

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 25-0040
LUHO Hearing Date: December 17, 2024
Requested Classification: 2-COP



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Josephine’s Italian Market, LLC
Zoning: CG
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Brandon
Overlay: SR 60 (Brandon Boulevard) Overlay
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 2,382 SF
Inside Area Requested: 2,382 SF
Outside Area Requested: 0 SF
Location: 730 W Brandon Boulevard/ Folio No. 68596.0100



Introduction Summary:

The applicant is requesting a 2-COP alcoholic beverage permit with distance separation waivers for a proposed restaurant. The property is zoned CG (Commercial General), which allows the host use and consideration of the requested AB permit.

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	No

Development Services Recommendation:

Approvable

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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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	227 feet	23 feet

Applicant’s Justification:

The restaurant area is separated by a roadway and a fence that borders the residential properties side separating the residential properties from the location of the restaurant. In addition, towards the residential area, there are trees and parking that separates even more the restaurant from these properties. The residents would have to drive out of their neighborhood to Kings Avenue to enter the restaurant parking lot. Also, there is no walking access directly from the neighborhood to the shopping center. Our restaurant primarily sells food with a small menu of beer and wine. The same shopping center has other alcoholic beverage approvals including liquor. Applicant is not seeking liquor approval, only beer and wine.

The actual travel distance between the entrance of the restaurant to be wet zoned and the residentially zoned properties is more than the 250-foot requirement.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	250 feet		

Applicant’s Justification:

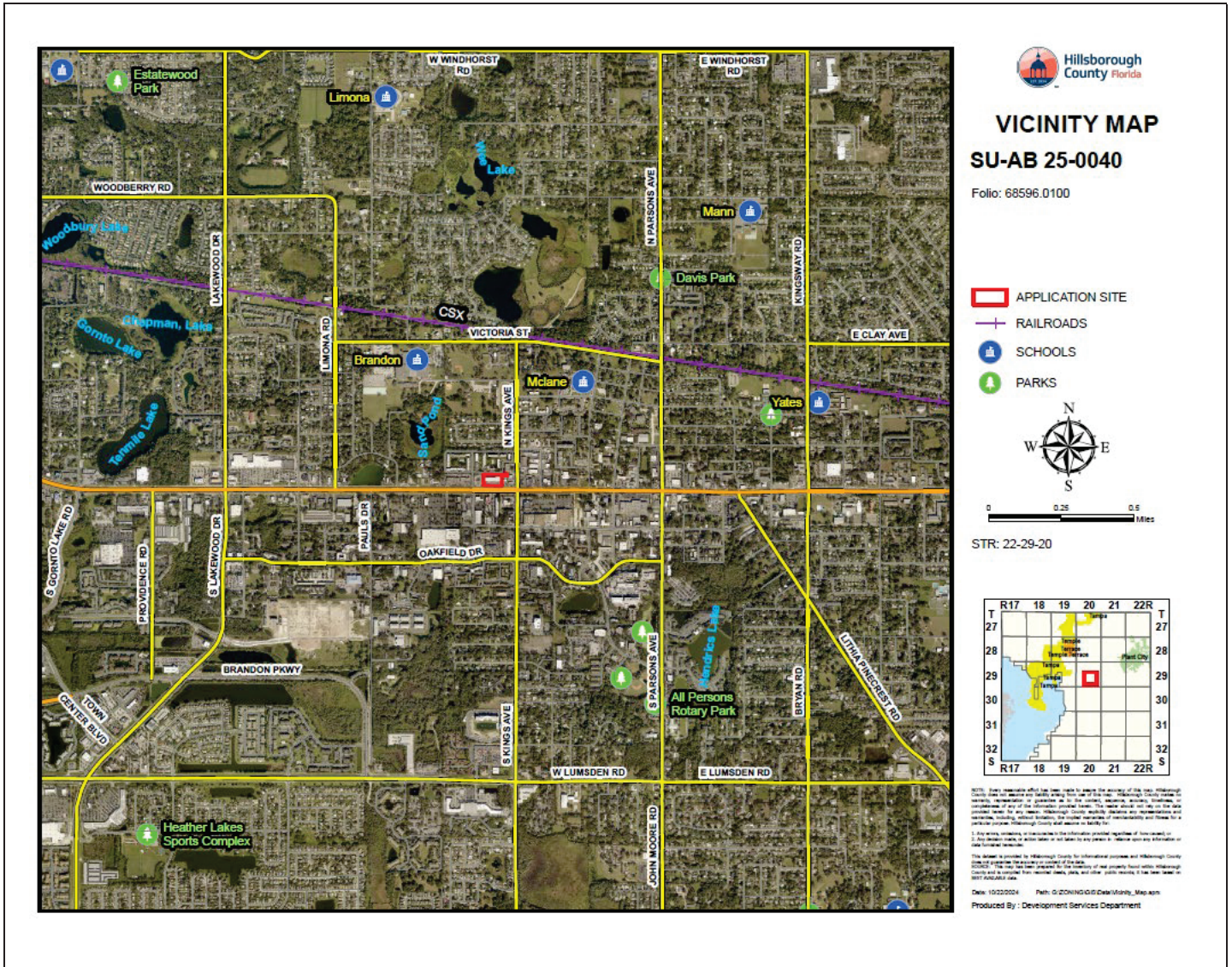
Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	6

