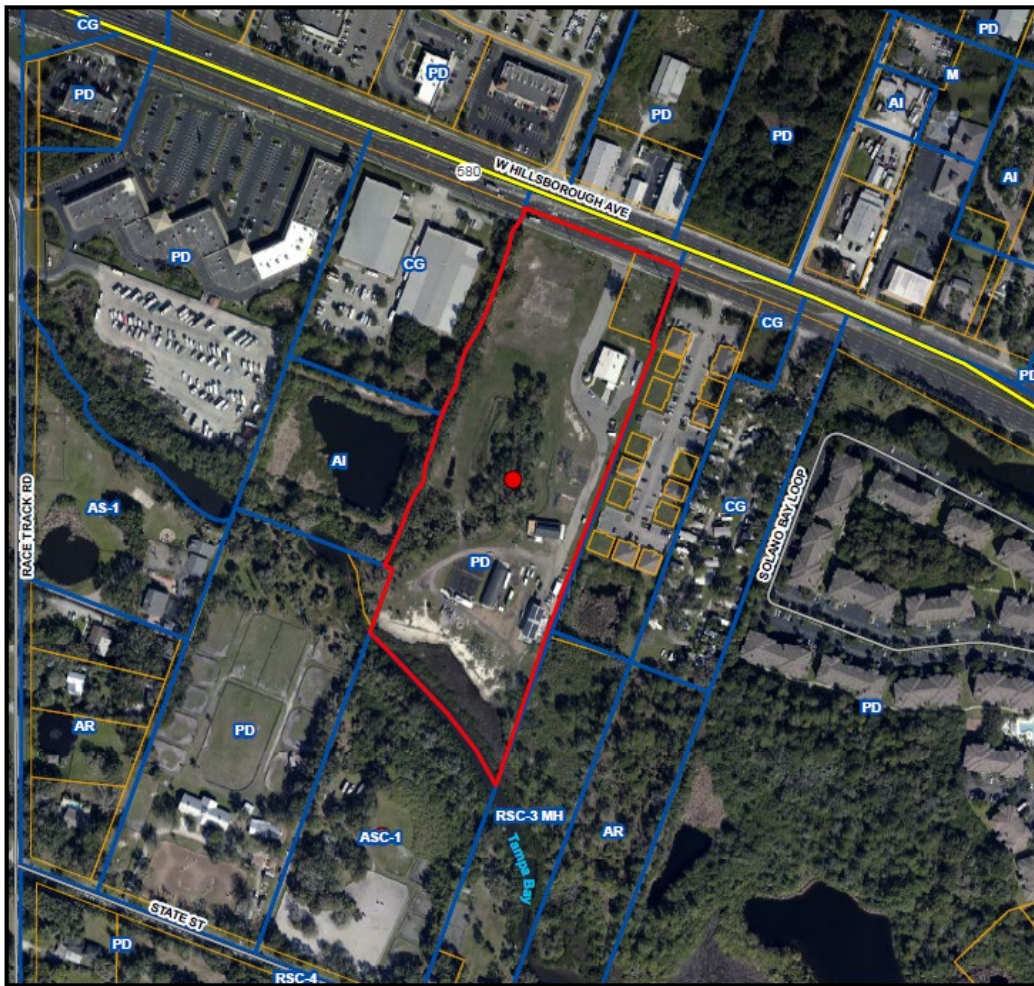




Land Use Application Summary Report

Application Number:	SU 22-0476 AB	Adjacent Zoning and Land Uses:	
Request:	2-COP Alcoholic Beverage Permit with Separation Waiver	North:	Planned Development – PD 01-0575 / Retail Planned Development – PD 080-0425 / Hotel, Manufact.
		East:	Commercial General – CG / Retail, Office
Comp Plan:	OC-20 RES-4	South:	Residential Single Fam. Conv. – RSC-3 / Residence Agricultural Single Fam Conv. – ASC-1 / Stable Planned Development – PD 10-0213 / Stable – Residence
		West:	Commercial General – CG / Retail Agricultural Industrial – AI / Pond
Service Area:	Urban Service Area		



ZONING MAP

SU-AB 22-0476

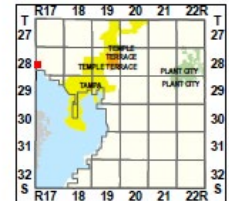
Folio: 4102.0000, 4103.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- WET ZONE AREA
- SCHOOLS
- PARKS



0 240 480 Feet

STR: 19-28-17



NOTES: This map is provided for informational purposes only. It is not intended to be used as a legal document. The user should consult the official zoning map and other applicable laws for the most current information. The user should also consult the official zoning map and other applicable laws for the most current information. The user should also consult the official zoning map and other applicable laws for the most current information. The user should also consult the official zoning map and other applicable laws for the most current information.

