

**Special Use-Alcoholic Beverage Permit with Waivers Application:** SU-AB 24-1049  
**LUHO Hearing Date:** October 21, 2024  
**Requested Classification:** 4-COP-RX



**1.0 APPLICATION SUMMARY**

**Applicant:** Tiki Docks Tampa LLC  
**Zoning:** RDD-RW2  
**FLU Category:** RES-9  
**Service Area:** Urban  
**Community Plan Area:** Riverview  
**Overlay:** None  
**Special District:** Riverview Downtown District  
**Use:** Restaurant  
**Total Wet Zone Area Requested:** 26,073 sq. ft.  
**Inside Area Requested:** 9,495 sq. ft.  
**Outside Area Requested:** 16,578 sq. ft.  
**Location:** 10704 Palmetto St., Riverview; Folio: 75721.0000



**Introduction Summary:**

Pursuant to LDC Section 6.11.11, the request is 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. Additionally, at least 51 percent of the restaurant’s total biannual sales shall be derived from the sale of food and non-alcoholic beverages. Notwithstanding, an existing establishment which has 2,500 square feet of service area, is equipped to serve meals to 150 persons at one time and derives at least 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverage may sell or deliver alcoholic beverages in a sealed container for off premises consumption in accordance with the requirements of F.S. Sections 561.20 and 564.09 and if authorized under its state alcoholic beverage license. The property is zoned RDD-RW2 (Riverview Downtown District-Riverwalk 2), 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       | No                        |
| Distance to Residentially Zoned Property Shall be 150 Feet | Yes                       |

**Development Services Recommendation:**

|   |     |  |               |
|---|-----|--|---------------|
| Approvable, Subject to Conditions                   |     |  |               |
| Existing Alcoholic Beverage Permit Being Rescinded: | Yes | Existing Alcoholic Beverage Permit Number: | SU-AB 18-1334 |

**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

| Requested Waiver   | Required Separation               | Waiver Distance | Resulting Separation |
|--|-----------------------------------|-----------------|----------------------|
| Distance from proposed structure to certain community uses | 500 feet                          | 100 feet        | 400 feet             |
| Community Use:   | First Baptist Church of Riverview |                 |                      |

**Applicant's Justification:**

Applicant respectfully requests a waiver from the distance separation as it constitutes an undue hardship in an otherwise compliant parcel, considering that the public purposes, along with the compatibility of the Comprehensive Plan and future land use category, are satisfied to a greater degree than the purpose contemplated by the drafters of the LDC. The restaurant has operated harmoniously in this community since its opening and has not operated in any manner than should offend any activities of the church. This extension northward would be a farther distance than the existing approval and would be shielded visually by the existing restaurant.

As such, the Special Use-Alcoholic Beverage Request, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the Special Use-Alcoholic Beverage Request, as the church is the only establishment that falls into the distance prohibitions of the LDC. Further, Applicant contends that the operation of the business described herein is consistent with the goals, objectives, and policies of the Comprehensive Plan while enhancing an invigorating commercial use to the Riverwalk area that the community will benefit from.

