

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 25-1055
LUHO Hearing Date: August 25, 2025
Requested Classification: 3-PS

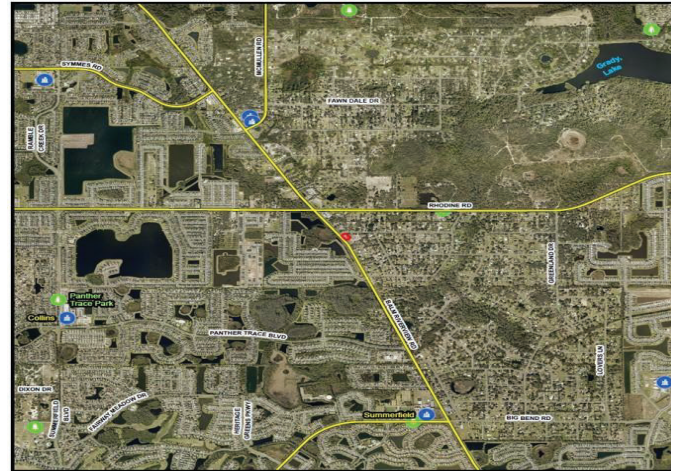


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Pritesh Patel
Zoning: CN
FLU Category: RP-2
Service Area: Rural
Community Plan Area: Riverview & Southshore
Overlay: None
Special District: None
Use: Package Liquor Store
Total Wet Zone Area Requested: 720 +/- sq. ft.
Inside Area Requested: 720 +/- sq. ft.
Outside Area Requested: None
Location: 12302 Balm Riverview Rd Unit B, Riverview 33634
Folio: 77426.2152



Introduction Summary:

The applicant requests a 3-PS Special Use Alcoholic Beverage Permit to allow beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises (package sales). Distance separation waivers are sought for the store as the proposed wet zone area is within 250 and 500 feet, respectively, of residential and community uses.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A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 certain community uses	500 feet	105 feet	395 feet

Applicant's Justification:

The business will operate strictly as a package liquor store, selling sealed unopened bottles of liquor for off-premises. Store business hours will be 10 am to 9 pm to preclude early-morning and late-night disturbance to the local area. Hours can be flexible based on community practice and recommendation, if necessary.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	215 feet	35 feet

Applicant's Justification:

This type of operation minimizes any potential impact on the surrounding neighborhood. There will be no loitering, loud gatherings, or late-night disturbances that are commonly associated with establishments that allow on-site consumption. The store will maintain a clean, professional, and secure environment that prioritizes the comfort and safety of local residents. Further, this business will provide more convenience to the local neighborhood without any negative impact on their life as there is no package liquor store within approximately 4 miles radius to this location resulting in a 30–40-minute drive for local people during the busy hours.

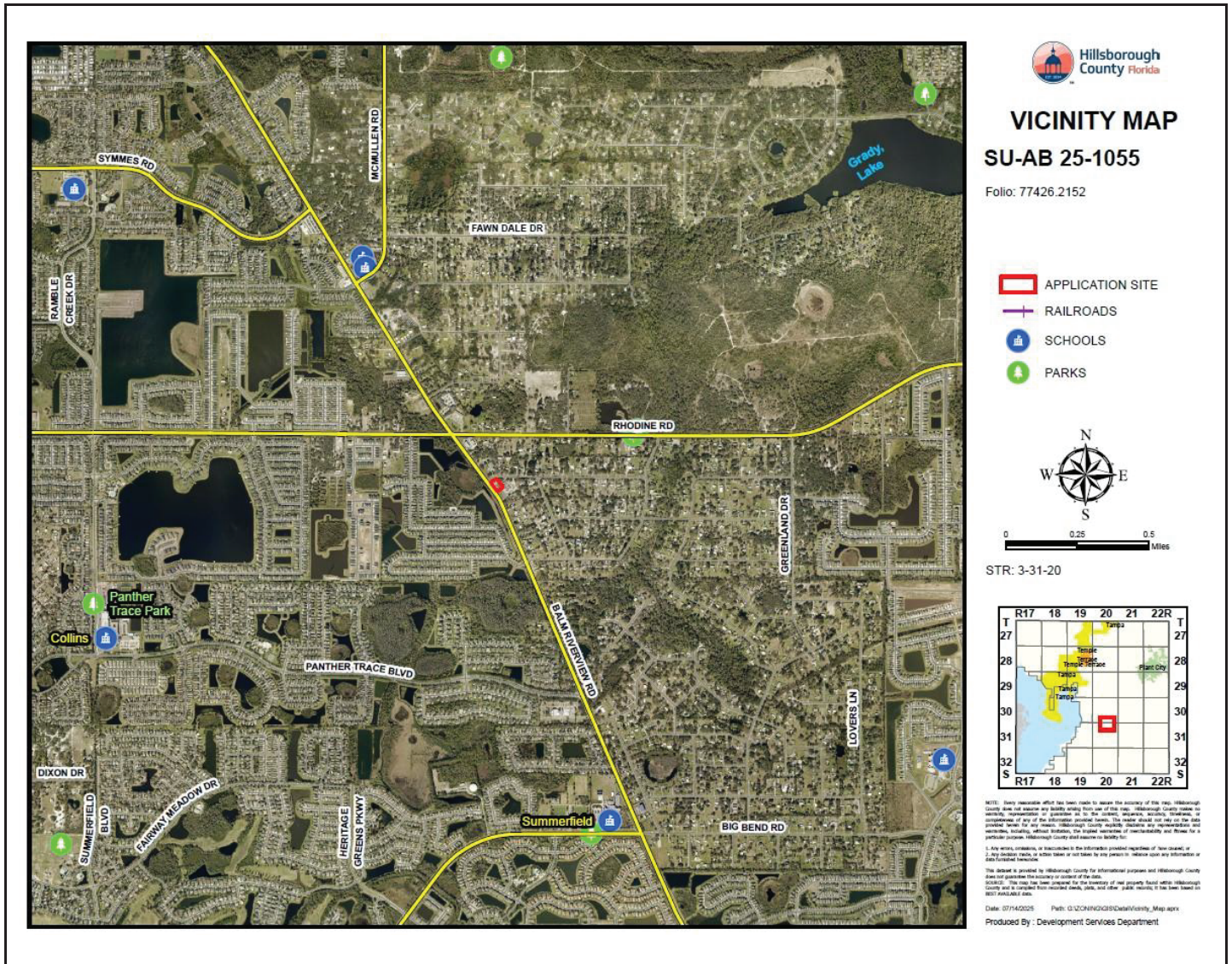
Requested Waiver	# Approved Permits
Not Applicable	