Applicant’s Justification:

Although there are multiple alcoholic beverages permits around the subject property, all of them are associated with different restaurants. Josephine’s Italian Market is the only Italian restaurant in the area. In addition, all of the restaurants near Josephine’s are separated by roads: to the east by Kings Avenue (a two-lane road) and to the south by Brandon Boulevard (a six-lane road).

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

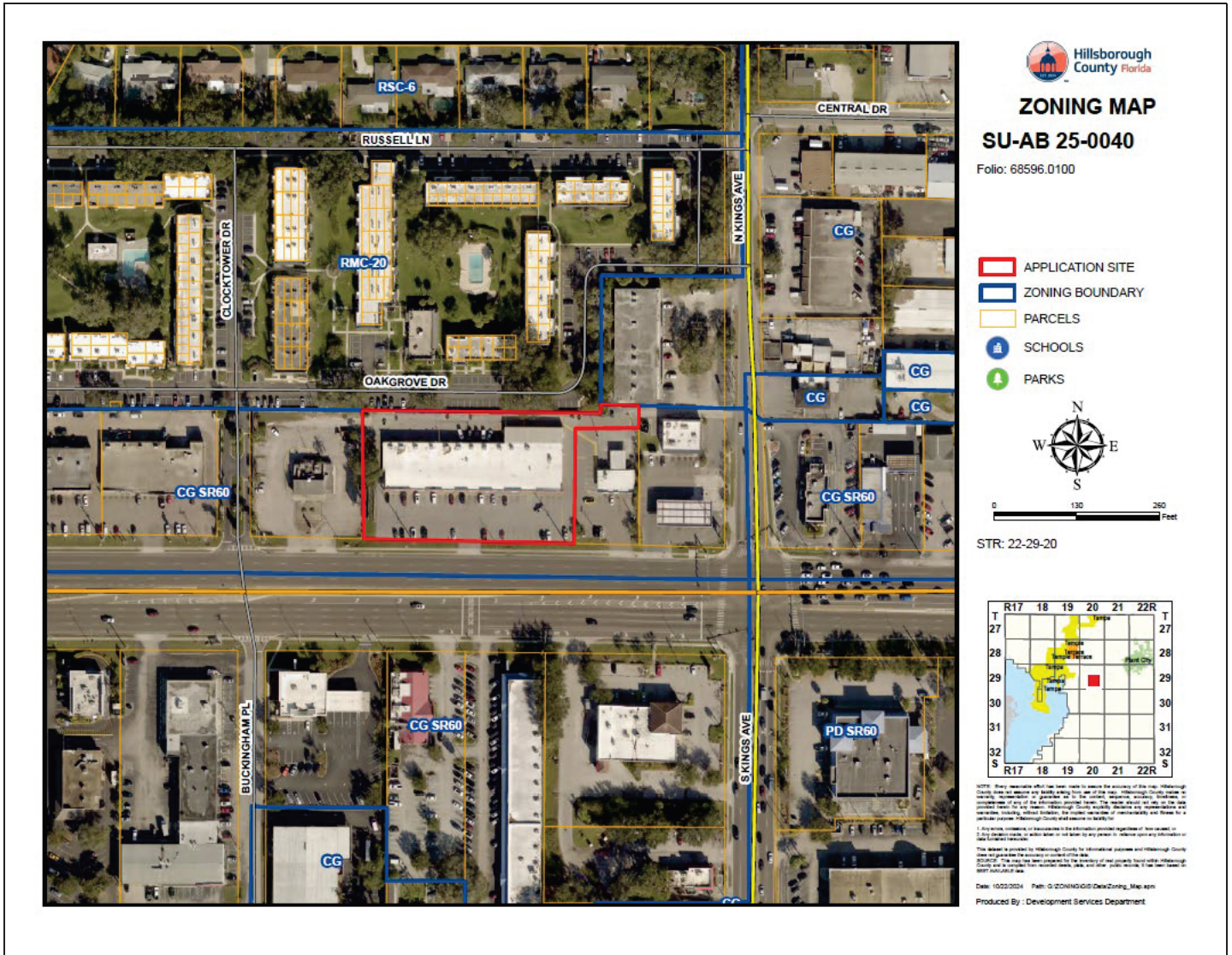


Context of Surrounding Area:

The surrounding area consists of residential uses to the north and commercial uses to the east, west and south. The commercial uses vary between retail shops and restaurants, like the Josephine’s Italian Market.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RMC-20	Residential
South	CG-SR60	Commercial (Retail and Restaurants)
East	CG-SR60	Commercial (Restaurants)
West	CG-SR60	Commercial (Retail)

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 proposed wet zoning and associated restaurant are located within an existing commercial area, which is zoned as CG (Commercial General). Access to the property will be from Brandon Boulevard (major arterial road) and Kings Avenue (collector road).

The proposed wet zoning and restaurant are currently separated from the residentially zoned property to the north by a masonry wall, a drive aisle, parking, and a landscape buffer area. In addition, alcohol sale and consumption will occur inside the restaurant.

The travel distance between the entrance of the restaurant and the residentially zoned property exceeds the 250-foot distance requirement. In addition, there is no direct pedestrian access from the residentially zoned property to the restaurant.

As established in the LDC Section 6.11.11.D.5, there are no community uses within the 500-foot buffer.

There are more than three (3) 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) alcohol permits within 1,000 feet of the proposed wet zone area, all of all of which located along Brandon Boulevard and Kings Avenue.

- Four 2-COP alcohol permits: SU-AB 22-1475; SU-AB 75-0504; SU-AB 17-0078 and SU-AB 09-1053
- A 4-COP alcohol permit: SU-AB 88-1432 and
- A 3-PS alcohol permit: SU-AB 03-0416

Of the 6 approved similar alcoholic beverage permits within 1,000 feet, 4 permit locations are separated from the proposed wet zone area by roadways, State Road 60, an 8-lane principal arterial highway with approximately 170 feet of right-of-way, and N Kings Avenue, a 2-lane collector roadway, with approximately 60 feet of right-of-way width, and therefore have no functional relationship to each other.


Of the two similar classification alcoholic beverage permits approved within the same northwest quadrant of the intersection of State Road 60 and N Kings Avenue, one permit is not currently operating or utilized. The 3-PS alcoholic beverage permit located at 700 Brandon Boulevard was approved under petition SU-AB 03-0416, and the approval runs with the land, however, the business that utilized the permit is no longer located at this location, and the building within the wet zone footprint has been demolished in 2017, when the site was redeveloped into a new gas station and convenience store. The new convenience store is located further north of the previous location, and received a 2-APS alcoholic beverage permit under petition SU-AB 17-0338. The location of the 3-PS wet zone area is now part of the parking spaces and drive-aisle area of the parking lot for the current convenience store, and it is unlikely that the 3-PS alcoholic beverage permit location would be utilized in the future given the redevelopment of the site.

State Road 60 in Brandon is a principal arterial highway with primarily commercially zoned and developed properties located directly to the north and south of the roadway. This area functions as a large commercial corridor with numerous retail commercial and restaurant establishments, as well as numerous alcoholic beverage permits, as the commercially zoned area is where establishments selling alcoholic beverages would be expected to be found.

For the reasons discussed above, staff finds the proposed wet zoning does not pose new 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 SU-AB 25-0040 Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,382 square feet, as shown on the wet zone survey received October 7, 2024.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Wed Nov 27 2024 14:45:08</p>
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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

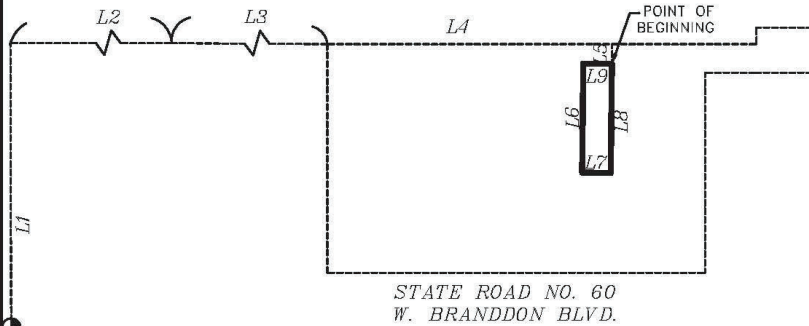
Address: 730 W. BRANDON BLVD, TAMPA
2,382 Square Feet ± to be Wet Zoned
WET ZONING REQUEST FOR "2-COP"

