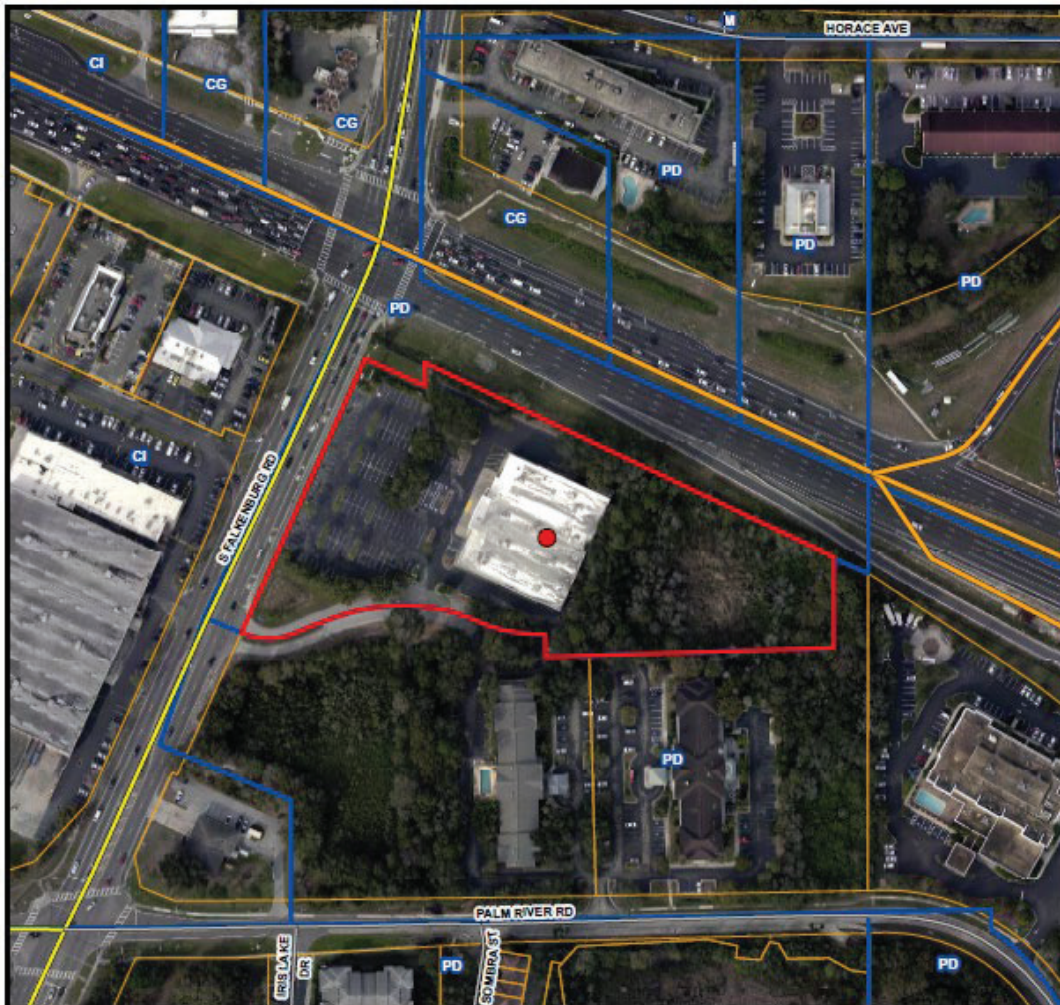






Land Use Application Summary Report


Application Number:	SU-AB 23-0572	Adjacent Zoning and Land Uses:	
Request:	4-COP-SX AB Permit with Distance Separation Waivers	North:	CG, PD 84-0324, PD 85-0002, Restaurant, Retail and Hotel
		South:	PD 00-1017, Hotels
Comp Plan Designation:	RMU-35	East:	PD 00-1017, Hotels
Service Area:	City of Tampa Service Area	West:	CI, Shopping Center



 Hillsborough County Florida
ZONING MAP
SU-AB 23-0572
 Folio: 68042.1400

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





STR: 20-29-20, 19-29-20

	R 17	R 18	R 19	R 20	R 21	R 22R	
T 27							
T 28							
T 29							
T 30							
T 31							
T 32							
T 33							
	R 17	R 18	R 19	R 20	R 21	R 22R	

2023: Plans, maps and other data are subject to change without notice. The information on this map is for informational purposes only and does not constitute a contract. The information on this map is for informational purposes only and does not constitute a contract. The information on this map is for informational purposes only and does not constitute a contract.

