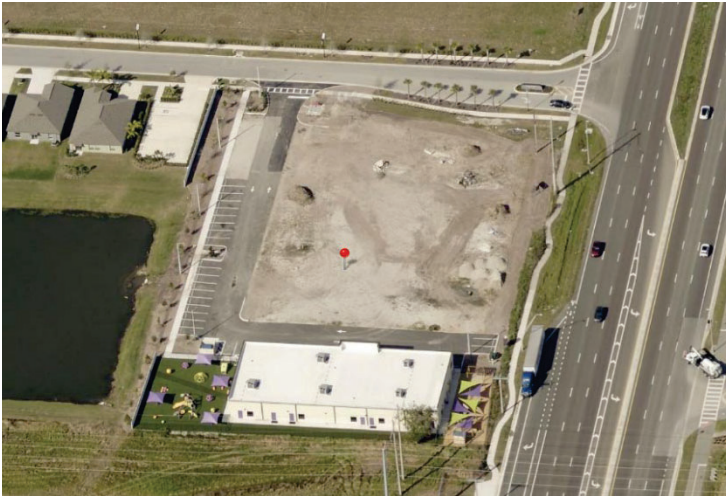


Figure 1: Subject site as of most recent aerial (02/01/2024).

The proposed wet zoning area is located within PD 04-0476 (most recently modified by MM 23-0578), which includes the childcare center, the restaurant, and the single-family housing development. The PD site plan and conditions of approval explicitly permit a sit-down restaurant and a daycare center occupying this parcel. Therefore, the wet zoning proposal is consistent with the intentions of the PD for the permitted uses on tract of land.

The front of proposed restaurant is oriented to the north, facing away from the childcare center and the residential properties. MM 23-0578 Condition #2.2.7 requires the specified restaurant/eating establishment use be restricted to limited hours of operation from 6 a.m. to 10 p.m.


The closest residentially zoned property is 90 feet to the west of the proposed restaurant measured in a straight-line distance. However, this property is currently undeveloped and is used as off-street parking for the subdivision’s model home/welcome center next door to the west. Therefore, the closest occupied residential property is around 190 feet to the west of the proposed restaurant measured in a straight-line distance. As required by MM 23-0578, there is a Type B landscape buffer/screening installed between the commercial and residentially zoned parcels.

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

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 8,452 square feet, as shown on the wet zone survey received June 11, 2024.

Zoning Administrator Sign Off:



Colleen Marshall
Wed Jun 12 2024 17:34:36

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

WET ZONE SURVEY 4-COP-RX

DESCRIPTION:

PART of TRACT I (Development Area), SOUTHCREEK, according to the plat thereof, as recorded in Plat Book 139, Pages 122 through 129 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 18, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said TRACT I, run thence along the Easterly boundary thereof, N.00°21'41"E., 221.73 feet; thence N.89°38'19"W., 64.93 feet to the POINT OF BEGINNING; thence N.89°19'58"W., 30.50 feet; thence N.00°40'02"E., 14.50 feet; thence N.89°19'58"W., 79.33 feet; thence N.00°40'02"E., 20.67 feet; thence N.89°19'58"W., 8.83 feet; thence N.00°40'02"E., 29.25 feet; thence S.89°19'58"E., 8.83 feet; thence N.00°40'02"E., 20.42 feet; thence S.89°19'58"E., 17.50 feet; thence N.00°40'02"E., 6.67 feet; thence S.89°19'58"E., 26.83 feet; thence S.00°40'02"W., 6.67 feet; thence S.89°19'58"E., 35.33 feet; thence N.00°40'02"E., 2.00 feet; thence S.89°19'58"E., 16.17 feet; thence S.00°40'02"W., 15.17 feet; thence S.89°19'58"E., 14.00 feet; thence S.00°40'02"W., 71.67 feet to the POINT OF BEGINNING.

Containing 8,452 square feet or 0.194 acres, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the Easterly boundary of TRACT I (Development Area), SOUTHCREEK, according to the plat thereof, as recorded in Plat Book 139, Pages 122 through 129 inclusive, of the Public Records of Hillsborough County, Florida, having a Grid bearing of N.00°21'41"E.

