

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 25-0364
LUHO Hearing Date: March 31, 2025
Requested Classification: 4-COP-RX

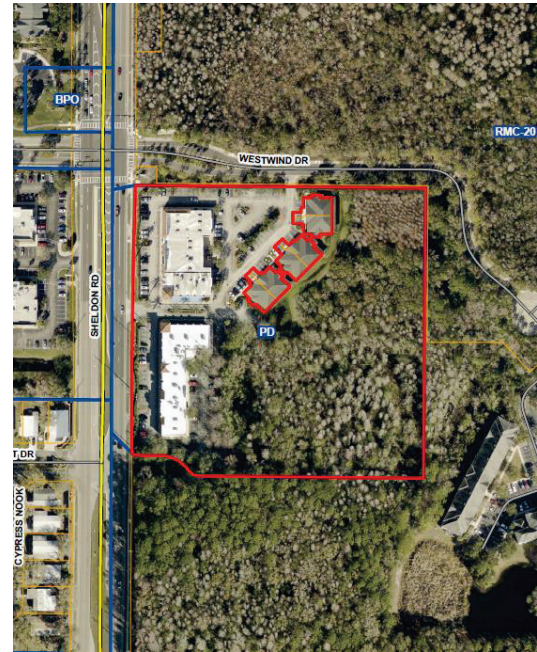


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jayson Lu
Zoning: PD
FLU Category: RES-20
Service Area: Urban
Community Plan Area: Northwest
Overlay: None
Special District: None
Use: Eating Establishment
Total Wet Zone Area Requested: 7,033 sq. ft.
Inside Area Requested: 6,019 sq. ft.
Outside Area Requested: 1,014 sq. ft.
Location: 11935 Sheldon Road, Tampa; Folio: 3558.5500



Introduction Summary:

This is a request for a distance separation waiver for a 4-COP-RX Alcoholic Beverage Development Permit (AB) for the sale of beer, wine, and liquor for sale and consumption 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 (gross floor area plus covered patio area) of at least 2,500 square feet. The wet zoning is sought for a restaurant with 6,019 square feet of indoor area and 1,014 square feet of outdoor area for a total of 7,033 square feet. The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

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

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 05-0418
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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	150 feet	39 feet	111 feet

Applicant's Justification:

- It does not have any negative impact on surrounding land use because the patio is attached to the main restaurant that is currently full service, and it is fully enclosed.
- Some guests would like to take advantage of outdoor seating and cool weather coming up.
- Would like to provide a part of outdoor seating that provides full-service food and drinks. The Mexican restaurant next door has outdoor seating and full service.

