

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 24-1249
LUHO Hearing Date: October 21, 2024
Requested Classification: 2-COP



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: MD Brandon, LLC
Zoning: PD
FLU Category: RES-6
Service Area: Urban
Community Plan Area: Brandon
Overlay: None
Special District: None

Use: Restaurant within Commercial Shopping Center

Total Wet Zone Area Requested: 3,900 SF
Inside Area Requested: 3,544 SF
Outside Area Requested: 356 SF
Location: 1901 West Lumsden Road/ Folio No. 72309.5500



Introduction Summary:

The applicant is requesting a 2-COP alcoholic beverage permit with distance separation waivers to allow for a restaurant at 1901 West Lumsden Road. The property is zoned PD 80-0261, most recently modified by PRS 14-0485, which allows the host use and consideration of the requested AB permit.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

Development Services Recommendation:

Approvable

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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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	250 feet	188 feet	62 feet

Applicant’s Justification:

The shopping center has a fence that borders the residential properties side separating the residential properties from the location of the restaurant. The residents would have to drive out of their neighborhood to Lumsden Road to enter the restaurant parking lot. Also, there is no walking access directly from the neighborhood to the shopping center. Our restaurant primarily sells food with a small menu of beer and wine. The same shopping center has other alcoholic beverage approvals including liquor. Applicant is not seeking liquor approval, only beer and wine.

The actual travel distance between the entrance of the restaurant to be wet zoned and the residentially zoned properties is in excess of the 250-foot requirement. There have been other approved alcohol special uses in the shopping center as well and some that were previously approved are no longer in use at the same plaza.

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

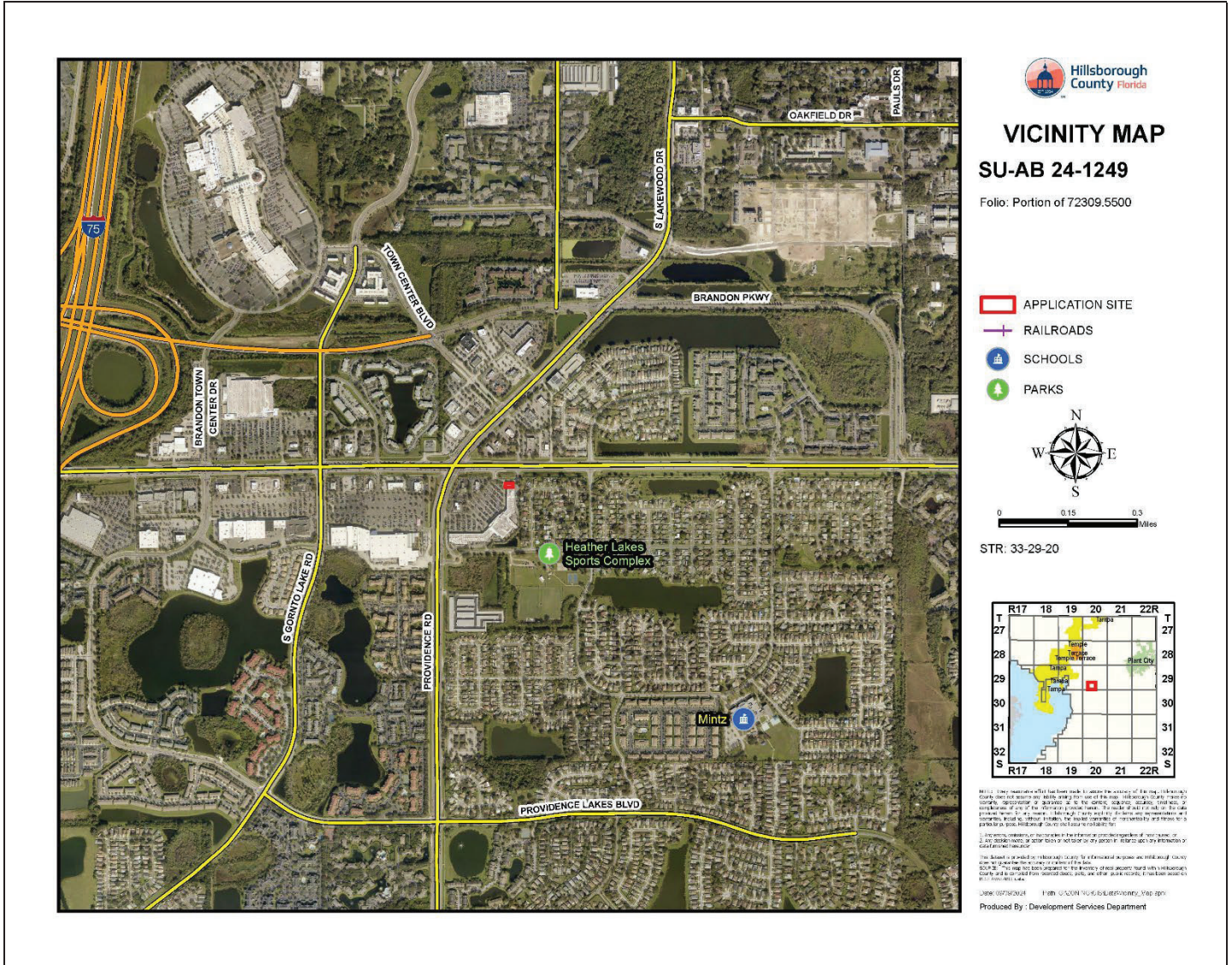
Applicant’s Justification:

Requested Waiver	# Approved Permits
Not Applicable	

Applicant’s Justification:

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

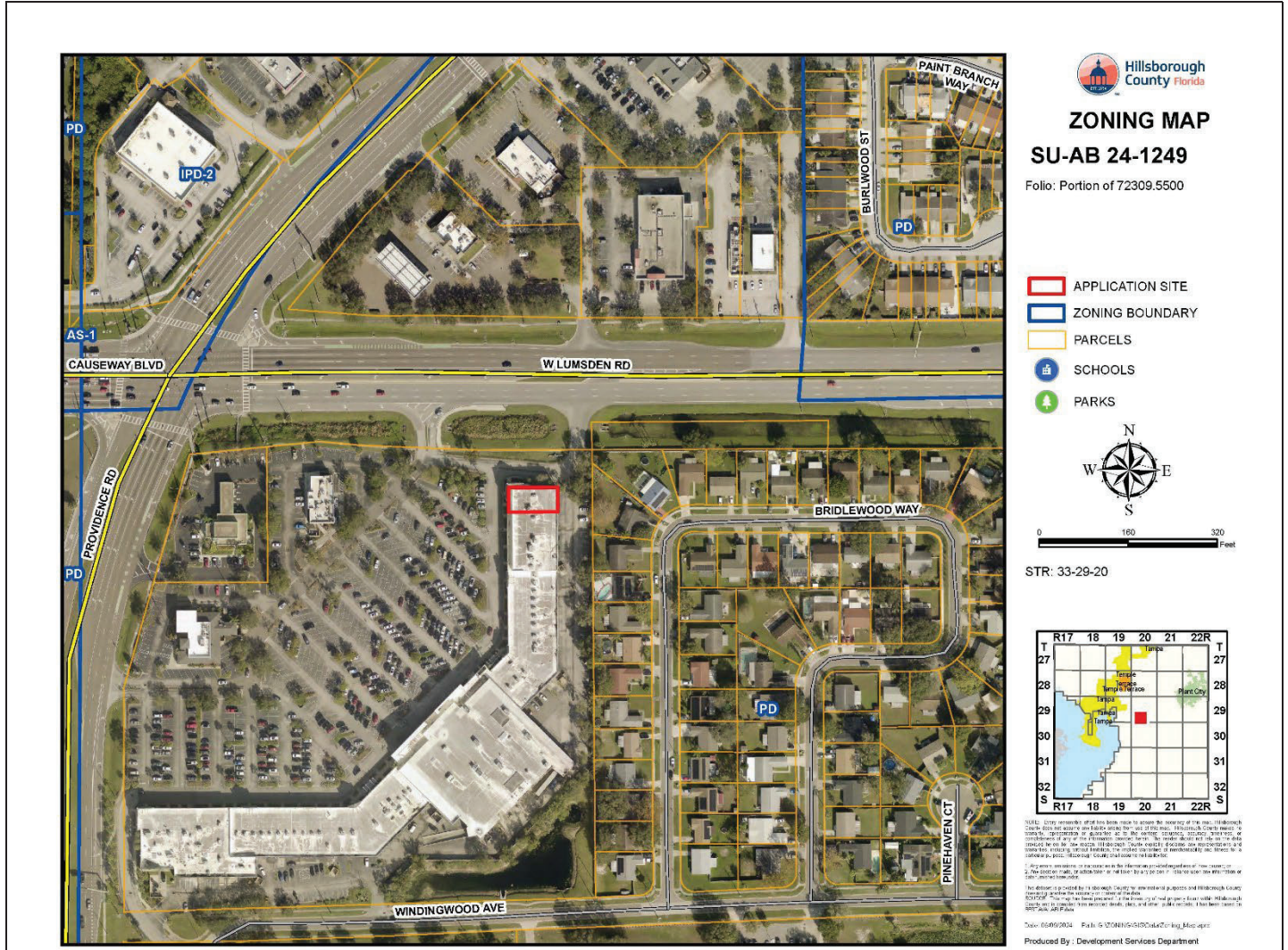


Context of Surrounding Area:

The surrounding area consists of residential and commercial uses along Providence Road and Lumsden Road. Most of the commercial uses in the area are restaurants and retail stores, similar to the proposed use in the subject property.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD	Commercial
South	PD	Vacant (wetlands)
East	PD	Residential
West	PD	Commercial

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 zoning and associated restaurant are located within an existing commercial area, which is zoned as PD 14-0485. Access to the property will be from Lumsden Road and Providence Road, both major arterial roads.