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 1 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	248.80	N00°09'55"W
L2	334.01	S89°59'55"E
L3	381.46	S89°37'35"E
L4	248.75	S90°00'00"E
L5	17.32	S00°36'17"W
L6	95.29	S00°36'17"W
L7	25.00	S89°22'19"E
L8	95.29	N00°36'17"E
L9	25.00	N89°22'19"W

SCALE: ONE INCH = 100 FEET



POINT OF COMMENCEMENT SOUTHWEST CORNER OF
SOUTH 1/2 OF SOUTHEAST 1/4 OF SW 1/4 OF
SECTION 22, TOWNSHIP 29 SOUTH, RANGE 22 EAST

STATE ROAD NO. 60
W. BRANDON BLVD.



SURVEYOR'S NOTES:
 1. Monuments were not set for the tract described.
 2. The purpose of this survey is to define a wet zone area only for requesting a licensing application. It is not intended to establish property lines and/or property corners.
 3. This is NOT a boundary survey.
 SEE SHEET 2 OF 3 FOR DESCRIPTION

THIS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
RYAN J. KING, P.S.M., USING A DIGITAL SIGNATURE AND DATE.
PRINTED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS:	
DATE #	
DESCR:	

GATEWAY LAND SURVEYING, LLC
 1081 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813)643-2282 Fax (813)643-2283

SCALE: 1" = 100' DATE: 09/15/2024 ORG. NO.: 24-0428-WBT

Certificate of Authorization: L.S. # 8129





PREPARED FOR AND CERTIFIED TO:

ROBERT FOX

SURVEYOR'S CERTIFICATE
 I hereby certify that the survey represented herein meets the requirements of Chapter 50-17, Florida Administrative Code pursuant to Chapter 475.207 of the Florida Statutes.
 Unless I show the signature and the printed name and address of the person who prepared and issued this document, such as may be required by the International Professional Surveyors Act, I am not liable.

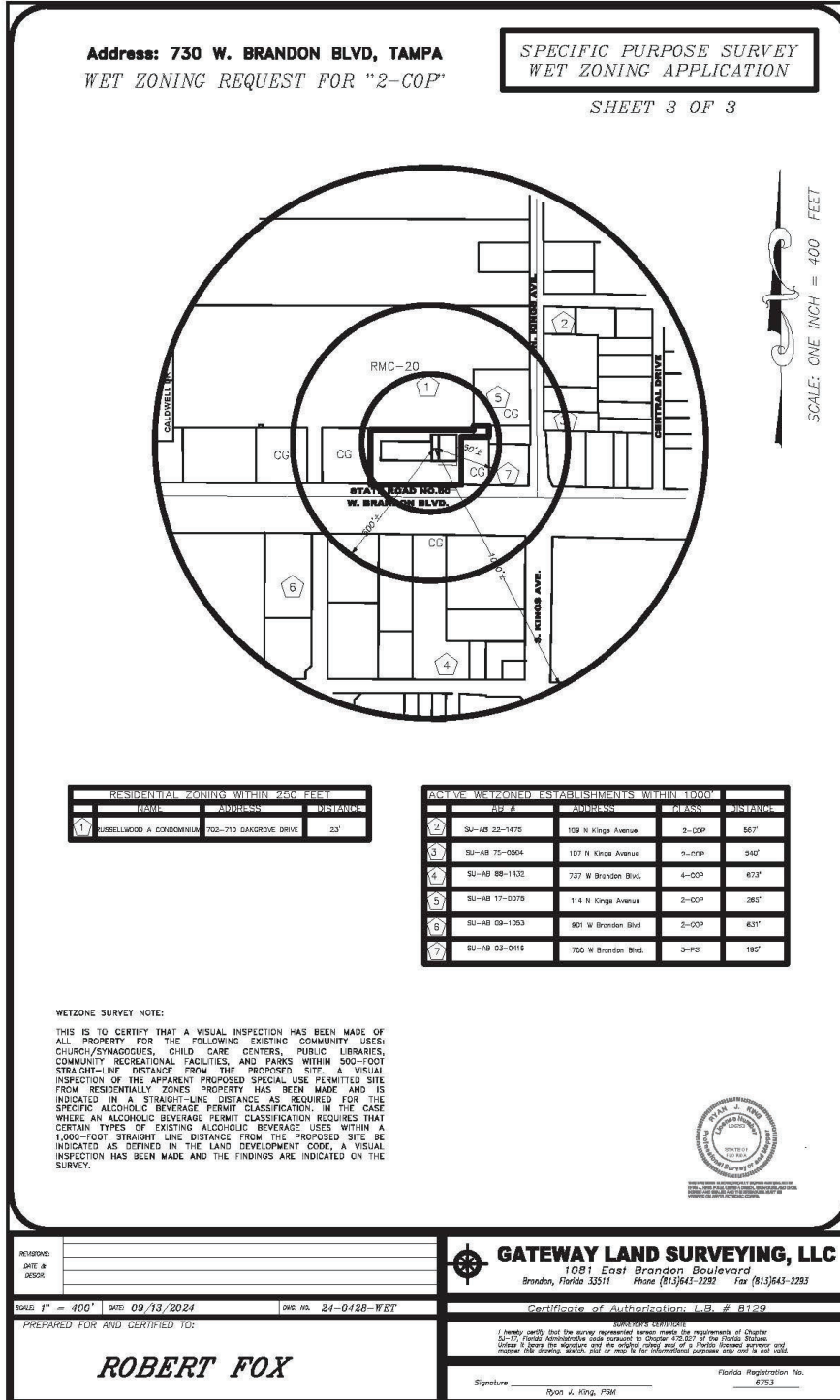
Signature: Ryan J. King, PSM Florida Registration No.: 8753