Request Details:

The applicant seeks approval of separation waivers for a 2-COP Alcoholic Beverage Permit for a mixed-use restaurant, farm and produce processing operation at 13830 W. Hillsborough Avenue in Tampa. The requested wet zoning allows the sale of beer and wine, for consumption on and off the permitted premises (package sales). The property is zoned Planned Development (PD 18-0681) which allows the host use and the proposed wet zoning.

Per the certified General Site Plan for the PD, restaurant uses, a pavilion, a grass event area and a food production building are located on its northernmost portion of the site, along Hillsborough Ave. The southernmost portion of the PD is zoned for farming areas and two food production buildings. A 5-foot-wide walkway connects both areas (Figure 1).

Because the farming area of the site is agriculturally zoned, LDC Section 6.11.11.A.1 requires the wet zoning, if approved, to be limited by condition to the specifically approved host use.

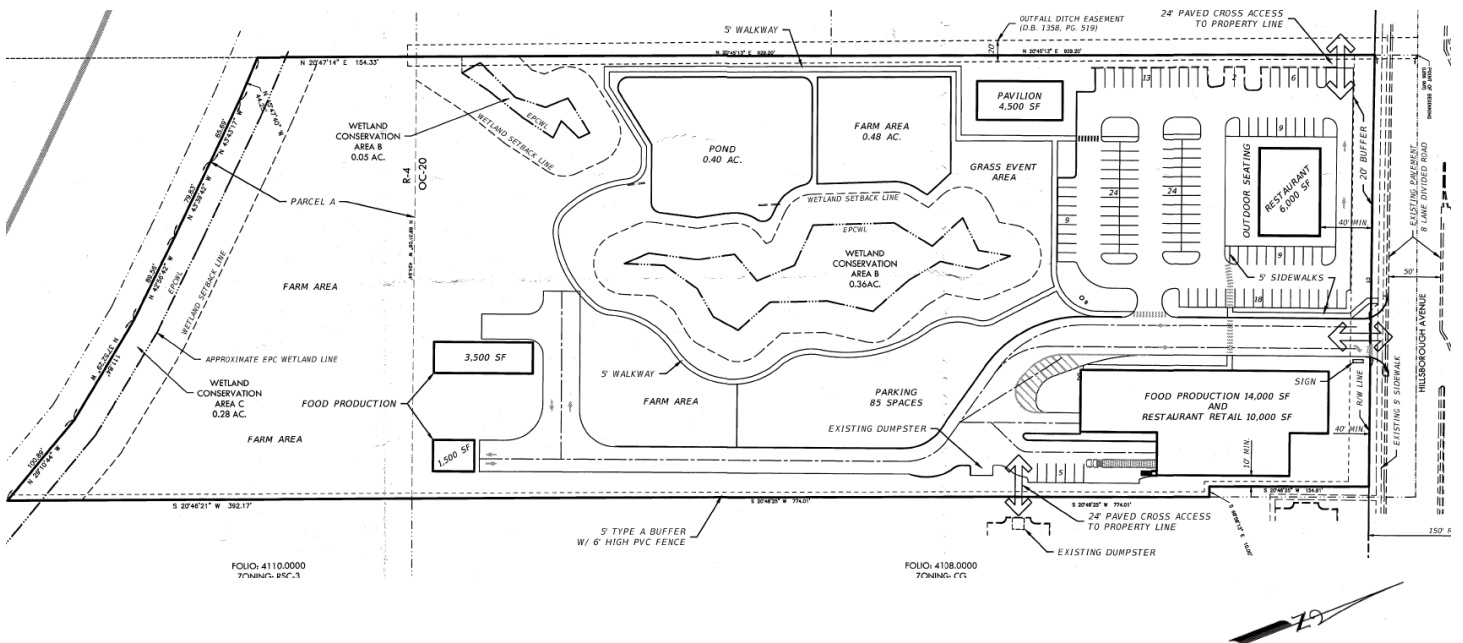


Figure 1. PD Certified Site Plan.

The site today has an approved 2-APS-IS wet zoning (AB 21-0423) for 237 square feet of area within the “bakery and market” building located near Hillsborough Avenue. The 2-APS-IS wet zoning permits the incidental sale of beer and wine in sealed containers only for consumption off the permitted premises (package sales) in connection with a convenience store, drug store, grocery store, supermarket or similar establishment. In such case the retail display of beer and wine, including refrigerated displays, shall occupy no more than 25 percent of the establishment’s gross floor space. Additionally, the outside display of beer and wine shall be prohibited.