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- straight-line distance from the proposed site. A visual inspection of the apparent 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, a visual inspection has been made and the findings are indicated on the survey.



The Description hereon is not valid without the accompanying sketch shown on Sheets 2, 3 & 4

LEGEND

S.F. --- Square Feet
 ± --- More or Less

Survey History		
Date	Description	By
5/7/24	Childcare Center	AM
5/25/24	Comments	AM

Surveyor's Certificate

This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

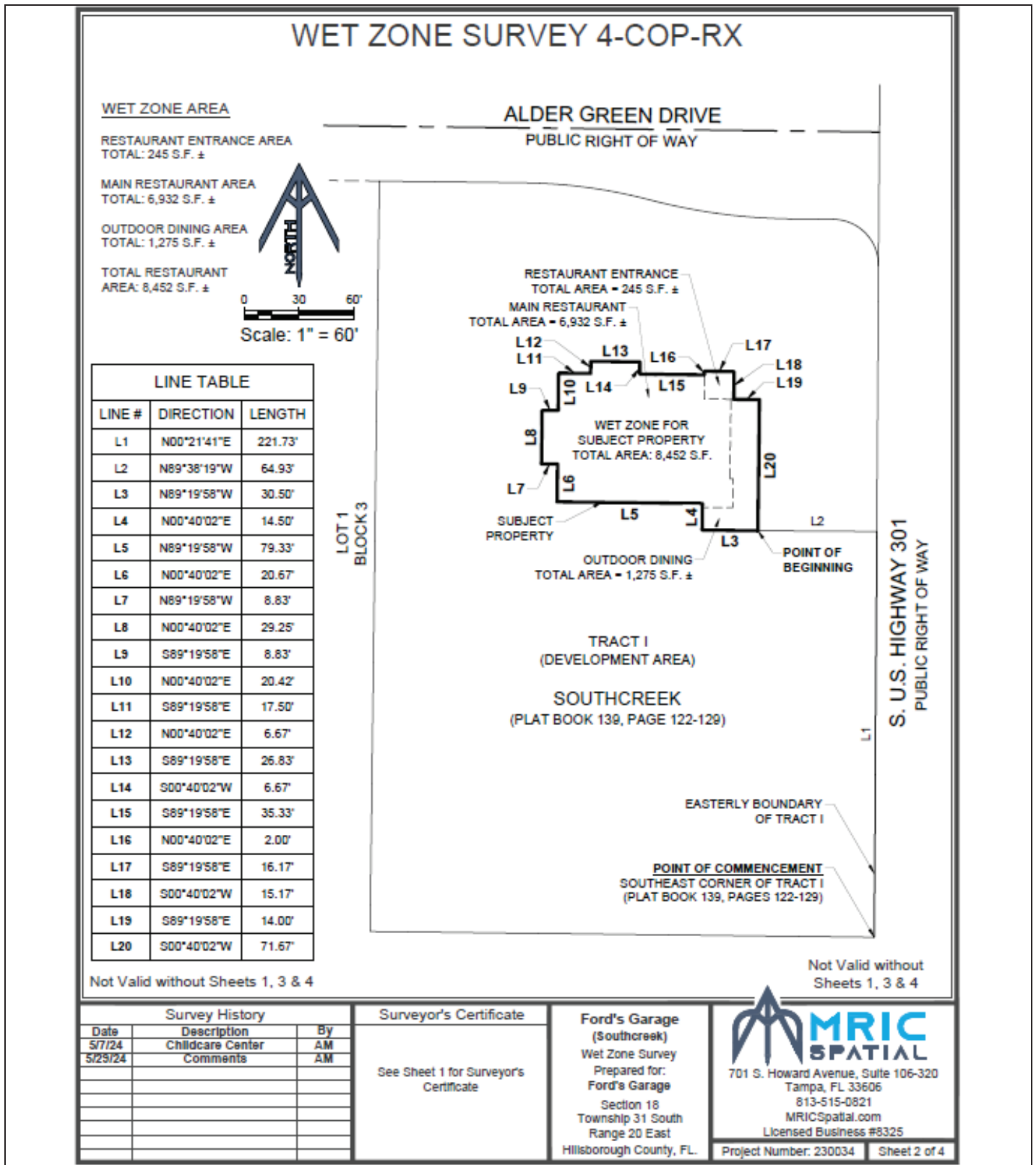
Digitally signed by Matthew Kneeland
 Date: 2024.05.30 16:54:30 -04'00'

