

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for an 11-C (Social Club) Alcoholic Beverage Permit to allow for the sale and consumption of beer, wine, and liquor on the permitted premises only to members and their guests for an existing chartered club, AMVETS Post No. 26 at 221 South Dover Road.

As shown on the wet zone survey received July 5, 2022, the proposed wet zone footprint is 78,855 square feet in size, all of which is outdoor area except for 4,750 square feet of indoor area distributed among several buildings on the parcel.

There is an existing 11-C (Social Club) wet zoning on the property, AB 19-1490, approved for 8,218 square feet of total area, comprised of 4,150 square feet of indoor area and 4,068 square feet of outdoor area.

The parcel is zoned BPO which allows a membership organization and consideration of the proposed wet zoning.

Distance Separation Requirements for an 11-C 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 not** comply with this requirement. There is a single-family subdivision to the east across Dover Road.
- There shall be no more than three existing AB permits of certain types within 1,000 feet of the proposed AB permit. According to the survey submitted by the applicant, the request **does** comply with this requirement.

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.

Required Separation from Residentially Zoned Property

As shown on the wet-zone survey provided, there is a residentially zoned property developed with a single-family subdivision 109 feet to the east of the proposed wet zoning. The applicant requests a 141-foot distance separation waiver to the required 250-foot distance separation. The applicant has submitted the following justification for the waiver:

Special or unique circumstances that make the specified distance requirements unnecessary.

- The subdivision has a six-foot concrete wall on both sides of the entrance.
- The Amvets sits back from the road.
- This will not have significant negative impacts on the surrounding property
- The hours will be restricted to 11:00 am to 11:00 pm, Monday through Sunday.

Staff Findings:

LDC Section 6.11.11.E.3 provides for the 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 single-family subdivision that is located within 250 feet of the proposed wet-zone area is separated from the site by Dover Road, a major collector roadway. Additionally, the single-family homes are screened by a 6- to 8-foot-high masonry wall, the normal route of travel from the post buildings to the nearest residential home is approximately 370 feet, and the subdivision is a gated community.
- A large portion of the outdoor area in the proposed wet zoning is located on the west side of the subject parcel, behind the post’s buildings and approximately 250 feet or more from the rear yards of the single-family homes.
- As proposed by the applicant, the sale and consumption of alcoholic beverages will be limited to the hours from 11:00 a.m. to 11:00 p.m. daily. This is substantially less than the hours permitted by the Land Development Code, which are Monday through Saturday from 7:00 a.m. to 3:00 a.m. the next day, and Sunday from 11:00 a.m. to 3:00 a.m. the next day.
- The proposed wet zoning will replace the post’s existing 11-C (Social Club) wet zoning, which also required approval of a waiver from the residential subdivision.
- Staff received no objections from residents of the subdivision.
- For the reasons discussed above, staff finds the proposed wet zoning does not post significant impacts on the neighboring single-family subdivision and the necessity for the required separation is negated.

Recommendation:

Staff finds the proposed 11-C Alcoholic Beverage Permit to be **APPROVABLE, subject to the recommended condition below.** Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 78,855 square feet, as shown on the revised wet zone survey received July 5, 2022.

1. The sale and/or consumption of alcoholic beverages shall be limited to the hours from 11:00 a.m. to 11:00 p.m. daily.
2. Upon approval of SU-AB 22-0861, the existing 11-C wet zoning on the subject property, AB 19-1490, shall be rescinded.

Staff’s Recommendation	Approvable, subject to recommended conditions.
Zoning Administrator’s Sign-Off	 t Tue Jul 12 2022 18:29:43

SURVEYORS NOTES AND REPORT

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 2) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 3) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 4) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) THIS IS A SPECIFIC PURPOSE SURVEY, CERTIFIED TO ONLY THOSE LISTED AS THE OWNERS.
- 6) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARY AS ANY NEED MAY ARISE , THE FEES (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY
- 7) 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 straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1,000-foot, straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings are indicated on the survey.

