

Special Use-Alcoholic Beverage  
Permit with Waivers Application:

SU-AB 26-0312

LUHO Hearing Date:

February 9, 2026

Requested Classification:

4-COP



Hillsborough  
County Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Azim Saju

Zoning: PD

FLU Category: CMU-12

Service Area: Urban

Community Plan Area: Riverview

Overlay: None

Special District: None

Use: Hotel

Total Wet Zone Area Requested: 13,209 sq. ft.

Inside Area Requested: 13,209 sq. ft.

Outside Area Requested: 0 sq. ft.

Location: 9903 Alafia Preserve Avenue, Riverview; Folio: 76324.0006



### Introduction Summary:

This is a request for a distance separation waiver for a 4-COP Alcoholic Beverage Development Permit (AB) for the sale of beer, wine, and liquor on the permitted premises. The wet zoning is sought for a hotel with 13,209 square feet of indoor area. The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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**APPLICATION NUMBER:****SU-AB 26-0312**

LUHO HEARING DATE:

FEBRUARY 9, 2026

REQUESTED CLASSIFICATION:

4-COP

Case Reviewer: Jared Follin

**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

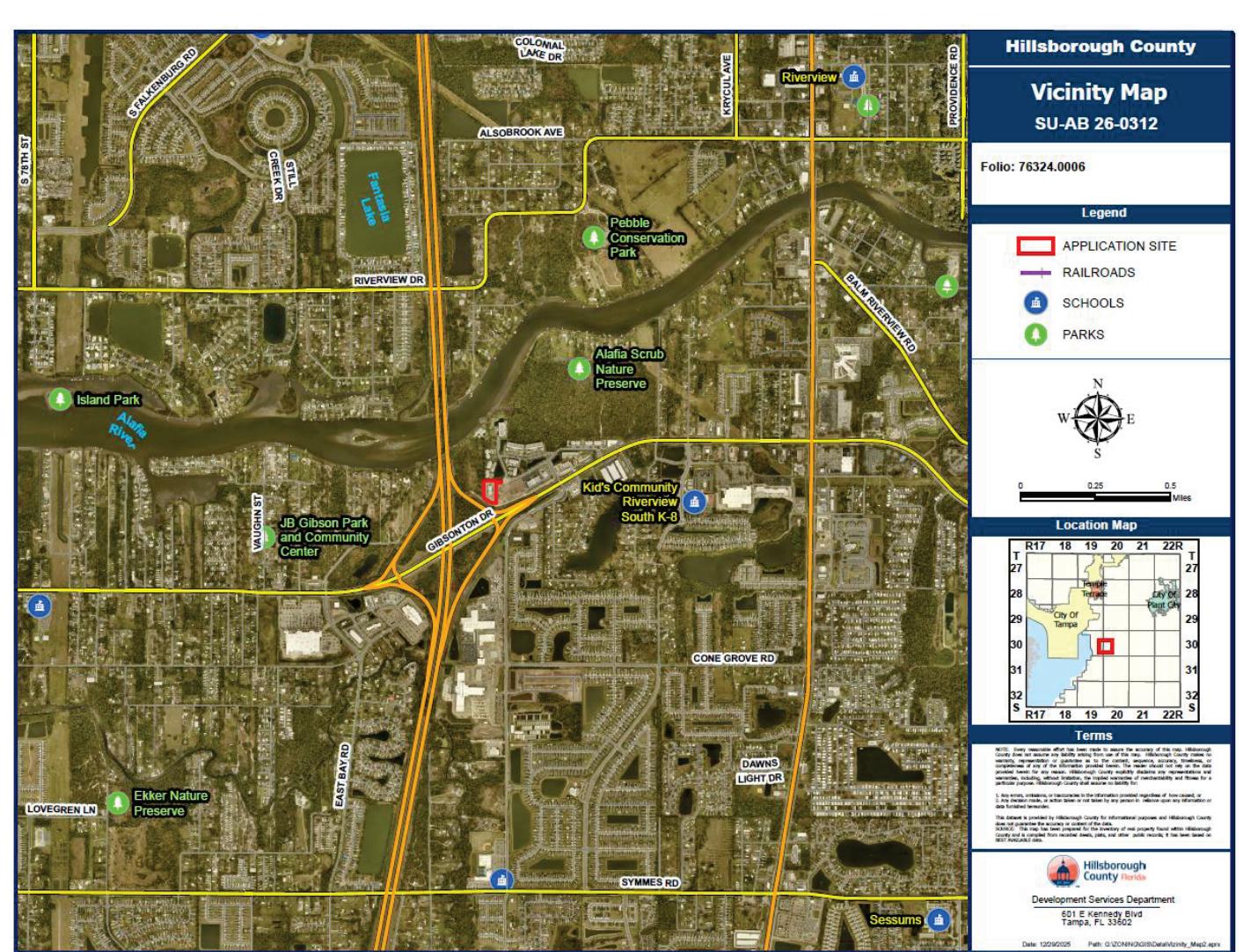
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	162 feet	88 feet

