



Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 21-0910	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 4-COP X Permit	North:	PD/ Retention & SF
		South:	PD/Parking lot & SF
Comp Plan Designation:	R-4 (Residential-4)	East:	PD/ Parking lot & SF
Service Area:	Urban Service Area	West:	PD/SF



ZONING MAP

SU-AB 21-0910

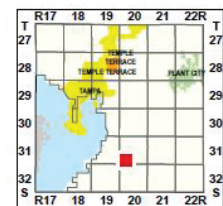
Folio: 77959.2564

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



0 120 240 Feet

STR: 32-31-20



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of the map. This map is intended for informational purposes only and does not constitute an offer of insurance or any other financial product. The map is not intended to be used as a basis for any legal action. The map is not intended to be used as a basis for any legal action. The map is not intended to be used as a basis for any legal action.

Date: 06/04/2021 File: G:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-X Alcoholic Beverage Development Permit (AB) allow the sale of beer, wine, and liquor for consumption on the premises only.

The wet zoning is sought for an amenity center and restaurant located at 5010 Sevilla Shores Drive in the Valencia Del Sol planned development in the Wimauma area. The wet zoned area will comprise a total footprint of 49,632 square feet, including 22,483 square feet of indoor area and 27,149 square feet of outdoor area, as shown on the revised wet zone survey received on June 30, 2021.

The subject property is zoned PD 89-0097 as last modified by MM 18-1052. The property is located within a residential portion of the PD which, per Condition 1.1, may include limited residential support uses, including a restaurant for internal use by residents of the development.

Per LDC Section 6.11.11.A, wet zonings proposed in residential districts, other than the 11-C, 11-CX, 4-COP-SGX and GC classifications, may be approved for restrictive uses such as a private dining hall in a community residential home. However, in such cases, the wet zoning shall be subject to approval of the LUHO irrespective of whether it meets separation requirements. Additionally, the wet zoning, if approved, shall be conditioned to limit the sales and/or consumption of alcoholic beverages to the specifically approved host use.

In the subject case, the proposed wet zoning also does not meet separation requirements as follows.

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

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

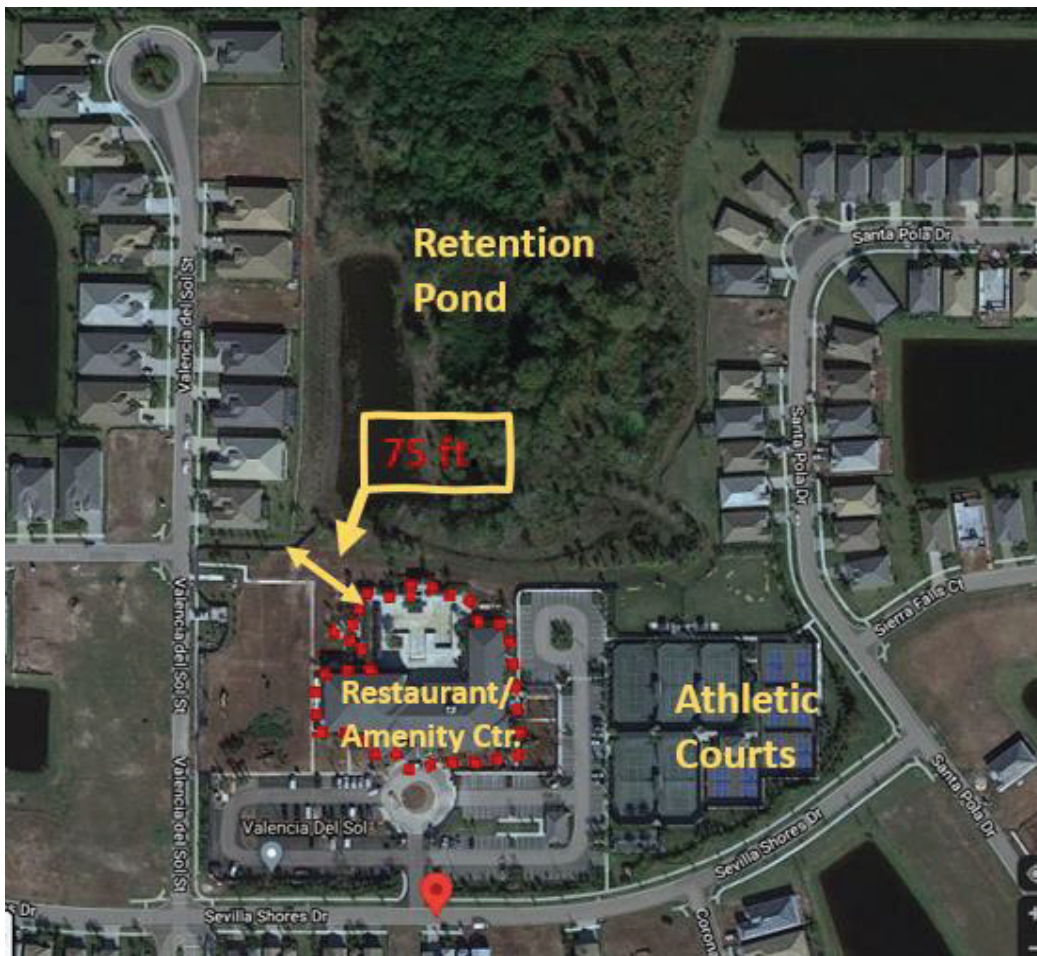
1. The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the request **does comply** with this requirement.
2. The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request **does NOT** comply with this requirement.
3. There shall be no more than three approved wet zonings of certain types within 1,000 feet.
 - According to the survey submitted by the applicant, the request **does comply** with this requirement.

