

**Special Use-Alcoholic Beverage Permit with Waivers Application:** SU-AB 24-0610  
**LUHO Hearing Date:** May 20, 2024  
**Requested Classification:** 2-COP-R



**Hillsborough County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Shops at Stelling North, LLC  
**Zoning:** PD  
**FLU Category:** RES-6  
**Service Area:** Urban  
**Community Plan Area:** Riverview  
**Overlay:** None  
**Special District:** None  
**Use:** Restaurant  
**Total Wet Zone Area Requested:** 3393 square feet  
**Inside Area Requested:** 2843 square feet  
**Outside Area Requested:** 550 square feet  
**Location:** US Hwy 301 and Stelling Drive, Riverview; Folio 77486.0000



**Introduction Summary:**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP-R Alcoholic Beverage Development Permit (AB) for the sale and consumption of beer and wine on and off the permitted premises (package sales) in connection with a restaurant. At least 51 percent of the restaurant’s biannual sales shall be derived from the sale of food and non-alcoholic beverages.

The wet zoning is sought by Taco Dirty Restaurant. The property is zoned PD 20-0182 (Planned Development), which allows the host use and consideration of the proposed wet zoning.

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

**Development Services Recommendation:**

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	No
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**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	150 feet	72 feet	78 feet
Residential Use:	12914 Lurida Road, 12905 Lackland Road		

**Applicant's Justification:**

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

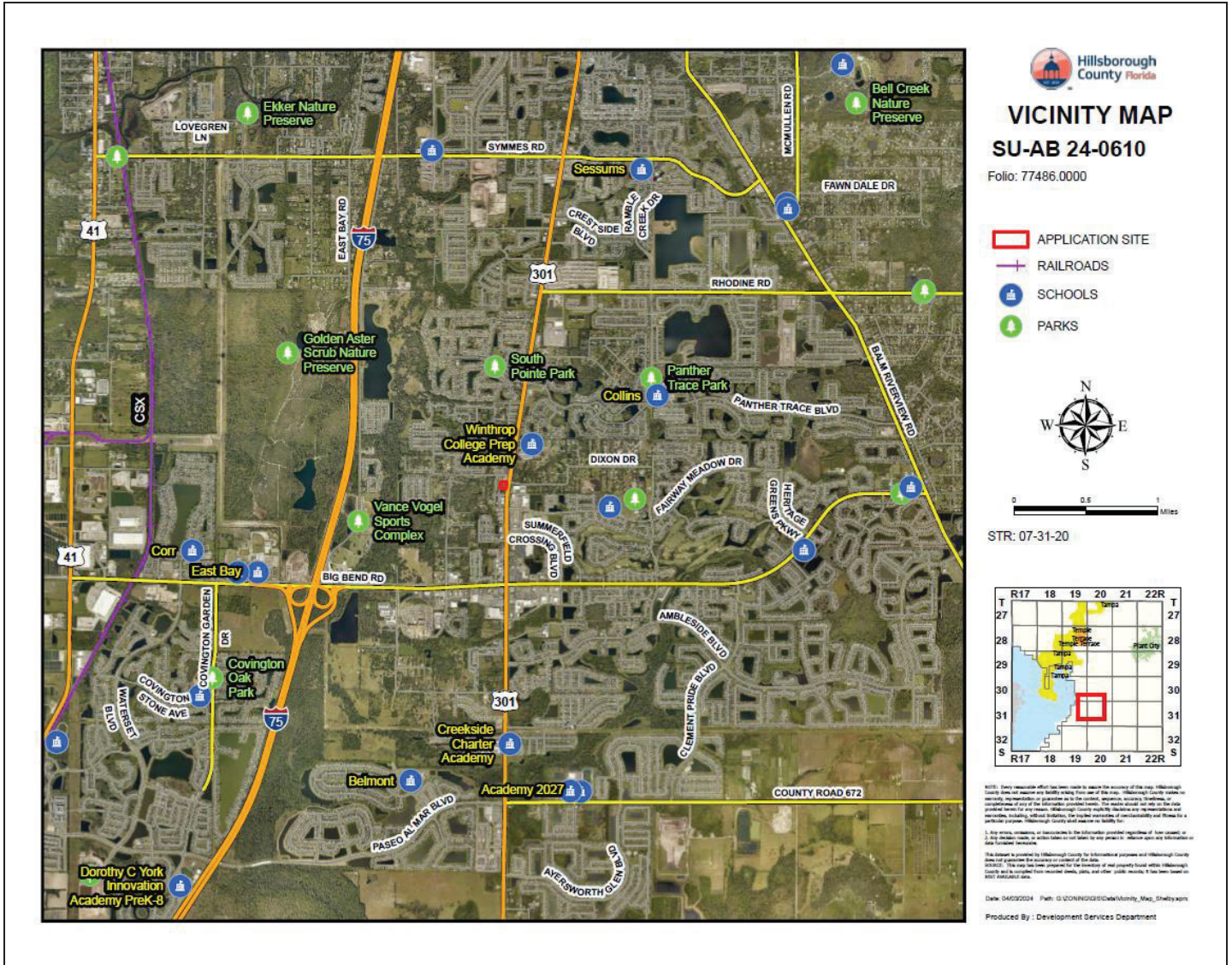
No negative impacts are anticipated by the proposed use. The 2-COP-R use is a common use along the western and eastern sides of US 301 in this area, as it is a highly commercialized corridor. There are residential uses behind the commercial parcels to the west of US 301, such as the subject properties within the 150' radius. In the case of the proposed AB area, the existence of Lackland Road separates the site from the closest residential uses, and the approved PD requires a 10' buffer area along the PD's boundary on Lackland Road, with a 6' fence and evergreen plants and ground cover throughout the buffer, with evergreen shade trees to be planted at a height of 10' at time of planting. The PD also requires that delivery trucks for any uses within the PD access Stelling Drive, with no westbound movements onto Lackland Road. The AB sales use is interior to the structures proposed on the site and shall be in compliance with all other applicable LDC regulations for such uses. Therefore, where the approved PD already contemplates CN type uses with buffering/screening and other impact safeguards, the proposed AB permit will not result in negative impacts on the surrounding uses.