According to the revised survey submitted by the applicant on July 12, 2022, the proposed wet zone area will be 11.55 acres (503,118 square feet) in total size and cover the entire PD parcel.

Per LDC Section 6.11.11.D.4, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to certain community uses shall be 500 feet.
According to the survey submitted by the applicant, the request **does** comply with this requirement.
- The distance from the proposed structure to residentially zoned property shall be 250 feet.

According to the survey submitted by the applicant, the request **does not** comply with this requirement. As shown on the submitted survey, there are two residentially zoned parcels within 250 feet. One residential parcel, zoned PD, is located 0 feet from the SW portion of the subject site (tag # 6 on the survey). The second residential parcel is zoned RSC-3 (MH) and is located 0 feet from the SE portion of the subject site (tag # 5 on the survey). The applicant requests a 250-foot waiver separation.

- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. An Alcoholic Beverage Development Permit application shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishments.

According to the survey submitted by the applicant, the request **does not** comply with this requirement. As shown on the submitted survey, there are four approved alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use that falls under the above categories: one 2 COP (tag # 1 on the survey), one 3 PS (tag # 2 on the survey) and two 4 COP (tags # 3 and 4 on the survey).

Per LDC Section 6.11.11.E, waivers to the required distance separations may be requested by the applicant 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 circumstances exist such that the necessity for the separation requirement(s) is negated.

Waiver Request:

The applicant has submitted the following justification for the requested separation waiver from the residentially zoned properties:

- The site has already an approved wet zone in place (2 APS-IS) and wishes to add consumption on premises.
- The business is facing Hillsborough Avenue (north) and the residentially zoned parcels are facing State Street (south).
- The normal route travel is approximately 2 miles as the area behind the proposed AB location is heavily wooded.
- There are no straight-line roads connecting the residentially zoned properties and the proposed AB location.
- In addition to the wooded area, the subject site and the two residentially zoned parcels are separated by a body or water.
- There will be no amplified music.

The applicant has submitted the following justification for the requested separation waiver from the three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses:

- There would be no significant negative impact on surrounding land uses as this business already operates with 2 APS-IS license and only wishes to add consumption on premises.

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 residentially zoned parcels are largely to the south of the proposed wet zoning and generally separated by heavy vegetation and a body of water.

- There is no direct connection, vehicular or pedestrian, between the subject site and the residential properties.
- The actual walking distance between the frontages of subject site and the residentially zoned parcels is approximately 1 mile (Figure 2).
- Staff recommends that sales of alcoholic beverages be limited to specific locations in the northern portion of the PD, thereby limiting the farm areas to consumption only.
- The immediate area consists of a mix of commercial retail and restaurants. The requested AB license is typically found in commercial corridors such as Hillsborough Avenue. Additionally, the other wet zonings of certain types are located in shopping centers that have no functional relationship with the subject operation, which should mitigate the cumulative impact of the wet zonings.