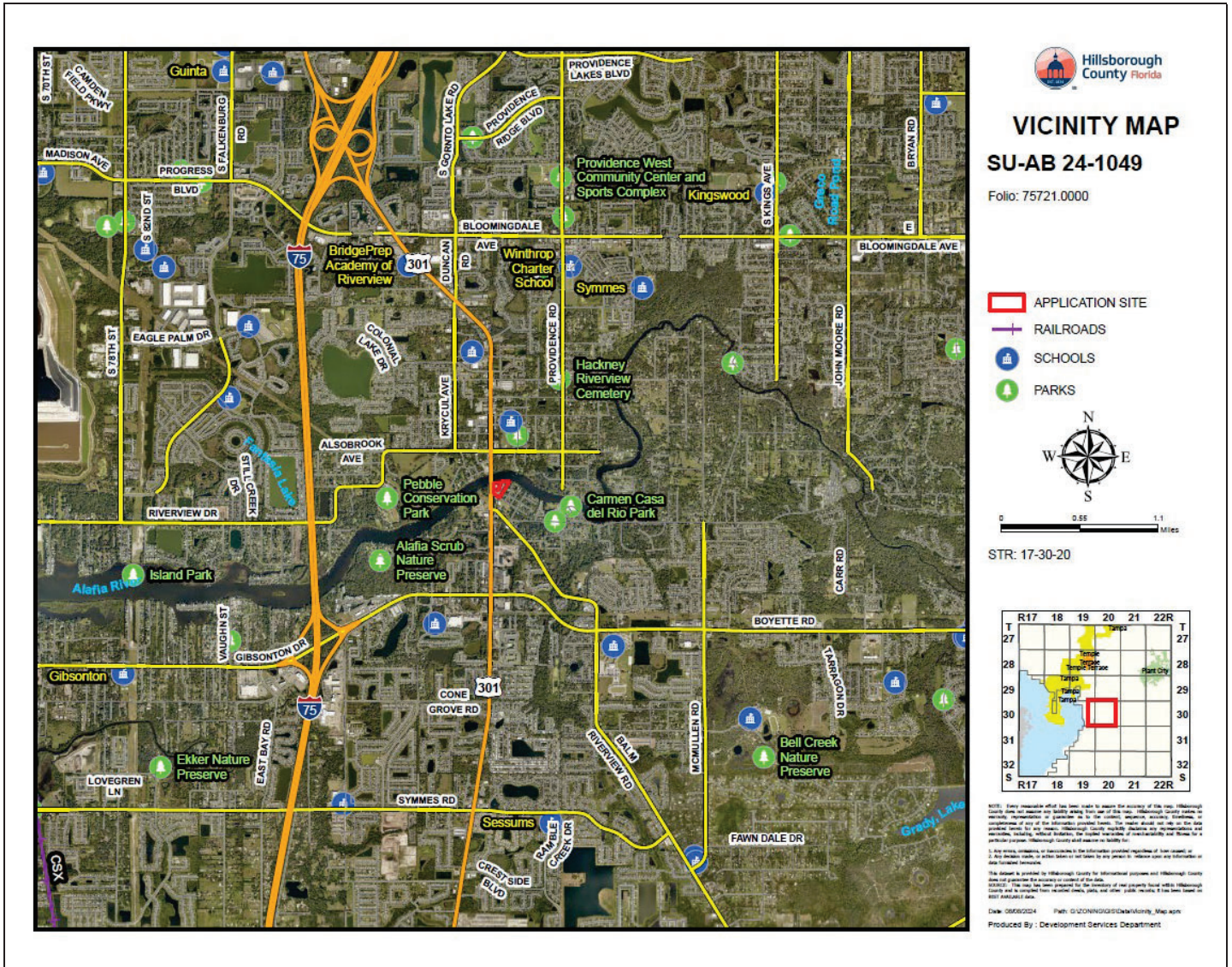
| Requested Waiver | Required Separation | Waiver Distance | Resulting Separation |
|------------------|---------------------|-----------------|----------------------|
| Not Applicable   | Choose an item.     |                 |                      |

**Applicant's Justification:**

N/A

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map



#### Context of Surrounding Area:

The surrounding area is a mixture of commercial and multifamily uses along US Highway 301, a 6-lane arterial roadway, as well as single family residential uses to the east and west of US Highway 301 along local and collector roads.



3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Land Use:                 |
|-----------|---------|---------------------------|
| North     | RDD-RW2 | Alafia River              |
| South     | RDD-RW3 | Rental Car Facility       |
| East      | RSC-6   | Single Family Residential |
| West      | PD      | Vacant land/wetland       |

#### 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 zone area is located at the northwest corner of US Highway 301, a 6-lane major arterial roadway, approximately 130-150 feet in width, and Palmetto Street, a 2-lane local roadway, approximately 50 feet in width. Palmetto Street separates the proposed wet zone area from the existing church property.

A portion of the proposed wet zone area, the waterfront area, lies within the wetland setback area for the Alafia River. Therefore, staff consulted with Natural Resources staff to confirm the proposed wet zoning could be located within the setback area. Natural Resources staff indicated that the proposed wet zoning would not be an issue within the setback area, provided no impervious and/or permanent structures would be permitted. Temporary tables, chairs or picnic tables would be allowed within the wetland setback area.

The subject restaurant and wet zone area is located on the northwest corner of the property, furthest from the church property. The patio and open walkway/waterfront area is located primarily between the restaurant building and the Alafia River on the north side of the property, furthest from the church property.