2. The circumstances that negate the need for the specified distance requirements are:

The circumstances that negate the need for the specified distance from residential uses are those described above, and because the proposed use is a type already contemplated in the CN uses approved in the PD zoning district and those reflected in the surrounding area. Without a Special Use permit, the site cannot operate as contemplated with Taco Dirty as a restaurant tenant, which is a compatible and consistent use in the area and will avoid negative impacts by its operation and design.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map



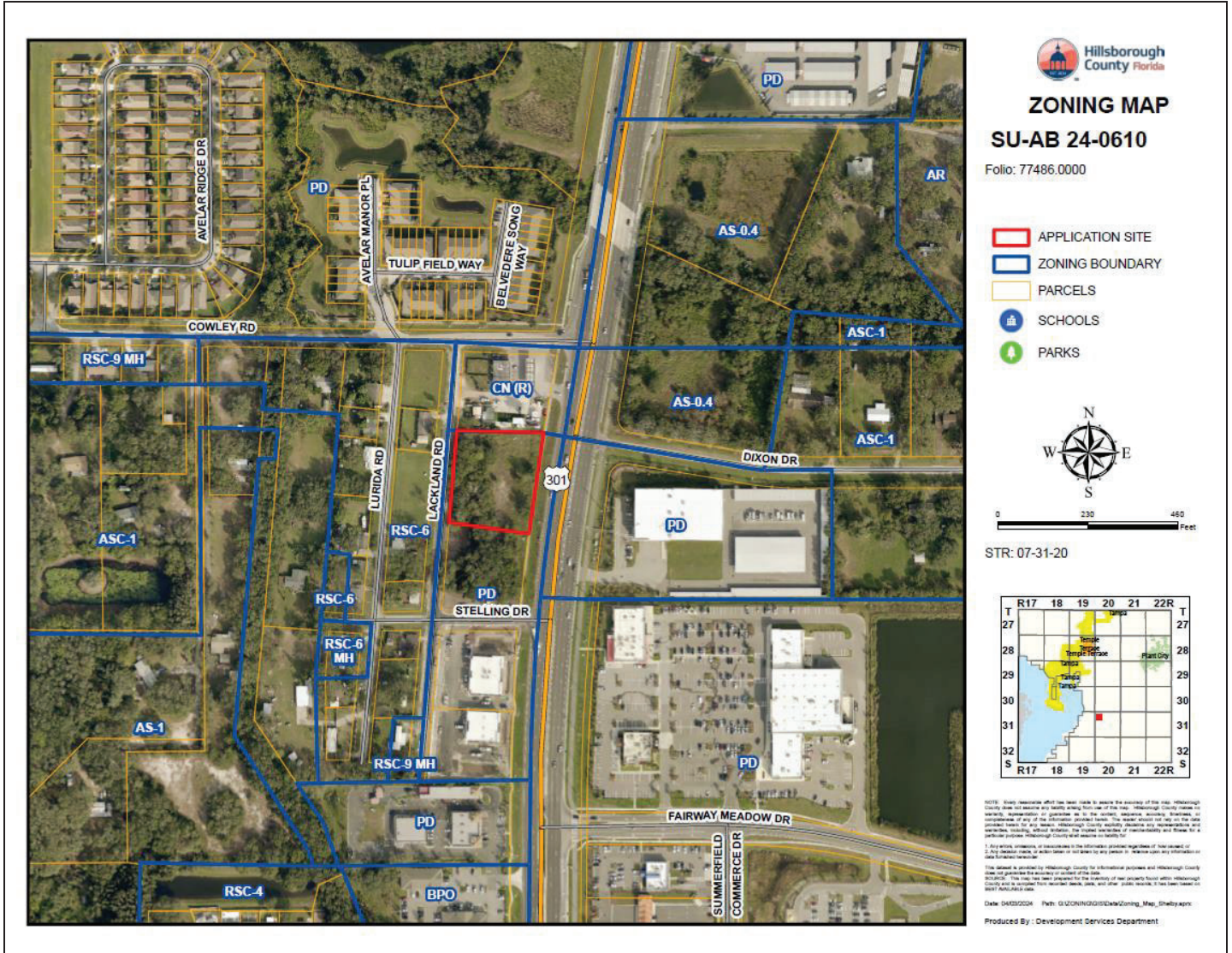
#### Context of Surrounding Area:

The surrounding area is primarily commercial development along US Highway 301 South with single-family residential to the west. Further to the north and south of US 301 are single family residential neighborhoods and commercial uses.