**Applicant's Justification:**

- Guests will be allowed to select their items from the market cooler which will be located near the reception desk at the front of the hotel. Guests will then pay for the items at the reception desk. Guests will not be allowed to take any open or closed containers off the property.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map

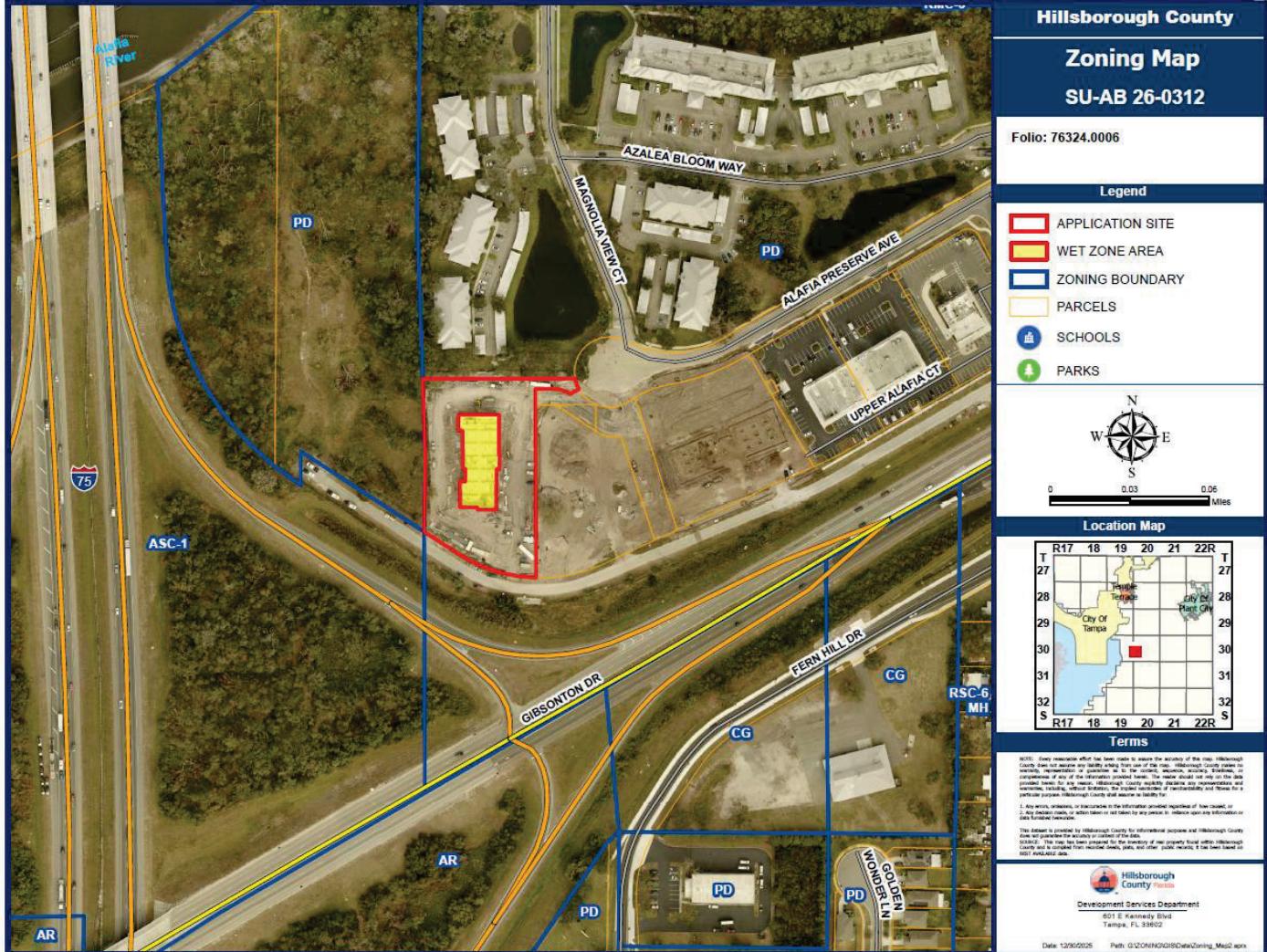


#### Context of Surrounding Area:

The subject site is located near the intersection of Gibsonton Drive and Interstate 75, in the Riverview Hillsborough Community Plan area. Site access is by Alafia Preserve Avenue. The surrounding area is comprised of commercial and multi-family uses.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.2 Immediate Area Map



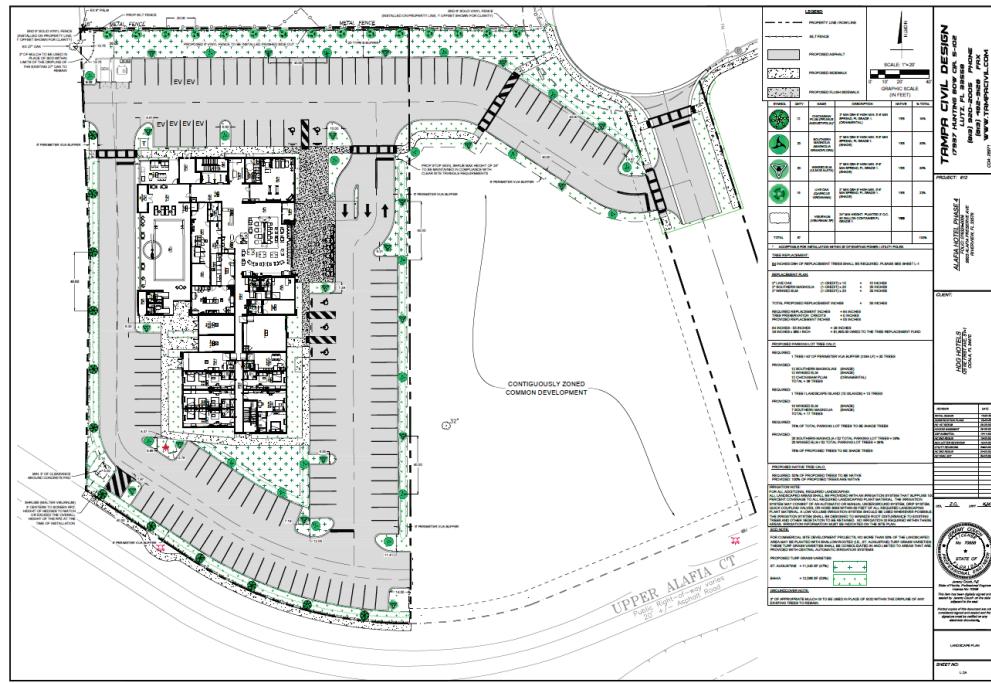
#### Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 06-0848	Multi-family apartments
South	PD 06-0848	I-75/Gibsonton Avenue
East	PD 06-0848	Undeveloped
West	PD 99-0735	Undeveloped

#### 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 is within 250 feet from residentially zoned property to the north. The proposed wet zone is for a hotel, which is setback 88 feet from the northern property line. In addition, a 20-foot buffer with Type B screening, including a 6-foot-high PVC fence is being provided along the boundary adjacent to the residential property, as shown in the approved landscape plan for the site development of the hotel. The existing apartment complex to the north is also a gated and fenced community, limiting any pedestrian and vehicular traffic entering and exiting the site to the gated entrance.