The sidewalk along Palmetto Street ends at the easternmost corner of the subject property and no sidewalk exists on either side of Palmetto Street as it continues southeast toward the church property, making it difficult for pedestrians to walk between the two properties along Palmetto Street. Sidewalks exist along US Highway 301 and Balm Riverview Road, where the First Baptist Church of Riverview’s main entrance is located. The pedestrian walking distance between the two locations utilizing the sidewalk is approximately 1,400 feet, much greater than the required 500-foot distance separation.

Additionally, the church building is located approximately 475 feet from the proposed wet zone area, and the closest portion of the church is the rear of the church building which has no public entrances. The driving distance between the Palmetto Street access driveway for the restaurant and the Palmetto Street access driveway for the church is approximately 530 feet, and the entrances to each building have an even greater separation.


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 requirement 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 26,073 square feet, as shown on the wet zone survey received July 8, 2024.

1. Upon approval of SU-AB 24-1049, the existing 4-COP-RX wet zoning of the premises, SU-AB 18-1334 shall be rescinded.

**Zoning Administrator Sign Off:**



Colleen Marshall  
Mon Oct 14 2024 10:03:29

**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

WET ZONE SURVEY 4-COP-RX

Legal Description:

A tract of land located in Section 4, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southeast quarter of said Section 17; run thence S.00°00'00" E., 1208.15 feet; thence N. 90°00'00" E., 117.24 feet to the POINT OF BEGINNING; run thence N. 69°28'44" E., 80.46 feet; thence N. 78°48'40" E., 33.86 feet; thence N. 74°35'09" E., 15.57 feet; thence S.88°11'00" E., 38.17 feet; thence N. 80°27'05" E., 26.72 feet; thence S.15°05'44" E., 7.95 feet; thence N. 68°06'36" E., 9.15 feet; thence N. 21°52'24" W., 10.03 feet; thence N. 77°16'52" E., 12.16 feet; thence S.21°53'24" E., 75.62 feet; thence S.68°06'36" W., 12.00 feet; thence N. 21°53'24" W., 55.53 feet; thence S.68°06'36" W., 15.91 feet; thence S.13°22'38" W., 15.65 feet; thence S.13°22'38" W., 27.00 feet; thence S.61°21'08" E., 8.97 feet; thence S.70°08'36" E., 8.60 feet; thence S.11°34'48" W., 32.79 feet; thence S.23°39'31" W., 77.59 feet; thence S.41°58'51" W., 32.09 feet; thence S.41°58'51" W., 16.58 feet; thence N. 69°05'35" W., 3.73 feet; thence N. 00°10'02" W., 29.50 feet; thence N. 89°59'23" W., 64.77 feet; thence S.00°01'46" E., 5.38 feet; thence N. 90°00'00" W., 30.33 feet; thence N. 00°00'00" E., 18.92 feet; thence N. 90°00'00" E., 1.81 feet; thence N. 00°01'03" W., 8.98 feet; thence N. 90°00'00" W., 2.98 feet; thence N. 00°17'16" E., 65.17 feet; thence N. 90°00'00" E., 33.04 feet; thence N. 62°58'01" E., 27.05 feet; thence N. 36°05'36" W., 13.78 feet; thence N. 61°01'05" E., 44.39 feet; thence N. 89°49'58" E., 34.89 feet; thence S.61°21'08" E., 22.98 feet; thence N. 13°22'38" E., 19.01 feet; thence S.81°57'30" W., 35.12 feet; thence S.88°17'18" W., 55.31 feet; thence S.69°31'30" W., 80.87 feet; thence N. 11°12'34" W., 31.68 feet to the POINT OF BEGINNING.

Containing 0.599 acres or 26073 square feet, more or less

CERTIFICATION:

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-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.

The Description hereon is not valid without the accompanying sketch shown on Sheets 2-4

