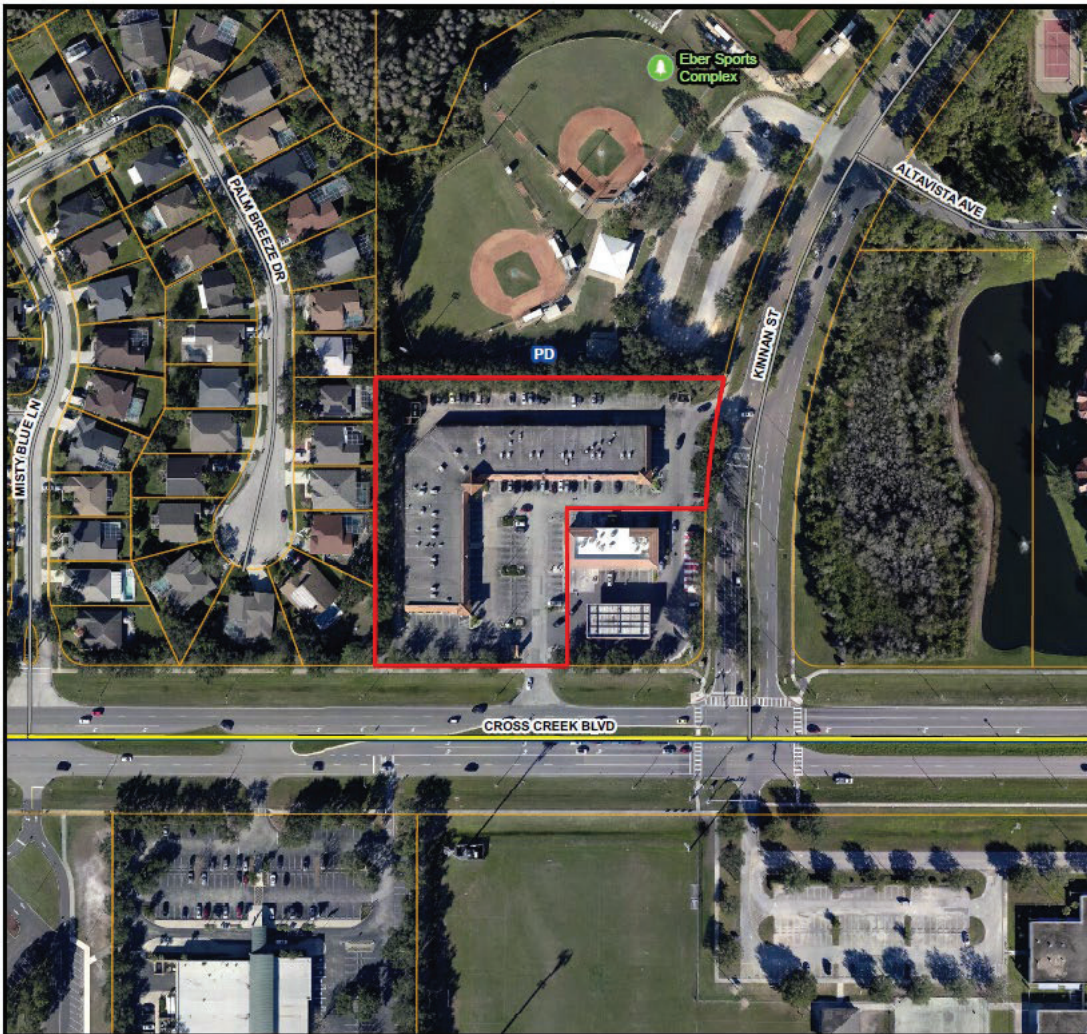




# Hillsborough County Florida

## Land Use Application Summary Report

Application Number:	SU-AB 22-1260	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 2-COP R Permit	North:	PD 89-0045
		South:	PD 89-0045 and Cross Creek Blvd. ROW
Comp Plan Designation:	R-4 (Residential-4)	East:	PD 89-0045
Service Area:	Tampa Service Area	West:	PD 89-0045