3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**SU-AB 24-0610**  
 Folio: 77486.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- P SCHOOLS
- P PARKS

0 230 460 Feet

STR: 07-31-20

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, completeness or timeliness of any of the information provided herein. The user agrees to use the map provided herein for any reason. Hillsborough County neither warrants any representation and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County will assume no liability.

1. No warranty, complete or incomplete, is made regarding the right of title, or the interest of, or any person, partner, or other stakeholder in the subject property. 2. Any decision made or action taken is not based on any information or data not shown hereon.

This document is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of this data.

©2024. This map has been prepared for the priority of use priority found within Hillsborough County and is provided from multiple sources, maps, and other public records. It has been created on 05/07/2024 10:05:00 AM.

Date: 04/23/2024 Path: G:\CONTRAGIS\NewZoning\_Map\_Shelby.aprx  
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CN	Gas Station
South	PD 20-0182	Retail Strip Center
East	PD 98-0896	US 301, then Mini-Warehouse
West	RSC-6	Residential

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 on the northern portion of the parcel. Access to the proposed restaurant is directly from Stelling Drive on the south side of the property or a proposed cross access easement to the north. An eight-foot PVC fence is proposed to the west towards residential along with required 20’/B buffering and screening. The proposed wet zoning is located along a principal arterial roadway, US Highway 301 with approximately 260 feet of right-of-way width. Numerous commercial developments exist along US Highway 301 in the vicinity, including convenience stores and numerous wet zoned establishments. The proposed restaurant entrance is located on the east side of the building facing US Highway 301, away from the residentially zoned property. The proposed outdoor patio area is located on the east side of the building as well, and therefore the outside area of the proposed wet zone area is located furthest from the residentially zoned property, approximately 158 feet away. The applicant has also agreed to limit the hours of operation for alcoholic beverage sales for Taco Dirty restaurant to 10:30 a.m. to 9:00 p.m. Monday through Saturday, and 11:00 a.m. to 9:00 p.m. on Sundays to ensure compatibility with surrounding commercial and residential uses and align with the retail hours of many surrounding commercial uses.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP-R Alcoholic Beverage Permit to be **APPROVABLE, SUBJECT TO CONDITIONS**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,393 square feet, as shown on the wet zone survey received May 6, 2024.

- 1.  Alcoholic beverage sales hours of operation shall be limited to 10:30 a.m. to 9:00 p.m. Monday through Saturday, and 11:00 a.m. to 9:00 p.m. on Sundays.

Zoning Administrator Sign Off:

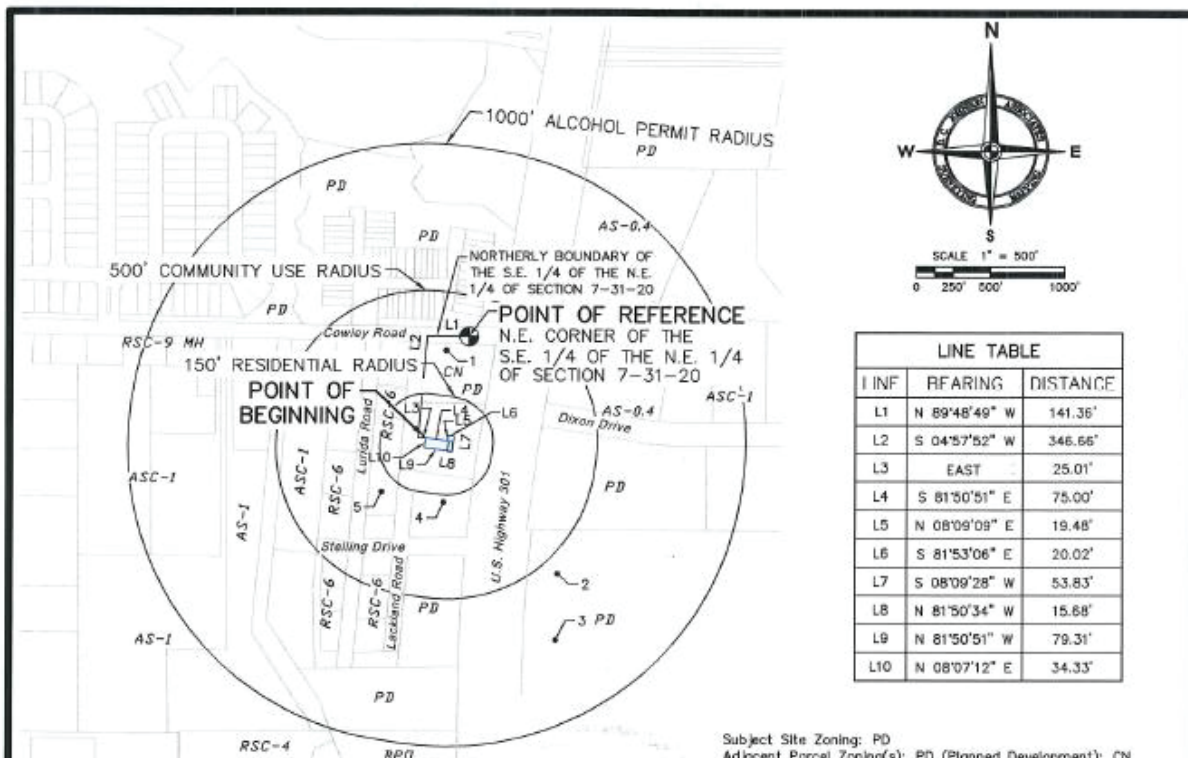
Colleen Marshall  
Tue May 7 2024 14:06:19