6.0 PROPOSED WET ZONE SURVEY (Page 2)

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> SPECIFIC PURPOSE SURVEY WET ZONING APPLICATION </div>																					
<p>Address: 730 W. BRANDON BLVD, TAMPA WET ZONING REQUEST FOR "2-COP"</p>	SHEET 2 OF 3																				
<p>DESCRIPTION OF THE AREA TO BE WETZONED:</p> <p>THAT PART OF SOUTH 1/2 OF SOUTHEAST 1/4 OF SW 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE FROM THE SOUTHWEST CORNER RUN N00°09'55"W 248.80 FT; THENCE S89°59'35"E 334.01 FT; THENCE S89°37'35"E 381.46 FT; S90°00'00"E 248.75 FT; THENCE S00°36'17"W 17.32 FT TO THE POINT OF BEGINNING; THENCE CONTINUE S00°36'17"W 95.29 FT; THENCE S89°22'19"W 25.00 FT; THENCE S00°36'17"E 95.29 FT; THENCE N89°22'19"E 25.00 FT. TO THE POINT OF BEGINNING.</p> <p>Containing 2,382 square feet, more or less.</p>																					
																					
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25-0040

6.0 PROPOSED WET ZONE SURVEY (Page 3)



25-0040

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Written Statement/Request

Requesting a 2-COP alcoholic beverage permit with distance separation waiver to residentially zoned property for Josephine's Italian Market at 730 W. Brandon Blvd.

Written Statement/Request

Requesting a 2-COP alcoholic beverage permit with distance separation waiver to residentially zoned property for Josephine's Italian Market at 730 W. Brandon Blvd.

Prepared by and after recording return to:
Deborah Rose Tracy, Esq.
Law Offices of Deborah Rose Tracy PA
10150 Highland Manor Drive
Suite 200, Tampa, FL 33610
Post Office Box 101, Valrico, FL 33595

Folio No: SEE ATTACHED EXHIBIT "A"

Special Warranty Deed

This Warranty Deed made this 9th day of August, 2018 between BOYD W. BURLEY and MARY LEE BURLEY, husband and wife, and each of her or his heirs and executors ("Grantor") whose address is 4641 John Moore Road, Brandon, FL 33511 and BURLEY BUSINESS CENTERS, LLC, a Florida limited liability company, its successors and assigns (Grantee") whose address is 4641 John Moore Road, Brandon, FL 33511.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida to-wit:

SEE ATTACHED EXHIBIT "A"

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

THE PREPARER, AT THE REQUEST OF THE PARTIES, HAS NOT VERIFIED THE LEGAL DESCRIPTION, EXAMINED TITLE INFORMATION, OR DETERMINED AVAILABILITY OF LEGAL ACCESS. SUBJECT TO DECLARATIONS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, LIMITATIONS, AGREEMENTS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO DECEMBER 31, 2017.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by and through the Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

X [Signature]
Printed Name: Deborah Rose Tracy

X [Signature]
BOYD W. BURLEY
4641 John Moore Road
Brandon, FL 33511

X [Signature]
Printed Name: Colleen Barber

X [Signature]
Printed Name: Deborah Rose Tracy

X [Signature]
MARY LEE BURLEY
4641 John Moore Road
Brandon, FL 33511

X [Signature]
Printed Name: Colleen Barber

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of August, 2018 by BOYD W. BURLEY and MARY LEE BURLEY who are personally known to me and did not take an oath.