The proposed wet zoning and restaurant are currently separated from the residentially zoned property to the east by a masonry wall, a drive aisle, parking, and a landscape buffer area. In addition, alcohol sale and consumption will occur inside the restaurant and outside (front side) of the restaurant, which is located on the west side of the restaurant, furthest from the residentially zoned property.

The travel distance between the entrance of the restaurant and the residential portion exceeds the 250 feet requirement. In addition, there is no direct pedestrian access from the residentially zoned property to the restaurant.

As established in the LDC Section 6.11.11.D.5, there are no community uses within the 500-foot buffer and just one similar classification type, 2-COP-X SU-AB permit (SU-AB 06-1638) in the 1,000-foot buffer.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed SU-AB 24-1249 Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,900 SF, as shown on the wet zone survey received October 7, 2024.

Zoning Administrator Sign Off:	 <small>Colleen Marshall Mon Oct 7 2024 13:54:19</small>
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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

Received October 7, 2024
 Development Services

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

DESCRIPTION: A parcel of land lying in Section 33, Township 29 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of HEATHER LAKES PHASE 1, UNIT 1, SECTION 2, according to the plat thereof as recorded in Plat Book 53, Page 56, of the Public Records of Hillsborough County, Florida, run thence along the Southerly right-of-way line of LUMSDEN ROAD, S.88°36'48"W., a distance of 61.86 feet; thence S.01°23'12"E., a distance of 64.19 feet, to the POINT OF BEGINNING; thence S.01°31'31"E., a distance of 44.00 feet; thence S.88°28'29"W., a distance of 88.65 feet; thence N.01°31'31"W., a distance of 44.00 feet, thence N.88°28'29"E., a distance of 88.65 feet, to the POINT OF BEGINNING.

Containing 3900 square feet, more or less.

Indoor AB Sales Area = 3544 square feet, more or less.
 Outdoor AB Sales Area = 356 square feet, more or less.
 Overall AB Sales Area = 3900 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 feet 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 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 "


This Survey Prepared For: *Metro Diner*

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

PROFESSIONAL SURVEYOR'S CERTIFICATE
 This certificate is evidence that the named person's name is on the list of Professional Surveyors set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17, Florida Administrative Code pursuant to Section 472.007, Florida Statutes.

Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR'S MAPPER NO. 6506

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



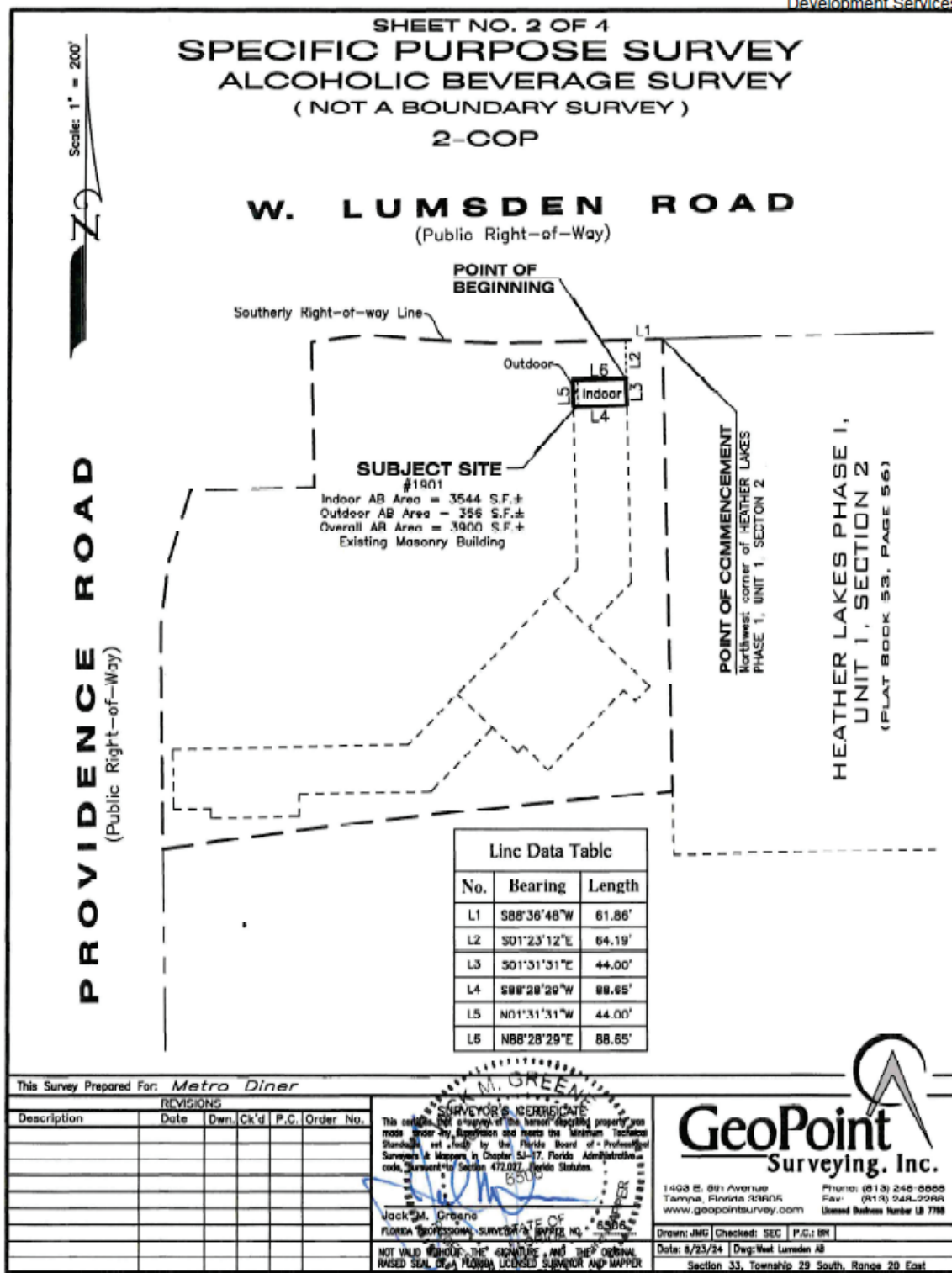
GeoPoint
 Surveying, Inc.