See Sheet 4 for line and curve table data

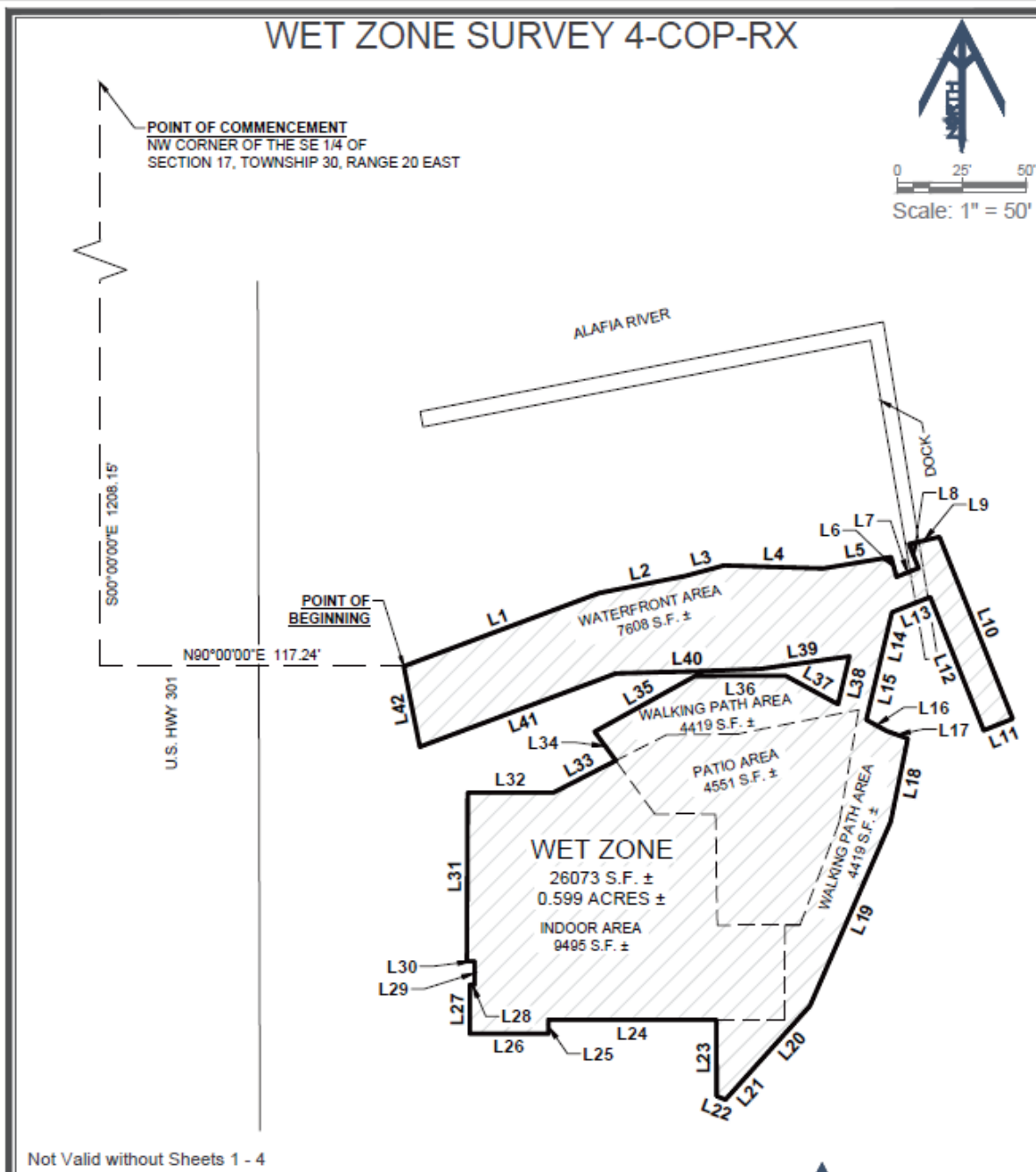


| Survey History |             |     | Surveyor's Certificate  | Tiki Docks<br>Wet Zone Survey | <br>701 S. Howard Avenue, Suite 106-320<br>Tampa, FL 33606<br>813-515-0821<br>MRICSpatial.com<br>Licensed Business #8325 |
|----------------|-------------|-----|---|-------------------------------|--|
| Date           | Description | By  | This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes<br><br>Matthew C. Kneeland, LS 7092 | Prepared for:<br>Client       |  |
| 10/26/23       | Wet Zone    | ISH |   |                               | Section 17<br>Township 30 South<br>Range 20 East<br>Hillsborough County, FL  |
|                |             |     |   |                               | Sheet 1 of 4   |