Per LDC Section 6.11.11.E., waivers to the required 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.

Required Separation from Residentially Zoned Property

The proposed wet zoning is surrounded by residentially zoned properties, with a wetland parcel that is under common ownership with the applicant (and therefore does not require a waiver) to the north, and developing single-family lots on the west, south and east sides. The nearest single-family lot is 75 feet to the northwest of the proposed wet zoning. The applicant requests a 175-foot waiver to the required 250-foot separation from residentially zoned property and has provided the following justification:

- The proposed wet zoning will not have a significant negative impact on the surrounding residential uses.
- The wet zoning will specifically benefit the community it lies within.
- The amenity center and restaurant to be wet zoned are part of an amenity center for the benefits of the residents of Valencia del Sol.
- The amenity center and restaurant are part of the Valencia del Sol community and the proposed wet zoning will benefit the residents of the community.
- All residentially zoned property that are within 250 feet of the proposed wet zoning are located in the community that will be served by the amenity center and restaurant.



View of amenity center and homes along northern property boundary; Google Maps 7/8/2021

Staff Findings:

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

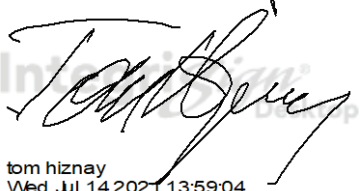
- The amenity center and restaurant are a permitted use of the subject property per the conditions of approval for PD 89-0097, and alcohol sales and consumption are commonly associated with restaurants.
- According to the applicant, the amenity center and restaurant will be deeded to the community homeowner's association.
- All residential lots within 250 feet of the proposed wet zoning are located in the community that will be served by the amenity center and restaurant.
- The proposed wet zoning will be separated from the rear yards of the nearest single-family homes that back up to the amenity center by a 6-foot-high fence and a retention pond running the length of the single-family homes providing additional screening.
- Staff finds the proposed wet zoning is consistent with the permitted community use of the property which, by the terms of PD 89-0097, may be utilized only by residents of the community. Additionally, staff finds the community homeowner's association, which according to the applicant will be deeded the amenity center and restaurant, can effectively monitor and address nuisance complaints that may arise from the sale and consumption of alcoholic beverages.



2.0 Recommendation:

For these 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 separation requirements is negated by the circumstances identified above. Therefore, staff finds the request to be **APPROVABLE, subject to the recommended condition below**. Approval is based upon the wet-zone survey indicating a total of 49,632 square feet square feet of floor space for the proposed use that was received June 30, 2021.

- The sale and consumption of alcoholic beverages shall be limited to the residents of the Valencia del Sol community only.