DESCRIPTION:

A PARCEL OF LAND IN THE NE¹/₄ OF THE SE¹/₄ OF THE NE¹/₄ OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
 AS A POINT OF REFERENCE COMMENCE AT THE NE CORNER OF THE NE¹/₄ OF THE SE¹/₄ OF THE NE¹/₄ OF THE NW¹/₄ OF SAID SECTION 29, THENCE PROCEED N89°25'05"W (AN ASSUMED BEARING) ALONG THE NORTH BOUNDARY OF THE NE¹/₄ OF THE SE¹/₄ OF THE NW¹/₄ OF SAID SECTION 29 A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N89°25'05"W A DISTANCE OF 192.94 FEET, THENCE S00°01'33"E A DISTANCE OF 334.15 FEET, THENCE S89°22'48"E A DISTANCE OF 312.80 FEET, THENCE N00°00'00"W A DISTANCE OF 120.01 FEET, THENCE N89°22'48"W A DISTANCE OF 120.01 FEET, THENCE N00°00'00"W A DISTANCE OF 214.27 FEET, TO THE POINT OF BEGINNING LESS THE EAST 30.00 FEET FOR ROAD RIGHT OF WAY. CONTAINING 78855 SQFT MORE OR LESS

CERTIFICATIONS

AMVETS POST #26

ADDRESS 221 S. DOVER ROAD
 78855 SQFT ± TO BE WETZONED
 WET ZONING REQUEST FOR "11-C"

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C).

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID UNLESS ATTACHED WITH SHEET 2

HILLSBOROUGH SURVEYING, INC

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
 (813) 707-9086 (813) 717-9017 FAX
 TIM@HILLSBOROUGHSURVEYING.COM
 LICENSED BUSINESS 6582

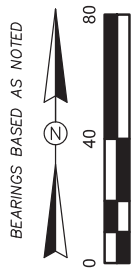
JOB # AMVET 26
 LAST DATE IN FIELD:
 MAPPING DATE: 04/20/2022
 PROJECT NAME AMVET 26
 CREW: WRT