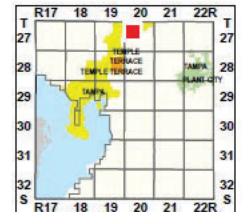
### ZONING MAP SU-AB 22-1260

Folio: 59247.0030

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



STR: 8-27-20



NOTICE: This is a public utility map and is not intended to be used for any other purpose. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County does not accept any responsibility for any errors or omissions. The user should not rely on the data provided herein for any purpose. Hillsborough County is not responsible for any consequences or damages resulting from the use of this map. Hillsborough County is not responsible for any consequences or damages resulting from the use of this map. Hillsborough County is not responsible for any consequences or damages resulting from the use of this map.

Date: 08/09/2022 Path: G:\ZONING\GIS\Dev\Zoning\_Map.aprx  
Produced By: Development Services Department

**Request Summary:**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 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 total biannual sales shall be derived from the sale of food and non-alcoholic beverages.

The wet zoning is sought for Gorkhal Kitchen located at 10044/10046 Cross Creek Boulevard in an existing shopping center. The wet zoned area will comprise a footprint of 2,528 square feet of indoor area, as shown on the revised wet zone survey stamped received September 14, 2022.

The property is zoned Planned Development (PD 89-0045) which permits the host use and consideration of the requested AB permit.

**Distance Separation Requirements for a 2-COP-R AB Permit:**

Per LDC Section 6.11.11.D.4, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to residentially zoned property shall be 150 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement.
- 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 not** comply with this requirement. The proposed wet zoning is 460 feet from Benito Jr. High School property and 68 feet from a County baseball park (New Tampa Little League).

Per LDC Section 6.11.11.E., waivers to the required separation distances may be requested by applicants at a noticed public hearing. The hearing officer may consider such requests on the basis of whether special or unique circumstances exist such that the proposed alcoholic beverage use does not pose significant impacts on the surrounding uses, and whether certain circumstance exist such that the necessity for the separation requirement(s) is negated.

**Requested Separation Waiver**

**Community Use No. 1**

The applicant requests a 432-foot waiver to the required 500-foot separation from the New Tampa Little League to allow a separation of 68 feet from the baseball park's south property line. The applicant's justification for the waiver includes the following:

- There is extensive buffering between the proposed wet zoning and the New Tampa Little League property including a six-foot high fence and extensive vegetation.
- The park property is also not directly accessible from the proposed alcoholic beverage establishment.
- The walking distance from the proposed wet zoning to the nearest baseball field is more than 600 feet, exceeding the required 500-ft. minimum distance separation.

**Community Use No. 2**

The applicant requests a 40-foot waiver to the required 500-foot separation from Benito Jr. High School to allow a separation of 460 feet from Benito Jr. High School property line. The applicant's justification for the waiver includes the following:

- Benito Jr. High School is not facing the subject property.

- The site is separated from the school property by a parking lot and a gas station creating a buffer.
- The walking distance from the proposed wet zoning to the nearest baseball field is approximately 700 feet, exceeding the required 500-ft. minimum distance separation.

The proposed use to allow the sale of beer and wine for consumption on and off the premises to accompany the already established restaurant's food and non-alcoholic beverage sales will not negatively affect the surrounding area or the adjacent school property. The restaurant will derive at least 51% of its gross sales revenue from the sale of food and nonalcoholic beverages.

**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 normal route of travel from the entrance of the restaurant to the baseball fields is approximately 900 feet.



Figure 1: Distance Measurement to New Tampa Little League via Pedestrian route


- The proposed wet zoning is separated from Benito Jr. High School by Cross Creek Boulevard, a 4-lane arterial roadway with 200 feet of right-of-way.
- The closest Benito High School building is approximately 1,000 feet from the restaurant due to the vehicular right-of-way, parking lot in front of the school and extensive setback of the buildings.