24-1049



6.0 PROPOSED WET ZONE SURVEY (Page 2)



Not Valid without Sheets 1 - 4

| Survey History |             |    | Surveyor's Certificate                 | Tiki Docks<br>Wet Zone Survey<br>Prepared for:<br>Client                    | <br>701 S. Howard Avenue, Suite 106-320<br>Tampa, FL 33606<br>813-515-0821<br>MRICSpacial.com<br>Licensed Business #8325 |
|----------------|-------------|----|--|---|---|
| Date           | Description | By |  |   |   |
|                |             |    | See Sheet 1 for Surveyor's Certificate | Section 17<br>Township 30 South<br>Range 20 East<br>Hillsborough County, FL | Project Number: 230119 Sheet 2 of 4   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |
|                |             |    |  |   |   |



6.0 PROPOSED WET ZONE SURVEY (Page 3)



Not Valid without Sheets 1 - 5

| Survey History |             |    |
|----------------|-------------|----|
| Date           | Description | By |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |
|                |             |    |

**Surveyor's Certificate**

See Sheet 1 for Surveyor's Certificate

**Tiki Docks**  
Wet Zone Survey  
Prepared for:  
Client

Section 17  
Township 30 South  
Range 20 East  
Hillsborough County, FL

**MRIC SPATIAL**  
701 S. Howard Avenue, Suite 106-320  
Tampa, FL 33606  
813-515-0821  
MRICSpatial.com  
Licensed Business #8325

Project Number: 230119 | Sheet 3 of 4

6.0 PROPOSED WET ZONE SURVEY (Page 4)

## WET ZONE SURVEY 4-COP-RX

### Measurement Table and Notes

① First Baptist Church of Riverview  
8626 US-301, Riverview, FL 33578  
439 feet

② Shell Gas Station  
8624 US-301, Riverview, FL 33578  
2-APS  
966 feet

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N69°28'44"E | 80.46' |
| L2         | N78°48'40"E | 33.86' |
| L3         | N74°35'09"E | 15.57' |
| L4         | S88°11'00"E | 38.17' |
| L5         | N80°27'05"E | 26.72' |
| L6         | S15°05'44"E | 7.95'  |
| L7         | N68°06'36"E | 9.15'  |
| L8         | N21°52'24"W | 10.03' |
| L9         | N77°16'52"E | 12.16' |
| L10        | S21°53'24"E | 75.62' |
| L11        | S68°06'36"W | 12.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L12        | N21°53'24"W | 55.53' |
| L13        | S68°06'36"W | 15.91' |
| L14        | S13°22'38"W | 15.65' |
| L15        | S13°22'38"W | 27.00' |
| L16        | S61°21'08"E | 8.97'  |
| L17        | S70°08'36"E | 8.60'  |
| L18        | S11°34'48"W | 32.79' |
| L19        | S23°39'31"W | 77.59' |
| L20        | S41°58'51"W | 32.09' |
| L21        | S41°58'51"W | 16.58' |
| L22        | N69°05'35"W | 3.73'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L23        | N00°10'02"W | 29.50' |
| L24        | N89°59'23"W | 64.77' |
| L25        | S00°01'46"E | 5.38'  |
| L26        | N90°00'00"W | 30.33' |
| L27        | N00°00'00"E | 18.92' |
| L28        | N90°00'00"E | 1.81'  |
| L29        | N00°01'03"W | 8.98'  |
| L30        | N90°00'00"W | 2.98'  |
| L31        | N00°17'16"E | 65.17' |
| L32        | N90°00'00"E | 33.04' |
| L33        | N62°58'01"E | 27.05' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L34        | N36°05'36"W | 13.78' |
| L35        | N61°01'05"E | 44.39' |
| L36        | N89°49'58"E | 34.89' |
| L37        | S61°21'08"E | 22.98' |
| L38        | N13°22'38"E | 19.01' |
| L39        | S81°57'30"W | 35.12' |
| L40        | S88°17'18"W | 55.31' |
| L41        | S69°31'30"W | 80.87' |
| L42        | N11°12'34"W | 31.68' |

**#** --Site Name--  
 --Site Address--  
 --Site Wet-Zoning--  
 --Straight Line Distance--

**Notes:**  
 The minimum distance between the area to be wet-zoned and any residentially zoned property boundary line is 150 feet.  
 There are properties zoned for community uses (schools, child care centers, public libraries, community recreational facilities, churches, synagogues and parks) within 500 feet of the area to be wet-zoned.