Staff's Recommendation:	Approvable with Conditions
Zoning Administrator Sign-off:	 tom hiznay Wed Jul 14 2021 13:59:04

SHEET NO. 1 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
4-COP-X

DESCRIPTION: A portion of TRACT "C" (Amenity Center), of VALENCIA DEL SOL PHASE 1, according to the plat thereof as recorded in Plat Book 133, Pages 34 through 67, inclusive, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwesterly corner of said TRACT "C", run thence along the Westerly boundary of said TRACT "C", the following two (2) courses: 1) Southerly, 23.17 feet along the arc of a curve to the left having a radius of 1000.00 feet and a central angle of 01°19'40" (chord bearing S.00°46'24"W., 23.17 feet); 2) S.00°06'34"W., a distance of 50.42 feet; thence S.89°53'26"E., a distance of 217.64 feet, to the POINT OF BEGINNING; thence N.90°00'00"E., a distance of 66.55 feet; thence N.00°00'00"E., a distance of 12.65 feet; thence N.90°00'00"E., a distance of 45.00 feet; thence S.00°00'00"E., a distance of 12.65 feet; thence N.90°00'00"E., a distance of 47.89 feet; thence S.00°00'00"E., a distance of 21.99 feet; thence N.90°00'00"E., a distance of 47.94 feet; thence S.00°00'00"E., a distance of 23.00 feet; thence N.90°00'00"W., a distance of 33.60 feet; thence S.00°00'00"E., a distance of 17.08 feet; thence N.89°58'31"E., a distance of 39.53 feet; thence S.00°00'00"E., a distance of 35.83 feet; thence N.90°00'00"W., a distance of 5.83 feet; thence S.00°00'00"E., a distance of 9.33 feet; thence N.90°00'00"E., a distance of 5.83 feet; thence S.00°00'00"E., a distance of 83.29 feet; thence N.90°00'00"E., a distance of 7.08 feet; thence S.00°00'00"E., a distance of 32.88 feet; thence N.90°00'00"W., a distance of 116.63 feet; thence S.00°00'00"E., a distance of 12.63 feet; thence N.90°00'00"W., a distance of 29.33 feet; thence N.00°00'00"E., a distance of 2.00 feet; thence N.90°00'00"W., a distance of 48.08 feet; thence N.00°00'00"E., a distance of 19.00 feet; thence N.90°00'00"E., a distance of 4.00 feet; thence N.00°00'00"E., a distance of 14.67 feet; thence N.90°00'00"W., a distance of 59.87 feet; thence N.00°00'00"W., a distance of 76.17 feet; thence S.89°59'49"E., a distance of 38.44 feet; thence N.00°02'49"W., a distance of 17.97 feet; thence N.90°00'00"W., a distance of 8.90 feet; thence N.00°00'00"E., a distance of 27.59 feet; thence N.90°00'00"W., a distance of 28.91 feet; thence N.00°00'00"E., a distance of 32.00 feet; thence N.90°00'00"E., a distance of 28.91 feet; thence N.00°00'00"E., a distance of 46.62 feet, to the POINT OF BEGINNING.

Containing 49,632 square feet, more or less.

Indoor AB Area = 22,483 square feet, more or less.

Outdoor AB Area = 27,149 square feet, more or less.

Overall AB Area = 49,632 square feet, more or less.

"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 1000-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 indicated on the survey."

NOTE:

See Sheet No. 2 for Sketch; See Sheet No. 3 for Detail; See Sheet 4 for Measurements.

This Survey Prepared For: *GL Homes*

REVISIONS					
Description	Date	Dwn.	CK'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE
This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 8506

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

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG Checked: SEC P.C.: CG Date:

Date: 5/28/21 Dwg: Valencia del sol Amenity AB Order No.:

Section 32, Township 31 South, Range 20 East

21-0910

Scale: 1" = 200'



VALENCIA DEL SOL STREET

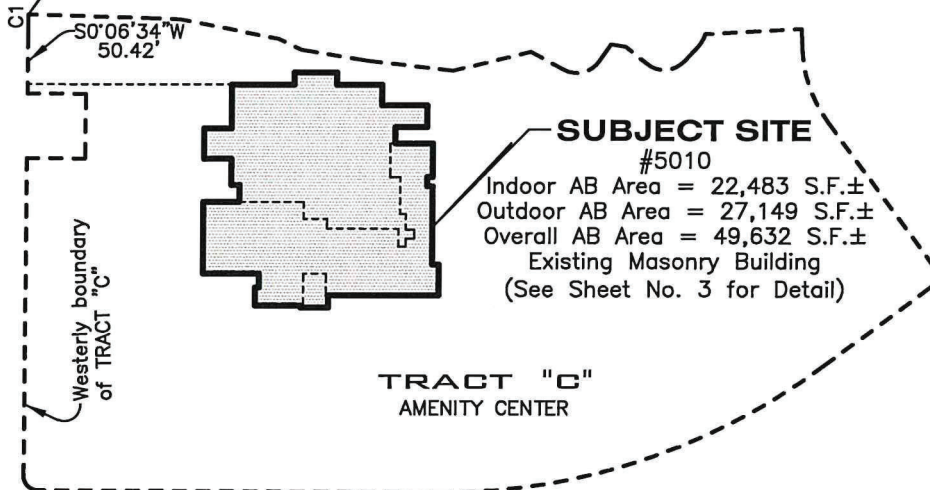
Private Right-of-Way

SHEET NO. 2 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
4-COP-X

POINT OF COMMENCEMENT

Northwesterly corner of TRACT "C"