SHEET 1 OF 3

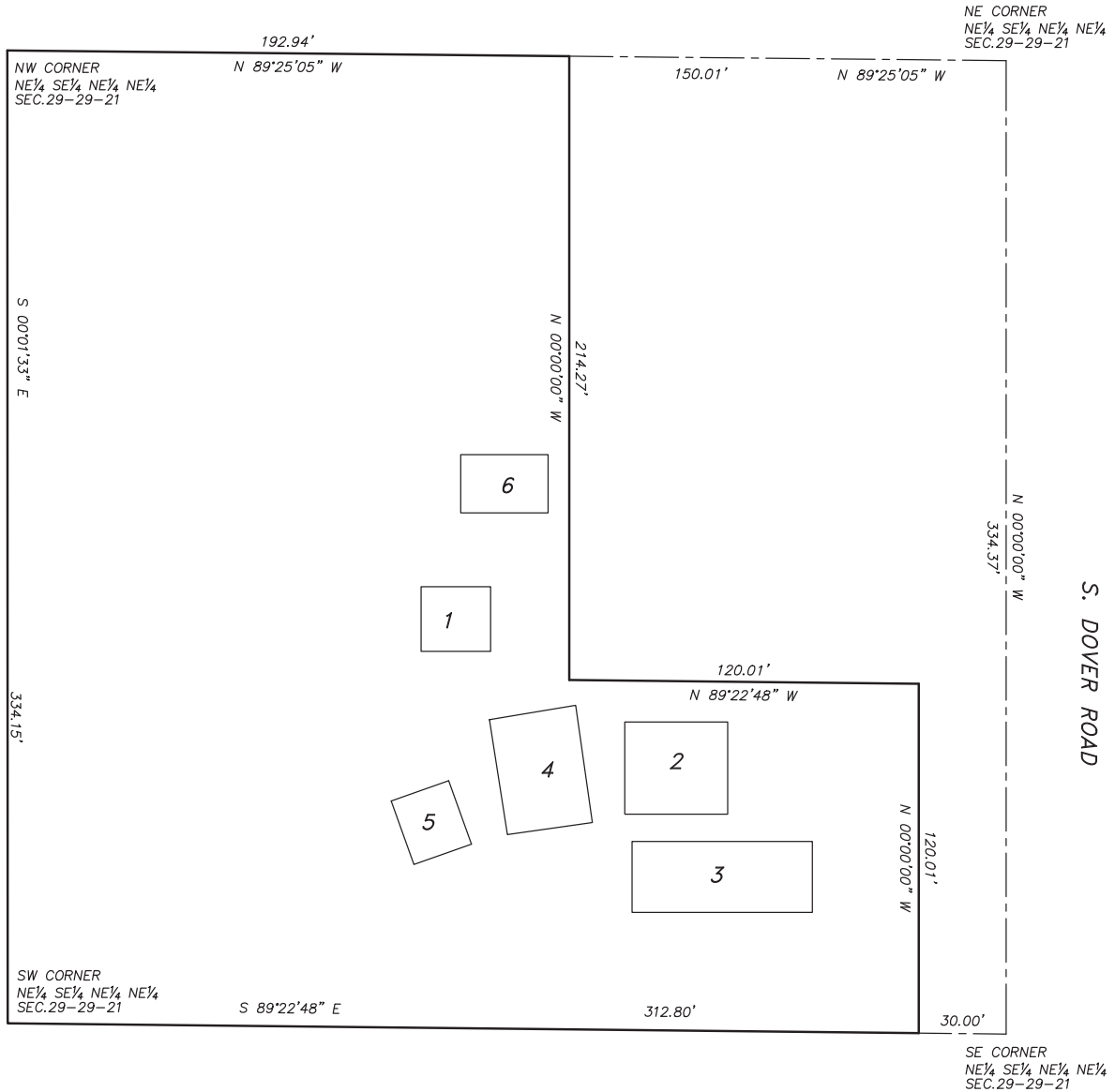
<p>WELL = WELL "x" = CROSS-CUT IN CONCRETE * = PROPERTY CORNER * = LAND CORNER * = SCALE BRAKE Plastic Fence Chain-link fence Wood fence ○ = UTILITY POLE (UP)</p>
<p>SN&D = SET NAIL AND DISK LB. 6582 SIR = SET IRON ROD 1/2" MARKED LB 6582 S.C.M = SET CONCRETE MONUMENT MARKED LB6582 S/W = Sidewalk SWP/WMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT T.B.M = TEMPORARY BENCHMARK T.I.L.F = TRUSTEES INTERNAL IMPROVEMENT FUND TOB = TOP OF BANK TOS = TOP OF SLOPE Typ. = Typical W/C = WITNESS CORNER WM = WATER METER WV = WATER VALVE LP-Light Pole ○ = GUY WIRE</p>
<p>(O) = OTHERS O/A = OVERALL MEASUREMENT OHL = OVERHEAD LINES P.O.B = POINT OF BEGINNING P.O.C = POINT OF COMMENCEMENT P.B. = PLAT BOOK PG. = PAGE (P) = PLAT (MEASUREMENT) PCP = PERMANENT CONTROL POINT PP = POWER POLE PRM = PERMANENT REFERENCE MONUMENT RCP = REINFORCED CONCRETE PIPE R/W = RIGHT OF WAY (S) = SET SEC = SECTION; TOWNSHIP-RANGE</p>
<p>(F) IR = FOUND IRON ROD (size noted) (F) IP = FOUND IRON PIPE (size noted) F-N = FOUND NAIL FRRS = FOUND RAILROAD SPIKE F.U.B = FRAME UTILITY BUILDING GI = GRATE INLET ID = IDENTIFICATION ICV = IRRIGATION VALVE LP = LIGHT POLE L.B = LICENSED BUSINESS L.S. = LAND SURVEYOR MES = MITERED END SECTION M.U.B = METAL UTILITY BUILDING N.C.F = NO CORNER FOUND OR SET (S) = SET N.T.S. = NOT TO SCALE</p>
<p>C/B = CONCRETE BLOCK (D) = DEED (DESC) = DESCRIPTION EBX = ELECTRIC BOX EL = ELEVATION ELEV. = ELEVATION EM = ELECTRIC METER EP = EDGE OF PAVEMENT EOP = EDGE OF PAVEMENT EPC = ENVIRONMENTAL PROTECTION COMMISSION ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE (F) = FIELD MEAS. FFE = FINISH FLOOR ELEVATION FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION FND = FOUND F.C.M = FOUND CONCRETE MONUMENT</p>
<p>A/C = AIR CONDITIONING A/F = ALSO FOUND ALUM = ALUMINUM BLK. = BLOCK BM = BENCHMARK B.O. = BY OTHERS CO = CLEAN OUT (C) = CALCULATION CI = CURB INLET C = CENTERLINE CMP = CORRUGATED METAL PIPE CON. = CONCRETE COR. = CORNER CPP = CORRUGATED PLASTIC PIPE</p>