Not Valid without Sheets 1 - 4

| Survey History |             |    | Surveyor's Certificate                 |  | Tiki Docks                                 |  | 701 S. Howard Avenue, Suite 106-320<br>Tampa, FL 33606<br>813-515-0821<br>MRICSpatial.com<br>Licensed Business #8325 |              |
|----------------|-------------|----|--|--|--|--|--|--------------|
| Date           | Description | By | See Sheet 1 for Surveyor's Certificate |  | Wet Zone Survey<br>Prepared for:<br>Client |  |  |              |
|                |             |    |  |  | Section 17                                 |  | Project Number: 230119   | Sheet 4 of 4 |
|                |             |    |  |  | Township 30 South                          |  |  |              |
|                |             |    |  |  | Range 20 East                              |  |  |              |
|                |             |    |  |  | Hillsborough County, FL                    |  |  |              |

TIKI DOCKS REQUEST FOR SPECIAL USE AB PERMIT (WAIVER REQUIRED)  
LAND USE HEARING OFFICER  
10708 PALMETTO ST. RIVERVIEW, FL 33569

NATURE OF REQUEST:

This zoning application for a Special Use for Alcoholic Beverage Permit (Waiver Required) is to allow for an extension of the existing on premise consumption of alcoholic beverages at TIKI DOCKS RIVER BAR + GRILL (the "Restaurant"), located at 10708 Palmetto St. Riverview, FL 33569, in conjunction with the operation of a restaurant with indoor and outdoor seating. Applicant seeks this special use to allow for a 4-COP-RX license, which is restricted to restaurant use in compliance with sales of 51% or more food and non-alcoholic beverages.

The Restaurant was previously approved for COP under SU-AB 18-1334 RV in November of 2019 and has been operating without issued since. Applicant now seeks the approval for COP on the ground floor extension of premises Northward for additional seating and leisure space for patrons to enjoy.

Currently the property has a RWW-RD2 zoning designation in the land use category of "VACANT COMMERCIAL" and is located in the RES-9 (RESIDENTIAL -9) Future Land Use Category as designated by the Hillsborough County Future Land Use Plan. The subject property is 4.64 Acres total. However, per the attached wet zone survey, the wet zone square footage is 19,764.70 S.F.

This request is for a Special Use for proposed variations from regulations of LDC 6.11.11(D)(4), requiring a distance separation between a 4-COP-RX establishment and a community use (church) of 500 feet. As is reflected on the attached aerial map and wet zone survey, the proposed wet zone area of the business is located within 500 feet of a community use (First Baptist Church of Riverview) located to the South of the parcel at a distance of 400 feet; resulting in a waiver of 100 feet.

Applicant respectfully requests a waiver from the distance separation as it constitutes an undue hardship in an otherwise complaint parcel, considering that the public purposes, along with the compatibility of the Comprehensive plan and future land use category, are satisfied to a greater degree than the purpose contemplated by the drafters of the LDC. The restaurant has operated harmoniously in this community since its opening and has not operated in any manner that should offend any activities of the church. This extension northward would be a farther distance than the existing approval, and would be shielded visually by the existing restaurant.

As such, the Special Use – Alcoholic Beverage Request, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by the allowance of the Special Use – Alcoholic Beverage Request, as the church is the only establishment that falls into the distance prohibitions of the LDC. Further, Applicant contends that the operation of the business described herein is consistent with the goals, objectives and policies of the Comprehensive Plan while enhancing an invigorating commercial use to the Riverwalk area that the community as a whole will benefit from.

This request otherwise complies with all provisions of the Hillsborough County Comprehensive Plan and the Land Development Code. Thank you for your time and efforts in considering this request.