**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



DESCRIPTION:

A parcel of land lying within Section 7, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N.89°48'49"W. along the Northerly boundary thereof, a distance of 141.36 feet to a point of intersection with the Northerly extension of the Easterly right-of-way line of Lackland Road; thence S.04°57'52"W along said Northerly extension and Easterly right-of-way line, a distance of 346.66 feet; thence East, a distance of 25.01 feet for a POINT OF BEGINNING; thence S.81°50'51"E., a distance of 75.00' feet; thence N.08°09'09"E., a distance of 19.48 feet; S.81°53'06" E a distance of 20.02', thence S.08°09'28"W. a distance of 53.83', thence N.81°50'34"W. a distance of 15.68', thence N.81°50'51"W. a distance of 79.31'; thence N.08°07'12"E., a distance of 34.33 feet to the POINT OF BEGINNING. Containing 3393 sq.ft.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Subject Site Zoning: PD  
 Adjacent Parcel Zoning(s): PD (Planned Development); CN (Commercial, Neighborhood); RSC-6, (Residential, Single Family Conventional);

Straight-line distance to nearest Residential Zoning District: 78' feet  
 Straight-line distance to nearest residence: 107' feet  
 Straight-line distance to nearest school: 1783 feet  
 Straight-line distance to nearest public library: 3.90 miles  
 Straight-line distance to nearest church: 2790 feet

ALCOHOL PERMITS WITHIN 1000 FEET:  
 1. Marathon - 12859 Cowley Rd 1-APS (303')  
 2. Mandola's Italian Kitchen - 12926 US 301 4-COP-RX (544')  
 3. Longhorn Steakhouse 12974 US 301 - 4-COP-RX (726')  
 4. Mission BBQ - 12710 US 301 2-COP-R (174')

RESIDENTIALLY ZONED PROPERTIES WITHIN 150':  
 5. 12914 Lurida Rd (RSC-6) - 78'

COMMUNITY USES WITHIN 500':  
 None

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.

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

**US 301 at Stelling II**

PREPARED FOR  
**Heart of Riverview, LLC**

JOB NO: 2020-250A01.BG00007 | DRAWN BY: REG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.005, Florida Statutes.