LEGEND

SPECIFIC PURPOSE SURVEY
Section 29, Township 29 South, Range 21 East
Hillsborough County, Florida



- ENCLOSED AREAS
- 1 = 489 SQFT
 - 2 = 913 SQFT
 - 3 = 1405 SQFT
 - 4 = 945 SQFT
 - 5 = 398 SQFT
 - 6 = 600 SQFT



ADDRESS 221 S. DOVER ROAD
78855 SQFT ± TO BE WETZONED
WET ZONING REQUEST FOR "11-C"

ALL NOTES AND LEGENDS ON SHEET 1 APPLY TO THIS PAGE !

PRODUCT OF HILLSBOROUGH SURVEYING

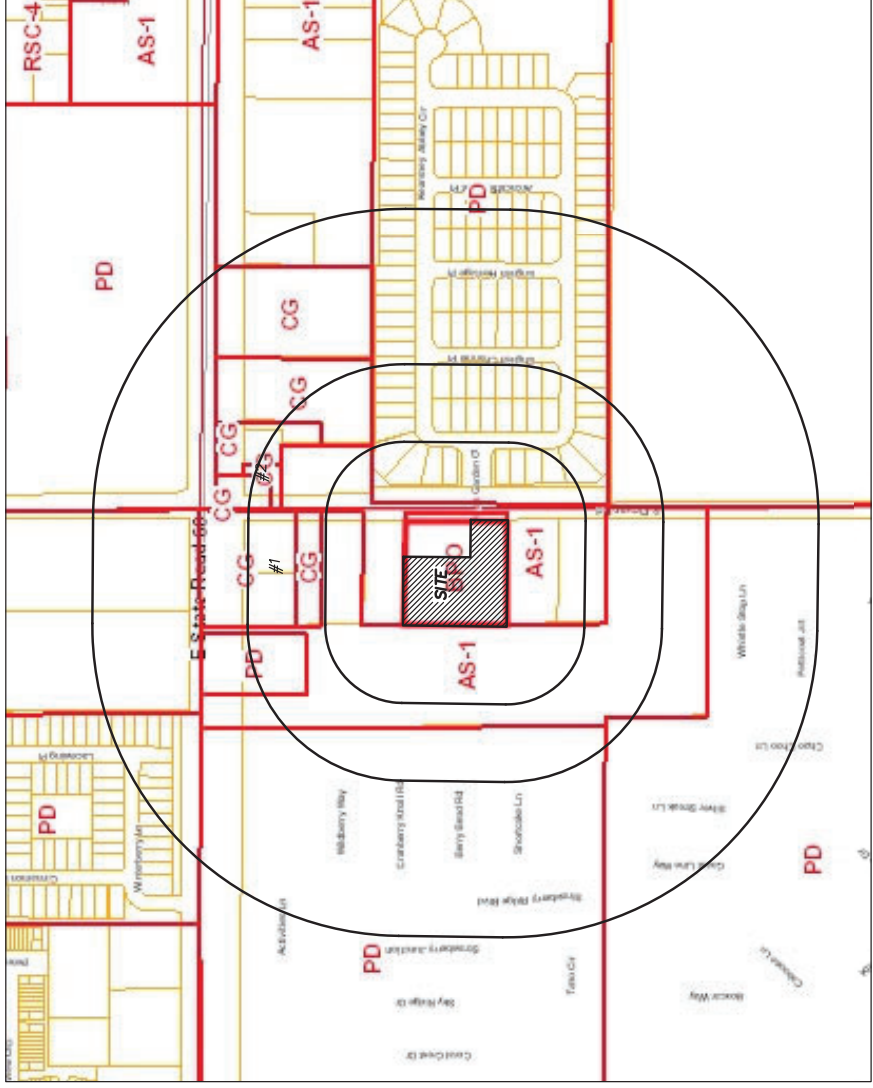
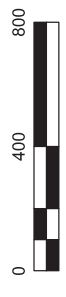
(813) 707-9086