X [Signature]
Notary Public

LOTS 1, 2 AND 3, BLOCK 5, CLAYTON SUBDIVISION, ACCORDING TO THE MAP ON PLAT THE WHICH IS RECORDED IN PLAT BOOK 34, PAGE 77 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA...

EXHIBIT "A"

(All of the public records of Hillsborough County, Florida)

Parcel 1: Folio No: 068596-0100 – 726 W. Brandon Blvd., Brandon, FL

An undivided one-half interest in and to the following described lands: That part of $\frac{8}{4}$ of $\frac{SE}{4}$ of $\frac{SW}{4}$ of Sec. 22, Twp. 29 S., Rge. 20 E., more particularly described as follows: Begin at the SW corner of $\frac{SE}{4}$ of $\frac{SW}{4}$, run North $0^{\circ}09'55''$ W. 248.80 feet; thence S. $89^{\circ}59'35''$ E. 334.01 feet; thence S. $89^{\circ}37'35''$ E. 381.46 feet for a point of beginning; continue thence S. $89^{\circ}37'35''$ E., 329.72 feet; thence S. $0^{\circ}17'20''$ E. 199.87 feet to a point on Northerly right-of-way line of S.R. #60; thence 330.76 feet along the arc of a 57,345.8 foot radius curve, concave to the S. (chord bearing N. $89^{\circ}6'49''$ W. 330.76 feet); thence North $0^{\circ}00'25''$ E. 198.82 feet to the Point of Beginning.

LESS ANY PROPERTY DESCRIBED IN DEEDS RECORDED IN O.R. BOOK 23512, PAGE 1711, O.R. BOOK 5342, PAGE 1498, O.R. BOOK 21887, PAGE 884 AND O.R. BOOK 21952, PAGE 502.

Parcel 2: Folio No: 068604-1000 – 720 W. Brandon Blvd., Brandon, FL

An undivided one-half interest in and to the following described lands: From the SE corner of the $\frac{SW}{4}$ of Sec. 22, Twp. 29 S., Rge. 20 E., Hillsborough County, Florida, run thence North $0^{\circ}17'$ West 42 feet, more or less, to the Northerly right-of-way line of SR #60, thence North $89^{\circ}9'56''$ West along the Northerly right-of-way line of SR #60, a distance of 175 feet to a point of beginning, thence continue in a Westerly direction along the Northerly right-of-way line of SR #60, a distance of 100 feet, thence North $0^{\circ}17'$ West parallel with the East boundary of the $\frac{SW}{4}$ a distance of 175 feet; thence North $89^{\circ}58'$ East 100 feet, more or less, to a point which lies North $0^{\circ}17'$ West from the Point of Beginning, thence South $0^{\circ}17'$ East 175 feet, more or less to the Point of Beginning.

LESS ANY PROPERTY DESCRIBED IN DEEDS RECORDED IN O.R. BOOK 23512, PAGE 1711, O.R. BOOK 5342, PAGE 1498, O.R. BOOK 21887, PAGE 884 AND O.R. BOOK 21952, PAGE 502.

Parcel 3: Folio No: 070880-0000 – 207 E. Robertson St., Brandon, FL

LOTS 7, 8 AND 9, BLOCK 5, CLAYTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 37 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parcel 4: Folio No: 071490-0558 – 644 Oakfield Drive, Brandon, FL

That certain property as described in that certain Warranty Deed dated April 14, 1980 recorded in O.R. Book 3649, Page 1, that certain Warranty Deed dated April 14, 1980 recorded in O.R. Book 3649, Page 2 and that certain Warranty Deed dated April 14, 1980 recorded in O.R. Book 3648, page 2000 LESS AND EXCEPT those certain properties described in the following deeds: Warranty Deed dated January 16, 1981 recorded in O.R. Book 3758, Page 1120, Warranty Deed dated October 11, 1988 recorded in O.R. Book 5553, Page 1947 and Special Warranty Deed dated December 14, 2012 recorded in O.R. Book 21887, Page 887. Described generally as follows:

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~~A tract of land lying in Section 27, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:~~

Commence at the Northwest corner of the North $\frac{1}{4}$ of the South-west $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 27, run thence North $00^{\circ}18'57''$ East along the West boundary of the Northeast $\frac{1}{4}$ of said Section 27 a distance of 133.50 feet; run thence South $89^{\circ}41'03''$ East a distance of 40.00 feet to a point on the East right-of-way line of King Avenue; run thence North $00^{\circ}18'57''$ East along said East right-of-way line of King Avenue a distance of 108.50 feet to the Point of Beginning.