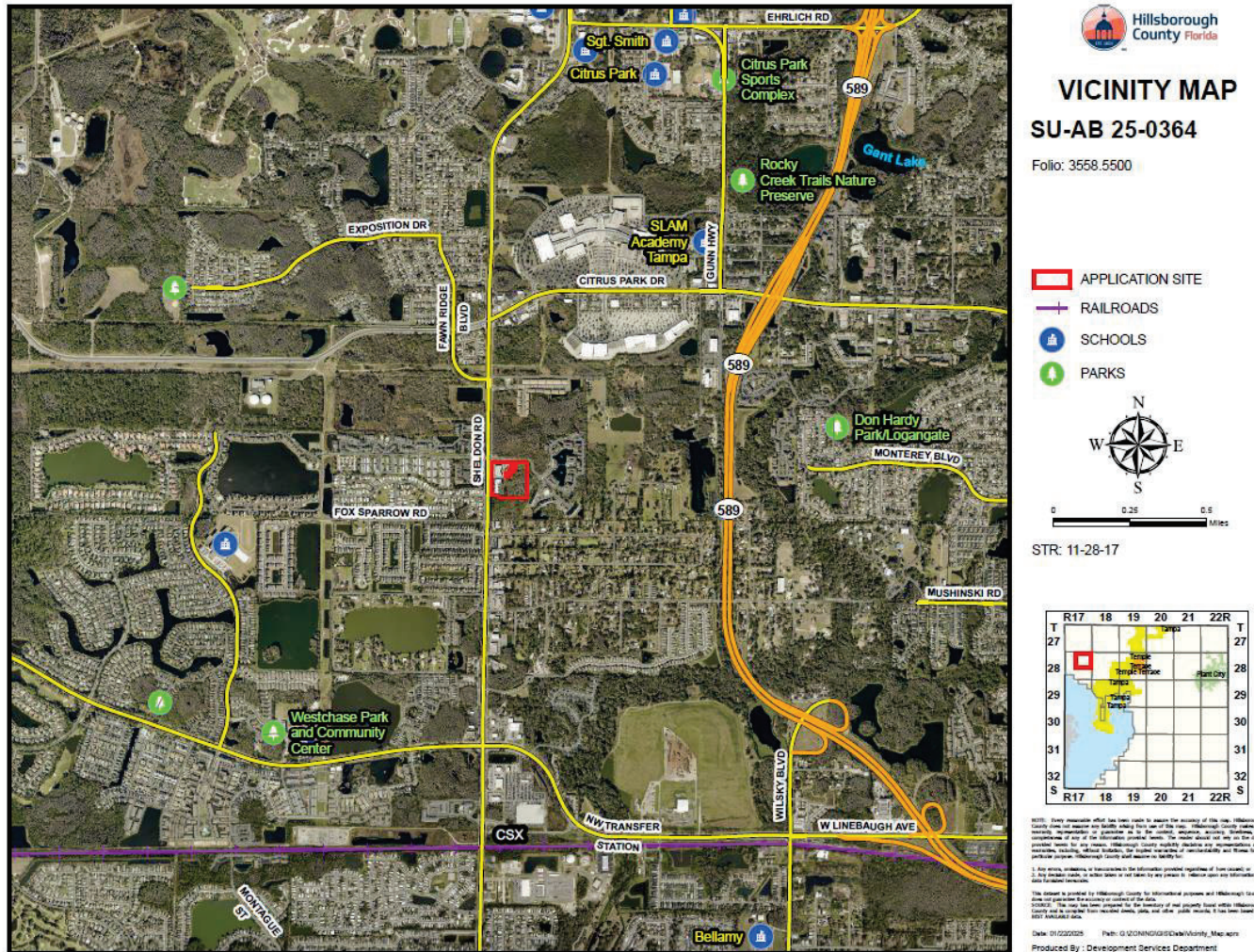
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

Applicant's Justification:

Not Applicable

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

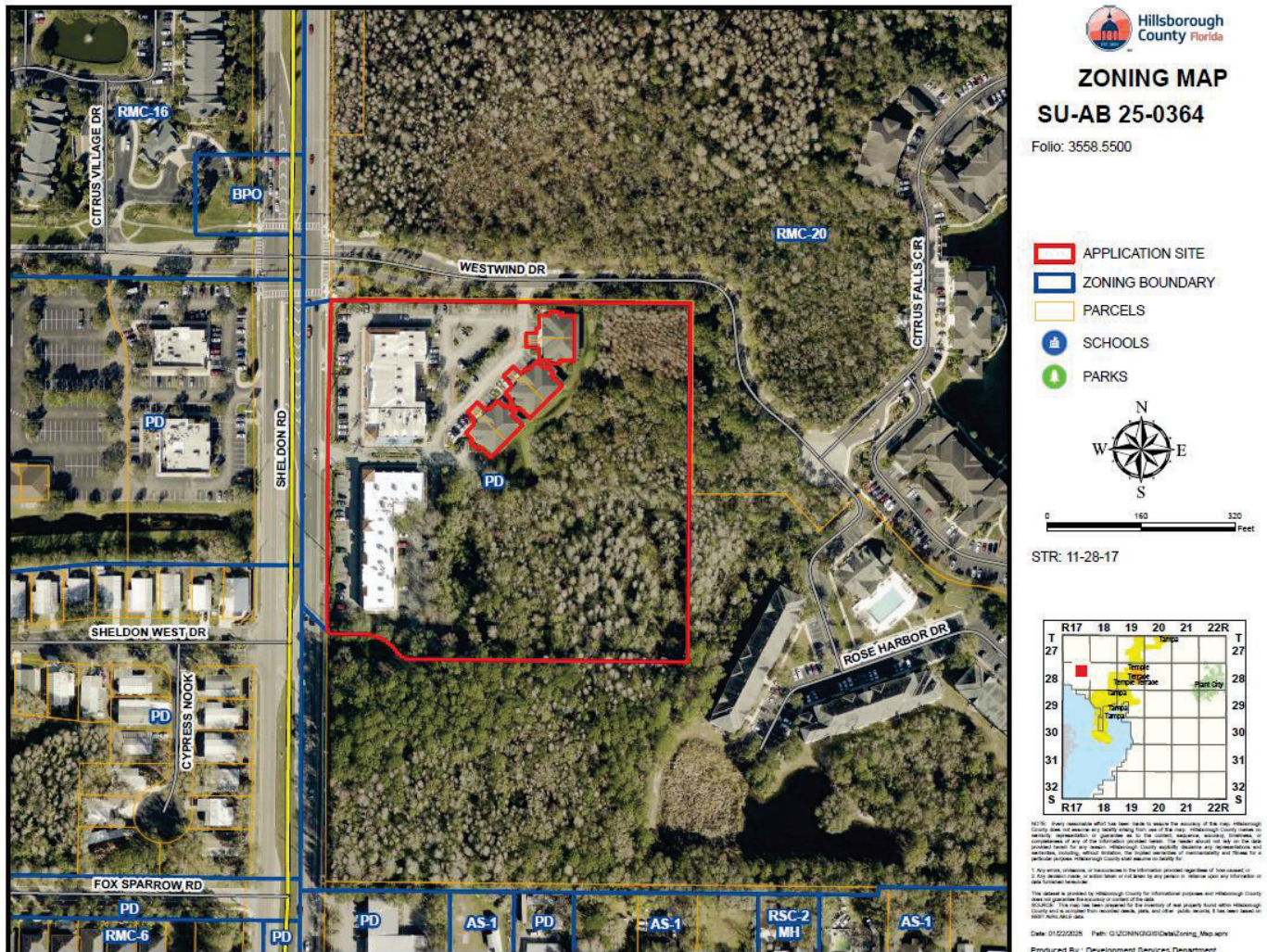


Context of Surrounding Area:

The subject site is located off of Sheldon Road, a major arterial road, in the Northwest Hillsborough Community Plan area. The surrounding area is composed of mixed uses, including general commercial uses, multi-family residential, and single-family residential. The parcel is surrounded by wetland conservation areas from the north, south, and east.

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	Multi-family residential
South	RMC-20	Multi-family residential
East	RMC-20	Multi-family residential
West	PD 01-0574 (04-0925), PD 77-0174 (93-0288)	Eating Establishments/Mobile home dwellings

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 is within 150 feet from residentially zoned property to the northeast. The proposed wet zone area is located within PD 16-1079, which permits mixed uses, including residential units (3 duplexes) that occupy the northwest corner of the parcel, approximately 111 feet from the proposed wet zoning. Several wet-zoned establishments, professional services, and retail stores exist in the PD. The entrance for the proposed restaurant faces west towards Sheldon Road and away from the multi-family dwellings.