PROJECT AMVET 26

NOT VALID UNLESS ATTACHED WITH SHEET 1

SHEET 2 OF 2

ADDRESS 221 S DOVER ROAD,
 78855 SQFT ± TO BE WETZONED
 WET ZONING REQUEST FOR "11-C"



WET ZONE ESTABLISHMENTS

1. 7-11, 3629 E STATE ROAD 60
 2-APS **350'**
2. RUSSELL'S WESTERN WEAR 3709
 E STATE ROAD 60 2-APS **433'**

COMMUNITY ESTABLISHMENTS WITHIN 500 FEET
 N/A

PD (RESIDENTIAL) **109'**

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 straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted for the specific 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.

ALL NOTES AND LEGENDS ON SHEET 1 APPLY TO THIS PAGE !

PRODUCT OF HILLSBOROUGH SURVEYING
 (813) 707-9086 PROJECT AMVET 26

SHEET 3 OF 3
NOT VALID UNLESS ATTACHED WITH SHEET 1

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for an 11-C (Social Club) Alcoholic Beverage Permit to allow for the sale and consumption of beer, wine, and liquor on the permitted premises only to members and their guests for an existing chartered club, AMVETS Post No. 26 at 221 South Dover Road.

As shown on the wet zone survey received July 5, 2022, the proposed wet zone footprint is 78,855 square feet in size, all of which is outdoor area except for 4,750 square feet of indoor area distributed among several buildings on the parcel.

There is an existing 11-C (Social Club) wet zoning on the property, AB 19-1490, approved for 8,218 square feet of total area, comprised of 4,150 square feet of indoor area and 4,068 square feet of outdoor area.

The parcel is zoned BPO which allows a membership organization and consideration of the proposed wet zoning.

Distance Separation Requirements for an 11-C 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 not** comply with this requirement. There is a single-family subdivision zoned PD to the east across Dover Road.
- There shall be no more than three existing AB permits of certain types within 1,000 feet of the proposed AB permit. According to the survey submitted by the applicant, the request **does** comply with this requirement.

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.

Required Separation from Residentially Zoned Property

As shown on the wet-zone survey provided, there is a residentially zoned property developed with a single-family subdivision 109 feet to the east of the proposed wet zoning. The applicant requests a 141-foot distance separation waiver to the required 250-foot distance separation. The applicant has submitted the following justification for the waiver:

Special or unique circumstances that make the specified distance requirements unnecessary.

- The subdivision has a six-foot concrete wall on both sides of the entrance.
- The Amvets sits back from the road.
- This will not have significant negative impacts on the surrounding property
- The hours will be restricted to 11:00 am to 11:00 pm, Monday through Sunday.