From said Point of Beginning run North $00^{\circ}18'57''$ East along said East right-of-way line of King Avenue a distance of 201.50 feet; run thence South $89^{\circ}09'00''$ East a distance of 455.00 feet; run thence South $00^{\circ}18'57''$ West a distance of 197.40 feet; run thence North $89^{\circ}09'00''$ West a distance of 80.00 feet; run thence South $00^{\circ}18'57''$ West a distance of 164.60 feet to a point on the North right-of-way line of Oakfield Drive; run thence westerly along said North right-of-way line of Oakfield Drive along the arc of a curve to the left (radius 390.09 feet) a distance of 106.50 feet (chord 105.72 feet, chord bearing North $81^{\circ}53'46''$ West) to a point of tangency; run thence North $89^{\circ}41'03''$ West along said North right-of-way line of Oakfield Drive a distance of 100.12 feet; run thence North $00^{\circ}18'57''$ East a distance of 150.00 feet; run thence North $89^{\circ}41'03''$ West a distance of 189.80 feet to the Point of Beginning.

Less that portion sold to Hillsborough County by Warranty Deed filed on November 18, 1989 in Official Records Book 5553, page 1947 of the Public Records of Hillsborough County, Florida.

Parcel 5 and 6: Folio No: 071833-0000 and 071833-0100 - 1335 Oakfield Drive, Brandon, FL and 1401 Oakfield Drive, Brandon, FL: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 29 South, Range 20 East lying in Hillsborough County, Florida LESS AND EXCEPT the properties described in the following deeds recorded as follows: O.R. Book 8447, Page 330, O.R. Book 9281, Page 266, O.R. Book 7776, Page 314 and O.R. Book 7929, Page 1183. Also described as follows:

PARCEL I:

Being a portion of the Northeast $\frac{1}{4}$ of Section 28, Township 29 South, Range 20 East, Hillsborough County, Florida and more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 28; thence South 00 Deg. $12'26''$ East, along the East boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Section 28, for a distance of 77.00 feet to the South Right-of-Way Boundary of Oakfield Drive, said point also being the Point of Beginning; thence continue South 00 Deg. $12'26''$ East, along said East Boundary for a distance of 341.00 feet; thence South 89 Deg. $41'40''$ West, for a distance of 347.50 feet; thence North 00 Deg. $12'26''$ West, for a distance of 341.00 feet to a point on the South Right-of-Way Boundary of Oakfield Drive; thence coincident with said South Right-of-Way Boundary, North 89 Deg. $41'40''$ East for a distance of 347.50 feet to the Point of Beginning.

PARCEL II:

Being a portion of the Northeast $\frac{1}{4}$ of Section 28, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 28; thence S. 00 Deg. $12'26''$ E., along the East Boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, for a distance of 77.00 feet to the South Right-of-Way Boundary of Oakfield Drive; thence coincident with said South Right-of-Way Boundary, S. 89 Deg. $41'40''$ W., for a distance of 347.50 feet to a Point of Beginning; thence S. 00 Deg. $12'26''$ E. for a distance of 341.00 feet; thence S. 89 Deg. $41'40''$ W., for a distance of 424.82 feet; thence N. 00 Deg. $12'26''$ W., for a distance of 340.98 feet to the South Right-of-Way Boundary of Oakfield Drive; thence coincident with said South Right-of-Way Boundary, N. 89 Deg. $41'40''$ E., for a distance of 424.82 feet to the Point of Beginning.

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Hillsborough
County Florida
Development Services

Property/Applicant/Owner Information Form

Application No: SU-AB 25-0040

Official Use Only

Intake Date: 10/07/2024

Hearing(s) and type: Date: 12/17/2024

Type: LUHO

Receipt Number: 411495

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 730 W Brandon Blvd City/State/Zip: Brandon FL 33511

TWN-RN-SEC: 22-29-20 Folio(s): 068596-0100 Zoning: CG Future Land Use: CC-20 Property Size: 1.63

Property Owner Information

✓ Name: Burley Business Centers LLC Daytime Phone 913-689-2015

✓ Address: PO Box 1385 City/State/Zip: Brandon FL 33508

✓ Email: Mitchellburley.com@comcast.com Fax Number N.A.