VALENCIA DEL SOL PHASE 1
(PLAT BOOK 133, PAGES 34-67)



TRACT "C"
AMENITY CENTER

SEVILLA SHORES DRIVE
Private Right-of-Way

NOTE:

See Sheet No. 1 for Legal Description and Certification; See Sheet No. 3 for Detail; See Sheet 4 for Measurements.

This Survey Prepared For: *GL Homes*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA

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Surveying, Inc.

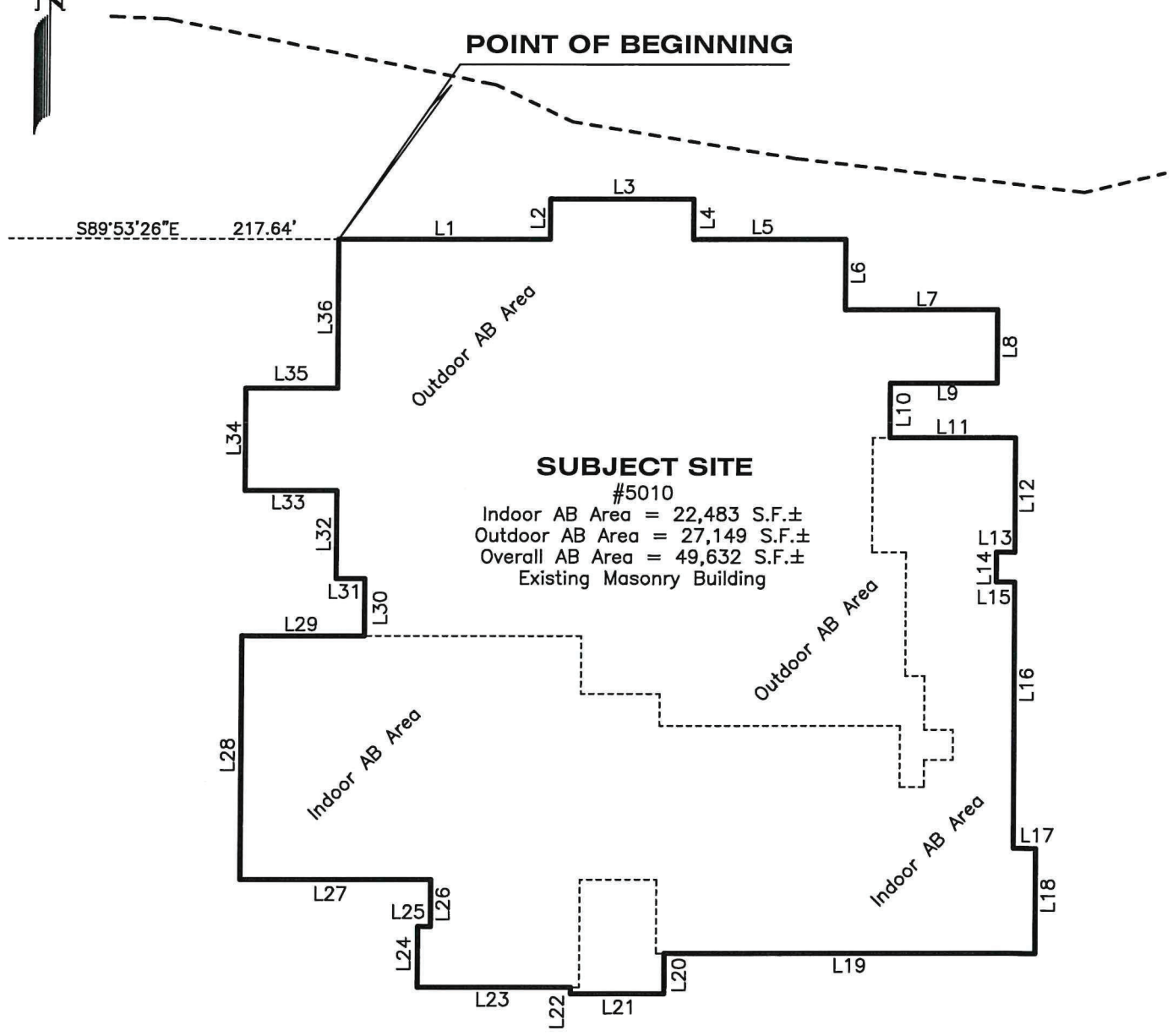
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG	Checked: SEC	P.C.: CG	Date:
Date: 5/28/21	Dwg: Valencia del sol Amenity AB	Order No.:	
Section 32, Township 31 South, Range 20 East			