Approved Landscape Plan, Project ID 6641 Site Development Plan

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

#### 5.0 RECOMMENDATION AND PROPOSED CONDITIONS

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 13,209 square feet, as shown on the wet zone survey received December 8, 2025.

Zoning Administrator Sign Off:

*Colleen Marshall*

Colleen Marshall  
Tue Jan 27 2026 15:30:40

APPLICATION NUMBER:

**SU-AB 26-0312**

LUHO HEARING DATE:

**FEBRUARY 9, 2026**

REQUESTED CLASSIFICATION:

**4-COP**

Case Reviewer: Jared Follin

**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 (Page 1)

Received  
12-08-2025  
Development Services

## SPECIAL PURPOSE SURVEY WET ZONE 4-COP

9903 ALAFIA PRESERVE AVENUE - HOME 2 SUITES

SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST,

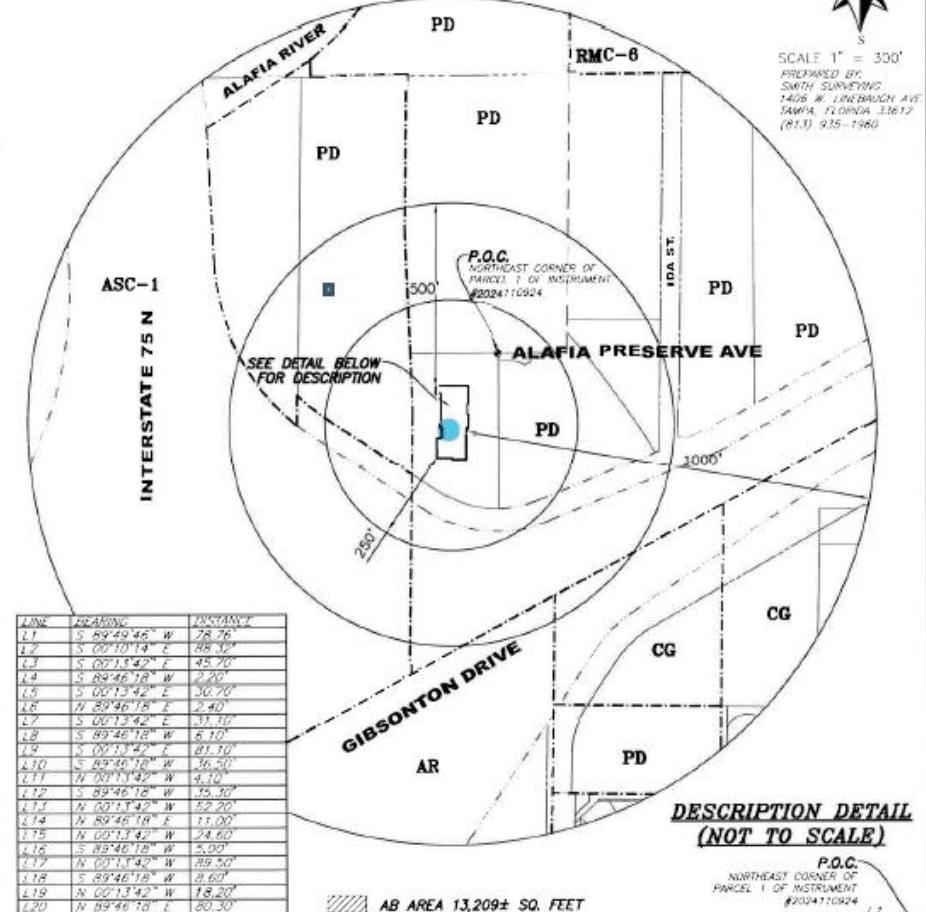
HILLSBOROUGH COUNTY, FLORIDA

SHEET 1 OF 2

SEE SHEET 2 FOR LEGEND



SCALE 1" = 300'  
PREPARED BY:  
SMITH SURVEYING  
1408 W. LINEBAUGH AVE  
TAMPA, FLORIDA 33612  
(813) 935-1980



LINE	DESCRIPTIVE	DISTANCE
L1	S 89°49'46" W	28.76'
L2	S 00°10'14" E	88.32'
L3	S 001°34'2" E	45.20'
L4	S 89°46'18" W	2.20'
L5	S 001°34'2" E	30.70'
L6	N 89°46'18" E	2.40'
L7	S 001°34'2" E	31.10'
L8	S 89°46'18" W	5.10'
L9	S 001°34'2" E	81.10'
L10	S 89°46'18" W	36.50'
L11	N 001°34'2" E	4.10'
L12	S 89°46'18" W	75.30'
L13	N 001°34'2" W	52.20'
L14	N 89°46'18" E	11.00'
L15	N 001°34'2" W	24.60'
L16	S 89°46'18" W	5.00'
L17	N 001°34'2" W	89.50'
L18	S 89°46'18" W	8.60'
L19	N 001°34'2" W	18.20'
L20	N 89°46'18" E	20.30'

AB AREA 13,209± SQ. FEET

## DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 1 DESCRIBED IN INSTRUMENT #2024110924 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN SOUTH 89°49'46" WEST, 28.76 FEET; THENCE RUN SOUTH 00°10'14" EAST, 88.32 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 001°34'2" EAST, 45.20 FEET; THENCE SOUTH 89°46'18" WEST, 2.20 FEET; THENCE SOUTH 001°34'2" EAST, 30.70 FEET; THENCE NORTH 89°46'18" EAST, 2.40 FEET; THENCE NORTH 001°34'2" EAST, 31.10 FEET; THENCE