For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

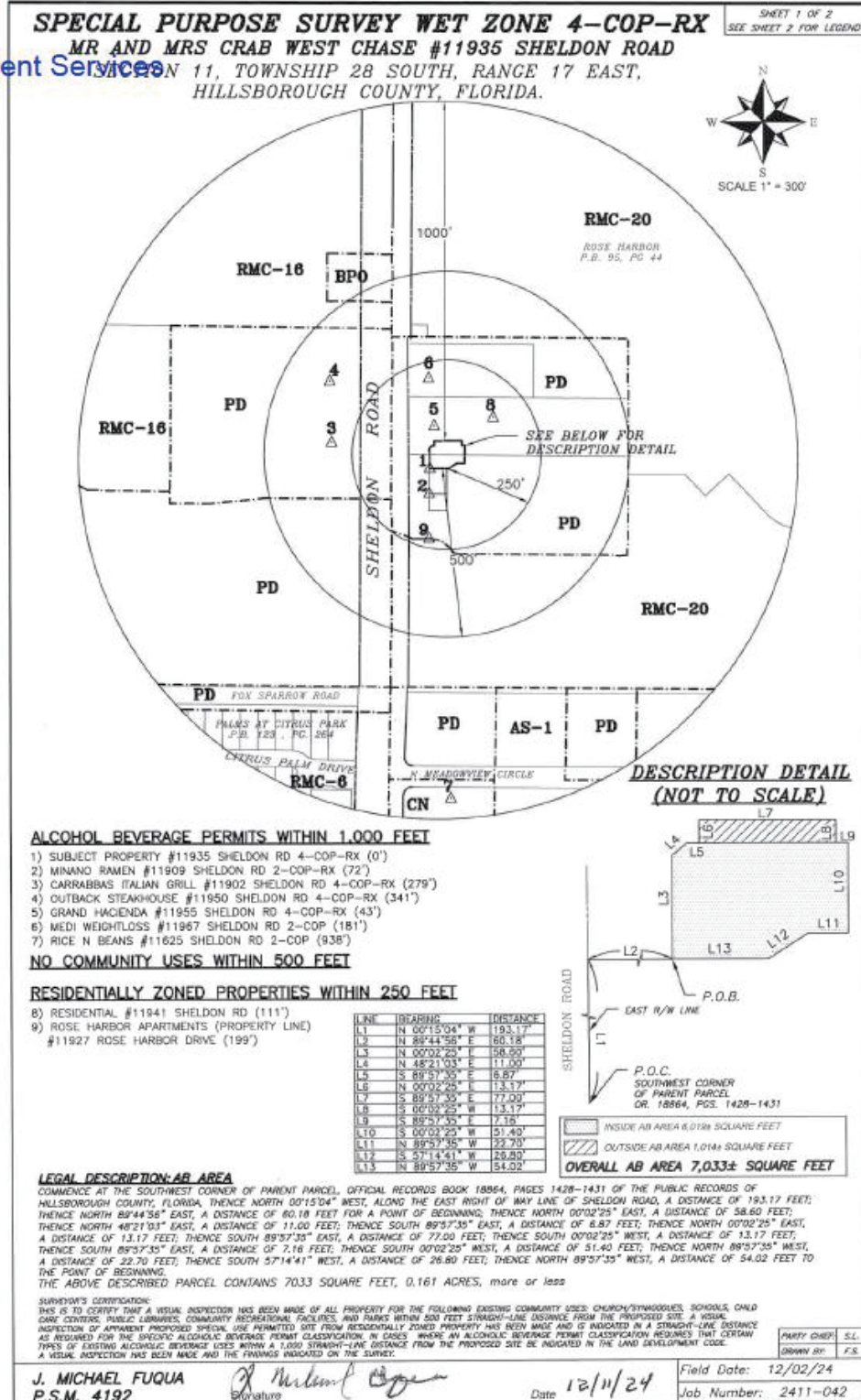
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE, Subject to conditions.** Approval is based upon the wet zone survey reflecting a total wet zone footprint of 7,033 square feet, as shown on the wet zone survey received January 15, 2025.

- 1. Upon approval of SU-AB 25-0364, the existing alcoholic beverage permit SU-AB 05-0418 shall be rescinded.

Zoning Administrator Sign Off:	 Colleen Marshall Fri Mar 14 2025 11:43:24
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

Received
1/15/25
Development Services

25-0364

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

Received
1/15/25
Development Services

SPECIAL PURPOSE SURVEY WET ZONE 4-COP-RX**MR AND MRS CRAB WEST CHASE #11935 SHELDON ROAD**SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY, FLORIDA.

SHEET 2 OF 2

SEE SHEET 1 FOR SKETCH

Legend

Petition Prefixes
RZ Rezoning
MM Major Modification
PMS Personal Appearance
SU Special Use
VAR Variance
APP Appeal