- The proposed wet zoning is requested in a location of an established shopping center and the 2-COP-R category is restricted to restaurant use which requires that a majority of annual sales be from the sale of food and non-alcoholic beverages. Therefore, staff finds the addition of beer and wine sales does not represent a substantial change to the existing restaurant use.
- Hillsborough County Parks and Recreation staff do **not** have any objections to the proposed alcoholic beverage permit.
- School District staff objects to the proposed wet zoning on the grounds that it does not meet separation requirements from Benito Jr. High School. However, school staff objects to all requested separation waivers from schools and provides no basis for the objection, other than the lack of required separation. In the subject case, staff finds the circumstances discussed above mitigate the need for the required separation distance.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the Benito Jr. High School, the New Tampa Little League fields and other surrounding land uses.

**Recommendation:**

Staff finds the proposed 2-COP-R wet zoning **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 2,528 square feet of indoor area, as shown on the revised wet zone survey stamped received September 14, 2022.

Staff's Recommendation	<b>Approvable</b>
Zoning Administrator's Sign-Off	 t Thu Sep 15 2022 10:58:12

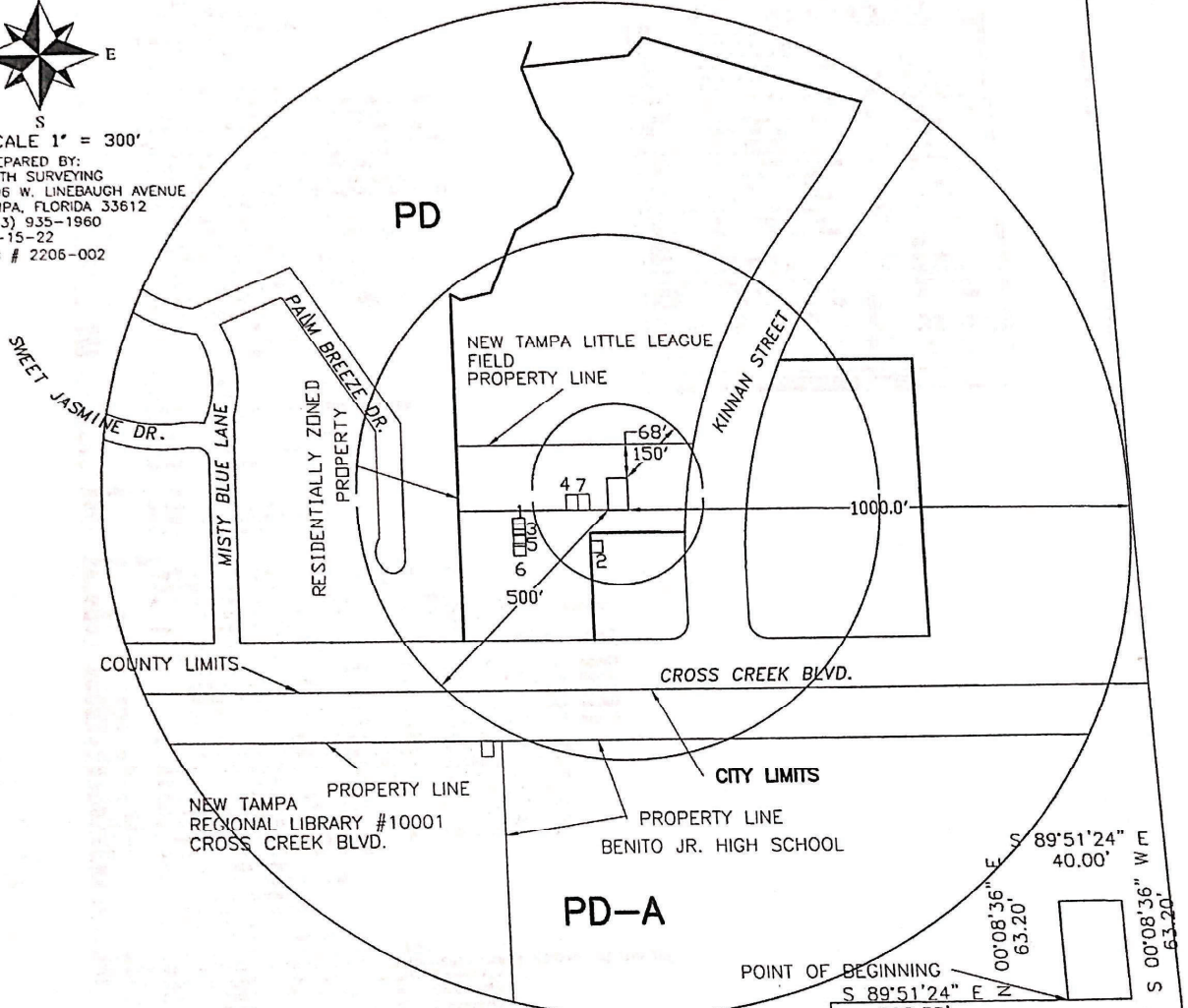


**WET ZONE 2-COP-R GORKHAL KITCHEN**  
**10044 & 10046 CROSS CREEK BOULEVARD**  
**SECTION 8, TOWNSHIP 27 SOUTH, RANGE 20 EAST,**  
**HILLSBOROUGH COUNTY, FLORIDA**



SCALE 1" = 300'