Matthew C. Kneeland, LS 7092

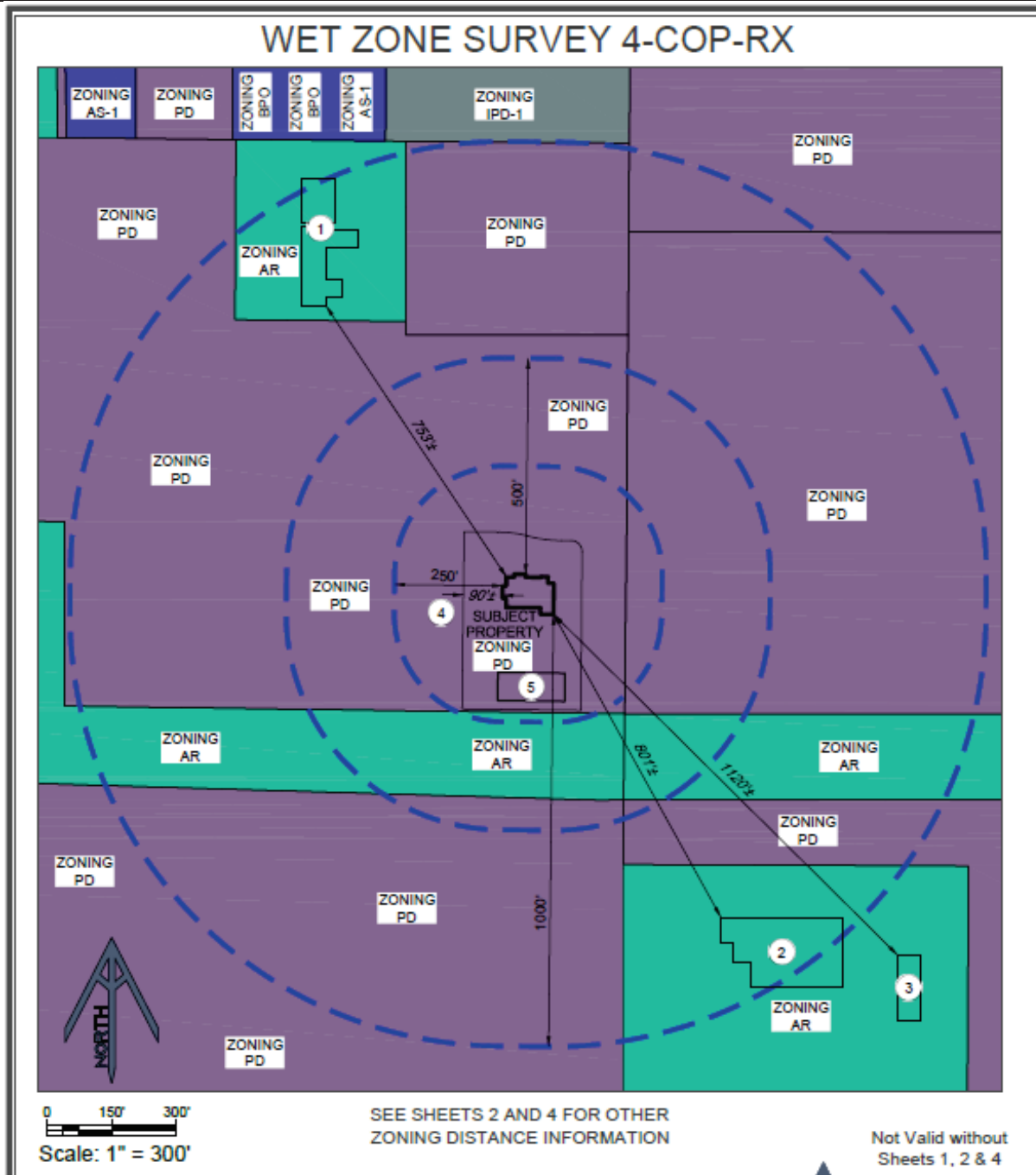
Ford's Garage (Southcreek)
 Wet Zone Survey
 Prepared for: Ford's Garage
 Section 18
 Township 31 South
 Range 20 East
 Hillsborough County, FL.