Staff Findings:

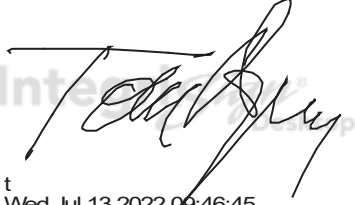
LDC Section 6.11.11.E.3 provides for the approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

- The single-family subdivision that is located within 250 feet of the proposed wet-zone area is separated from the site by Dover Road, a major collector roadway. Additionally, the single-family homes are screened by a 6- to 8-foot-high masonry wall along the roadway, the normal route of travel from the post buildings to the nearest residential home is approximately 370 feet, and the subdivision is a gated community.
- A large portion of the outdoor area in the proposed wet zoning is located on the west side of the subject parcel, behind the post’s buildings and approximately 250 feet or more from the rear yards of the nearest single-family homes in the subdivision, while the adjacent property to the west is a 340-foot-wide TECO right-of-way. The adjacent parcel to the north is zoned AS-1 and vacant while the adjacent parcel to the south is zoned AS-1 and occupied by a mobile home. However, because the latter property is agriculturally zoned, no separation is required by the proposed wet zoning.
- As proposed by the applicant, the sale and consumption of alcoholic beverages will be limited to the hours from 11:00 a.m. to 11:00 p.m. daily. This is notably less than the hours permitted by the Land Development Code, which are Monday through Saturday from 7:00 a.m. to 3:00 a.m. the next day, and Sunday from 11:00 a.m. to 3:00 a.m. the next day.
- The proposed wet zoning will replace the post’s existing 11-C (Social Club) wet zoning, which also required approval of a waiver from the residential subdivision.
- Staff received no objections from residents of the subdivision or other parties.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the surrounding area and the necessity for the required separation from the subdivision is negated.

Recommendation:

Staff finds the proposed 11-C Alcoholic Beverage Permit to be **APPROVABLE, subject to the recommended condition below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 78,855 square feet, as shown on the revised wet zone survey received July 5, 2022.

1. The sale and/or consumption of alcoholic beverages shall be limited to the hours from 11:00 a.m. to 11:00 p.m. daily.
2. Upon approval of SU-AB 22-0861, the existing 11-C wet zoning on the subject property, AB 19-1490, shall be rescinded.

Staff's Recommendation	Approvable, subject to recommended conditions.
Zoning Administrator's Sign-Off	 t Wed Jul 13 2022 09:46:45

April 27, 2022

Amuets Post #26 Valrico INC.

221 S Dover Road

Dover FL 33527

Requesting whole property
to be wet zoned. At this
time they have a LLC license
for the zoning.

The property contains 104572 Sq Ft
More or less.

We are asking for a waiver
Residential zoning within 250 feet
The residential is 60 asking for
190 feet.



Additional / Revised Information Sheet

Office Use Only

Application Number: _____ **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: 22-0861 Applicant's Name: Annex Post 26 Valrico inc
 Reviewing Planner's Name: Paul Ball Date: 7/6/2022

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): July 25 2022

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.

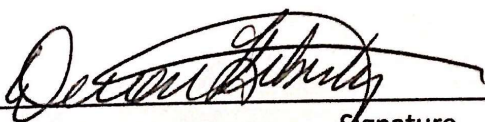
Will this revision remove land from the project? Yes No
 If "Yes" is checked on the above please ensure you include all items marked with * on the next page.

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.


 Signature

July 6 2022
 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.

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 scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

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: *[Handwritten 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	<input 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 type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input 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 type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input 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 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 type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; height: 100px; width: 100%; margin-top: 5px;"></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.

**DISTANCE WAIVER REQUEST
ATTACHMENT A (page 2 of 2)**

The Land Use Hearing Officer may grant a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1,000 feet of the proposed Alcoholic Beverage Special Use. The waiver may be granted if there are special or unique circumstances where the alcoholic beverage use applied for does not have significant negative impacts on surrounding properties or if the following circumstances make the distance requirements unnecessary.