PREPARED BY:  
 SMITH SURVEYING  
 1406 W. LINEBAUGH AVENUE  
 TAMPA, FLORIDA 33612  
 (813) 935-1960  
 06-15-22  
 JOB # 2206-002



- ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET**
- 1) THAI LANNA RESTAURANT #10022 CROSS CREEK BLVD 2-COP-X (183')
  - 2) SHELL STATION #10052 CROSS CREEK BLVD. 2-APS (85')
  - 3) THE LIQUOR SHOPPE #10020 CROSS CREEK BLVD. 2-APS (182')
  - 4) CANTINA MEXICAN #10032-10036 CROSS CREEK BLVD. 4-COP-RX (60')
  - 5) HELLO SWEETNESS #10018 CROSS CREEK BLVD. 4-COP-X (188')
  - 6) HALAL GRILL #10016 CROSS CREEK BLVD. 2-COP-RX (196')
  - 7) HOOKAH LOUNGE #10038 CROSS CREEK BLVD. 2-COP-X (40')

**RESIDENTIALLY ZONED PROPERTIES WITHIN 150 FEET**  
 NO RESIDENTIALLY ZONED PROPERTIES WITHIN 150 FEET

**COMMUNITY USES WITHIN 500 FEET**  
 NEW TAMPA LITTLE LEAGUE FIELD ZONED PD (68')  
 NEW TAMPA REGIONAL LIBRARY (518') ZONED PD-A  
 BENITO JR. HIGH SCHOOL (460') ZONED PD-A

**LEGAL DESCRIPTION:**  
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 1, OF CROSS CREEK PARCEL "D" PHASE 1, AS RECORDED IN PLAT BOOK 73, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE N.00°07'13"E., ALONG THE EAST LINE OF CROSS CREEK PARCEL "D" PHASE 1, A DISTANCE OF 260.40 FEET; THENCE S.89°51'24"E., A DISTANCE OF 298.33 FEET TO THE POINT OF BEGINNING; THENCE N.00°08'36"E., A DISTANCE OF 63.20 FEET; THENCE S.89°51'24"E., A DISTANCE OF 40.00 FEET; THENCE S.00°08'36"W., A DISTANCE OF 63.20 FEET; THENCE N.89°51'24"W., A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,528 SQUARE FEET.