SOUTH 89°46'18" WEST, 5.10 FEET; THENCE SOUTH 001°34'2" EAST, 81.10 FEET; THENCE SOUTH 89°46'18" WEST, 36.50 FEET; THENCE NORTH 001°34'2" WEST, 4.10 FEET; THENCE SOUTH 89°46'18" WEST, 35.30 FEET; THENCE NORTH 001°34'2" WEST, 52.20 FEET; THENCE NORTH 89°46'18" EAST, 11.00 FEET; THENCE NORTH 001°34'2" WEST, 24.60 FEET; THENCE SOUTH 89°46'18" WEST, 5.00 FEET; THENCE NORTH 001°34'2" WEST, 89.50 FEET; THENCE SOUTH 89°46'18" WEST, 8.60 FEET; THENCE NORTH 001°34'2" WEST, 18.20 FEET; THENCE NORTH 89°46'18" EAST, 20.30 FEET TO THE POINT OF BEGINNING.

## NO ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET

## NEAREST RESIDENTIAL ZONED PROPERTY WITHIN 250 FEET

1) PRESERVE AT ALAFIA APARTMENTS 9711 MAGNOLIA VIEW CT. - (88') (PROPERTY LINE)

## NO COMMUNITY USES WITHIN 500 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 WITHIN 500 FEET STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE, AND A VISUAL INSPECTION OF APPARENT PROPOSED SPECIAL USE PERMITTED SITE FROM 10 RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN CASES WHERE AN ALCOHOLIC BEVERAGE PERMIT IS NOT REQUIRED, AND THE CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000 STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE ARE INDICATED IN THE LAND DEVELOPMENT CODE, A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

## NOT A BOUNDARY SURVEY

CERTIFIED TO:

AMK HOSPITALITY

PARTY CHECKED: SL

DRAWN BY: F3

Field Date: 08/26/2025

Job Number: 2508-043

J. MICHAEL FUQUA  
P.S.M. 4192Signature *J. Michael Fuqua*

Date 9/09/25

26-0312

## 6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received

12-08-2025

Development Services

**SPECIAL PURPOSE SURVEY WET ZONE 4-COP**  
**2903 ALAFIA PRESERVE AVENUE - HOME 2 SUITES**  
**SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST,**  
**HILLSBOROUGH COUNTY, FLORIDA**

SHEET 2 OF 2  
SEE SHEET 1 FOR SKETCH**Legend**

Point Prefixes  
 RP - Residential  
 MM - Major Modification  
 PMS - Personal Appearance  
 SU - Special Use  
 VAR - Variance  
 APP - Appendix