Date: 9/29/2023 Path: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-SX Alcoholic Beverage Development Permit (AB) Beer, wine, and liquor for sale and consumption on the permitted premises only when in connection with a hotel/motel. The sale and/or consumption of alcoholic beverages are limited to the main building structure and specific outdoor areas.

The wet zoning is sought by a proposed hotel located at 10277 E. Adamo Drive recently approved under Planned Development, PD 22-1226, which allows the host use and consideration of the proposed wet zoning. The wet zoned area will comprise a footprint of 110,967 square feet of area for the hotel as shown on the revised wet zone survey received July 18, 2023. Per PD 22-1226, the hotel is permitted a maximum 200,000 square feet of gross floor area and up to 8 stories in height.

Distance Separation Requirements for a 4-COP-SX AB Permit:

Per LDC Section 6.11.11.D.5, 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** comply with this requirement.
- 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. According to the survey submitted by the applicant, the request **does NOT** comply with this requirement. There are six existing wet zonings of the specified types within 1,000 feet of the proposed wet zoning.

Per LDC Section 6.11.11.E., waivers to the required separation distances may be requested by applicants 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.

Requested Separation Waivers

The applicant requests a waiver to the permitted maximum of three approved AB permits of the specified types within 1,000 feet. According to the wet zone survey, there are six approved AB permits in the same classification. The applicant's justification for the waiver includes the following:

- Adjacent uses are predominantly hotels and restaurants, and other commercial uses within intensive future land use designations of Urban Mixed Use (UMU-20) and Residential Mixed

Use (RMU-35). Therefore, the use is compatible with the surrounding development and the need for the distance requirement from other approved wet-zoning permits is negated.

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.”
- Six alcoholic beverage permits in the same wet zone classification exist within 1,000 feet of the proposed wet zone area. However, four of the six are located west of Falkenburg Road buffered by the 115’ Right of Way and have no functional relationship to the proposed wet zone, negating the cumulative impact of the six wet zonings.
- A proposed restaurant was also approved as part of PD 22-1226 located on the “west” parcel just east of Falkenburg Road and west of the proposed hotel which will provide an additional physical structure between the proposed wet zoning and adjacent development to the west across Falkenburg Road, that contains four of the approved alcoholic beverage permits. The restaurant is currently under a separate review for an AB under Conditional Use 23-0568 and is of a different wet zone classification.




- The proposed wet zoning is located along a principal arterial and a major roadway, and in close proximity to Interstate 75. Varying commercial developments exist along Adamo Drive and S. Falkenburg Road, including hotels, casual dining, and fast-food restaurants, a retail shopping center, and several wet-zoned establishments.

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

Recommendation:

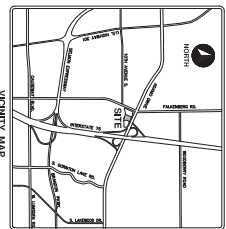
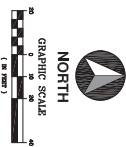
Staff finds the proposed 4-COP-SX Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the revised wet zone survey received July 18, 2023, that reflects a total footprint of 110,967 square feet.