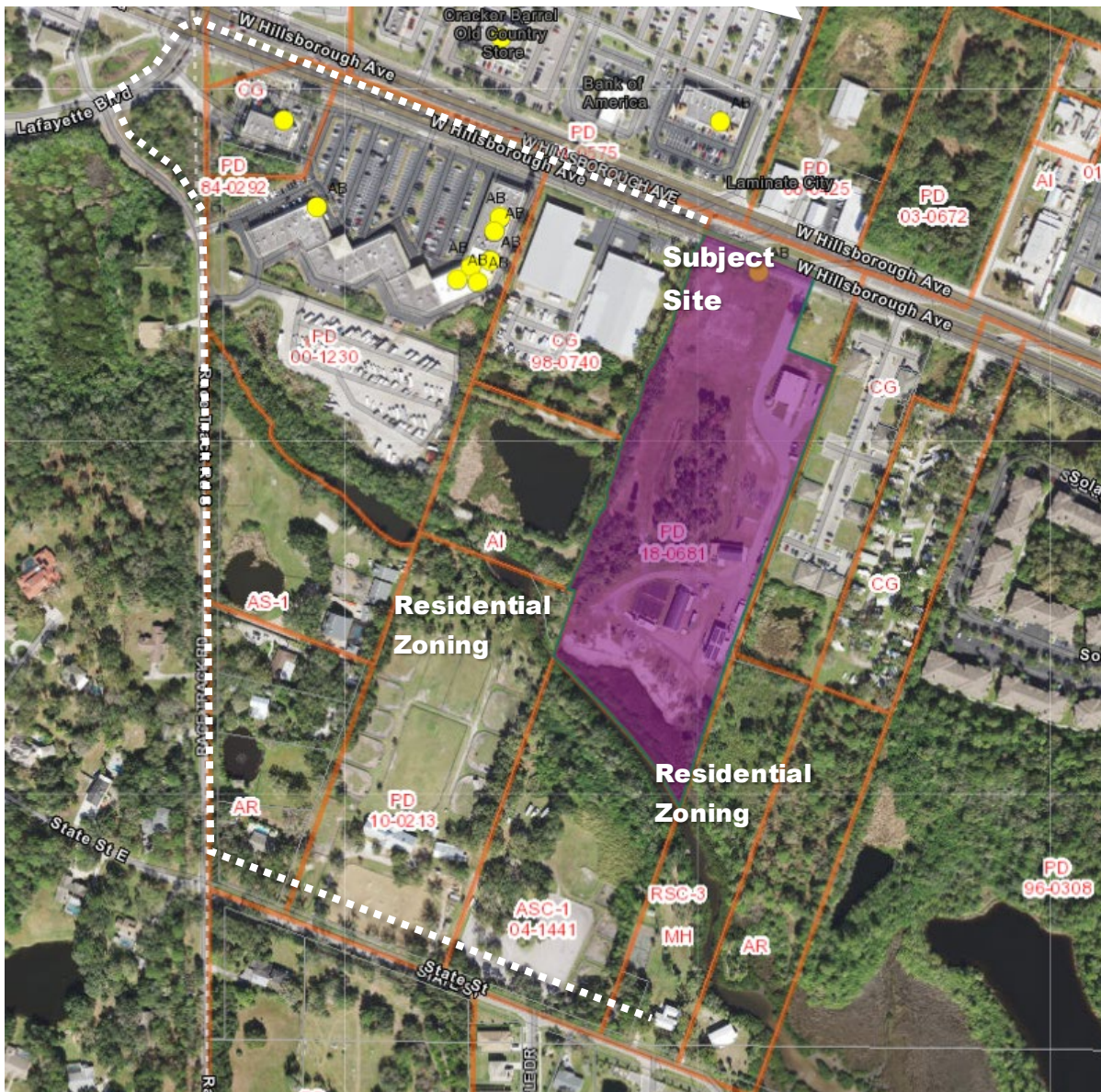


Figure 2. Walking path and distance from the subject site to the Residential zoning.

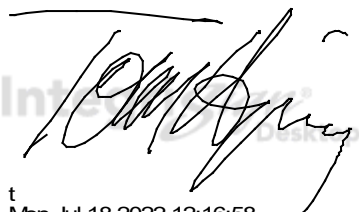
Recommendation:

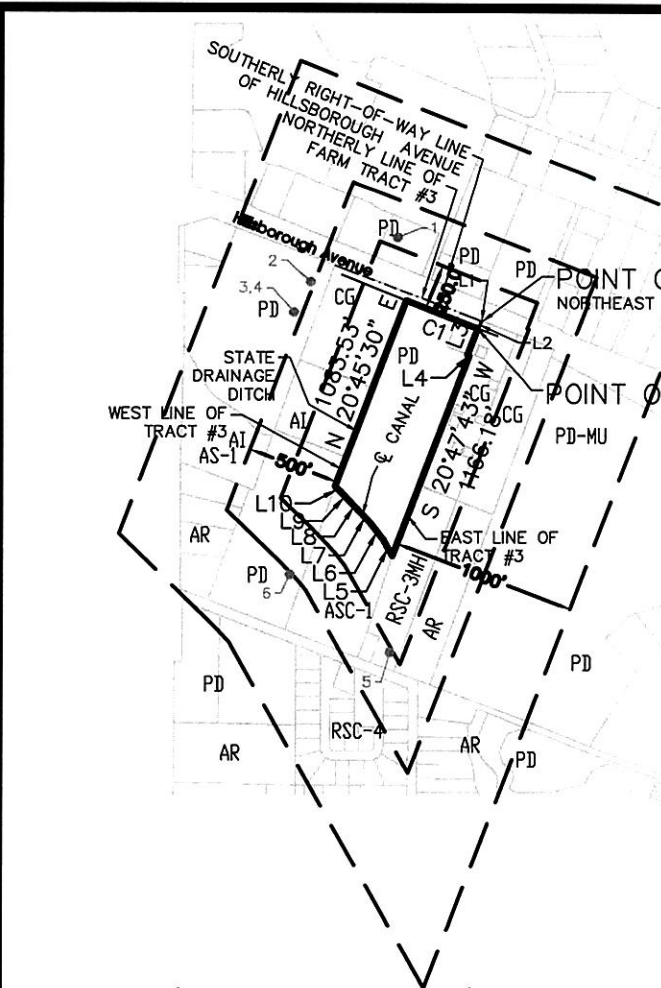
For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance separation requirements is negated by the circumstances identified above. Therefore, staff finds the request to be **APPROVABLE, with conditions**. Approval is based upon the survey indicating a total wet zoned area of 11.55 acres (503,118 square feet) in total size, covering indoor and outdoor areas, received July 12, 2022.