Comprehensive Plan Categories

AM Agricultural/Mining (1 unit per 20 acres)
A Agriculture (1 unit per 10 acres)
AR Agriculture/Rural (1 unit per 5 acres)
AE Agriculture Estate (1 unit per 2.5 acres)
Res-1 Residential-1 (1 unit per 1 acre)
RP-1 Residential Planned-1 (1 unit per acre)
Res-2 Residential-2 (2 units per acre)
RP-2 Residential Planned-2 (2 units per acre)
Res-4 Residential-4 (4 units per acre)
Res-6 Residential-6 (6 units per acre)
SMU Suburban Mixed Use-6
Res-9 Residential-9 (9 units per acre)
Res-12 Residential-12 (12 units per acre)
CMU Community Mixed Use-12
Res-20 Residential-20 (20 units per acre)
OC Office Commercial
UMU Urban Mixed Use-20
GMI Regional Mixed Use-35
RCP Research/Corporate Park
LI-P Light Industrial Planned
LI Light Industrial
HI Heavy Industrial
EPDF Electrical Power Generation Facility
P Public/Quasi-Public
E Environmentally Sensitive Areas
N Natural Preservation
S Scenic Corridor

Service Areas
USA Urban Service Area
USA Urban Expansion Area
RSA Rural Service Area

Zoning Districts
AM Agricultural Mining (1 unit per 20 acres)
A Agriculture (1 unit per 10 acres)
AR Agriculture Rural (1 unit per 5 acres)
AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
AS-1 Agricultural, Single-Family (1 unit per acre)
ASD-1 Agricultural, Single-Family Conventional (1 unit per acre)
AI Agricultural Industrial
RSD-2 Residential, Single-Family Conventional (2 units per acre)
RSD-3 Residential, Single-Family Conventional (3 units per acre)
RSD-4 Residential, Single-Family Conventional (4 units per acre)
RSD-6 Residential, Single-Family Conventional (6 units per acre)
RSD-9 Residential, Single-Family Conventional (9 units per acre)
MH Residential, Single-Family Mobile Home Overlay
RSD-6 Residential, Duplex Conventional (6 units per acre)
RSD-12 Residential, Duplex Conventional (12 units per acre)
RMC-6 Residential, Multi-Family Conventional (6 units per acre)
RMC-9 Residential, Multi-Family Conventional (9 units per acre)
RMC-12 Residential, Multi-Family Conventional (12 units per acre)
RMC-16 Residential, Multi-Family Conventional (16 units per acre)
RMC-20 Residential, Multi-Family Conventional (20 units per acre)
BPO Business, Professional Office
OR Office Residential
CN Commercial, Neighborhood
CC Commercial, General
CI Commercial, Intensive
M Manufacturing
SB Show Business Overlay
SP-HC Historic and Cultural Conservation
SP-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
SP-UC-1 Special Public Interest-University Community
SP-UC-2 Special Public Interest-University Community
SP-UC-3 Special Public Interest-University Community
SP-AP-1 Special Public Interest-Airport
SP-AP-2 Special Public Interest-Airport
SP-AP-3 Special Public Interest-Airport
SP-AP-4 Special Public Interest-Airport
SP-AP-5 Special Public Interest-Airport
SP-AP-V Special Public Interest-Airport
SP-HMD Special Public Interest-Harth Dale History Overlay
PD Planned Development
PD-C PLANNED DEVELOPMENT COMMERCIAL
PD-1 Interstate Planned Development
PD-2 Interstate Planned Development
PD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages):

- 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding moist beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S. 1, Laws of Florida).
- 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 2-COP Beer and wine for sale and consumption on and off the licensed premises.
- 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
- 2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (5) above.
- 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCI-MD UNIVERSITY COMMUNITY AREA - MAIN STREET
UNIVERSITY COMMUNITY AREA - RECREATION OFFICE
UCI-MD UNIVERSITY COMMUNITY AREA - RECREATION OFFICE DISTRICT

Legend

PC	Point of Curvature	(D)	Used
PT	Point of Tangency	(Desc)	Description
PCC	Point of Compound Curvature	(C)	Calculation
PI	Point of Intersection	(V)	Value Measured
STC/LR	Set Capped Iron Rod 1/2" x 6662	N.C.	Nil/None/Corner
F.C.L.R.	Found Capped Iron Rod	Sec.	Section
F.I.R.	Found Iron Rod	Tap.	Township
F.P.P.	Found Pinhead Iron Pipe	Q/W	Overhead
F.C.M.	Found Concrete Monument	C	Centerline
S.C.M.	Set Concrete Monument	A/C	Air Conditioner
STWADIA	Set P-X Nail & Disk	C/A	Overall
SPK/SL	Found P-X Nail & Disk	Cons.	Concrete
F.R.S. Spk.	Found Railroad Spike	A.P.O.	A Part Of
R.C.T.	Rebar Center Found at Set	ISM	Temporary
P.R.M.	Permanent Reference Monument	BM	Benchmark
Ryn.	Range	CDK	Covered
R/W	Right of Way	AKC	Alcove
	Wood Fence (WF)	RES	Resident
	Chain Link Fence (CLF)	P.B.	Post Box
P.O.B.	Point of Beginning	PC	Page
P.O.C.	Point of Commencement	AP	Apartment
R.C.	Reference Corner	R/W	Right of Way
Q/W	Overhead	Typ.	Typical
	Doing Business As		