Scale: 1" = 50'

SHEET NO. 3 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
4-COP-X



NOTE:

See Sheet No. 1 for Legal Description and Certification; See Sheet 2 for Sketch; See Sheet No. 4 for Measurements.

This Survey Prepared For: *GL Homes*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

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STATE OF FLORIDA
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Tampa, Florida 33619
www.geopointsurvey.com

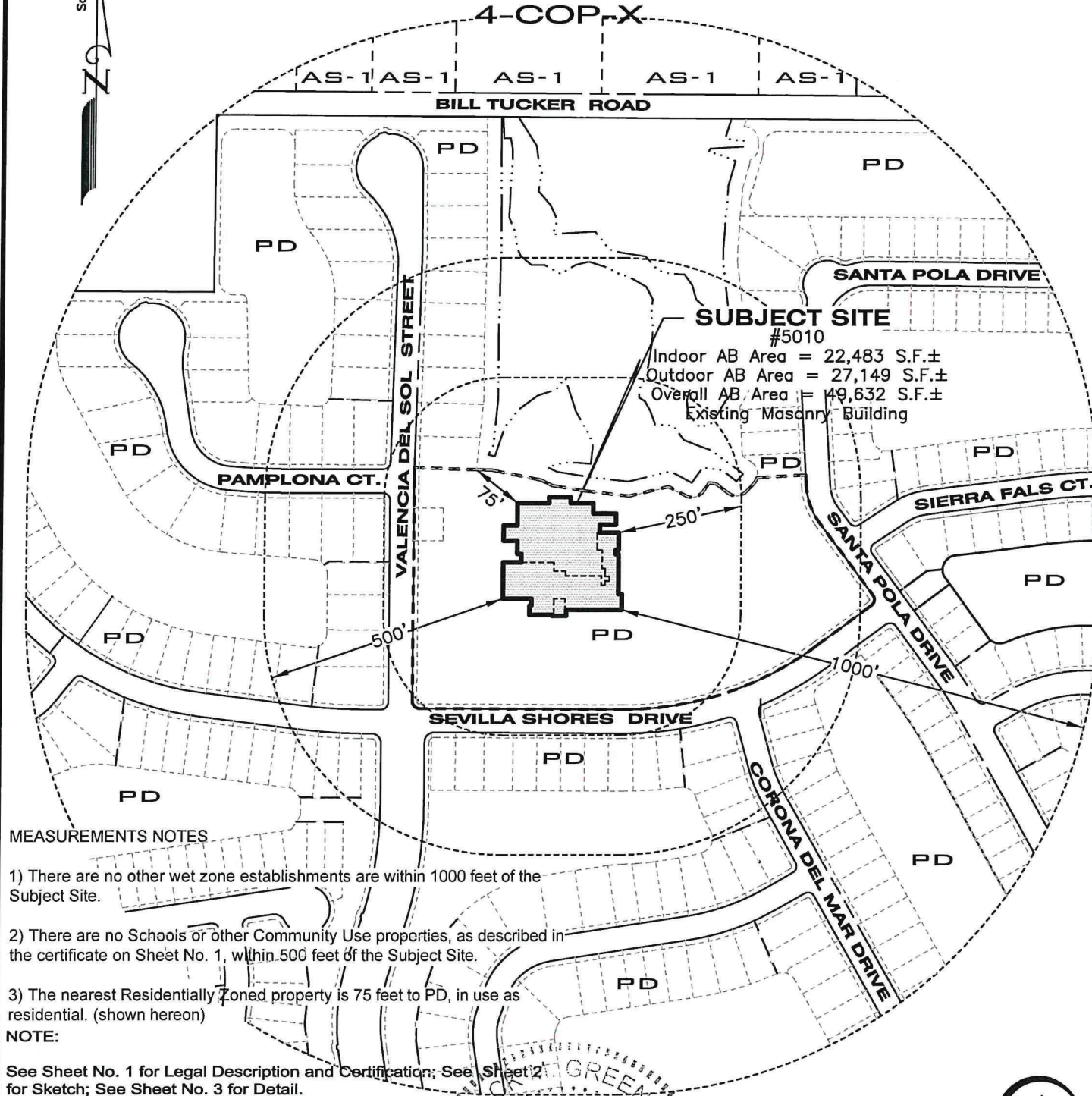
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG | Checked: SEC | P.C.: CG | Date: 5/28/21
Date: 5/28/21 | Dwg: Valencia del sol Armenty AB | Order No.:
Section 32, Township 31 South, Range 20 East