Proposed Conditions:

1. The sale of alcoholic beverage shall be limited to the 4,500 square foot Pavilion, Grass Event Area, 6,000 square foot Restaurant and the 24,000 square foot Food Production and Restaurant Retail buildings as shown on the General Site Plan for PD 18-0681 in effect on July 25, 2022. Consumption of alcoholic beverages shall be permitted throughout the wet zoned area.
2. No amplified music shall be permitted in the farm areas shown on the General Site Plan for PD 18-0681 in effect on July 25, 2022.
3. In the event that the farm areas shown on the General Site Plan for PD 18-0681 in effect on July 25, 2022 are reduced or eliminated by a modification to the PD, the consumption of alcoholic beverages in said modified areas shall no longer be allowed under this Alcoholic Beverage Permit.
4. Upon approval of SU AB 22-0476, the existing wet zoning on the property, CU AB 21-0423 for 2-APS-IS use, shall be rescinded.

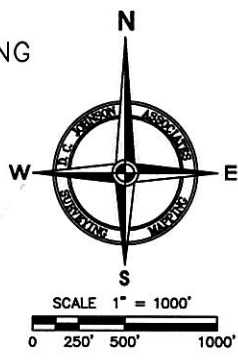
]

Staff's Recommendation: Approvable, with conditions
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 20%;"> <p>Zoning Administrator Sign-off:</p> </div> <div style="width: 60%; text-align: center;">  </div> <div style="width: 15%; font-size: small;"> <p>t Mbn Jul 18 2022 12:16:58</p> </div> </div>



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	415.81'	35488.08'	0°40'17"	S 68°25'44" E	415.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 68°58'13" W	10.00'
L2	S 20°48'25" W	45.39'
L3	N 20°48'25" E	154.61'
L4	N 68°58'13" W	10.00'
L5	N 29°10'44" W	100.89'
L6	N 37°52'29" W	111.84'
L7	N 42°56'42" W	89.56'
L8	N 43°39'42" W	79.83'
L9	N 43°43'17" W	65.69'
L10	N 45°47'40" W	44.25'



DESCRIPTION: (prepared per this sketch)

A parcel of land lying within Section 19, Township 28 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Northeast corner of Farm Tract #3, REOLDS FARM PLAT NO.1, as recorded in Plat Book 1, Page 145, Public Records of Hillsborough County, Florida; thence N.68°58'13"W., along the Northerly line of said Tract #3, a distance of 10.00 feet; thence S.20°48'25"W., a distance of 45.39 feet to the current Southerly right-of-way line of Hillsborough Avenue for a POINT OF BEGINNING; thence S.20°48'25"W., a distance of 154.61 feet; thence S.68°58'13"E., a distance of 10.00 feet to the East line of said Tract #3; thence S.20°47'43"W., along said East line, a distance of 1,166.18 feet to the apparent centerline of canal; thence along said centerline the following six (6) courses: (1) N.29°10'44"W., a distance of 100.89 feet; (2) N.37°52'29"W., a distance of 111.84 feet; (3) N.42°56'42"W., a distance of 89.56 feet; (4) N.43°39'42"W., a distance of 79.83 feet; (5) N.43°43'17"W., a distance of 65.69 feet; (6) N.45°47'40"W., a distance of 44.25 feet to the West line of said Tract #3; thence N.20°45'30"E., along said West line, a distance of 1,083.53 feet to a non-tangent point of curvature and the aforesaid Southerly right-of-way line of Hillsborough Avenue; thence along said Southerly right-of-way line, Easterly 415.81 feet along the arc of a curve to the left, said curve having a radius of 35,488.08 feet, a central angle of 00°40'17", and a chord bearing and distance of S.68°25'44"E., 415.81 feet to the POINT OF BEGINNING, LESS State drainage ditches.
 Containing 11.554 acres, more or less.