1. The wet zone area shall be limited to the hotel main building structure.

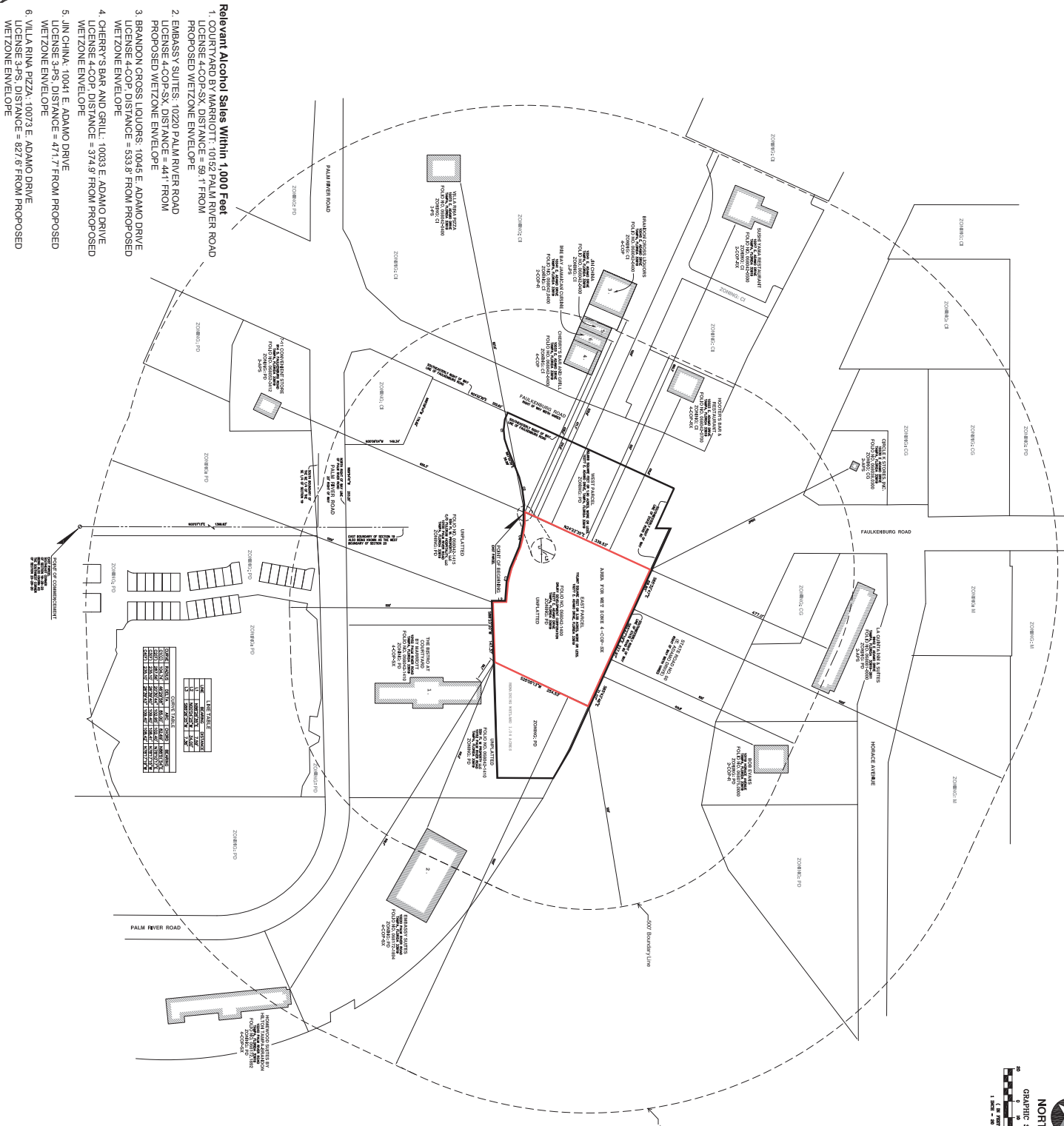
Staff's Recommendation	Approvable, Subject to Conditions
Zoning Administrator's Sign-Off	 Colleen Marshall Thu Jul 20 2023 14:12:36

SPECIFIC PURPOSE SURVEY (WET ZONE 4-COP-SX)

SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220



- Relevant Alcohol Sales Within 1,000 Feet**
- COURTNEY MARKET, 10152 PALM RIVER ROAD, DISTANCE = 441' FROM PROPOSED WETZONE ENVELOPE
 - EMBASSY SUITES, 10220 PALM RIVER ROAD, LICENSE 4-COP-SX, DISTANCE = 441' FROM PROPOSED WETZONE ENVELOPE
 - BRANDON CROSS LIQUORS, 10045 E. ADAMO DRIVE, LICENSE 4-COP, DISTANCE = 533.8' FROM PROPOSED WETZONE ENVELOPE
 - CHERRY'S BAR AND GRILL, 10033 E. ADAMO DRIVE, LICENSE 4-COP, DISTANCE = 471.7' FROM PROPOSED WETZONE ENVELOPE
 - JIN CHINA, 10041 E. ADAMO DRIVE, LICENSE 3-FS, DISTANCE = 974.9' FROM PROPOSED WETZONE ENVELOPE
 - VILLA RINA PIZZA, 10073 E. ADAMO DRIVE, LICENSE 3-FS, DISTANCE = 827.6' FROM PROPOSED WETZONE ENVELOPE

LEGAL DESCRIPTION (EAST PARCEL)

A 1/4 of Section 19 and 20, Township 29 South, Range 20 East, Hillsborough County, Florida, containing approximately 1.74 acres, more or less, as shown on the attached plat. The boundaries of the parcel are as follows: North, the boundary of the parcel is the boundary of the parcel as shown on the attached plat; East, the boundary of the parcel is the boundary of the parcel as shown on the attached plat; South, the boundary of the parcel is the boundary of the parcel as shown on the attached plat; West, the boundary of the parcel is the boundary of the parcel as shown on the attached plat.