## Comprehensive Plan Categories

AM - Agriculture/Mining (1 unit per 20 acres)  
 A - Agriculture (1 unit per 10 acres)  
 AR - Agriculture/Rural (1 unit per 5 acres)  
 AE - Agriculture, Estates (1 unit per 2.5 acres)  
 Res-1 - Residential Planned-1 (1 unit per acre)  
 Res-1 - Residential Planned-1 (1 unit per acre)  
 Res-2 - Residential-2 (2 units per acre)  
 Res-2 - Residential Planned-2 (2 acres per unit)  
 NHU - Neighborhood Mixed Use-1  
 Res-4 - Residential-4 (4 units per acre)  
 Res-5 - Residential-5 (6 units per acre)  
 Sub - Suburban Mixed Use-1  
 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)

## OC - Office Commercial

UAM - Urban Mixed Use-35

RCP - Research/Corporate Park

LI-P - Light Industrial Planned

LI - Light Industrial

HI - Heavy Industrial

EPGF - Electric Power Generation Facility

## P - Public Goods/Public

ES - Environmentally Sensitive Areas

N - Natural Preservation

SC - 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 Estates (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)  
 AS - Agricultural Overlay  
 RSC-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)  
 NH - Residential, Single-Family Mobile Home Overlay  
 RDC-5 - Residential, Detached Conventional (5 units per acre)  
 RMC-12 - Residential, Multi-Family 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)

BPO - Business, Professional Office

## OB - Office Related

CN - Commercial, Neighborhood

CC - Commercial, General

CI - Commercial, Intensive

M - Manufacturing

SB - Shore Business Overlay

SP-NC - Natural and Cultural Conservation

SP-NC-A - Recreational Vehicle &amp; Private Pleasure Craft Residential Overlay

SP-UC-1 - Special Public Interest - University Community

SP-UC-2 - Special Public Interest - University Community

SP-AP-1 - Special Public Interest - Neighborhood Community

SP-AP-2 - Special Public Interest - Airport

SP-AP-3 - Special Public Interest - Airport

SP-AP-4 - Special Public Interest - Airport

SP-AP-5 - Special Public Interest - Airport

SP-AP-6 - Special Public Interest - Airport

SP-AP-7 - Special Public Interest - Airport

SP-AP-8 - Special Public Interest - Airport

SP-AP-9 - Special Public Interest - Airport

SP-AP-10 - Special Public Interest - Airport

SP-AP-11 - Special Public Interest - North Dale Mabry Overlay

PO - Planned Development

PDC - PLANNED DEVELOPMENT COMMERCIAL

PDP-1 - Interstate Planned Development

PDP-2 - Interstate Planned Development

PDP-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. 81-385 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 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 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).

USA-NC - UNIVERSITY COMMUNITY AREA - MAIN STREET

USA-NC - UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

**Legend**

PC	Point of Curve
PT	Point of Reverse Curve
PPC	Point of Compound Curve
PI	Point of Intersection
PL	Point of Loop
VALR	Sell Capped Iron Rod 1/2"
F.I.R.	Found Iron Rod
F.I.P.	Found Iron Pipe
F.F.I.P.	Found Fished Iron Pipe
F.C.	Found Concrete
S.C.M.	Set Concrete Movement
SPK200B	Set P-X Nail & Disk
FRK200B	Found P-X Nail & Disk
FRK200S	Found P-X Nail & Disk
M.C.F.	Mark Centerline
P.R.M.	Permanent Reference Monument
Rps.	Ridge
R/W	Ridge of Way
RR	Road Right of Way
P.D.B.	Point of Beginning
P.D.C.	Point of Concourse
M.C.	Mark Centerline
4/4/4	Doing Business As
(1)	Sheet
(2)	Description
(3)	Indication
(4)	Field Measured
(5)	Address Corner
(6)	Section
(7)	Relationship
(8)	Centerline
(9)	Overhead
(10)	Concourse
(11)	Overall
(12)	Concrete
(13)	Point of Beginning or
(14)	Temporary Benchmark
(15)	Covered
(16)	Survey
(17)	Planned
(18)	Point Book
(19)	Page
(20)	Power Pole
(21)	Right of Way
(22)	Topo

## Project Description/Written Statement

To Whom it may concern:

Home 2 Riverview is a new hotel. The services we will be providing for alcoholic beverages are as follows:

Guests will be allowed to select their items from the market cooler which will be located near the reception desk at the front of the hotel.