Sincerely,

Keith E. Long  
*On Behalf of Applicant*



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

CERTIFIED COPY

File Number: 170809P

## General Warranty Deed

Made this **December 21, 2017** A.D. By **Alafia Restaurant Group, LLC**,  
whose address is: 337 S. Plant Ave, Tampa, Florida 33606,  
hereinafter called the grantor, to **Florida Oil Services, Inc.**,  
whose post office address is: 16220 Ternglade Drive, Lithia, Florida 33547,  
hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars and no cents, ( 10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Begin at the Northwest corner of Government Lot 5 (R.R. spike 0.9 feet West of U.S. 301, FLA. 43 Road centerline), Section 17, Township 30 South, Range 20 East, Hillsborough County, Florida, thence run East 0.8 feet to centerline of U.S.. 301 FLA. 43; run thence South 00°24' East along the centerline of said highway a distance of 277.02 feet; thence run South 59°21'04" East, a distance of 74.78 feet to the intersection of the Eastern right-of-way boundary of U.S. 301 and the Northern right-of-way boundary of Palmetto Street, for a Point of Beginning. Thence run North 00°24'00" West along said Eastern right-of-way boundary of U.S. 301, 64 feet from and parallel to center line a distance of 311.30 feet to a witness corner that is South 00°24'00" East a distance of 56 feet more or less from the bank of the Alafia River; thence continue North 00°24'00" West, from stated witness corner a distance of 56 feet, more or less, to bank of Alafia River; thence meander northeasterly a distance of 641.00 feet more or less along the Southern bank of the Alafia River to a point of intersection with the Eastern boundary of a tract being described and the Western boundary of Peru Subdivision, said point being 20 feet more or less North 30°33' East, from a witness corner; thence South 30°33' West, a distance of 20 feet more or less to said witness corner; thence continue South 30°33' West a distance of 693.27 feet to the Northern right-of-way boundary of Palmetto Street; thence North 59°21'04" West, along the Northern right of way of stated street 25 feet from and parallel to the centerline a distance of 319.0 feet to the Point of Beginning, LESS that portion of land conveyed in deed recorded in Official Records Book 4972, Page 1748 of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **A0757210000**

# THIS IS NOT A CERTIFIED COPY

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

File Number: 170809P

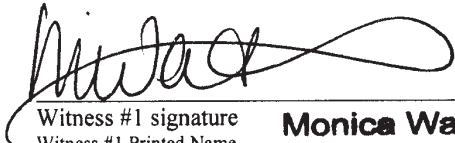
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**To Have and to Hold**, the same in fee simple forever.

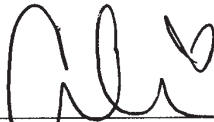
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

**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 #1 signature **Monica Watkins**  
Witness #1 Printed Name \_\_\_\_\_

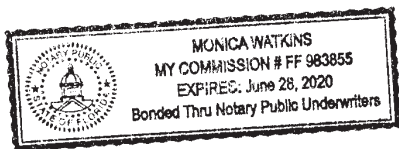
  
\_\_\_\_\_  
**Alafia Restaurant Group, LLC** (Seal)  
Richard A. Roberts, Manager  
Address: 337 S. Plant Ave, Tampa, Florida 33606


  
\_\_\_\_\_  
Witness #2 signature **Carole Castillo**  
Witness #2 Printed Name \_\_\_\_\_

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this December 21, 2017, by Richard A. Roberts, Manager of Alafia Restaurant Group, LLC, who is/are personally known to me or who has produced Driver's License as identification.



  
\_\_\_\_\_  
Notary Public Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





**Hillsborough  
County Florida**  
Development Services

### Property/Applicant/Owner Information Form

**Official Use Only**

Application No: SU-AB 24-1049 Intake Date: 07/08/2024  
Hearing(s) and type: Date: 09/23/2024 Type: LUHO Receipt Number: 382268  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Koshia Rivas

**Property Information**

Address: 10704 PALMETTO ST City/State/Zip: RIVERVIEW, FL 33569  
TWN-RN-SEC: 30S-20E-17Folio(s): 075721-0000 Zoning: RDD-RW2 Future Land Use: R-9 Property Size: 4.64 ACRE

**Property Owner Information**

Name: FLORIDA OIL SERVICES INC Daytime Phone 813.267.4444  
Address: 16220 TERNGLADE DR City/State/Zip: LITHIA, FL 33547  
Email: KEITH@LONGLAWFL.COM Fax Number \_\_\_\_\_

**Applicant Information**

Name: TIKI DOCKS TAMPA LLC Daytime Phone 813.321.4902  
Address: 505 EAST JACKSON ST. STE 302 City/State/Zip: TAMPA, FL 33602  
Email: MARC@23RESTAURANTS.COM Fax Number \_\_\_\_\_

**Applicant's Representative (if different than above)**

Name: KEITH E LONG / LONG LAW, P.A. Daytime Phone 239.400.2060  
Address: 1306 SE 46TH LN. STE 1 City/State/Zip: CAPE CORAL, FL 33904  
Email: KEITH@LONGLAWFL.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.