1409 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Handle ID 7760

Drawn: JMG Checked: SEC P.C.: BR
 Date: 8/23/24 Drawn/Checked: Lumsden AB
 Section 33, Township 29 South, Range 20 East

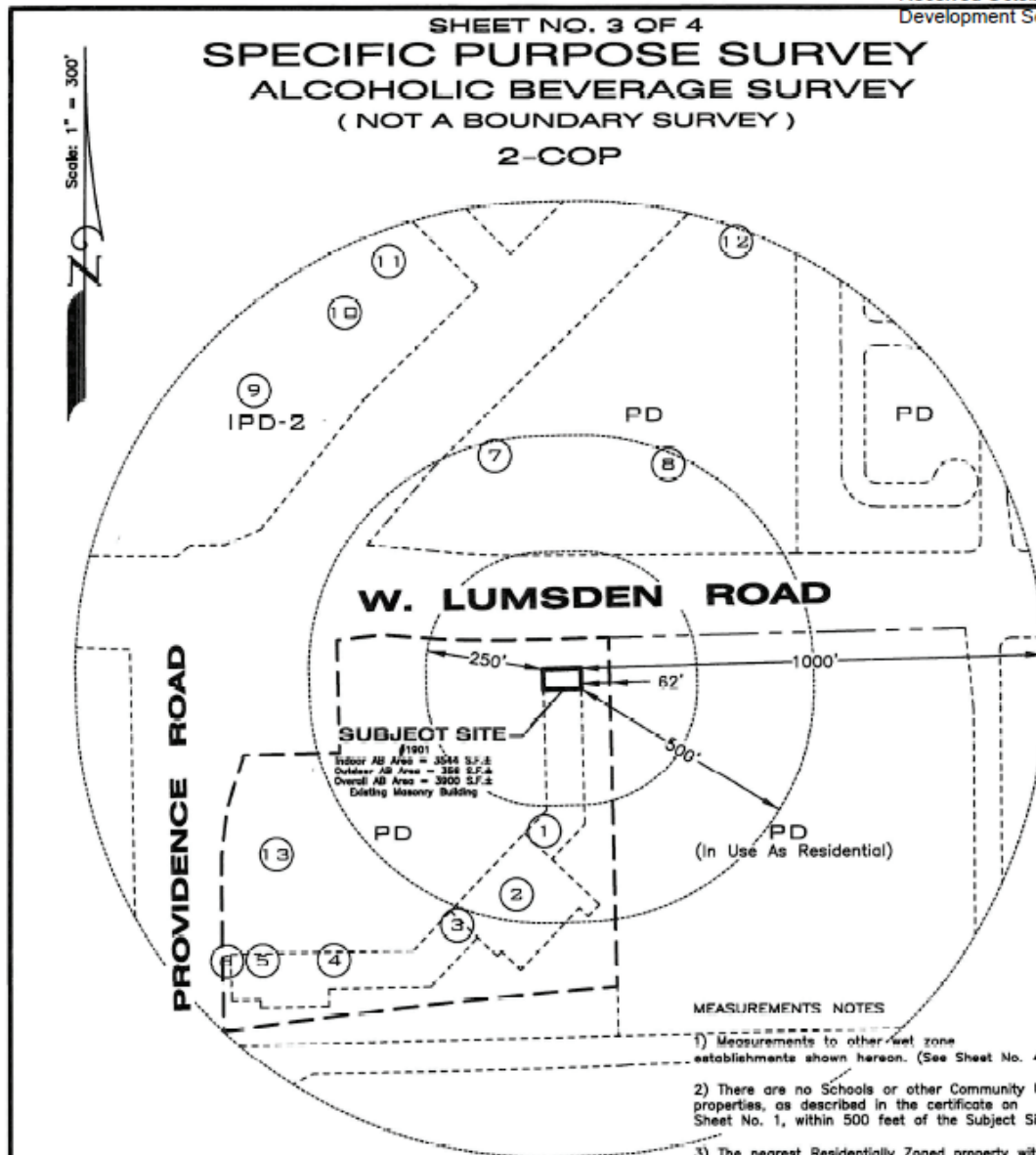
6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received October 7, 2024
Development Services