Surveyor's Notes:

25-0364



To whom may concern,

We are seeking to add both the patio area and the cooler to our existing liquor license. The cooler will remain designated as a storage area, and the patio will continue to offer full-service dining where our guests can enjoy our food and drinks in a comfortable outdoor setting. The patio is directly connected to our restaurant and designed to enhance the guest experience without any negative impact on neighboring businesses. We believe this addition aligns with our commitment to providing an enjoyable, responsibly managed dining environment for our patrons.



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:

THE INITIAL APPROVED 4 COP LICENSE SITE DOES NOT HAVE PATIO SEATING. AFTER 2 OTHER RESTAURENT HAD OPEN AFTER HARRI'S SEAFOOD, THEY ADDED PATIO SEATING, BUT DID NOT FOLLOW UP ON ADDING THE PATIO AS PART OF THE LICENSE.

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

WE BELIEVE IT DOES NOT HAVE ANY NEGATIVE IMPACT ON SURROUNDING LAND USE BECASUE THE PATIO IS ATTCHED TO THE MAIN RESTAURENT THAT FULL SERVICE, AND ITS FULLY ENCLOSED.

SOME GUEST WOULD LIKE TO TAKE ADVANTAGE OF OUTDOOR SEATING AND COOL WEATHER COMING UP.

WE WOULD LIKE TO A PART OF OUTDOOR SEATING THAT PROVIDE FULL SERVICE FOOD AND DRINKS. THE MEXICAN RESTAURANT NEXT DOOR HAS OUTDOOR SEATING AND FULL SERVICE.

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

WE WOULD LIKE TO INCLUDE OUR PATIO SEATING AREA AS PART OF OUR 4COP LICENSE.

Prepared by and Return to:
American Patriot Title
13000 North Dale Mabry Hwy
Tampa, Florida 33618
Our File Number: 22-0200

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Hillsborough) (Corporate Seller)
)

THIS INDENTURE, made this September 21, 2022, between CFC Syndicate, LLC, a Delaware Limited Liability Company, a Delaware corporation, whose mailing address is: 19005 North Dale Mabry Hwy, Lutz, Florida 33548, party of the first part, and PengCheng LLC, a Florida Limited Liability Company, whose mailing address is: 5965 Bayview Circle South, Saint Petersburg, Florida 33707, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Parcel I:

The East 263.03 feet of the North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 and the North 15.00 feet of the North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, less the East 263.03 feet thereof, Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less the west 50.00 feet for road right of way.

Parcel II:

The North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, less the East 263.03 feet thereof, in Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, also less the North 15.00 feet and less the West 50.00 feet for Right of Way.

Parcel III:

The South 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less right of way for Sheldon Road.

Parcel IV:

The North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, LESS Tract Beginning 40.00 feet East of the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East; thence North, 116.91 feet; thence 39.18 feet along the arc of a curve concave to the Northeast, having a radius of 25.00 feet, central angle of 89°47'53", chord bearing and distance, South 44°53'56" East, 35.29 feet to the point of tangency; thence South 89°47'36" East, 46.18 feet to a point of curvature; thence 71.41 feet along the arc of a curve to the right having a radius of 75.00 feet, central angle of 54°32'59" chord bearing and distance, South 62°31'24" East, 68.74 feet to a point of reverse curvature; thence 23.80 feet along the arc of a curve to the left having a radius of 25.00 feet, central angle of 54°32'59" chord bearing and distance South 62°31'24" East, 22.91 feet to a point of tangency, thence South 89°47'53" East, 474.97 feet; thence South 00°01'49" West, 50.00 feet to the South Boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11; thence along said South Boundary, North 89°47'53" W, 627.35 feet to the Point of Beginning, ALSO LESS additional Right of Way for Sheldon Road.