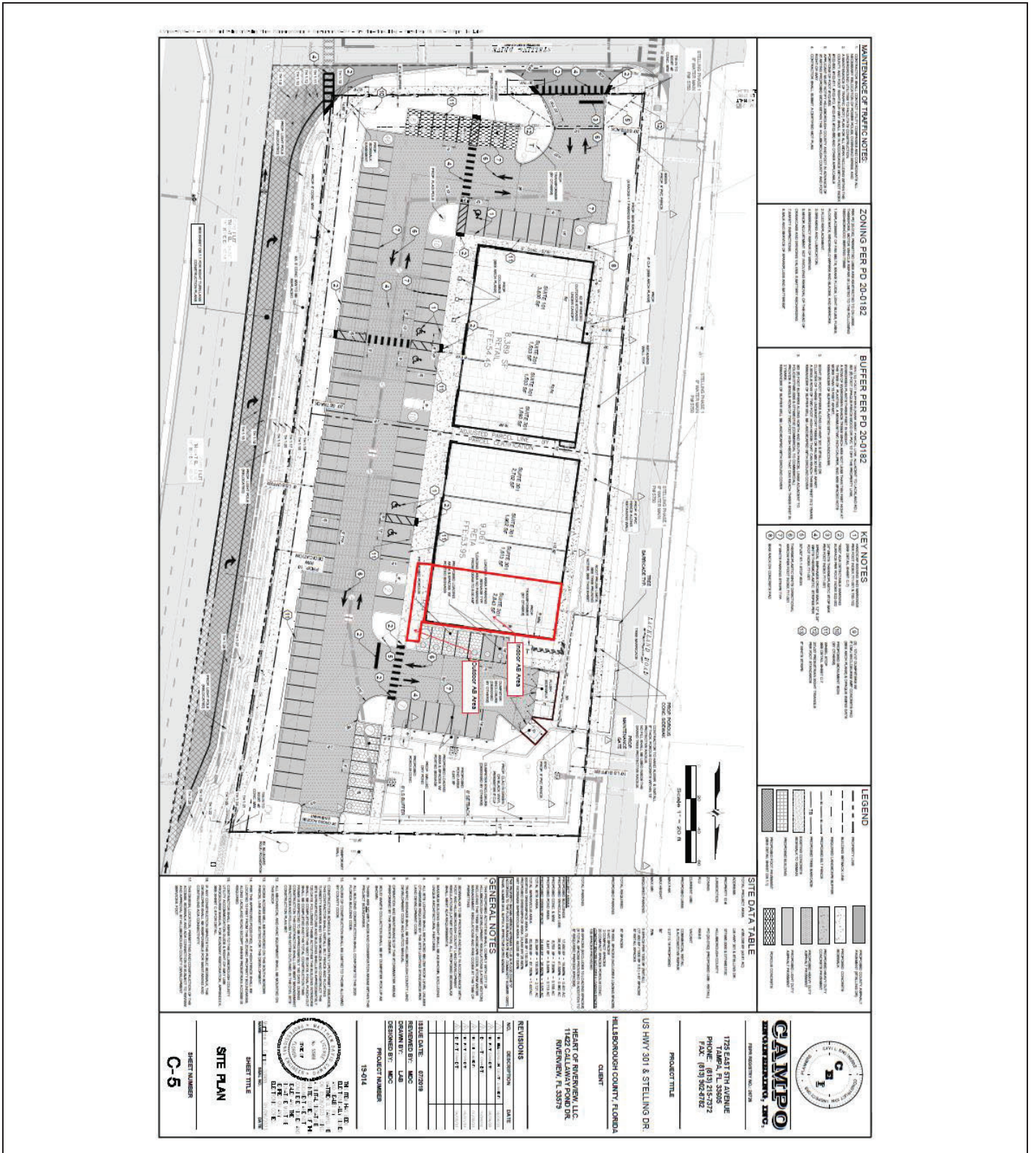
STATE OF FLORIDA  
 Professional Seal of Daniel C. Johnson  
 Date: 2/27/2024  
 Daniel C. Johnson, P.L.S./P.S.M. License Number: 3653  
 For D.C. Johnson  
 Not valid without the signature and seal of a Florida Licensed Surveyor

**JOHNSON ASSOCIATES**  
 SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514  
 11911 S. Curley St. San Antonio, FL 33578  
 (352) 588-2768 survey@dcjohnson.com  
 www.djohnson.com



6.0 PROPOSED WET ZONE SURVEY/SITE PLAN (Page 2 if Applicable)



**MAINTENANCE OF TRAFFIC NOTES:**

**ZONING PER PD 20-0182**

**BUFFER PER PD 20-0182**

**KEY NOTES:**

**LEGEND:**

**SITE DATA TABLE:**

**GENERAL NOTES:**

**REVISIONS:**

**HEART OF RIVERVIEW, LLC**  
1735 EAST 5TH AVENUE  
RIVERVIEW, FL 33570

**CAMPO**  
ENGINEERS, INC.

**PROJECT TITLE:** US HWY 301 & STELLING DR.  
HILLSBOROUGH COUNTY, FLORIDA

**CLIENT:**

**DATE:** 07/2019

**DRAWN BY:** MJC

**CHECKED BY:** MJC

**PROJECT NUMBER:** 13-014

**SHEET TITLE:** SITE PLAN

**SHEET NUMBER:** C-5

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# Additional / Revised Information Sheet

Office Use Only		
Application Number: SU AB 24-0610	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: SU AB 24-0610 Applicant's Name: Shops at Stelling North, LLC

Reviewing Planner's Name: Chris Grandlienard Date: 5/7/2024

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): 5/20/2024

### 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](mailto: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](mailto: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

5/7/2024

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

**SU AB 24-0610**

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: \_\_\_\_\_

(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.



SENDER'S DIRECT DIAL:  
813-506-5184

SENDER'S E-MAIL:  
Jaime.Maier@hwlaw.com

May 7, 2024

Chris Grandlienard  
Development Services Department  
County Center  
601 E. Kennedy Blvd., 19th Floor  
Tampa, FL 33602

**Re: SU AB 24-0610 – Revised Hours of Operation**

Dear Mr. Grandlienard:

Enclosed herein please find a revised narrative conforming the proposed hours of operation to the County's ordinance regarding AB sales on Sundays.

Please accept this for filing. Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink that reads "Jaime R. Maier". The signature is stylized with a large, sweeping initial "J" and "M".

Jaime R. Maier, Esq.



## **Special Use – Alcoholic Beverage Permit Application**

### **2-COP-R**

#### **US Hwy 301 and Stelling Drive, Riverview**

The Applicant requests a Special Use Permit for Alcoholic Beverage use, for a portion of property located at the northwest corner of US Hwy 301 and Stelling Drive in Riverview (Folio No. 077486-0000), which is the subject of an approved PD zoning district (PD 20-0182), where CN uses are permitted. A copy of the PD conditions of approval is included with this application. □

The request is for 2843 s.f. of indoor AB area and 550 s.f. of outdoor AB area, for a total of 3393 s.f. of AB area, as shown on the wetzone special purpose survey included with this application, which is consistent with the approved PD plan. This area represents one tenant suite in an approved multi-tenant structure. The contemplated tenant of this suite is Taco Dirty, who requires a 2-COP-R permit for their operations.