Subject site zoning: PD (Planned Development)
 Adjacent parcel zoning: CG (Commercial, General); AI (Agricultural Industrial); ASC-1 (Agricultural, Single Family Conventional); and RSC-3 (Residential, Single-Family Conventional) and PD (Residential)

Straight-line distance to nearest residential zoning district: 0 feet
 Straight-line distance to nearest residence: 280 feet
 Straight-line distance to nearest school: 3090 feet
 Straight-line distance to nearest child care center: 3090 miles
 Straight-line distance to nearest public library: 2.49 miles
 Straight-line distance to nearest church: 2.11 miles

- ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET
1. Leslie's #13823 W. Hillsborough Avenue 2COP (361')
 2. 3 AM Liquors #13904 W. Hillsborough Avenue 3PS (504')
 3. Stix Billiards Oldsmar #13916 W. Hillsborough Avenue 4COP (500')
 4. Stix Billiards Oldsmar #13918 W. Hillsborough Avenue 4COP (500')
- RESIDENTIALLY ZONED PROPERTIES (RSC-3 and PD) WITHIN 250 FEET
5. One (1) residence located within 250 feet (12917 State Street, Tampa, FL)
 6. One (1) residence located within 250 feet (13025 State Street, Tampa, FL)
- COMMUNITY USES WITHIN 500 FEET
- No community uses within 500 feet

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-foot string 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.

**SKETCH ONLY
NOT A FIELD SURVEY**

Corner Monuments were not set in conjunction with the preparation of this sketch.
 Improvements, if any, have not been located in conjunction with the preparation of this sketch.
 This sketch is for graphic illustration only, and does not represent a field survey.
 Descriptions created per this sketch.

Proposed Wet Zoning: 2-COP
Fat Beet Farm
 13830 and 18302 W. Hillsborough Avenue
 PREPARED FOR
Like Farm'n, LLC
 JOB NO: 2015-056A04.BG00005 | DRAWN BY: ARG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors in Chapter 5, Part 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF
 Digitally signed by Andrew Getz
 Date: 2022.07.12 13:02
 Andrew Getz, Surveyor and Mapper
 Date: 7/12/2022
 Andrew R. Getz, PLS, License Number 7043
 For D.C. Johnson & Associates, Inc.
 Not valid without the signature and raised seal of a Florida Licensed Surveyor



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 22-0476

Received Date: 6/10

Received By: *Clare Odell*

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 22-0476 Applicant's Name: Fat Beet Farm Marketplace and Bakery, LLC

Reviewing Planner's Name: Israel Monsanto Date: 06/10/2022

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): _____

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 next 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 next page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.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@hcflgov.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.

Elisa Sidmore
Signature

6/10/2022
Date



Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input checked="" type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input checked="" type="checkbox"/> Revised Application Form**
3	<input checked="" type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input checked="" type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input checked="" type="checkbox"/> Property Information Sheet**
7	<input checked="" type="checkbox"/> Legal Description of the Subject Site**
8	<input checked="" type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe):
	<div style="border: 1px solid black; padding: 5px; min-height: 70px;"> Additional Waivers </div>

*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.

**13830 & 13802 W. HILLSBOROUGH
AVENUE, TAMPA, FL 33635**

WRITTEN STATEMENT

FAT BEET FARM MARKETPLACE AND BAKERY, LLC IS
LOCATED AT 13830 W. HILLSBOROUGH AVENUE, TAMPA, FL
33635 and 13802 W. HILLSBOROUGH AVENUE, TAMPA, FL
33635.

FAT BEET FARM MARKETPLACE AND BAKERY, LLC IS A
FAMILY FRIENDLY FARM THAT EDUCATES ABOUT
SUSTAINABILITY AND THE POTENTIAL OF FARMING IN
FLORIDA. IT PROVIDES WHOLESOME, THOUGHTFUL, AND
SCRUMPTIOUS FOOD TO THE PUBLIC, AND A MEMORABLE
SPACE FOR UNFORGETTABLE EVENTS. IT WISHES TO OBTAIN
A 2-COP ALCOHOLIC BEVERAGE PERMIT (BEER AND WINE
FOR CONSUMPTION ON AND OFF PREMISES) TO BETTER
SERVE ITS PATRONS AND INCREASE REVENUE.

THANKS VERY MUCH FOR YOUR CONSIDERATION IN THIS
MATTER.

**13830 & 13802 W. HILLSBOROUGH
AVENUE, TAMPA, FL 33635**

**CODE COMPLIANCE/PROJECT DESCRIPTION
STATEMENT**

FAT BEET FARM MARKETPLACE AND BAKERY, LLC
("APPLICANT") IS LOCATED AT 13830 W. HILLSBOROUGH
AVENUE, TAMPA, FL 33635 AND 13802 W.
HILLSBOROUGH AVENUE, TAMPA, FL 33635.