**SURVEYOR'S 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 WITH 500 FEET STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. A VISUAL INSPECTION OF 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 CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000 STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED IN THE LAND DEVELOPMENT CODE. A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

 Digitally signed by James Michael Fuqua Date: 2022.08.25 10:44:01 -0400 J. MICHAEL FUQUA P.S.M. 4192	Signature 	Date 8/25/22	Job Number: 2206-002
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Received September 14, 2022  
Development Services



# Legend

- Petition Prefixes**  
 RZ Rezoning  
 MM Major Modification  
 PRS Personal Appearance  
 SU Special Use  
 VAR Variance  
 APP Appeal
- Comprehensive Plan Categories**  
 AM Agricultural/Mining (1 unit per 20 acres)  
 A Agriculture (1 unit per 10 acres)  
 AR Agriculture/Rural (1 unit per 5 acres)  
 AE Agriculture Estate (1 unit per 2.5 acres)  
 Res-1 Residential-1 (1 unit per 1 acre)  
 RP-1 Residential Planned-1 (1 unit per acre)  
 Res-2 Residential-2 (2 units per acre)  
 RP-2 Residential Planned-2 (2 acres per unit)  
 NNJ Neighborhood Mixed Use-4  
 Res-4 Residential-4 (4 units per acre)  
 Res-6 Residential-6 (6 units per acre)  
 SMU Suburban Mixed Use-6  
 Res-9 Residential-9 (9 units per acre)  
 Res-12 Residential-12 (12 units per acre)  
 CMU Community Mixed Use-12  
 Res-20 Residential-20 (20 units per acre)  
 DC Office Commercial  
 UMI Urban Mixed Use-20  
 RMU Regional Mixed Use-35  
 RCP Research/Corporate Park  
 LI-P Light Industrial Planned  
 LI Light Industrial  
 HI Heavy Industrial  
 EPGF Electrical Power Generation Facility  
 P Public/Quasi-Public  
 E Environmentally Sensitive Areas  
 N Natural Preservation  
 S Scenic Corridor

- Service Areas**  
 USA Urban Service Area  
 UEA Urban Expansion Area  
 RSA Rural Service Area

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

- Definitions for Special Uses (alcoholic beverages)**  
 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-365 S 1, Laws of Florida).  
 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).  
 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).  
 2-COP Beer and wine for sale and consumption on and off the licensed premises.  
 2-COP-X Beer and wine for sale and consumption on the licensed premises only.  
 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from to the sale of food and non-alcoholic beverages.  
 2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.  
 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET  
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE  
 UCA-NHO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend	
PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
PI	:Point of Intersection
(P)	:Spot
S.C.I.R.	:Set Capped Iron Rod 1/2" # 6962
F.C.I.R.	:Found Capped Iron Rod
F.I.R.	:Found Iron Rod
F.I.P.	:Found Iron Pipe
F.P.I.P.	:Found Finched Iron Pipe
F.C.M.	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SPK&Disk	:Set P-K Nail & Disk
FPK&Disk	:Found P-K Nail & Disk
F.R.R. Spk.	:Found Railroad Spike
A.C.F.	:No Corner Found or Set
P.R.M.	:Permanent Reference Monument
Rgs.	:Range
R/W	:Right of Way
---	:Wood Fence (WF)
---	:Chain Link Fence (CLF)
P.D.B.	:Point of Beginning
P.D.C.	:Point of Commencement
W.C.	:Witness Corner
(D)	:Dead
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
W.C.	:Witness Corner
Sec.	:Section
Twp.	:Township
O/W	:Overhead
C	:Centerline
A/C	:Air Conditioner
O/A	:Overall
Conc.	:Concrete
A.P.D.	:As Part of
TBM	:Temporary Benchmark
BH	:Benchmark
CIV.	:Covered
MAS.	:Masonry
RES.	:Resident
P.B.	:Plat Book
PG.	:Page
PP	:Power Pole
R/W	:Right of Way
TYP.	:Typical

DRAWN BY: J. A. H.