Guests then will pay for the items at the reception desk.

Guests are not allowed to take any open or closed containers off the property.

We ask for a special use permit to be allowed.

Thank you for your time and patience

Pam Koetter

CSA Manager

Ark Hospitality

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This instrument prepared by  
and return to:

Preston O. Cockey, Jr., Esquire  
Preston O. Cockey, Jr., P.A.  
110 E. Madison Street  
Suite 204  
Tampa, Florida 33602

Parcel ID Nos.: 763240005 and 763240006

**CORRECTIVE**  
**SPECIAL WARRANTY DEED**

THIS CORRECTIVE SPECIAL WARRANTY DEED made effective as of the 25th day of January, 2024, by SVA LAND HOLDING, LLC, a Florida limited liability company (“Grantor”) to RIVERVIEW HOTEL INVESTMENT GROUP, LLC, a Florida limited liability company, whose address is 125 NE First Avenue, Suite 1, Ocala, Florida 33470 (“Grantee”).

WITNESSETH: That Grantor for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee all of Grantor’s interest in that certain land situate in Hillsborough County, Florida, (the “Land”), more particularly described as:

See Exhibit “A”

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of its interest in the Land in fee simple; that Grantor has good right and lawful authority to sell and convey its interest in the Land; that Grantor hereby specially warrants the title to its interest in the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise; and that its interest in the Land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, and all declarations, covenants, easements and restrictions of record, none of which shall be deemed re-imposed hereby.

[signature appears on following page]

**This Corrective Special Warranty Deed is given to correct an error in the legal description in Parcel 2 of the Special Warranty Deed recorded at Instrument #2024035281. The correction is underscored on Exhibit “A” attached. Documentary Stamp Taxes were paid upon the initial recording.**

IN WITNESS WHEREOF, Grantor has executed this instrument on the date set forth above.

Witnesses:



Signature

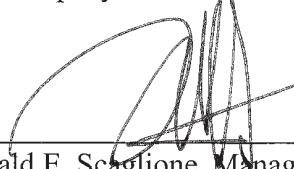
Print Name: **PRESTON O. COCKEY, JR.**  
110 E. Madison St., Suite 204  
Tampa, FL 33602



Signature

Print Name: **GINA R. BARBER**  
110 E. Madison St., Suite 204  
Tampa, FL 33602

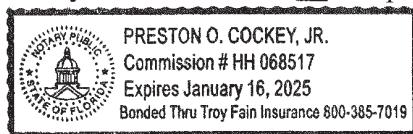
SVA LAND HOLDING, LLC, a Florida limited liability company

By:   
Ronald E. Scaglione, Manager

Address: 6300 Sagewood Drive, Suite H-117  
Park City, UT 84098

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  on-line notarization, this 19 day of February, 2024 by Ronald E. Scaglione, as Manager of SVA Land Holding, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced his Florida driver's license as identification.



NOTARY PUBLIC  
Print Name: **PRESTON O. COCKEY, JR.**

( Affix Seal )

348077-119 Corrective Special Warranty Deed

**Exhibit A**

**Riverview Hotel Investment Group, LLC**

**PARCEL 1:**

A PORTION OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, S00°43'28"W, FOR A DISTANCE OF 727.64 FEET; THENCE LEAVING SAID EAST LINE, N89°16'32"W, FOR A DISTANCE OF 179.13 FEET TO THE POINT OF BEGINNING; THENCE S00°10'14"E, FOR A DISTANCE OF 407.07 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GIBSONTON DRIVE (RIGHT OF WAY WIDTH VARIES) AND A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID GIBSONTON DRIVE, HAVING A RADIUS OF 276.00 FEET, A CENTRAL ANGLE OF 32°29'49" AND A CHORD BEARING N73°57'08"W, FOR A DISTANCE OF 154.45 FEET TO A POINT OF TANGENCY, THENCE N56°45'52"W, FOR A DISTANCE OF 88.28 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N00°48'33"E, FOR A DISTANCE OF 153.34 FEET; THENCE N00°08'10"W, FOR A DISTANCE OF 10.65 FEET; THENCE N02°16'25"W FOR A DISTANCE OF 151.46 FEET; THENCE N89°49'46"E, FOR A DISTANCE OF 224.93 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, S 00°43'28" W, 724.84 FEET; THENCE DEPARTING SAID EAST LINE, S 89°49'46" W, 100.17 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE 22.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 18°36'57" AND A CHORD BEARING AND DISTANCE OF S 19°55'58" E, 22.64 FEET; THENCE S 63°39'34" W, 12.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 5.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 30°42'43" AND A CHORD BEARING AND DISTANCE OF S 48°18'12" W, 5.30 FEET; THENCE S 32°56'51" W, 1.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 41.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 72.67 FEET, A CENTRAL ANGLE OF 32°21'03" AND A CHORD BEARING AND DISTANCE OF N 73°59'42" W, 40.49 FEET; THENCE S 89°49'46" W, 32.13 FEET; THENCE N 00°10'14" W, 20.00 FEET; THENCE N 89°49'46" E, 78.99 FEET TO THE POINT OF BEGINNING.