The Site has been zoned PD since 2020, and has received construction plan approval for the permitted structures and site design. The use of the site, including the proposed Special Use for 2-COP-R use, is in harmony with the surrounding area. This corridor of US 301 is highly commercialized on both sides, with a mix of restaurant, retail, and office/service uses. The proposed use is a restaurant use, with sale of beer and wine for consumption on premises, which is in line with other similar uses along US 301, including such uses on the west side of that road which features more residential uses than on the east side. The other retail structure in the PD on the folio adjacent to the south has an existing 2-COP-R use (Mission BBQ). Additional examples include First Watch and Tijuana Flats, which are just over 1,000 feet south of the Site on the west side of US 301, and both are restaurants which include the sale and consumption of Alcoholic Beverages, and abut residential uses to the west. These are just several examples of AB uses in the surrounding area within close proximity to residential uses.

The proposed AB area is separated from residential uses to the west by Lackland Road, and is adjacent to other commercial use PDs to the north and south. In addition, the approved PD requires specific buffering/screening and other use standards as conditions of the approval.

As part of the conditions of approval, the proposed hours of operation for Taco Dirty's restaurant and associated AB sales are proposed as follows: 10:30 a.m. to 9:00 p.m. Monday-Saturday, and 11:00 a.m. to 9:00 p.m. on Sundays. These hours further contribute to the compatibility of the use with the surrounding commercial and residential nature, and align with the retail hours of many of the surrounding commercial uses.

There are no defined community uses within the 500' radius of the Site. There are several existing AB uses within 1000' of the Site, which are listed on the special purpose survey. For a 2-

COP-R use as proposed, there is no limitation on the number of existing AB uses within the 1,000' radius.

This application requires a waiver from the standard separation distances from residential uses, as described more fully below. Specifically, the proposed AB Special Use permit does not meeting the following distance requirement, and therefore needs a waiver:

1.  Waiver to permit 2-COP-R within 150' of residentially zoned property, said property located at:
  - a.  12905 Lackland Rd
  - b.  12914 Lurida Rd

This waiver request is justified as follows:

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

No negative impacts are anticipated by the proposed use. The 2-COP-R use is a common use along the western and eastern sides of US 301 in this area, as it is a highly commercialized corridor. There are residential uses behind the commercial parcels to the west of US 301, such as the subject properties within the 150' radius. In the case of the proposed AB area, the existence of Lackland Road separates the site from the closest residential uses, and the approved PD requires a 10' buffer area along the PD's boundary on Lackland Road, with a 6' fence and evergreen plants and ground cover throughout the buffer, with evergreen shade trees to be planted at a height of 10' at time of planting. The PD also requires that delivery trucks for any uses within the PD access Stelling Drive, with no westbound movements onto Lackland Road. The AB sales use is interior to the structures proposed on the site, and shall be in compliance with all other applicable LDC regulations for such uses. Therefore, where the approved PD already contemplates CN type uses with buffering/screening and other impact safeguards, the proposed AB permit will not result in negative impacts on the surrounding uses.

2. *The circumstances that negate the need for the specified distance requirements are:*

The circumstances that negate the need for the specified distance from residential uses are those described above, and because the proposed use is a type already contemplated in the CN uses approved in the PD zoning district and those reflected in the surrounding area. Without a Special Use permit, the site cannot operate as contemplated with Taco Dirty as a restaurant tenant, which is a compatible and consistent use in the area and will avoid negative impacts by its operation and design.



This instrument was prepared by  
and should be returned to:  
Ryan J. McConnell, Esq.  
Hill Ward Henderson  
P.O. Box 2231  
Tampa, Florida 33601

*Folio No: 077486-0000*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of the 4<sup>th</sup> day of August, 2023, by SHOPS AT STELLING NORTH LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 13100 Lincoln Road, Riverview, Florida 33578, in favor of SHOPS AT STELLING NORTH LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 13100 Lincoln Road, Riverview, Florida 33578.

**WITNESSETH:**

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee all that certain land situate in Hillsborough County, Florida, more fully described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on or in any ways appertaining.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to ad valorem taxes for the year of closing and subsequent years, and all reservations, restrictions, limitations, declarations, easements, encumbrances, and all matters of public record without intending to reimpose any of same, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

**THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.**

**NOTE TO CLERK: THIS DEED IS BEING RECORDED SOLELY FOR NOTICE REQUIREMENTS OF THE HILLSBOROUGH COUNTY DEVELOPMENT SERVICES CERTIFIED PARCEL SUBDIVISION APPROVAL LETTER AS SET FORTH ON EXHIBIT B. GRANTOR AND GRANTEE ARE THE SAME ENTITY AND THERE IS NO TRANSFER OF OR CHANGE IN THE BENEFICIAL INTEREST IN THE PROPERTY.**