**Surveyor's Notes:**

Gorkhali Kitehen  
10044 & 10046 Cross Creek Blvd  
Tampa FL 33647

Folio # 0592470030

Community Use within 500 feet

1) New Tampa Little League (68)

18050 Kennan St.  
Tampa FL 33647

2) Bersto Jr High School (460)

10101 Cross Creek Blvd  
Tampa FL 33647

Thank you  
Dixie



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Rec. 15.00  
DS 5600.00 (5)  
5,615.00

RECORDED & INDEXED

PREPARED BY AND RETURN TO ✓  
Emil G. Pratesi, Esquire  
Richards, Gilkey, Fite, Slaughter,  
Pratesi & Ward, P.A.  
1253 Park Street  
Clearwater, Florida 33756

INSTR # 2002152239  
OR BK 11618 PG 0067  
RECORDED 05/07/2002 02:05 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD(F.S.201.02) 5,600.00  
DEPUTY CLERK B King

WARRANTY DEED

THIS INDENTURE, Made this 23 day of April,  
2002, Between **BOYNTON WEST SERVICE CENTER, INC.**, a Florida  
corporation, whose address is 5853 South Congress Avenue, Atlantis,  
Florida, 33462, grantor\*, and **FRANDON DEVELOPMENT CORPORATION**, a  
Florida corporation, whose address is Post Office Box 1725, Lutz,  
Florida, 33548, grantee\*,

WITNESSETH, That said grantor, for and in consideration of the  
sum of Ten Dollars, and other good and valuable considerations to  
said grantor in hand paid by said grantee, the receipt whereof is  
hereby acknowledged, has granted, bargained and sold to the said  
grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in Hillsborough County,  
Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO covenants, conditions, easements and  
restrictions of record; and subject to taxes for the year  
2002 and subsequent years.

Tax Parcel No. 059247.0020.



Grantee's Tax I.D. No. 65-0893336.

and said grantor hereby fully warrant the title to said land, and  
will defend the same against the lawful claims of all persons  
whomsoever.

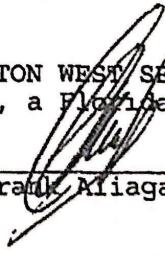
\* "Grantor" and "grantee" are used for singular or  
plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand  
and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
Name: MARC BAUMANN  
  
Name: EMIL G. PRATESI

BOYNTON WEST SERVICE CENTER,  
INC., a Florida corporation

By:   
Frank Aliaga, President

OR BK 11618 PG 0068

STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgements, Frank Aliaga as President of BOYNTON WEST SERVICE CENTER, INC., a Florida corporation, who is personally known to me or who has produced Drivers License as identification, and he is the person described in and who executed the foregoing Warranty Deed and he acknowledged then and there before me that he executed the same as such officer on behalf of said corporation for the purposes therein expressed; and that the said Deed is the act and deed of said corporation.

WITNESS my hand and official seal this 23 day of April, 2002.

Emil G Pratesi  
Name: \_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_





Exhibit "A"