APPLICANT IS REQUESTING TWO DISTANCE
SEPARATION WAIVERS FOR THE TWO RESIDENTIALLY
ZONED PROPERTY WITHIN 250 FEET OF THE PROPOSED
SPECIAL USE - 12917 STATE STREET, TAMPA, FL 33635
AND PD 10-0213.

APPLICANT IS ALSO REQUESTING A WAIVER FOR THE
NUMBER OF ALCOHOLIC BEVERAGE PERMITS WITHIN
1,000 FEET OF THE PROPOSED SPECIAL USE AS THERE
ARE 4 EXISTING ALCOHOLIC BEVERAGE PERMITS
WITHIN 1,000 FEET OF THE PROPOSED SPECIAL USE
(SU 93-0176, SU 93-0398, SU 93-0259 & SU 06-0044.)

FAT BEET FARM MARKETPLACE AND BAKERY, LLC
WISHES TO OBTAIN A 2-COP ALCOHOLIC BEVERAGE
PERMIT (BEER AND WINE LICENSE FOR CONSUMPTION
ON AND OFF PREMISES) UPON APPROVAL OF THE
HILLSBOROUGH COUNTY BOCC.



Additional / Revised Information Sheet

Office Use Only

Application Number: 22-0476

Received Date: 6/10

Received By: *Clare Odell*

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- Special Use (SU) Conditional Use (CU) Other _____

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Signature

6/10/2022
Date



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<div style="border: 1px solid black; padding: 5px; min-height: 60px;"> Additional Waivers </div>	

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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)(5)(b) of the Hillsborough County Land & Development Code, the minimum distance separation requirement from residentially zoned properties is 250 feet. PD 10-0213 is located within 250' 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 family-friendly farm that educates the community about sustainability and the potential of farming in Florida. Applicant wishes to obtain a 2-COP license for the sell of beer and wine for on and off premises consumption. There will be no significant negative impact on surrounding land uses as this business already operates with a 2-APS license (the sell of beer and wine for off premises consumption) and only wishes to add consumption on premises to increase revenue and better serve its customers. Applicant provides wholesome, thoughtful and scrumptious food to the public, and a memorable space for unforgettable events.

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

Applicant is a family-friendly venue. Customers come to enjoy the atmosphere and learn about sustainable farming. There will not be any amplified music and the residentially zoned property will not be affected by Applicant's choice to obtain a 2-COP license.

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

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 the Hillsborough County Land & Development Code, there shall be no more than three approved 3-PS, 2-COP, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed Special Use as measured from the "permitted" structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments.

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 family-friendly farm that educates the community about sustainability and the potential of farming in Florida. Applicant wishes to obtain a 2-COP license for the sell of beer and wine for on and off premises consumption. There will be no significant negative impact on surrounding land uses as this business already operates with a 2-APS license (the sell of beer and wine for off premises consumption) and only wishes to add consumption on premises to increase revenue and better serve its customers. Applicant provides wholesome, thoughtful and scrumptious food to the public, and a memorable space for unforgettable events.

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

Applicant is a family-friendly venue. Customers come to enjoy the atmosphere and learn about sustainable farming. The surrounding areas will not be affected by the application obtaining a 2-COP license.

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



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 22-0476

Received Date: 6/10

Received By: *Clare Odell*

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 22-0476 Applicant's Name: Fat Beet Farm Marketplace and Bakery, LLC

Reviewing Planner's Name: Israel Monsanto Date: 06/10/2022

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): _____

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 next 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 next page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.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@hcflgov.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.

Elisa Sidmore
Signature

6/10/2022
Date



Additional / Revised Information Sheet

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

Included	Submittal Item
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input checked="" type="checkbox"/>	Revised Application Form**
3 <input checked="" type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input checked="" type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input checked="" type="checkbox"/>	Property Information Sheet**
7 <input checked="" type="checkbox"/>	Legal Description of the Subject Site**
8 <input checked="" type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input checked="" type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input checked="" type="checkbox"/>	Other Documents (please describe):
<div style="border: 1px solid black; padding: 5px; min-height: 70px;"> Additional Waivers </div>	

*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.

2 of 2

Prepared by and Return to:
Nicole Catanese, an employee of
Republic Land & Title, Inc.
4175 Woodlands Parkway
Palm Harbor, Florida 34685

File Number: 13-0805 OR

\$175,000.00

General Warranty Deed

Made this December 11, 2013 A.D. By **Nancy Jean Edwards, Individually and as Successor Co-Trustee and Jane Marie Ferkich, Individually and as Successor Co-Trustee of The Jerry John Ferkich Family Trust Agreement dated December 02, 2005**, whose post office address is: 349 Dayton Ct., Palm Harbor, Florida 34684, hereinafter called the grantor, to **LIKE FARM'N, LLC, a Florida Limited Liability Company**, whose post office address is: 3267 Landmark Dr, Clearwater, Florida 33761, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The West 115.0 feet of the East. 125.0 feet, of the North 200.0 feet of the Northerly 1/2 of Lot 3, REOLDS FARM PLAT NO. 1, as recorded in Plat Book 1, Page 145, Public Records of Hillsborough County, Florida, LESS that portion taken by Stipulated Order of Taking recorded in Official Records Book 7423, Page 1620, Public Records of Hillsborough County, Florida.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors or any members of the household of Grantors reside thereon.