[SIGNATURE PAGE FOLLOWS]


[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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

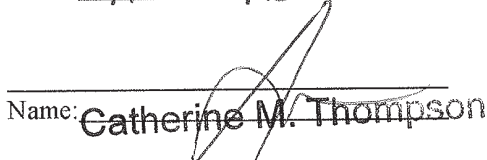
Signed, sealed and delivered,  
in the presence of:

SHOPS AT STELLING NORTH LLC,  
a Florida limited liability company

By: Revestart Management LLC,  
a Florida limited liability company,  
its Manager

  
Name: Anita Acevedo

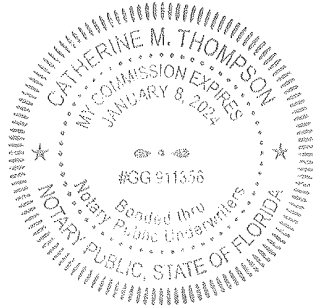
By:   
Bastin Joseph, Manager


  
Name: Catherine M. Thompson

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of August, 2023, by Bastin Joseph, as Manager of Revestart Management LLC, a Florida limited liability company, the Manager of SHOPS AT STELLING NORTH LLC, a Florida limited liability company, on behalf of the companies. Such person  is personally known to me or  has produced a valid driver's license as identification.



  
Notary Public  
Catherine M. Thompson  
(Type, Print or Stamp Name)

My Commission Expires: 1/8/2024



**EXHIBIT A**

**LEGAL DESCRIPTION**

A parcel of land lying within Section 7 & 8, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N.89°48'49"W. along the Northerly boundary thereof, a distance of 141.36 feet to a point of intersection with the Easterly right-of-way line of Lackland Road; thence S.04°57'52"W. along said Easterly right-of-way line, a distance of 224.97 feet to the Southwest corner of that parcel described in Special Warranty Deed Recorded in Official Records Book 22459, Page 1414 of the Public Records of Hillsborough County, Florida for a POINT OF BEGINNING; thence continue S.04°57'52"W., a distance of 235.53 feet; thence S.81°50'32"E., a distance of 198.38 feet to the Westerly right-of-way line of U.S. Highway 301 and a non-tangent point of curvature; thence Northerly 177.85 feet along said Westerly right-of-way line the following two (2) courses: (1) along the arc of a curve to the right, said curve having a radius of 5,797.58 feet, a central angle of 01°45'27", and a chord bearing and distance of N.08°30'06"E., 177.84 feet; (2) N.09°31'52"E., a distance of 85.55 feet to the Southeast corner of the aforementioned parcel described in Official Records Book 22459, Page 1414; thence N.89°19'37"W. along the South boundary thereof, a distance of 216.46 feet to the POINT OF BEGINNING.

**EXHIBIT B**

**CERTIFIED PARCEL SUBDIVISION APPROVAL LETTER**

[SEE ATTACHED]



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600  
Heart of Riverview LLC  
  
11422 Callaway Pond Dr  
  
Riverview FL 33579

## BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

## COUNTY ADMINISTRATOR

Bonnie M. Wise

## COUNTY ATTORNEY

Christine M. Beck

## COUNTY INTERNAL AUDITOR

Peggy Caskey

**SUBJECT: CERTIFIED PARCEL SUBDIVISION**

**DEPUTY COUNTY ADMINISTRATOR**

**HEART OF RIVERVIEW LLC**

Gregory S. Horwedel

**FOLIO # 77486.0000,77486.0100 Project ID#6352**

Dear Mr. Heart of Riverview LLC,

The staff of the Development Services Department has completed its review of your request and it has been determined that the requirements have been met. The Certified Parcel Subdivision request complies with the Land Development Code as adopted by the Board of County Commissioners on April 1, 1997.

The approved two (2) lots indicated in Exhibit "A" and on the Certified Parcel Subdivision Survey submitted to the Development Services Department on July 20, 2022 have appropriate access. The property is located in Section 07, Township 31, Range 20.

The lots hereby described are part of a subdivision of a certified parcel as certified by the Administrator and may not be further subdivided under the provisions for subdividing a Certified Parcel.

Any further subdivision activity and/or creation of more than the lots described above shall require compliance with Section 10.01.05 and other applicable provisions of the Land Development Code.

Approval is granted with the following conditions:

1. Prior to the issuance of building permits, deeds shall be recorded for the new lots. (It is recommended that deeds be recorded within 30 days of this approval.)
2. Please be advised that this approval applies only to the development proposal as submitted, and in no way does it provide EPC approval to any other aspect of the EPC process. By this approval, EPC grants no reliance that wetlands may be developed within these parcels.
3. Where public water and/or wastewater service is supplied by Hillsborough County Water Resource Services, an application for service for each individual lot must be made to the Water Resources Department prior to the issuance of a building permit for construction. If served by private well and septic tank, each shall be located on the same parcel as the principal use per Section 2.02.04 (Accessory Uses) of the LDC.
4. Prior to construction of a driveway connection to a County roadway, a right-of-way use permit must be obtained from the Public Works Right-of Way Management Office.