BEST IMAGE AVAILABLE

A Parcel of land lying in Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:  
From the Southwest corner of said Section 8, run thence along the South boundary of said Section 8, S. 89°52'47" E., 1335.59 feet; thence N. 00°52'27" W., 100.01 feet to a point on the North right-of-way line of Cross Creek Boulevard 1<sup>st</sup> Extension, as recorded in Official Record Book 7215, Page 931, Public Records of Hillsborough County, Florida; thence along said North right-of-way line lying 100 feet North of and parallel with the aforesaid said South boundary of Section 8, S. 89°52'47" E., 1594.77 feet to the Southeast corner of CROSS CREEK PARCEL "D" PHASE 1, according to the map or plat thereof as recorded in Plat Book 73, Page 21, of the Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along the East boundary of said CROSS CREEK PARCEL "D" PHASE 1, N. 00°07'13" E., 391.70 feet to the Southwest corner of Cross Creek Park Site; thence along the South boundary of said Cross Creek Park Site, S. 89°52'47" E., 473.98 feet to a point on a curve on the Westerly right-of-way line of Kinnan Street, as recorded in Official Records Book 8093, Page 440, of the Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way line of Kinnan Street, Southerly, 180.68 feet along the arc of a curve to the left having a radius of 1160.00 feet and a central angle of 08°55'28" (chord bearing S. 08°07'42", 180.50 feet); thence N. 89°50'43" W., 189.18 feet; S. 00°09'17" W., 213.07 feet to a point on the aforesaid Northerly right of way line of Cross Creek Boulevard; thence N. 89°52'47" W., 259.52 feet along said Northerly right of way line to the POINT OF BEGINNING.

Together with a non-exclusive easement for ingress and egress and parking over, along and across that part of the following described parcel of land improved as roadway and parking area:

A parcel of land lying in Section 8, Township 27, Range 20 East, Hillsborough County, Florida, and being more particularly as described as follows:  
From the Southwest corner of said Section 8, run thence along the South boundary of said Section 8, S. 89°52'47" E., 1335.59 feet; thence N. 00°52'27" W., 100.01 feet to a point on the North right of way line of Cross Creek Boulevard 1<sup>st</sup> Extension, as recorded in Official Record Book 7215, Page 931, of the Public Records of Hillsborough County, Florida; thence along said North right of way line lying 100 feet North of and parallel with the aforesaid South boundary of Section 8, S. 89°52'47" E., 1854.29 feet to the Point of Beginning; thence N. 00°09'17" E., 211.65 feet; thence S. 89°50'43" E., 189.18 feet to a point on a curve on the Westerly right of way line of Kinnan Street as recorded in official Record Book 8093, Page 440, of the Public Records of Hillsborough County, Florida; thence along said Westerly right of way line of Kinnan Street, the following three (3) courses; 1.) Southerly, 71.79 feet along the arc of a curve to the left having a radius of 1160.00 feet and a central angle of 03°32'44" (chord bearing S. 01°53'36" W., 71.77 feet) to a point of tangency; 2.) S. 00°07'13" W., 106.22 feet to a point of curvature; 3.) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S. 45°07'13" W., 49.50 feet) to a point of tangency on the North right of way line of Cross Creek Boulevard 2<sup>nd</sup> Extension, as recorded in Official Record Book 8093, Page 440, of the Public Records of Hillsborough County, Florida, thence along said North right of way line N. 89°52'47" W., 152.09 feet to the Point of Beginning

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**Hillsborough  
County Florida**  
Development Services

**Property/Applicant/Owner  
Information Form**

Official Use Only

Application No: 22-1260 Intake Date: 08/02/2022  
 Hearing(s) and type: Date: 09/26/2022 Type: LUHO Receipt Number: \_\_\_\_\_  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Ana Lizarde

Property Information

Address: 10044-10046 Cross Creek Blvd City/State/Zip: Tampa FL 33647  
 TOWN-RN-SEC: 8-27-20 Folio(s): 0598470030 Zoning: Pd Future Land Use: R-4 Property Size: 3.11

Property Owner Information

Name: Stardon Development Corporation Daytime Phone: 813 373 0704  
 Address: 10052 Cross Creek Blvd City/State/Zip: Tampa FL 33647  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant Information

Name: Rajesh Pathak Daytime Phone: 1-410-440-7961  
 Address: 10044-10046 Cross Creek Blvd City/State/Zip: Tampa FL 33647  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant's Representative (if different than above)

Name: Dixie Liberty Daytime Phone: 513 817 8505  
 Address: 700 Adams Ave City/State/Zip: Hopkinsville KY 40020  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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 I authorize the representative listed above to act on my behalf on this application.