This request does not meet the following locational requirements:

~~The distance from the permitted structure to residentially zoned property shall be at least 250 feet~~

The special or unique circumstances that make the specified distance requirements unnecessary are:

~~The subdivision has a 6' concrete wall on both sides of the entrance. The Amvets sits back from the road. This will not have significant negative impacts on the surrounding property. The hours will be restricted to 11am - 11pm Mon - Sunday.~~

If more than one waiver is requested, applicant should provide a separate Attachment "A" for each waiver request.

Prepared by & Return to:
Cathy Judson
All American Title
679 W. Lumsden Road
Brandon, Florida 33511

File Number: 091209

General Warranty Deed

Made this **January 25, 2010** A.D. By, Dorothy (Faulkner) Kohut, Martha (Faulkner) Lorence, Robert Faulkner, Roger Faulkner, Don Faulkner, Carol (Faulkner) Wall, Cheryl (Faulkner) Williams a/k/a Cheryl Faulkner, Howell Cobb Faulkner, Jacqueline (Faulkner) Adams, Avalyn Faulkner, Victor Faulkner, Deborah Faulkner, Carrie (Faulkner) Corsetti, Joanna (Faulkner) Drawdy, G. Tim Faulkner, Rodney Faulkner, Gregory Faulkner, Douglas Faulkner, Lorraine (Faulkner) Krashoc, Jill (Faulkner) Gash, Lori (Faulkner) Player, Lou Ann (Faulkner) Brown, Michael Faulkner, and Steve Bennett
whose address is: 5813 Audubon Manor, Lithia, FL 33547,
hereinafter called the grantor, to **Amvets Post #26 Valrico Inc., a Florida corporation,**
whose post office address is: P.O. Box 126, Valrico, FL 33595,
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 One Hundred Fifty Thousand dollars & no cents, (\$150,000.00) 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 North ½ of the South ½ of the East ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 29 South, Range 21 East, Hillsborough County, Florida. AKA the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 29 South, Range 21 East, less road right of way, all lying and being in Hillsborough County, Florida.

"THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTORS, ALL OF WHOM RESIDE ELSEWHERE."

Parcel ID Number: 086147.0000

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, 2009.

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: Thomas H. Palmer
THOMAS H. PALMER
Witness: Cynthia K. English
CYNTHIA K. ENGLISH

Dorothy Faulkner Kohut
Dorothy Faulkner Kohut
L.S.

STATE OF Ohio
COUNTY OF TRUMBULL

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Dorothy Faulkner Kohut, who produced driver's license as identification to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December A. D. 2009.

Thomas H. Palmer

Notary Public
MY COMMISSION EXPIRES:
S E A L:

THOMAS H. PALMER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SEC. 147.03 R.C.



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: 2215 Dover Rd City/State/Zip: Dover FL 33527 TWN-RN-SEC: 29 29 21
Folio(s): 86147.000 Zoning: BPD Future Land Use: _____ Property Size: 2-6

Property Owner Information

Name: Amvets Post #26 Valrico DR Daytime Phone: _____
Address: 2215 Dover Rd City/State/Zip: Dover FL 33527
Email: _____ FAX Number: _____

Applicant Information

Name: Amvets Post #26 Valrico DR Daytime Phone: _____
Address: 221 E. Dover Rd City/State/Zip: Dover FL 33527
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Dixie Liberty Daytime Phone: 8138178585
Address: 200 Adams Ave City / State/Zip: Nor Kinsville Ky 42240
Email: DixieLiberty@hotmail.com FAX Number: _____

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.

David A Baca
Signature of Applicant
DAVID A BACA
Type or Print Name

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.