6.0 PROPOSED WET ZONE SURVEY (Page 3)

Received October 7, 2024
Development Services



This Survey Prepared For: *Metro Diner*

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

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same conforms to the standards and requirements of the Florida Board of Professional Surveyors and Mappers in Chapter 472.007, Florida Statutes.

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

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

GeoPoint
Surveying, Inc.

1402 E. 9th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
License Number LB 7788

Drawn: JMG | Checked: SEC | P.C.: BR
Date: 8/23/24 | Dwg: West Lumsden All
Section 33, Township 29 South, Range 20 East

6.0 PROPOSED WET ZONE SURVEY (Page 4)

Received October 7, 2024
 Development Services

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

MEASUREMENTS

1 - AB 88-1446 4-COP-RX 259 feet	8 - AB 96-578 2-APS 440 feet
2 - AB 87-1379 2-APS 298 feet	9 - SU 97-445 AB 2-APS 787 feet
3 - SU 00-1638 AB 2-COP-RX 507 feet	10 - ADM 13-515 AB 2-COP-RX 831 feet
4 - SU 06-1639 AB 2-COP-X 705 feet	11 - SU 99-236 AB 4-COP-RX 886 feet
5 - AB 87-1386 4-COP-RX 788 feet	12 - SU 97-216 AB 4-COP-RX 954 feet
6 - AB 87-1386 4-COP-RX 829 feet	13 - SU 02-1279 AB 4-COP-RX 557 feet
7 - ADM 15-0930 AB 2-APS-IS 430 feet	

This Survey Prepared For: *Metro Diner*


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

SURVEYOR'S CERTIFICATE

This certifies that a copy of the herein described property was made under my supervision and under the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 65C-10, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Greene
 JACK M. GREENE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 8006

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



GeoPoint
 Surveying, Inc.

1400 E. 8th Avenue Tampa, Florida 33605
 www.geopointsurvey.com

Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number 07788

Drawn: JMG Checked: SED P.O.: DR
 Date: 8/23/24 Dwg: Wet Limited AB
 Section 33, Township 29 South, Range 20 East

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August 27, 2024

To Whom It May Concern:

This alcoholic beverage special use permit application is for beer and wine to be sold and consumed on the premises located at 1901 W. Lumsden Road, Brandon, FL 33511. The permitted structure is leased by MD Brandon, LLC, the applicant, from the property owner, Brandon Centre Venture, LLC. The proposed restaurant would be a full service restaurant with the sale of beer and wine.

The permitted structure is utilized as commercial property under the zoning category PD, which includes a mixture of uses.

The permitted structure is ideal for this type of use and would be occupying a portion of the existing shopping center.

We believe this would be a desirable family restaurant for the Hillsborough County community.

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THIS INSTRUMENT WAS
PREPARED BY:

Jenner & Block LLP
Attention: Penelope Campbell
353 N. Clark Street
Chicago, Illinois 60654
(312) 840-7613

AFTER RECORDING RETURN TO:

David J. Wiener, P.A.
Attention: David J. Wiener, Esq.
2240 Northwest 19th Street, Suite 801
Boca Raton, Florida 33431

Tax Parcel (Folio) Number:
072309-5500 (Parcel 1)
072309-2280 (Parcel 2)

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 29 day of April, 2016, by IA BRANDON CENTRE, L.L.C., a Delaware limited liability company, having an address of 2809 Butterfield Road, Oak Brook, Illinois, 60523 (collectively, "Grantor"), for the benefit of BRANDON CENTRE VENTURE, LLC, a Florida limited liability company, having a mailing address of 2030 S. Douglas Road, Suite 208, Coral Gables, Florida 33134 ("Grantee"). (Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

WITNESSETH

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Hillsborough County, Florida, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and together also with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the "Property") subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE PAGES FOLLOW]

Exhibit A to Special Warranty Deed

Legal Description of the Land

PARCEL 1:

A parcel of land lying in the Northwest 1/4 of Section 33, Township 29 South, Range 20 East, Hillsborough County, Florida, and being described as follows:

From the Southwest corner of the Northwest 1/4 of Section 33, Township 29 South, Range 20 East, Hillsborough County, Florida; run thence North 88° 26' 15" East, 5.27 feet along the South boundary of the Northwest 1/4 of said Section 33, to the centerline of Providence Road; thence North 00° 50' 14" West, 2105.02 feet along said centerline; thence North 89° 09' 46" East, 68.00 feet to a point on the Easterly right-of-way line of Providence Road and the POINT OF BEGINNING; thence Northerly, 39.09 feet along the arc of a curve to the right, having a radius of 1364.39 feet a central angle of 01° 38' 29", and a chord bearing and distance of North 00° 00' 59" : West, 39.09 feet, along said Easterly right-of-way line; thence North 06° 51' 04" East, 103.74 feet along said Easterly right-of-way line; thence North 16° 47' 43" East, 122.84 feet along said Easterly right-of-way line; thence North 88° 36' 48" East, 205.55 feet; thence North 01° 23' 12" West, 239.73 feet to a point on the Southerly right-of-way line of Lumsden Road; thence along said Southerly right-of-way line of Lumsden Road the following four (4) courses: (1) North 82° 51' 20" East, 93.47 feet; (2) South 85° 21' 42" East, 73.01 feet; (3) Easterly, 211.12 feet along the arc of a curve to the left, having a radius of 2009.36 feet, a central angle of 06° 01' 06" and a chord bearing and distance of South 88° 26' 22" East, 211.02 feet to the end of said curve; (4) thence North 88° 36' 48" East, 206.80 feet to the Northwest corner of Lot 13, Block 2, HEATHER LAKES -PHASE I - UNIT 1 - SECTION 2, according to map or plat thereof as recorded in Plat Book 53, page 56, of the public records of Hillsborough County, Florida; thence South 01° 23' 12" East, 801.86 feet along the Westerly boundary of said HEATHER LAKES to the Northerly right-of-way line of Windingwood Avenue; thence Westerly, 846.37 feet along the arc of a curve to the right, having a radius of 13,175.00 feet, a central angle of 03° 40' 50.5", and a chord bearing and distance of South 87° 19' 23" West, 846.22 feet along said Northerly right-of-way line to the Easterly right-of-way line of Providence Road; thence North 00° 50' 14" West, 331.89 feet along said Easterly right-of-way line to the POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AS GRANTED IN THE FOLLOWING:

Agreement for Cross Easements for Parking, Ingress and Egress, Drainage and Sanitary Sewer recorded March 16, 1988, in Official Records Book 5357, page 1326, of the public records of Hillsborough County, Florida.

AND

PARCEL 2:

That part of Hillsborough County Parcel 112A per Project No. 97-94-R, as recorded in Official Records Book 8998, page 242, and Windingwood Avenue Right-of-Way as recorded in Official Records Book 5437, page 973, lying and being in Section 33, Township 29 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 33, Township 29 South, Range 20 East, Hillsborough County, Florida; thence run along the South boundary of the Northwest 1/4 of said Section 33, North 89° 30' 50" East, a distance of 73.27 feet to the East right-of-way line of Providence Road, per Hillsborough County Project No. 97-94-R; thence run along said East right-of-way line, North 00° 09' 30" East, a distance of 1,669.80 feet to the POINT OF BEGINNING; thence South 83° 58' 30" East, a distance of 44.91 feet to a point on a tangent curve concave to the Northwest, having a radius of 16.99 feet; thence Northeasterly, 42.14 feet along said curve through a central angle of 142° 07' 01" (chord bearing of North 26° 17' 20" East, 32.14 feet);

Exhibit A-1

thence non-tangent to said curve, North $33^{\circ} 07'57''$ East, a distance of 52.61 feet; thence South $54^{\circ} 47'11''$ East, a distance of 16.38 feet to a point on a tangent curve concave to the North, having a radius of 33.19 feet; thence Easterly, 45.89 feet along said curve, through a central angle of $79^{\circ} 13'02''$ (chord bearing of North $83^{\circ} 42'58''$ East, 42.32 feet) to a point of reverse curve concave to the South, having a radius of 135.62 feet; thence Easterly, 90.49 feet along said curve, through a central angle of $38^{\circ} 13'45''$ (chord bearing of North $62^{\circ} 55'06''$ East, 88.82 feet) to a point on the Northerly right-of-way line of Windingwood Avenue and a non-tangent curve concave to the North, having a radius of 13,175.00 feet; thence Westerly, 221.90 feet along said curve through a central angle of $00^{\circ} 57'54''$ (chord bearing of South $89^{\circ} 40'31''$ West, 221.90 feet) to a point of intersection of the Easterly line of Providence Road and the Northerly line of Windingwood Avenue; thence South $00^{\circ} 09'30''$ West, a distance of 102.53 feet to the POINT OF BEGINNING.