701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325
 Project Number: 230034 Sheet 1 of 4

6.0 PROPOSED WET ZONE SURVEY (Page 2)



6.0 PROPOSED WET ZONE SURVEY (Page 3)



Survey History		
Date	Description	By
5/7/24	Childcare Center	AM
5/29/24	Comments	AM

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Ford's Garage (Southcreek)
Wet Zone Survey
Prepared for:
Ford's Garage
Section 18
Township 31 South
Range 20 East
Hillsborough County, FL.

MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325
Project Number: 230034 Sheet 3 of 4

6.0 PROPOSED WET ZONE SURVEY (Page 4)

WET ZONE SURVEY 4-COP-RX

Measurement Table and Notes

- 1

Simmons Loop Baptist Church
 6610 Simmons Loop, Riverview, FL 33578
 Zoned "AR"
 753 feet

- 2

Creekside Charter Academy
 14020 US-301, Riverview, FL 33578
 Zoned "AR"
 801 feet

- 3

Prodigy Early Learning at Creekside
 14036 US-301 S, Riverview, FL 33578
 Zoned "AR"
 1,120 feet

- 4

Nearest Residential Zoning
 10447 Alder Green Drive, Riverview, FL 33578
 PD
 90 feet

- 5

Childcare Center
 10471 Alder Green Drive Riverview, FL 33568
 PD
 0 feet

Notes:


The minimum distance between the area to be wet-zoned and any residentially zoned property boundary line is 90 feet.

The minimum distance between the area to be wet-zoned and the community use (day care) is 0 feet.

Other than as shown and noted above, there are no properties zoned for community uses (schools, child care centers, public libraries, community recreational facilities, churches, synagogues and parks) within 500 feet of the area to be wet-zoned.

- Site Name--**
- Site Address--**
- Site Wet-Zoning--**
- Straight Line Distance--**

Not Valid without
Sheets 1, 2 & 3

Survey History			Surveyor's Certificate	Ford's Garage (Southcreek) Wet Zone Survey Prepared for: Ford's Garage Section 18 Township 31 South Range 20 East Hillsborough County, FL.	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By			
5/7/24	Childcare Center	AM	See Sheet 1 for Surveyor's Certificate		
5/29/24	Comments	AM			



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-AB-24-0746	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-AB-24-0746 Applicant's Name: FORD'S GARAGE RIVERVIEW c/o KEITH LONG

Reviewing Planner's Name: MICHELLE MONTALBANO Date: 06/11/2024

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): 06/24/2024

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

KEITH LONG

Signature

06/11/2024

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application SU-AB-24-0746

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: KEITH ELONG
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter**** If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****
- 7 **Legal Description of the Subject Site****
- 8 **Close Proximity Property Owners List****
- 9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

FORDS GARAGE RIVERSIDE SPECIAL USE AB PERMIT (WAIVER REQUIRED)
LAND USE HEARING OFFICER
FOLIO: 077771-9439

NATURE OF REQUEST:

This zoning application for a Special Use for Alcoholic Beverage Permit (Waiver Required) is to allow on premise consumption of alcoholic beverages at FORDS GARAGE RIVERVIEW, being constructed at Folio 077771-9439 (Address TBD), in conjunction with the operation of a restaurant with indoor and outdoor seating within 150 ft of a residential zoned property and 500ft of a Community use (Daycare). Applicant seeks this special use to allow for COP in conjunction with a 4COP RX license, which is restricted to restaurant use in compliance with sales of 51% or more food and non-alcoholic beverages.

The restaurant is designed with community in mind, and anticipates the restaurant becoming a beacon of commercial growth in the surrounding areas by providing exceptional ambiance and dining. The structure will be single story, with the main entrance and outdoor dining facing Hwy 301. The property is zoned PD, and the proposed wet zone square footage is 8,452s sq. ft.