All of the above-described property (being Parcels I, II, III and IV) is also known as the following:

The North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, LESS Tract Beginning 40.00 feet East of the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the

Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East; thence North, 116.91 feet; thence 39.18 feet along the arc of a curve concave to the Northeast, having a radius of 25.00 feet, central angle of 89°47'53", chord bearing and distance, South 44°53'56" East, 35.29 feet to the point of tangency; thence South 89°47'36" East, 46.18 feet to a point of curvature; thence 71.41 feet along the arc of a curve to the right having a radius of 75.00 feet, central angle of 54°32'59" chord bearing and distance, South 62°31'24" East, 68.74 feet to a point of reverse curvature; thence 23.80 feet along the arc of a curve to the left having a radius of 25.00 feet, central angle of 54°32'59" chord bearing and distance South 62°31'24" East, 22.91 feet to a point of tangency, thence South 89°47'53" East, 474.97 feet; thence South 00°01'49" West, 50.00 feet to the South Boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11; thence along said South Boundary, North 89°47'53" W, 627.35 feet to the Point of Beginning, LESS additional Right of Way for Sheldon Road.

And

The South 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less Right of Way for Sheldon Road.

And

The North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less Right of Way for Sheldon Road.

LESS AND EXCEPT FROM THE ABOVE LANDS, THE FOLLOWING DESCRIBED TRACT:

A portion of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida; thence S.89°47'43"E., 40.01 feet; thence North 116.91 feet to a non-tangent curve concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly along said curve 39.18 feet through a central angle of 89°47'53" (chord bearing S.44°53'56"E. 35.29 feet); thence S.89°47'36"E., 46.18 feet to a curve concave Southwesterly having a radius of 75.00 feet; thence Southeasterly along said curve 71.41 feet, through a central angle of 54°32'59" (chord bearing S.62°31'24"E., 68.74 feet) to a point of reverse curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along said curve 23.80 feet through a central angle of 54°32'59" (chord bearing S.62°31'24"E., 22.91 feet); thence S.89°47'53"E., 474.97 feet; thence along the East boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, N.00°01'02"E., 612.96 feet; thence along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, N.89°55'30"W., 194.76 feet to the POINT OF BEGINNING; thence South, 112.63 feet to a curve concave Westerly having a radius of 28.00 feet; thence Southerly along said curve 21.99 feet, through a central angle of 45°00'00" (chord bearing S.22°30'00"W., 21.43 feet); thence S.45°00'00"W., 198.36 feet; thence N.44°59'28"W., 69.27 feet; thence N.45°00'32"E., 33.37 feet; thence N.44°58'16"W., 17.73 feet; thence N.45°00'00"E., 24.00 feet; thence S.44°58'16"E., 17.74 feet; thence N.45°00'32"E., 62.91 feet; thence N.44°58'16"W., 17.75 feet; thence N.45°00'00"E., 24.00 feet; thence S.44°58'16"E., 17.75 feet; thence N.45°00'32"E., 38.40 feet; thence N.00°00'51"W., 17.83 feet; thence N.89°59'39"W., 17.74 feet; thence N.00°01'23"W., 24.00 feet; thence S.89°59'39"E., 17.75 feet; thence N.00°00'51"W., 52.81 feet; thence S.89°55'30"E., 68.28 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain non-exclusive easement benefiting the above parcel created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 13578, page 1684, as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 16279, page 249, Public Records of Hillsborough County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 21, 2022.

Signed, sealed and delivered
in the presence of:

CFC Syndicate, LLC, a Delaware Limited Liability Company



Witness signature

DAVID P. RANKIN

Print witness name



Witness signature

Print witness name

By:

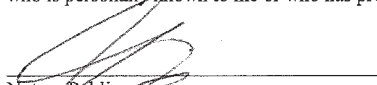
Print Name: John M. Doyle

Title: Authorized Member

(Corporate Seal)

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of September, 2022 by John M. Doyle, Authorized Member of CFC Syndicate, LLC, a Delaware Limited Liability Company who is personally known to me or who has produced a driver's license as identification.