David A Baca
Signature of Property Owner
DAVID A BACA
Type or Print Name

Intake Staff Signature: Clare Odell Office Use Only Intake Date: 04/28/2022
Case Number: 22-0861 Public Hearing Date: 07/25/2022 Receipt Number: 154683
Type of Application: Special Use- Alcohol and Beverage

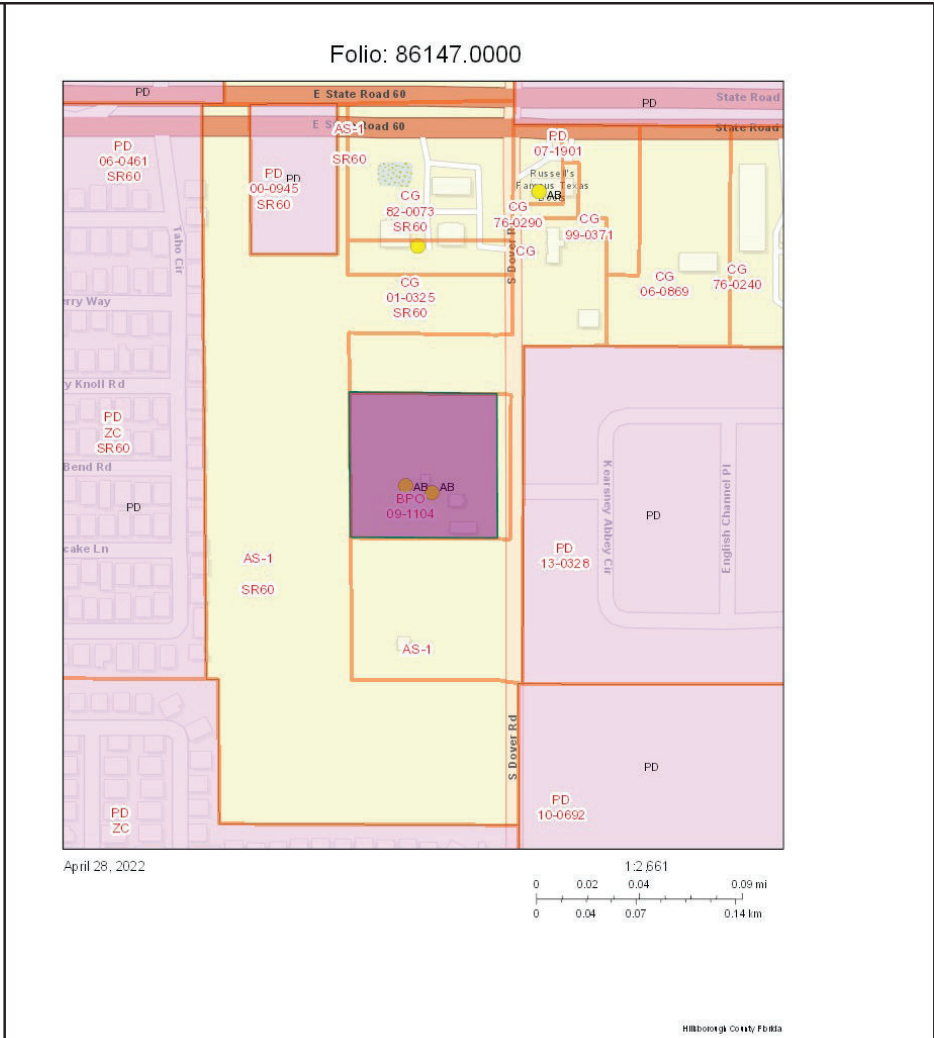
Development Services, 601 E Kennedy Blvd, 19th Floor

Revised 07/02/2014



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	BPO
Description	Business - Professional Office
RZ	09-1104
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013204 Block: 2000
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 86147.0000
PIN: U-29-29-21-ZZZ-000004-13860.0
AMVETS POST #26 VALRICO INC
Mailing Address:
 PO BOX 126
 VALRICO, FL 33595-0126
Site Address:
 221 S DOVER RD
 DOVER, FL 33527
SEC-TWN-RNG: 29-29-21
Acreage: 2.60198998
Market Value: \$378,460.00
Landuse Code: 7700 INSTITUTIONAL

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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