SURVEYOR'S REPORT

- This survey was conducted in accordance with the Surveyor's Code of Ethics.
- The survey was conducted in accordance with the Surveyor's Code of Ethics.
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- The survey was conducted in accordance with the Surveyor's Code of Ethics.



SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Surveyor and Mapper in the State of Florida, do hereby certify that the above is a true and correct copy of the original survey as shown on the attached plat, and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor and Mapper in the State of Florida.

Dennis J. Benham
Professional Surveyor & Mapper No. 4899

PROJECT NAME:	HH GREGG EAST PARCEL HILLSBOROUGH COUNTY, FLORIDA	PREPARED FOR:	DRURY DEVELOPMENT CORPORATION 13075 MANCHESTER ROAD, SUITE 200 ST. LOUIS, MISSOURI 63131 TEL (314) 587-2530
SCALE:	1"=40'	DATE:	10/04/2022
CHECKED BY:	D.J.B.	DATE:	10/04/2022
PROJECT NO.:	2022-001	DATE:	10/04/2022
REVISION:	1	DATE:	10/04/2022
REVISION:	2	DATE:	10/04/2022
REVISION:	3	DATE:	10/04/2022



Additional / Revised Information Sheet

Office Use Only		
Application Number: <u>23-0572</u>	Received Date:	Received By:

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

Application Number: 23-0572 Applicant's Name: Brice Pinson

Reviewing Planner's Name: Camille Krochta Date: 07/18/2023

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): 07/31/2023

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

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

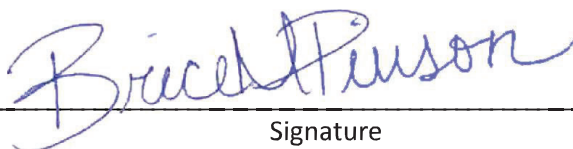
Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@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.


Signature

7-18-2023
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 23-0572

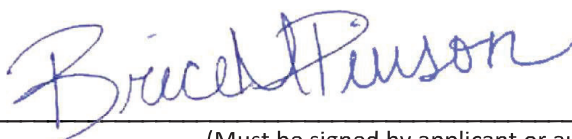
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

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

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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

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



July 18, 2023

Written Statement for a Special Use – Alcoholic Beverage Permit (4-COP-SX)

The request is for a 4-COP-SX alcoholic beverage special use permit on the property with tax folio 68042.1400, labeled as the East Parcel on the wet zone survey.

The request does not meet the distance requirement of 1,000 feet to no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4- COP-X, 4-COP-SX, 4-COPSBX, 11-C (Social Club) or Bottle Club Alcoholic Beverage Use Permits.

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

The subject area is part of PD 22-1226 approved for hotel (200,000 SF max) and restaurant (9,000 SF max) uses. The application is for the hotel use located on the east of the subject site. As part of the development of the hotel, the property owner wishes to apply for a 4-COP-SX permit, which is specifically for, "Beer, wine, and liquor for sale and consumption on the permitted premises only when in connection with a hotel/motel. The sale and/or consumption of alcoholic beverages are limited to the main building structure and specific outdoor areas." (LDC Section 6.11.11.C.k.)

The reason for the request to wetzone the parcel as a whole, rather than a specific building footprint is because the building footprint has not been finalized. However, the PD site plan will control where the building can be located, and the requested AB permit is limited to the main building structure. The survey divides the parcel into east and west in order to identify the separate AB permit requests. The intention of the east and west surveys is not to subdivide the parcel and the applicant has no intension of subdividing the parcels at this time.

Adjacent uses are predominantly hotels and restaurants, and other commercial uses within intensive future land use designations of Urban Mixed Use (UMU-20) and Residential Mixed Use (RMU-35). Therefore, the use is compatible with the surrounding development.

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

The 4-COP-SX permit limits a maximum amount of three of certain Alcoholic Beverage Use Permits within 1,000 feet of one another.