Parcel ID Number: 004103-0000

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.

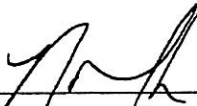
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

Prepared by and Return to:
Nicole Catanese, an employee of
Republic Land & Title, Inc.
4175 Woodlands Parkway
Palm Harbor, Florida 34685

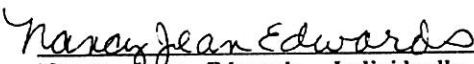
File Number: 13-0805 OR

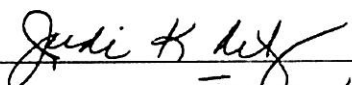
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

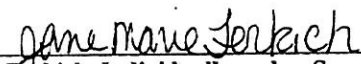


Witness Printed Name Nicole Catanese

 (Seal)
**Nancy Jean Edwards, Individually and as Successor
Co-Trustee of The Jerry John Ferkich Family Trust
Agreement dated December 02, 2005**
Address: 349 Dayton Ct., Palm Harbor, Florida 34684

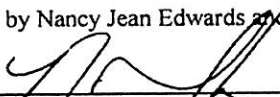


Witness Printed Name Judi K RILEY

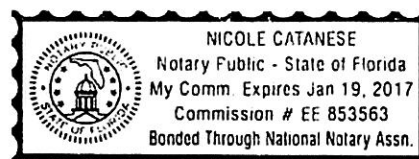
 (Seal)
**Jane Marie Ferkich, Individually and as Successor
Co-Trustee of The Jerry John Ferkich Family Trust
Agreement dated December 02, 2005**
Address: 349 Dayton Ct., Palm Harbor, Florida 34684

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this December 11, 2013, by Nancy Jean Edwards and Jane Marie Ferkich, who are personally known to me or who has produced driver's license as identification.



Notary Public
Print Name: Nicole Catanese
My Commission Expires: _____





Additional / Revised Information Sheet

Office Use Only

Application Number: 22-0476

Received Date: 06/10

Received By: *Clare Odell*

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Elisa Sidmore
Signature

6/10/2022
Date



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17	<input type="checkbox"/> Transportation Analysis
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19	<input checked="" type="checkbox"/> Other Documents (please describe):
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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: 13830 W. Hillsborough Ave. & 13802 W. Hillsborough Ave. City/State/Zip: Tampa, FL 33635 TWN-RN-SEC: 28-17-19
Folio(s): 004102-0000 & 004103-0000 Zoning: PD Future Land Use: _____ Property Size: 11.554 acres

Property Owner Information

Name: Like Farm'n, LLC Daytime Phone: 813-240-5251
Address: 13830 W. Hillsborough Ave. City/State/Zip: Tampa, FL 33635
Email: jeff@fatbeetfarm.com FAX Number: N/A

Applicant Information

Name: Fat Beet Farm Marketplace and Bakery, LLC Daytime Phone: 813-240-5251
Address: 13830 W. Hillsborough Ave. City/State/Zip: Tampa, FL 33635
Email: jeff@fatbeetfarm.com FAX Number: N/A

Applicant's Representative (if different than above)

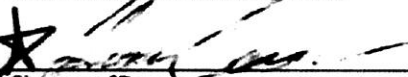
Name: Marc R. Tiller, Esq.; Elisa Tidmore, Paralegal; Gina Cunningham, Legal Assistant Daytime Phone: 813-972-2223
Address: 633 N. Franklin Street, Suite 625 City / State/Zip: Tampa, FL 33602
marc@thetillerlawgroup.com, etidmore@thetillerlawgroup.com & gcunningham@thetillerlawgroup.com
Email: _____ FAX 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.


Signature of Applicant
Jeffrey Strouse, MBR of Fat Beet Holdings, LLC, the AMBR of Fat Beet Farm Marketplace and Bakery, LLC

Type or Print Name
Jeffrey Strouse

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

Timothy Curci, MGR of Like Farm'n, LLC
Type or Print Name

Office Use Only

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

Development Services, 601 E Kennedy Blvd. 19th Floor

Revised 07/02/2014

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