This request is for a Special Use for proposed variations from regulations of LDC 6.11.11(D)(4), requiring a distance separation between a 4COP RX establishment and a residentially zoned property of 150 feet, as well as a community use (daycare) within 500ft. As is reflected on the attached aerial map and wet zone survey, the proposed wet zone area of the business is located within 90 feet of the perimeter boundary line of the nearest residentially zoned property located to the East of the parcel. This property is utilized for a parking lot connected to the next nearest residentially zoned property—which houses a model home/welcome center for the Lennar community and is not inhabited. The Daycare center is contained within the same site/PD as the subject restaurant, which is required to reflect as 0 feet in distance from the subject property notwithstanding a building-to-building distance of 136'. The daycare has no objections to this request and I have provided the enclosed letter of endorsement for this request.

Applicant respectfully requests a variance from the residentially zoned property distance separation as it believes it constitutes an undue hardship in an otherwise complaint parcel, considering that the public purposes, along with the compatibility of the Comprehensive plan and future land use category, are satisfied to a greater degree than the purpose contemplated by the drafters of the LDC. Additionally, the structure upon the residentially zoned property is not inhabited, and is used as a model home/welcome center for the Lennar community. The restaurant itself does not intend to operate in any manner that should offend, nor will there be any visually offensive sights presented by the structure or its operation therein. As for the Daycare, the enclosed support letter alleviates any concerns as to any adverse effects that are intended by the proposed use.

As such, the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the variance, Therefore, applicant contends that the variance from the literal interpretation of the code as it relates to the residential dwelling and community use within the distance separation is in harmony and serves the general intent and purpose of this Code and the Comprehensive Plan. Allowing this variance would result in the successful implementation of the code as it was contemplated, considering

the overall public benefit a business of this magnitude will bring to the area, when juxtaposed with the individual hardships that will be suffered by Applicant should this variance not be granted.

Further, Applicant contends that the operation of the business described herein is consistent with the goals, objectives and policies of the Comprehensive Plan. Being located in the Community Mixed Use Category present a compatible use with the Plan, as the restaurant will provide a new and invigorating commercial use to the Riverwalk area that the community as a whole will benefit from.

This request otherwise complies with all provisions of the Hillsborough County Comprehensive Plan and the Land Development Code.

Thank you for your time and efforts in considering this request.

Sincerely,

Keith E. Long
On Behalf of Applicant

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This Document Prepared By:
LCS
4208 Brentwood Park Circle
Tampa, FL 33624
(813) 404-7501

Parcel ID Number: U-18-31-20-C3N-000000-10000.0

Warranty Deed

This Indenture, Made this 27th day of **November, 2021** A.D.,
Between Kharey Wisdom, as Trustee of the Kharey Wisdom Trust, dated October 2, 2021
of the County of **HILLSBOROUGH**, State of **Florida** , grantor, and
SOUTHCREEK LLC, a Florida Limited Liability Company
whose address is: P.O. Box 491, Riverview, FL 33568
of the County of **HILLSBOROUGH** , State of Florida , grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hillsborough**, State of **Florida** to wit:

Tract I, SOUTHCREEK, according to the map or plat thereof as recorded in Plat Book 139, Page 122, Public Records of Hillsborough County, Florida.

Under the Kharey Wisdom Trust, dated October 2, 2021, the grantor retains the right to revoke or amend the trust.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The property herein DOES NOT constitute the HOMESTEAD property of the Grantor.

Subject to current taxes, easements and restrictions of record.

Conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.


and the grantor(s) do hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

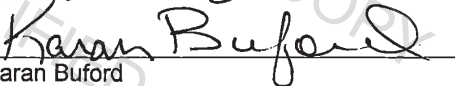
Warranty Deed - Page 2

Parcel ID Number: U-18-31-20-C3N-000000-10000.0

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Britanie McKayle
 Witness


 Karan Buford
 Witness

 (Seal)
 Kharey Wisdom as Trustee of the Kharey
 Wisdom Trust dated October 2, 2021
 P.O. Address: P.O. Box 491 Riverview, FL 33568

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of November, 2021, by

Kharey Wisdom

who is personally known to me or who has produced his **driver's license** as identification.