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# Additional / Revised Information Sheet

## Office Use Only

Application Number: SU-AB 26-0312

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form must be included indicating the additional/revised documents being submitted with this form.

Application Number: SU-AB 26-0312      Applicant's Name: Azim Saju

Reviewing Planner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Application Type:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Planned Development (PD)    | <input type="checkbox"/> Minor Modification/Personal Appearance (PRS) | <input type="checkbox"/> Standard Rezoning (RZ)  |
| <input type="checkbox"/> Variance (VAR)              | <input type="checkbox"/> Development of Regional Impact (DRI)         | <input type="checkbox"/> Major Modification (MM) |
| <input checked="" type="checkbox"/> Special Use (SU) | <input type="checkbox"/> Conditional Use (CU)                         | <input type="checkbox"/> Other _____             |

Current Hearing Date (if applicable): 02/09/2026

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

*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

1/15/2026  
Date



**Hillsborough  
County Florida**  
Development Services

## **Identification of Sensitive/Protected Information and Acknowledgement of Public Records**

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?  Yes  No**

**SU-AB 26-0312**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: \_\_\_\_\_

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	<b>Included</b>	<b>Submittal Item</b>
1	<input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2	<input checked="" type="checkbox"/>	<b>Revised Application Form**</b>
3	<input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/>	<b>Property Information Sheet**</b>
7	<input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8	<input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9	<input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/>	<b>Survey</b>
11	<input type="checkbox"/>	<b>Wet Zone Survey</b>
12	<input type="checkbox"/>	<b>General Development Plan</b>
13	<input type="checkbox"/>	<b>Project Description/Written Statement</b>
14	<input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15	<input type="checkbox"/>	<b>Variance Criteria Response</b>
16	<input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/>	<b>Transportation Analysis</b>
18	<input type="checkbox"/>	<b>Sign-off form</b>
19	<input type="checkbox"/>	<b>Other Documents (please describe):</b>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: \_\_\_\_\_

Intake Date: \_\_\_\_\_

Hearing(s) and type: Date: \_\_\_\_\_

Type: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: \_\_\_\_\_

### Property Information

Address: **9903 Alafia Preserve Ave** City/State/Zip: **Riverview, FL 33578**  
TWN-RN-SEC: **19-30-20** Folio(s): **76324-0006** Zoning: **PD** Future Land Use: **CMU-12** Property Size: **84,996 Sq ft**  
30-20-19 **1.9 acreage**

### Property Owner Information

Name: **Riverview Hotel Investment Group, LLC;** Daytime Phone **352-867-1347**  
(5151 Headquarters Dr. Ste 230)  
Address: **125 NE 1st Avenue Ste 1** City/State/Zip: **Ocala, FL 34470** (Plano TX 75024)  
Email: **azim.saju@arkholdingsgrp.com** Fax Number \_\_\_\_\_

### Applicant Information

Name: **Azim Saju** Daytime Phone **386-589-6090**  
Address: **125 NE 1st Ave Ste 1** City/State/Zip: **Ocala, FL 34470**  
Email: **cas@arkhospitality.com** Fax Number \_\_\_\_\_

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

Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
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 representative listed above to act on my behalf on this application.

Signature of the Applicant

Type or print name

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

Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name