Exhibit A-2

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
1. Utility Easement in favor of Robert c. Ellyson, as Trustee under that certain Land Trust dated February 25, 1983, recorded in Official Records Book 4074, Page 461.
2. Easement in favor of Tampa Electric Company, recorded in Official Records Book 5284, Page 1339 and the Agreement Regarding Encroachments relative thereto, recorded in Official Records Book 6306, Page 390.
3. Easement in favor of Tampa Electric Company, recorded in Official Records Book 5396, Page 695, and the Agreement Regarding Encroachments relative thereto, recorded in Official Records Book 6306, Page 390.
4. Terms, conditions and other provisions contained in that certain Agreement for Cross Easements for Parking, Ingress and Egress, Drainage and Sanitary Sewer, recorded in Official Records Book 5357, Page 1326.
5. Utility Easement in favor of Hillsborough County, recorded in Official Records Book 5852, Page 1584.
6. Resolution No. R05-057, recorded in Official Records Book 14881, Page 1349 and the Agreement attached thereto as Exhibit B.
7. Easement reserved by Hillsborough County, as contained in that certain Quit Claim Deed, recorded in Official Records Book 14881, Page 1376.
8. Easement in favor of Tampa Electric Company, recorded in Official Records Book 15404, Page 1728.
9. The rights of tenants (occupying all or part of the insured land under unrecorded leases or rental agreements) in possession, as tenants only, with no options to purchase or rights of first refusal.
10. Terms, covenants, conditions and other provisions contained in that certain Lease, dated July 25, 2002, in favor of Bonefish/West Florida I, Limited Partnership, a Florida limited partnership, as disclosed by Memorandum of Lease, recorded in Official Records Book 11981, Page 1223, together with any and all amendments, modifications and/or supplements to said Lease Agreement, as affected by Subordination, Non-Disturbance and Attornment Agreement dated _____, recorded on _____ in Official Records Book _____, Page _____, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.

11. Terms, covenants, conditions and other provisions contained in that certain Lease Agreement, dated September 14, 2006, in favor of Homegoods, Inc., as disclosed by Instruments, recorded in Official Records Book 17280, Page 1554, together with any and all amendments, modifications and/or supplements to said Lease Agreement, as affected by Subordination, Non-Disturbance and Attornment Agreement, dated _____ and recorded, recorded on _____ in Official Records Book _____, Page _____, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
12. Terms, covenants, conditions and other provisions contained in that certain unrecorded Lease Agreement by and between Inland American Retail Management, LLC, (Landlord) and Aldi (Florida), L.L.C., a Florida limited liability company, Tenant, dated July 22, 2009, as evidenced and memorialized by that certain Memorandum of Lease recorded January 19, 2010 in Official Records Book 19671, Page 965, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee, as affected by Subordination, Non-Disturbance and Attornment Agreement, dated _____ and recorded, recorded on _____ in Official Records Book _____, Page _____, and all rights thereunder of the said Lessee and of any person claiming by, through or under the said Lessee.
13. The following matters disclosed by survey prepared by Billy R. Davis, Jr., of FA Business Services, LLC, and coordinated by CDS Commercial Due Diligence Services, dated _____ under Job No. 15-09-0122:
 - a. Asphalt parking and concrete curbs encroachments over and across those certain Easements recorded in Official Records Book 4074, Page 461; Official Records Book 5284, Page 1339; Official Records Book 5396, Page 695; Official Records Book 5852, Page 1584; and Official Records Book 7372, Page 364.
 - b. Most Easterly corner of Building 1 encroaching over and across Easements recorded in Official Records Book 5284, Page 1339 and Official Records Book 7372, Page 364.
 - c. Southerly portion on Southwesterly side of Building 1 lying on Northeast corner of Easement recorded in Official Records Book 5284, Page 1339.
 - d. Southeasterly corner of Building 3 encroaching over and across Easement recorded in Official Records Book 5396, Page 695.
 - e. Dumpster Areas with Screening Walls over and across Easements recorded in Official Records Book 5284, Page 1339 and Official Records Book 7372, Page 364.
 - f. Concrete Loading Dock over and across Easement recorded in Official Records Book 5284, Page 1339.