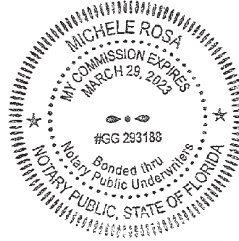
Notary Public

Michele Rosa

Print Notary Name

My Commission Expires: _____

Notary Seal





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0364Intake Date: 1/15/25Hearing(s) and type: Date: 3/31/25Type: LUHOReceipt Number: 440618

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: 11935 SHELDON RD City/State/Zip: TAMPA FL 33626TWN-RN-SEC: 11/28/17 Folio(s): 3558-5500 Zoning: PD Future Land Use: R-20 Property Size: 6,119 SQ

Property Owner Information

Name: Pengcheng Llc Daytime Phone: _____Address: 5965 Bayview Cir S City/State/Zip: Saint Petersburg, FL 33707Email: JAYSON424@GMAIL.COM Fax Number: _____

Applicant Information

Name: JAYSON LU Daytime Phone: 6464135744Address: 6643 hayter dr City/State/Zip: lakeland fl 33813Email: Jayson424@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____

Address: _____ City/State/Zip: _____

Email: _____ 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.

[Signature]
Signature of the Applicant

JAYSON LU
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)

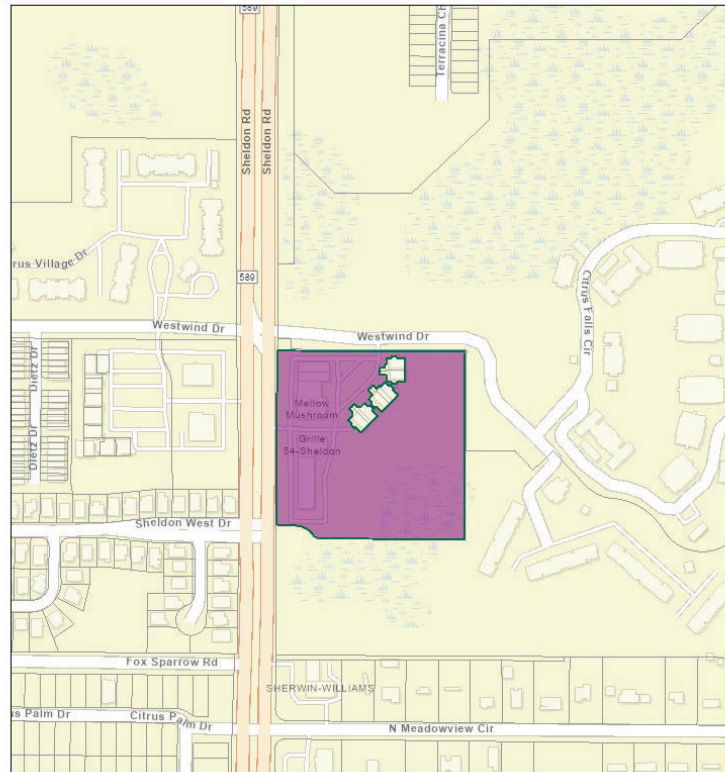
Wan Juan Ren
Type or print name



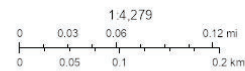
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-20
Description	Residential - Multi-Family Conventional
RZ	01-0016
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	16-1079
Flood Zone:AE	BFE = 25.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0187H
FIRM Panel	12057C0187H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	16-1079
Note	02-1445
Minor Changes	null
Major Modifications	04-1644
Personal Appearances	04-0601,03-1083, 21-1136
Census Data	Tract: 011412 Block: 2001
Future Landuse	R-20
Future Landuse	R-20
Future Landuse	R-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3558.5500



November 27, 2023



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Hillsborough County Florida

Folio: 3558.5500
PIN: U-11-28-17-ZZZ-000000-27870.0
Pengcheng Llc
Mailing Address:
 5965 Bayview Cir S
 null
 Saint Petersburg, FL 33707
Site Address:
 11901 Sheldon Rd
 Tampa, FL 33626
SEC-TWN-RNG: 11-28-17
Acreage: 8.19124985
Market Value: \$9,703,100.00
Landuse Code: 1630 Store/shp Cente

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