KEITH E LONG  
Signature of the Applicant

KEITH E LONG, AUTHORIZED REPRESENTATIVE  
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)

Layne Williams  
Type or print name

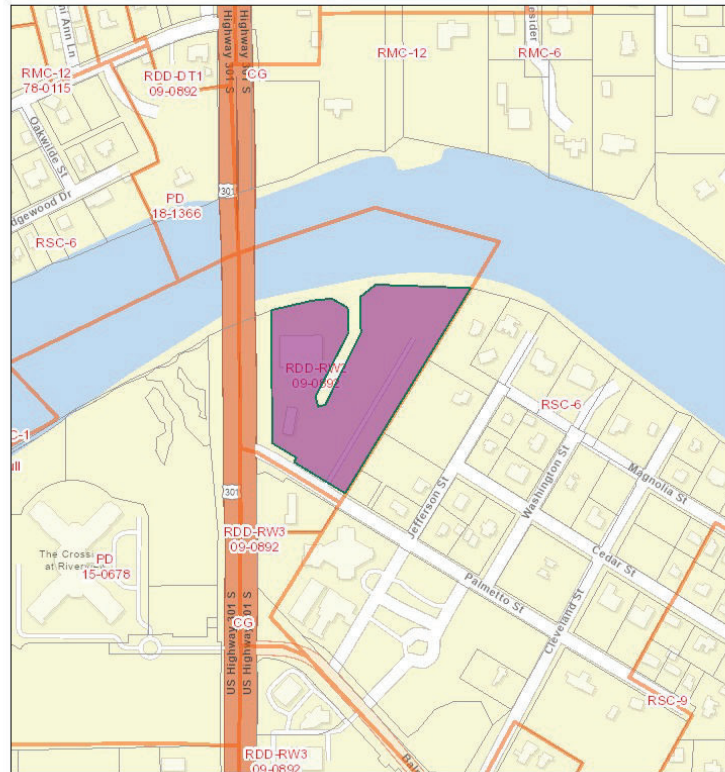




# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

|                               |   |
|-------------------------------|---|
| Jurisdiction                  | Unincorporated County                         |
| Zoning Category               | Community Based                               |
| Zoning                        | RDD-RW2                                       |
| Description                   | Riverview Downtown District                   |
| RZ                            | 09-0892                                       |
| Flood Zone:AE                 | FLOODWAY                                      |
| Flood Zone:AE                 |   |
| Flood Zone:X                  | AREA OF MINIMAL FLOOD HAZARD                  |
| FIRM Panel                    | 0502H   |
| FIRM Panel                    | 12057C0502H                                   |
| Suffix                        | H   |
| Effective Date                | Thu Aug 28 2008                               |
| Pre 2008 Flood Zone           | AE  |
| Pre 2008 Flood Zone           | AE<br>FW                                      |
| Pre 2008 Firm Panel           | 1201120502B                                   |
| County Wide Planning Area     | Riverview                                     |
| Community Base Planning Area  | SouthShore                                    |
| Community Base Planning Area  | Riverview                                     |
| Census Data                   | Tract: 013412<br>Block: 1024                  |
| Census Data                   | Tract: 013412<br>Block: 1022                  |
| Census Data                   | Tract: 013412<br>Block: 1026                  |
| Census Data                   | Tract: 013412<br>Block: 1035                  |
| Future Landuse                | R-9   |
| Urban Service Area            | USA   |
| Mobility Assessment District  | Urban   |
| Mobility Benefit District     | 2   |
| Mobility Benefit District     | 4   |
| Fire Impact Fee               | South   |
| Parks/Schools Impact Fee      | CENTRAL                                       |
| ROW/Transportation Impact Fee | ZONE 7  |
| Wind Borne Debris Area        | 140 MPH Area                                  |
| Overlay District              | Riverview Downtown District - Riverwalk 2 & 3 |
| Competitive Sites             | NO  |
| Redevelopment Area            | NO  |

Folio: 75721.0000



July 8, 2024

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Hillsborough County Florida

**Folio: 75721.0000**  
**PIN: U-17-30-20-ZZZ-000002-97340.0**  
**Florida Oil Services Inc Et Al**  
**Mailing Address:**  
 16220 Ternglade Dr  
 null  
 Lithia, FL 33547-5845  
**Site Address:**  
 10704 Palmetto St  
 Riverview, FL 33569  
**SEC-TWN-RNG: 17-30-20**  
**Acreage: 4.6922698**  
**Market Value: \$3,909,100.00**  
**Landuse Code: 2101 Comm./office**

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