Applicant Information

Name: Josephines Italian Market LLC Daytime Phone 813 46-2015

Address: 730 W Brandon Blvd City/State/Zip: Brandon FL 33511

Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Dixie Liberty Daytime Phone 813 817 8585

Address: 200 Adams Ave City/State/Zip: Hopkinsville Ky 40240

Email: Dixieliberty@hotmail.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.

Robert M Fox
Signature of the Applicant

Robert M Fox
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.

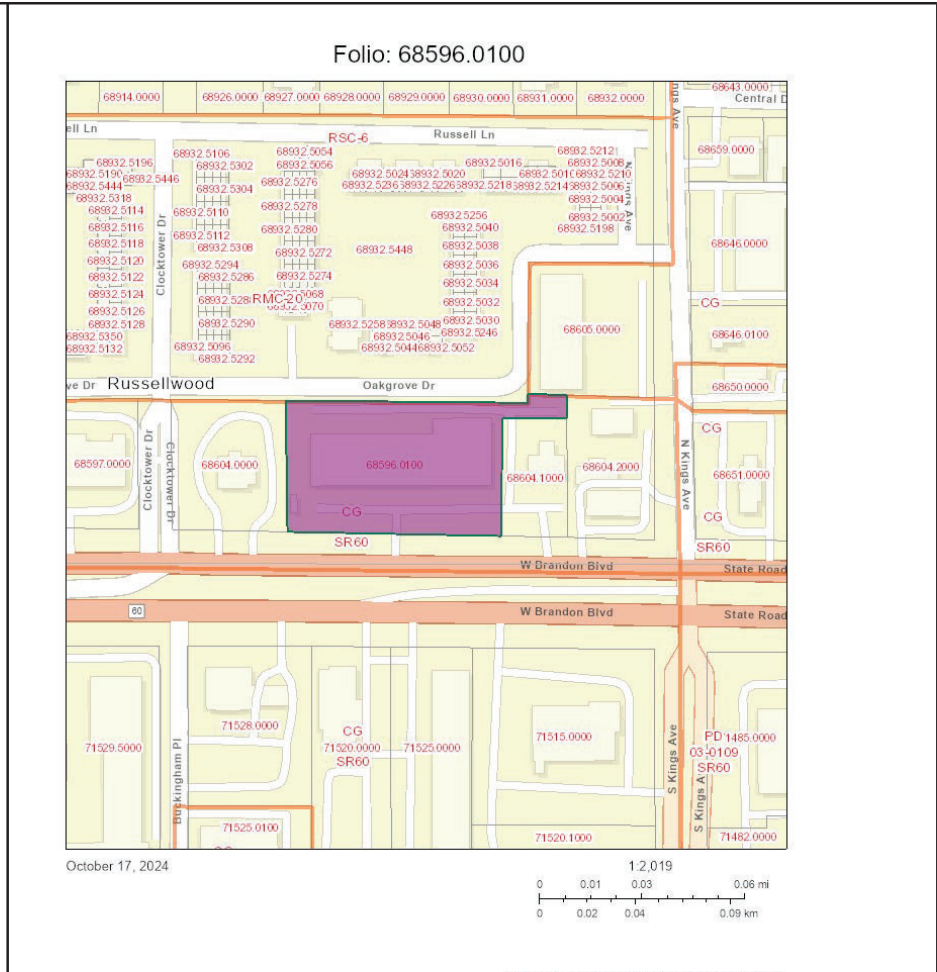
✓ Burley POA
Signature of the Owner(s) - (All parties on the deed must sign)

✓ B. Mitchell Burley
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Overlay	SR60
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012301 Block: 4024
Future Landuse	OC-20
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 4
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	SR 60 - Brandon Boulevard
Competitive Sites	NO
Redevelopment Area	NO



Folio: 68596.0100
PIN: U-22-29-20-ZZZ-000002-56620.0
Burley Business Centers Llc
Mailing Address:
 Po Box 1385
 null
 Brandon, Fl 33509-1385
Site Address:
 726 W Brandon Blvd
 Brandon, Fl 33511
SEC-TWN-RNG: 22-29-20
Acreage: 1.63209999
Market Value: \$2,192,900.00
Landuse Code: 1630 STORE/SHP CENTE

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



(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: Dixie Liberty Phone: 813 812 8585

Representative's Email: Dixieliberty@hotmail.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 checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fastrack Approval (if applicable)

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