The distance reduction request for the 4-COP-SX permit is for:

1. Courtyard By Marriott: 10152 Palm River Road
License 4-COP-SX, Distance = 59.1' From Proposed Wetzone Envelope
2. Embassy Suites: 10220 Palm River Road
License 4-COP-SX, Distance = 441' From Proposed Wetzone Envelope
3. Brandon Cross Liquors: 10045 E. Adamo Drive
License 4-COP, Distance = 533.8' From Proposed Wetzone Envelope
4. Cherry's Bar and Grill: 10033 E. Adamo Drive
License 4-COP, Distance = 374.9' From Proposed Wetzone Envelope



5. Jin China: 10041 E. Adamo Drive
License 3-PS, Distance = 471.7' From Proposed Wetzone Envelope
6. Villa Rina Pizza: 10073 E. Adamo Drive
License 3-PS, Distance = 827.6' From Proposed Wetzone Envelope

Adjacent uses are predominantly hotels and restaurants, and other commercial uses, therefore negating the need for the distance requirement from other approved wet-zoning permits.

Mail Tax Statements to:
Drury Development Corporation
721 Emerson Road, Suite 200
St. Louis, Missouri 63141

This instrument prepared by:
Lisa S. Leary, Associate General Counsel
Drury Development Corporation
721 Emerson Road, Suite 200
St. Louis, MO 63141

Return to:
Drury Development Corporation
Attn: Lisa S. Leary, Associate General Counsel
721 Emerson Road, Suite 200
St. Louis, MO 63141

Tax Identification Parcel No. 068042-1400

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

929252

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective as of the 19th day of August, 2019 by James A. Friedberg and Samuel Israel, as Co-Trustees of the Ervin and Susanne Bard Family Trust, whose address is 433 N. Camden Dr. Beverly Hills, CA 90210 Suite 600 (hereinafter called the "Grantor"), to Drury Development Corporation, a Missouri corporation, whose address is 721 Emerson Road, Suite 200, St. Louis, Missouri 63141 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land and improvements situated in Hillsborough County, Florida (the "Property"), described as follows: See Exhibit "A" attached hereto and incorporated as a part hereof.

TOGETHER with all 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 the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances, except real property taxes accruing subsequent to January 1, 2017.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

GRANTOR:

[Signature]
(signature)

ERVIN AND SUSANNE BARD FAMILY TRUST

Name: Glaucia B. Barlund
(print)

By: James A. Friedberg
James A. Friedberg, Co-Trustee of the Ervin and Susanne Bard Family Trust

[Signature]
(signature)

Name: Maria Pimentel R.
(print)

By: Samuel Israel
Samuel Israel, Co-Trustee of the Ervin and Susanne Bard Family Trust

[Signature]
(signature)

Name: Brian Costanian
(print)

[Signature]
(signature)

Name: S. Friedberg
(print)

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2017, by James A. Friedberg, as Co-Trustee of the Ervin and Susanne Bard Family Trust, and that said writing was signed by him on behalf of said Trust for the purposes therein stated. He [] is personally known to me or [] has produced _____ as identification.

(Seal)

NOTARY PUBLIC:

SEE ATTACHED
NOTARIAL
CERTIFICATE

My Commission Expires: _____

[Signature]
8/22/17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

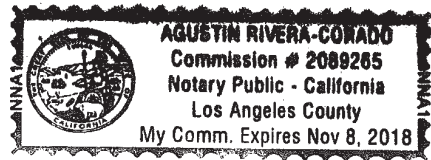
State of California
County of Los Angeles

On August 22nd 2017 before me, Agustin Rivera Conrado Notary Public
(insert name and title of the officer)

personally appeared James A. FRIEDBERG
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



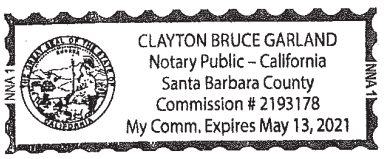
Signature [Handwritten Signature] (Seal)

STATE OF California)
COUNTY OF Santa Barbara)

The foregoing instrument was acknowledged before me this 19th day of August, 2017, by Samuel Isreal, as Co-Trustee of the Ervin and Susanne Bard Family Trust, and that said writing was signed by him on behalf of said Trust for the purposes therein stated. He [] is personally known to me or [X] has produced California Drivers License as identification.