[Signature]  
Signature of the Applicant

Rajesh Pathak  
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)

TOMER H STANLEY  
Type or print name

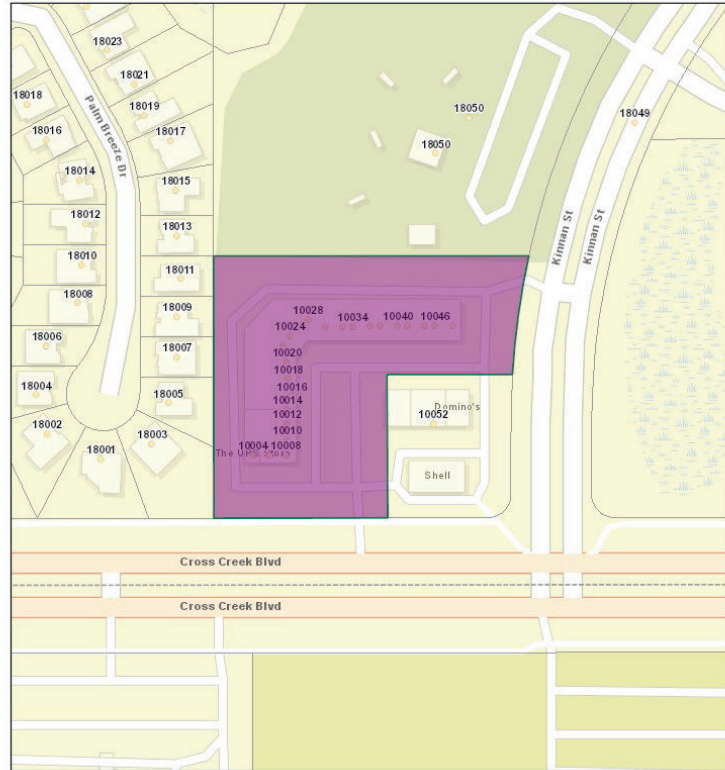




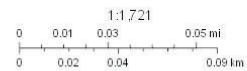
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0045
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0090H
FIRM Panel	12057C0090H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120090E
County Wide Planning Area	East Rural
Planned Development	PD
Re-zoning	null
Minor Changes	01-1013
Major Modifications	06-1688,01-0576,00-0464
Personal Appearances	08-1096,08-0417,98-1054, 97-0388,96-0145,94-0141, 94-0028,92-0114
Census Data	Tract: 010209 Block: 1003
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 59247.0030



August 2, 2022



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Hillsborough County Florida

**Folio: 59247.0030**  
**PIN: U-08-27-20-ZZZ-000001-89010.4**  
**FRANDON DEVELOPMENT CORP**  
**Mailing Address:**  
 10052 CROSS CREEK BLVD  
 TAMPA, FL 33647-2595  
**Site Address:**  
 10006 CROSS CREEK BLVD  
 TAMPA, FL 33647  
**SEC-TWN-RNG: 08-27-20**  
**Acreage: 3.11083007**  
**Market Value: \$6,822,500.00**  
**Landuse Code: 1630 STORE/SHP CENTE**

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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.

22-1260



# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

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

Applicant/Representative: Dixie Liberty Phone: 813 817 8585

Representative's Email: Dixieliberty@hotmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

## Part A: Property Information & Owner Authorization Requirements

	Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Property/Applicant/Owner Information Form</u></b>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Affidavit(s) to Authorize Agent</u></b> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Sunbiz Form</u></b> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Property/Project Information Sheet</u></b> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Identification of Sensitive/Protected Information and Acknowledgement of Public Record:</u></b>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Copy of Current Recorded Deed(s)</u></b>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b><u>Close Proximity Property Owners List</u></b>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Legal Description</b> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Copy of Code Enforcement/Building Code Violation(s)</b> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Fastrack Approval</b> (if applicable)

**Additional application-specific requirements are listed in Part B of this pack**

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