SHEET NO. 4 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)

4-COP-X

Scale: 1" = 300'



This Survey Prepared For: *GL Homes*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG | Checked: SEC | P.C.: CG | Date: 5/28/21
Date: 5/28/21 | Dwg: Valencia del Sol Amenity AB | Order No.:
Section 32, Township 31 South, Range 20 East

21-0910

SHEET NO. 5 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
 (NOT A BOUNDARY SURVEY)
4-COP-X

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 90°00'00" E	66.55'
L2	N 00°00'00" E	12.65'
L3	N 90°00'00" E	45.00'
L4	S 00°00'00" E	12.65'
L5	N 90°00'00" E	47.89'
L6	S 00°00'00" E	21.99'
L7	N 90°00'00" E	47.94'
L8	S 00°00'00" E	23.00'
L9	N 90°00'00" W	33.60'
L10	S 00°00'00" E	17.08'
L11	N 89°58'31" E	39.53'
L12	S 00°00'00" E	35.83'
L13	N 90°00'00" W	5.83'
L14	S 00°00'00" E	9.33'
L15	N 90°00'00" E	5.83'
L16	S 00°00'00" E	83.29'
L17	N 90°00'00" E	7.08'
L18	S 00°00'00" E	32.88'
L19	N 90°00'00" W	116.62'
L20	S 00°00'00" E	12.62'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	N 90°00'00" W	29.33'
L22	N 00°00'00" E	2.00'
L23	N 90°00'00" W	48.08'
L24	N 00°00'00" E	19.00'
L25	N 90°00'00" E	4.00'
L26	N 00°00'00" E	14.67'
L27	N 90°00'00" W	59.87'
L28	N 00°00'00" W	76.17'
L29	S 89°59'49" E	38.44'
L30	N 00°02'49" W	17.97'
L31	N 90°00'00" W	8.90'
L32	N 00°00'00" E	27.59'
L33	N 90°00'00" W	28.91'
L34	N 00°00'00" E	32.00'
L35	N 90°00'00" E	28.91'
L36	N 00°00'00" E	46.62'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1000.00'	1°19'40"	23°17'	23.17'	S 00°46'24" W

This Survey Prepared For: *GL Homes*

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA

Jack M. Greene

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Drawn: JMG | Checked: SEC | P.C.: CG | Date:

Date: 5/28/21 | Dwg: Valencia del sol Amenity AB | Order No.:

Section 32, Township 31 South, Range 20 East

21-0910



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received June 11, 2021
Development Services

Date Stamp Here

Application Number: SU-AB21-0910 Applicant's Name: David Smith - Stearns Weaver Miller

Reviewing Planner's Name: TBD Date: June 15, 2021

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☒ **Special Use (SU)** ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 07/26/2021

The following must be attached to this Sheet.

☒ Amended Written Statement

☐ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

☐ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

☐ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcfllgov.net

☐ Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
 For Minor Change: 6 large copies.
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

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

Date

FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent ☐ Scanned into OPTIX
☐ Transmittal Completed

In-Take Completed by: _____

**HILLSBOROUGH COUNTY ASSOCIATES IV, LLLP
5010 Sevilla Shores Drive
Wimauma, Florida**

**SPECIAL USE ALCOHOLIC BEVERAGE PERMIT APPLICATION
(WAIVER REQUIRED)**

APPLICATION NUMBER: SU-AB 21-0910

**AMENDED
WRITTEN STATEMENT**

This Special Use Alcoholic Beverage Permit Application (Waiver Required) is being filed for a 49,632 square foot amenity center with restaurant for the Valencia del Sol subdivision (4-COP-X - beer, wine, and liquor to be sold for consumption on the permitted premises).