Page 2

Heart of Riverview LLC

When applying for permits for the approved lots, please submit a copy of this letter along with the application for a permit. Failure to do so may cause unnecessary delays in the permit review process.

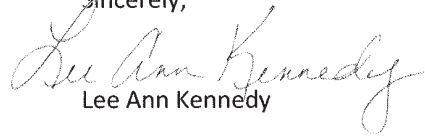
**In addition, a copy of this Certified Parcel Approval letter is required to be attached as an exhibit to your deed when recorded.**

You may be required to apply for a permit from the Southwest Florida Water Management District (SWFWMD) prior to initiating any activity on site.

Please note that this approval does not release the developer from any requirements established by other ordinances nor does it imply exemption from obtaining all proper permits from other governmental agencies. It is the applicant's responsibility to comply with all applicable rules and regulations of Hillsborough County.

If you have any questions concerning this matter please e-mail Yarlene Valle at [valley@hillsboroughcounty.org](mailto:valley@hillsboroughcounty.org) or call at (813) 276-8340.

Sincerely,

A handwritten signature in cursive script that reads "Lee Ann Kennedy". The signature is written in black ink and is positioned above the printed name.

Lee Ann Kennedy

Manager

Site and Subdivision Intake

Development Services Department



**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 24-0610 Intake Date: 03/26/2024  
Hearing(s) and type: Date: 05/20/2024 Type: LUHO Receipt Number: 352773  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Clare Odell

### Property Information

Address: no address City/State/Zip: Riverview, FL 33578  
TWN-RN-SEC: 31-20-07 Folio(s): 077486-0000 Zoning: PD 20-0182 Future Land Use: R-6 Property Size: 1.22 ac m.o.l.

### Property Owner Information

Name: Shops at Stelling North, LLC Daytime Phone same as agent  
Address: 13100 Lincoln Road City/State/Zip: Riverview, FL 33578  
Email: same as agent Fax Number \_\_\_\_\_

### Applicant Information

Name: Same as owner Daytime Phone \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name: Jaime Maier, Esq. / Hill Ward Henderson, P.A. Daytime Phone 813-506-5184  
Address: 101 E. Kennedy Blvd., Ste. 3700 City/State/Zip: Tampa, FL 33602  
Email: jaime.maier@hwhlaw.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.

Signature of the Applicant

Jaime Maier, Esq., As Agent  
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)

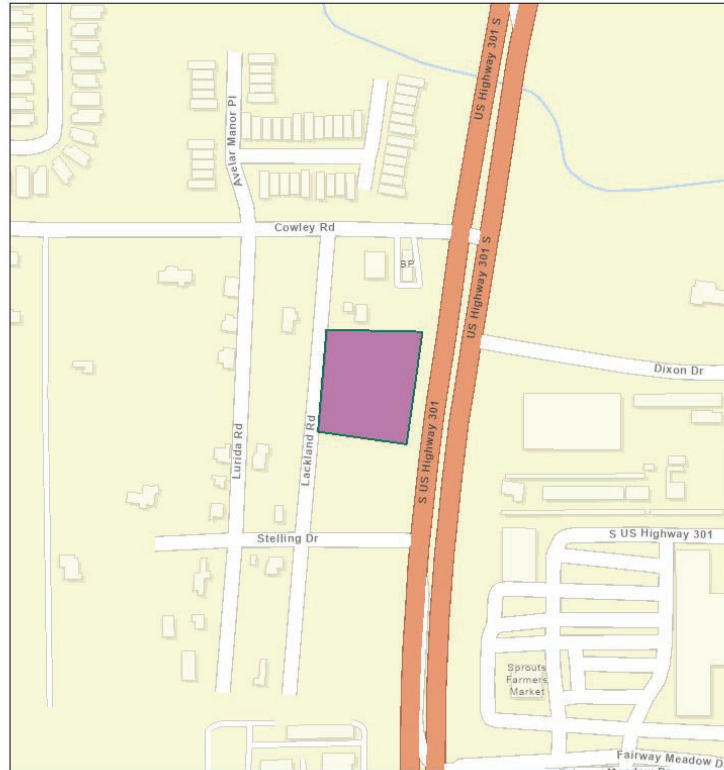
Jaime Maier, Esq., As Agent  
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	20-0182
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0515H
FIRM Panel	12057C0515H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120515B
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Planned Development	PD
Re-zoning	20-0182
Note	null
Minor Changes	null
Major Modifications	21-0312
Personal Appearances	21-0360
Census Data	Tract: 013807 Block: 1055
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77486.0000



March 27, 2024

1:3,009

0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

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Hillsborough County Florida

**Folio: 77486.0000**  
**PIN: U-07-31-20-ZZZ-000003-11680.0**  
**Shops At Stelling North Llc**  
**Mailing Address:**  
 13100 Lincoln Rd  
 null  
 Riverview, FL 33578-7516  
**Site Address:**  
 0 S 301 Hwy  
 Riverview, FL 33578  
**SEC-TWN-RNG: 07-31-20**  
**Acreage: 1.21915996**  
**Market Value: \$72,794.00**  
**Landuse Code: 1000 Vacant Comm.**

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