 Notary Public—State of Florida

My Commission Expires:



KARAN BUFORD
 Commission # HH 166537
 Expires December 17, 2025
 Bonded Thru Budget Notary Services



Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0746 Intake Date: 04/30/2024

Hearing(s) and type: Date: 06/24/2024 Type: LUHO Receipt Number: 363148

Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: UNASSIGNED City/State/Zip: RIVERVIEW, FL

TWN-RN-SEC: 31-20-18 Folio(s): 077771-9439 Zoning: PD Future Land Use: SMU-6 Property Size: 2.5A

Property Owner Information

Name: SOUTHCREEK LLC Daytime Phone _____

Address: PO BOX 491 City/State/Zip: RIVERVIEW, FL 33568

Email: KEITH@LONGLAWFL.COM Fax Number _____

Applicant Information

Name: Fords Garage Riverview c/o Keith Long Daytime Phone 239.400.2060

Address: 1306 SE 46TH LN. STE 1 City/State/Zip: CAPE CORAL, FL 33904

Email: KEITH@LONGLAWFL.COM Fax Number _____

Applicant's Representative (if different than above)

Name: KEITH E LONG / LONG LAW, P.A. Daytime Phone 239.400.2060

Address: 1306 SE 46TH LN. STE 1 City/State/Zip: CAPE CORAL, FL 33904

Email: KEITH@LONGLAWFL.COM 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.

KEITH E LONG
Signature of the Applicant

KEITH E LONG, AUTHORIZED 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.

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

Kharey wisdom
Type or print name



(SU-AB Waiver) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Long Law, P.A. Phone: 239.400.2060

Representative's Email: keith@longlawfl.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> Fastrack Approval (if applicable)

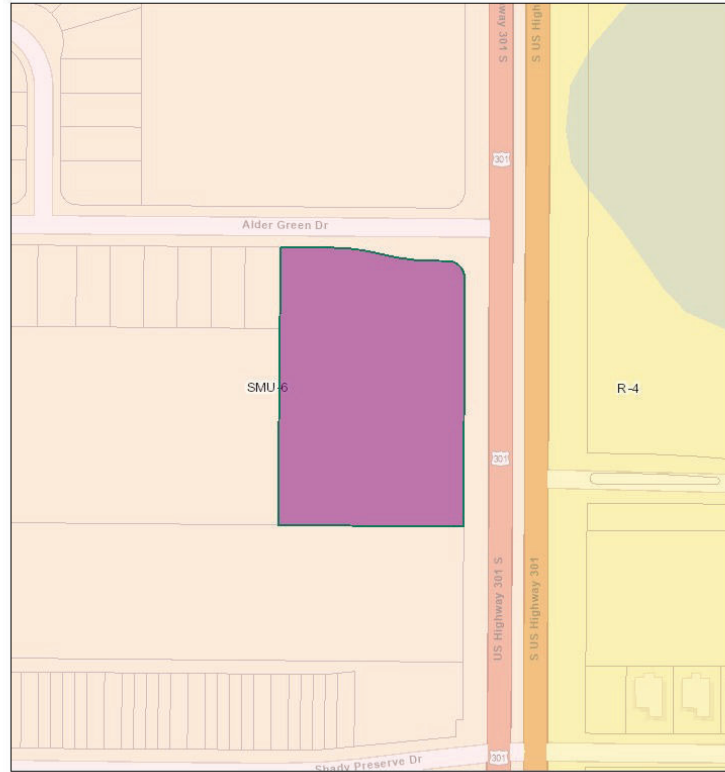
Additional application-specific requirements are listed in Part B of this packet.



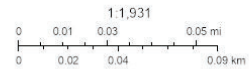
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-1476
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0515H
FIRM Panel	12057C0515H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120515B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	null
Note	RZ 04-0056 WD
Minor Changes	null
Major Modifications	12-0260, 22-0860, 23-0578
Personal Appearances	14-0832, 16-0605
Census Data	Tract: 014007 Block: 1034
Census Data	Tract: 014007 Block: 1020
Future Landuse	SMU-6
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77771.9439



May 1, 2024



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Hillsborough County Florida

Folio: 77771.9439
PIN: U-18-31-20-C3N-000000-10000.0
Southcreek Llc
Mailing Address:
 Po Box 491
 null
 Riverview, FL 33568
Site Address:
 10471 Alder Green Dr
 null, FL null
SEC-TWN-RNG: 18-31-20
Acreage: 2.5265801
Market Value: \$113,842.00
Landuse Code: 1000 Vacant Comm.

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