The amenity center and restaurant are located at 5010 Sevilla Shores Drive in Wimauma, Florida (folio number 077959-2564). The subject property is located within an approved Planned Development - MM 18-1052 (RZ 89-0097).

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

This request does not meet the following locational requirement:

- A. Hillsborough County Land Development Code Section 6.11.11 requires separation of the proposed Special Use building footprint to residentially zoned property shall be 250 feet. This proposed Special Use lies within 75 feet of residentially zoned property to the northwest of the amenity center with restaurant with a required waiver of approximately 175 feet.

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

1. The proposed wet zoning will not have a significant negative impact on the surrounding residential uses since it is located in the amenity center developed to serve the surrounding residential development.
2. The wet zoning is meant to specifically benefit the community it lies within, which is a unique circumstance.
3. That the proposed wet zoning will not have a significant negative impact on the surrounding residential uses since it is an integral part of the residential community in which it is located which negates the need for distance separation requirements.
4. The amenity center and restaurant to be wet zoned are part of an amenity center for the benefit of the residents of the Valencia del Sol community.
5. The wet zoned area is only accessible by traveling through the community itself.
6. The amenity center and restaurant are part of the Valencia del Sol community and the proposed wet zoning will benefit the residents in the community.
7. All of the residentially zoned property located within 250 feet of the proposed wet zoning are located in the community that will be served by the amenity center and restaurant.

This request meets the following locational requirements as provided by the wet zone survey filed with this application request:

There are no other wet zone establishments within 1,000 feet of the subject site.

There are no schools or other community use properties within 500 feet.

This instrument prepared by (and after recording
should be returned to):
Hillsborough County Associates IV, LLLP
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: Clayton M. Ratliff, Esq.

Folio Numbers: 077958-0000
077958-0050

(Space Reserved for Clerk of Court)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and given this 28 day of December, 2017 by
HILLSBOROUGH COUNTY ASSOCIATES II, LLLP, a Florida limited liability limited partnership, having an
address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 (the "Grantor") to
[REDACTED], a Florida limited liability limited partnership, having an
address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 (the "Grantee"). Wherever
used herein, the terms "Grantor" and "Grantee" shall include the parties to this instrument and their
respective successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 (\$10.00) Dollars paid by Grantee to Grantor,
and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,
does hereby remise, release and quitclaim unto Grantee, forever, all the right, title, interest, claim and
demand which Grantor has in and to the following described property located in Hillsborough County, Florida
(the "Property"), to wit:

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

THIS CONVEYANCE is made subject to the following: (a) real estate taxes and assessments for the
year 2018 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions,
prohibitions and other requirements imposed by governmental authorities, including, without limitation, all
building, zoning, land use and environmental laws, ordinances, codes and regulations; (c) matters which
would be disclosed by an accurate survey of the Property; and (d) easements, covenants, conditions,
restrictions, reservations, limitations and other matters of record, if any, but this reference shall not operate to
reimpose same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever
of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

[Signatures and Acknowledgements Appear on the Following Pages]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

GRANTOR:

HILLSBOROUGH COUNTY ASSOCIATES II, LLLP, a
Florida limited liability limited partnership

By: Hillsborough County II Corporation, a Florida
corporation, its general partner

Crystal McMillin

Witness signature
Crystal McMillin

Print Name
Clayton Ratner

Witness signature
Clayton Ratner

Print Name

By: *N. Maria Menendez*

Name: N. Maria Menendez
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by N. Maria Menendez, as Vice President of Hillsborough County II Corporation, a Florida corporation, the general partner of HILLSBOROUGH COUNTY ASSOCIATES II, LLLP, a Florida limited liability limited partnership, on behalf of such corporation and partnership. She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of December, 2017.