- g. Catch Basin(s), Light Pole(s), Sewer Cleanout(s), Manhole(s) and Sewer Manhole(s) located throughout the insured Parcels without benefit of recorded easements.
14. Temporary Drainage Easement recorded in Official Records Book 3958, Page 919, as modified by Modification of Drainage Easement recorded in Official Records Book 7109, Page 1817.
 15. Drainage Easement in favor of Hillsborough County, a political subdivision of the State of Florida, recorded in Official Records Book 7372, Page 364.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

		Official Use Only		
Application No:	<u>24-1249</u>	Intake Date:	<u>08/30/2024</u>	
Hearing(s) and type:	Date: <u>10/21/2024</u>	Type:	<u>LUHO</u>	
Date:	_____	Type:	_____	
		Receipt Number:	<u>402850 & 402457</u>	
		Intake Staff Signature:	<u>Alejandra Prado</u>	

Property Information

Address: 1901 West Lumsden Road City/State/Zip: Brandon, FL 33511

Portion of Folio No. 33-29S-20E 72309.5500

TWN-RN-SEC: _____ Folio(s): _____ Zoning: PD Future Land Use: R-6 Property Size: 3900 sq ft of 14.610

Property Owner Information

Name: Brandon Centre Venture LLC Attn: Dylan Fonseca Daytime Phone 786-649-1078

Address: 2030 South Douglas Road, Suite 209 City/State/Zip: Coral Gables, FL 33134

Email: dylan@centro.io Fax Number _____

Applicant Information

Name: MD Brandon, LLC Daytime Phone (813) 513-7556

Address: 1511 N. West Shore Blvd., Ste 750 City/State/Zip: Tampa, FL 33607

Email: legal@metroliner.com Fax Number _____

Applicant's Representative (if different than above)

Name: Al Silva or Norma DeGuenther Daytime Phone (813) 513-7556

Address: same as above City/State/Zip: Norma (813) 546-9089

Email: _____ 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 representatives listed above to act on my behalf on this application.

[Signature]
Signature of the Applicant

Albert P. Silva
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)

Dylan Fonseca
Type or print name



(SU-AB Waiver) 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: MD Brandon, LLC., a wholly owned subsidiary of MD West Florida, LLC Phone: (813) 513-7556

Representative's Email: legal@metrodirer.com (Al Silva or Norma DeGuenther)

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
<input checked="" type="checkbox"/>		<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input type="checkbox"/>		<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>		<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>		<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>		<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>		Legal Description for the subject site <i>see website page</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

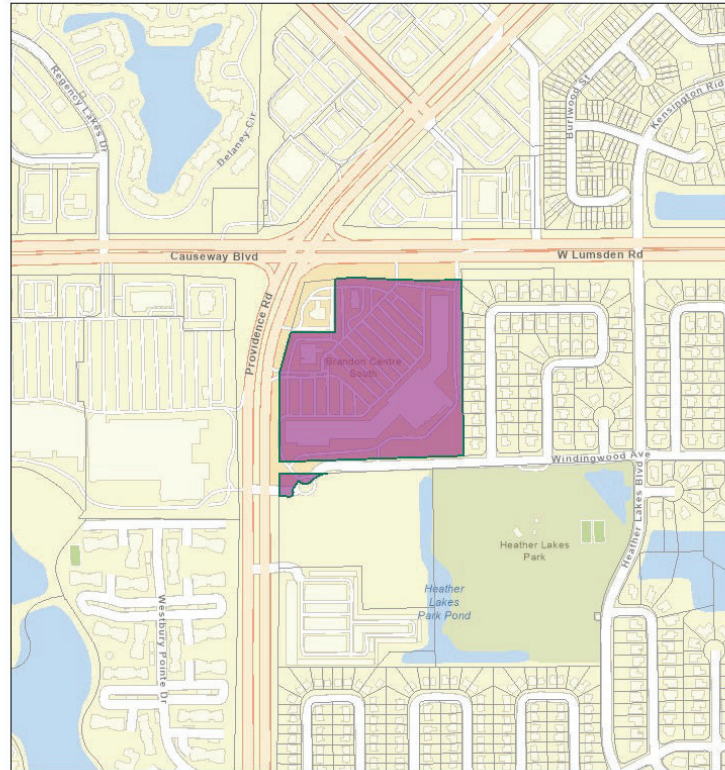
Additional application-specific requirements are listed in Part B of this packet.



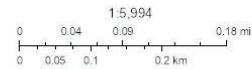
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	80-0261
Flood Zone:AE	BFE = 33.9 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0387J
FIRM Panel	12057C0387J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120387E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	96-0017,96-0375,05-0966, 93-0261
Personal Appearances	10-0569,99-0413,98-0964, 95-0240,95-0176,90-0105, 89-0040,13-0934,14-0485
Census Data	Tract: 013321 Block: 1006
Census Data	Tract: 013321 Block: 1008
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 72309.5500



August 30, 2024



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Hillsborough County Florida

Folio: 72309.5500
PIN: U-33-29-20-ZZZ-000002-70340.0
Brandon Centre Venture Llc
Mailing Address:
 2030 S Douglas Rd Ste 209
 null
 Coral Gables, FL 33134-4620
Site Address:
 1903 Lumsden Rd
 Brandon, FL 33511
SEC-TWN-RNG: 33-29-20
Acreage: 14.61019993
Market Value: \$27,835,400.00
Landuse Code: 1610 Store/shp Cente

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