(Seal)

NOTARY PUBLIC:



[Signature]

My Commission Expires: May 13, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying and being within the NE 1/4 of the SE 1/4 of Section 19, Township 29 South, Range 20 East and in a portion of Tract 4 and Tract 5 in the SW 1/4 of Section 20, Township 29 South, Range 20 East, South Tampa Subdivision, Plat Book 6, Page 3, of the public records of Hillsborough County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Section 19, said point being also known as the Southwest corner of Section 20; thence along the East boundary of said Section 19, being known as the West boundary of Section 20, North 0° 05' 33" West, to the North right-of-way line of Palm River Road, said right-of-way line being parallel to and 20 feet North of the South boundary of the NE 1/4 of the SE 1/4 of said Section 19; thence along said North right-of-way line, South 89° 52' 33" West, a distance of 203.20 feet; thence leaving said North right-of-way line, North 0° 18' 50" West, a distance of 149.34 feet; thence North 66° 21' 30" West, a distance of 176.82 feet to the Southeasterly right-of-way line of Faulkenburg Road; thence along said Southeasterly right-of-way line, North 24° 9' 49" East, a distance of 202.62 feet to the Point of Beginning; thence North 24° 9' 49" East, a distance of 448.82 feet to a point on the Southwesterly right-of-way line of State Road 60; thence along said Southwesterly right-of-way line the following six (6) described courses; (i) South 65° 47' 43" East, a distance of 107.55 feet; (ii) thence North 0° 5' 33" West, a distance of 32.97 feet; (iii) thence South 65° 48' 27" East, a distance of 180.72 feet; (iv) thence South 65° 41' 59" East, a distance of 227.80 feet; (v) thence South 65° 55' 27" East, a distance of 187.82 feet; (vi) thence South 61° 48' 3" East, a distance of 81.25 feet; thence departing said Southwesterly right-of-way line, South 0° 1' 24" West, a distance of 136.03 feet; thence South 88° 10' 3" West, a distance of 432.62 feet; thence North 0° 05' 33" West, a distance of 24.12 feet to a point of intersection with a curve, concave to the North, said curve having a radius of 235.10 feet and a central angle of 26° 39' 45"; thence West along the arc of said curve to the right, a distance of 109.40 feet, said curve being subtended by a chord which bears North 78° 30' 19" West, a distance of 108.42 feet to a point of reverse curvature with a curve, concave to the South, said curve having a radius of 235.10 feet and a central angle of 26° 39' 45"; thence Northwest along the arc of said curve to the left, a distance of 109.41 feet; said arc subtended by a chord which bears North 78° 30' 19" West, a distance of 108.42 feet to the curve's end; thence South 88° 9' 49" West, a distance of 15 feet to the beginning of a curve, concave to the South, said curve having a radius of 287.56 feet and a central angle of 20° 30' 01"; thence West along the arc of said curve to the left, a distance of 102.89 feet, said arc subtended by a chord which bears South 77° 54' 49" West, a distance of 102.34 feet to the curve's end; thence South 67° 39' 49" West, a distance of 59.01 feet to the beginning of a curve, concave to the North, said curve having a radius of 104.74 feet and a central angle of 46° 29' 58"; thence West along the arc of said curve to the right, a distance of 85 feet, said arc subtended by a chord which bears North 89° 5' 11" West, a distance of 82.69 feet to the curve's end, said curve's end being the Point of Beginning.

TOGETHER WITH the easements as set forth in the Easement Agreement recorded in Official Records Book 6010, page 581 of the Public Records of Hillsborough County, Florida.

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Additional / Revised Information Sheet

Office Use Only		
Application Number: <u>23-0572</u>	Received Date:	Received By:

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

Application Number: 23-0572 Applicant's Name: Brice Pinson

Reviewing Planner's Name: _____ Date: 06/09/2023

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 last page.

Will this revision remove land from the project? Yes No

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

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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.

Isabella Albert

Signature

6-9-2023

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 23-0572


Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

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

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

Revised application form and information sheet.
Written Statement

*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.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

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

Property Information

Address: 10277 E Adamo Dr City/State/Zip: Tampa, FL 33619
TWN-RN-SEC: 19-29-20 Folio(s): 68042.1400 Zoning: PD Future Land Use: RMU-35 Property Size: 5.42 ac.

Property Owner Information

Name: Drury Development Corporation Daytime Phone _____
Address: 13075 MANCHESTER RD STE 200 City/State/Zip: SAINT LOUIS, MO 63131-1836
Email: _____ Fax Number _____

Applicant Information

Name: Same as above Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Brice Pinson, Halff Associates, Inc. Daytime Phone (813) 497-4903
Address: 1000 N. Ashley Drive. Ste. 900 City/State/Zip: Tampa, Florida 33611
Email: bpinson@halff.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.

Brice Pinson
Signature of the Applicant

Brice Pinson
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 of the Owner(s) – (All parties on the deed must sign)

Type or print name