Steven Helfman

Notary Public
Steven Helfman

Typed, printed or stamped name of Notary Public

My Commission Expires:





SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 5010 Sevilla Shores Drive City/State/Zip: Wimauma, Florida TWN-RN-SEC: 31-20-32
Folio(s): 077959-2564 Zoning: PD Future Land Use: RES-4 Property Size: 49,632 SF

Property Owner Information

Name: Hillsborough County Associates IV, LLLP Daytime Phone: _____
Address: 1600 Sawgrass Corporate Parkway, Suite 400 City/State/Zip: Ft. Lauderdale, FL 33323-2890
Email: _____ FAX Number: _____

Applicant Information

Name: Hillsborough County Associates IV, LLLP Daytime Phone: _____
Address: 1600 Sawgrass Corporate Parkway, Suite 400 City/State/Zip: Ft. Lauderdale, FL 3
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: David M. Smith, Stearns Weaver Miller Daytime Phone: (813) 223-4800
Address: 401 E. Jackson Street, Suite 2100 City / State/Zip: Tampa, FL 33602
Email: dsmith@stearnsweaver.com and cwalden@stearnsweaver.com FAX Number: (813) 222-5089

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.
STEARNS WEAVER MILLER

By: _____

Signature of Applicant

David M. Smith, As Authorized Agent
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.
STEARNS WEAVER MILLER

By: _____

Signature of Property Owner

David M. Smith, As Authorized Agent
Type or Print Name

Intake Staff Signature: Claire Odell Office Use Only Intake Date: 06/01/2021
Case Number: SU-AB 21-0910 Public Hearing Date: 07/26/2021 Receipt Number: 48971
Type of Application: Special Use AB

Development Services, 601 E Kennedy Blvd. 19th Floor

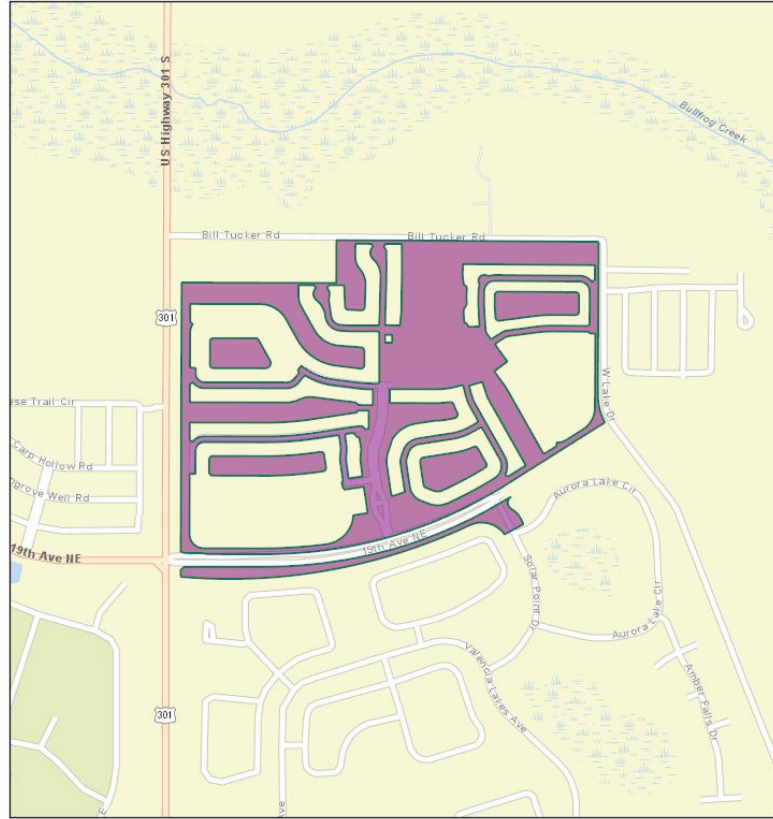
Revised 07/02/2014



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0097
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Sun City Center
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Sun City Center
Planned Development	PD
Re-zoning	null
Major Modifications	02-1062,07-1683, 18-1052
Personal Appearances	04-0779,07-0726,08-0850, 08-1406,09-0365,10-0138, 14-0781,15-0025, 16-0515
Census Data	Tract: 013913 Block: 1019
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	ID: 104
Redevelopment Area	NO

Folio: 77959.2564



June 2, 2021

1:10,661
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Hillsborough County Florida

Folio: 77959.2564
PIN: U-32-31-20-B3V-000000-A0000.0
HILLSBOROUGH COUNTY ASSOCIATES IV LLLP
Mailing Address:
1600 SAWGRASS CORPORATE PKWY STE 400
FORT LAUDERDALE, FL 33323-2890
Site Address:
5010 SEVILLA SHORES DR
WIMAUMA, FL 33598
SEC-TWN-RNG: 32-31-20
Acreage: 100.07800293
Market Value: \$100.00
Landuse Code: 0901 INVALID CODE

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