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

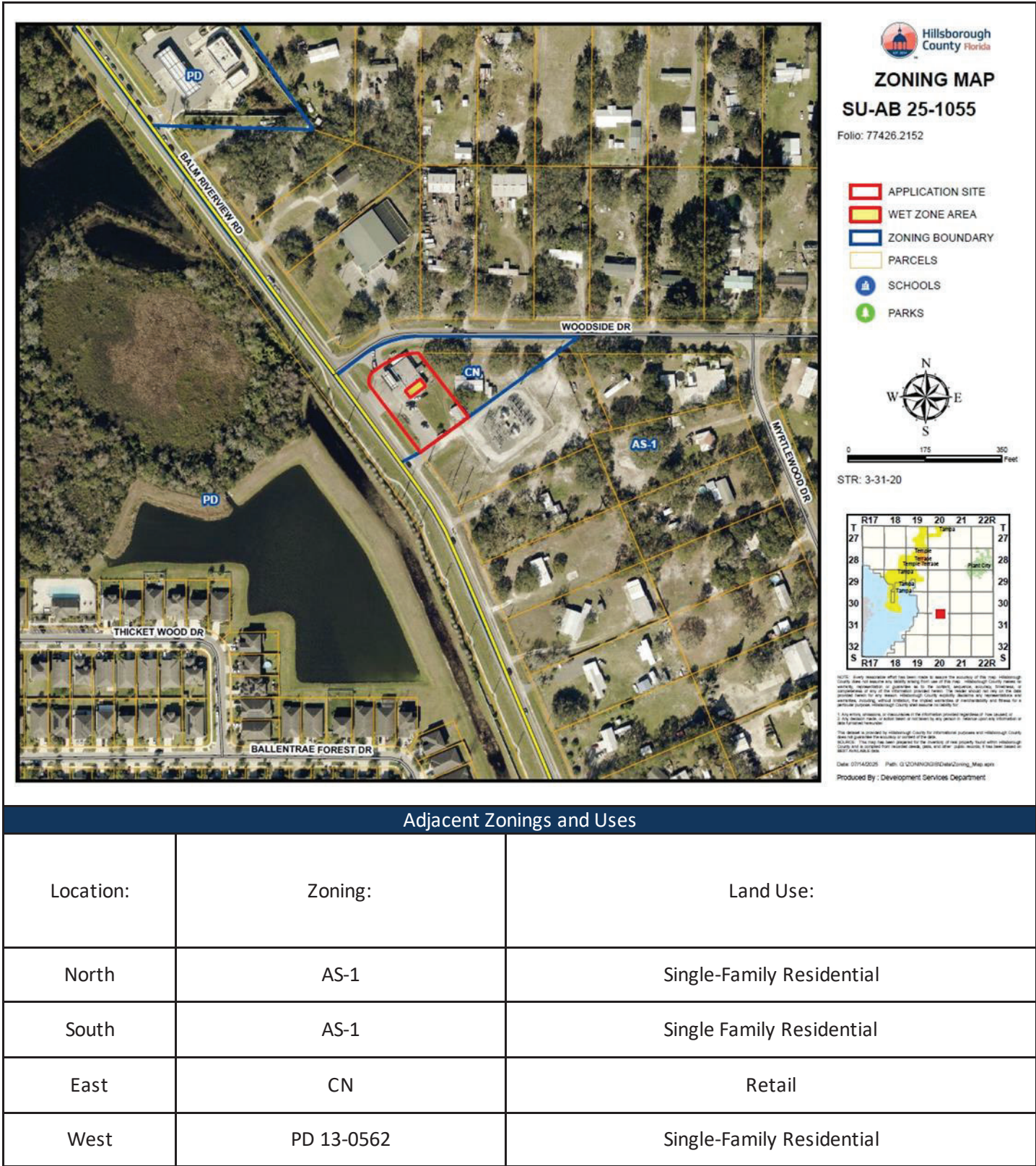


Context of Surrounding Area:

The area is primarily residential, with a mix of rural properties, single-family homes, and agricultural land. The area is located near US Highway 301 that connects to downtown Tampa. Within a short drive, there are several parks and parks such Alafia River State Park and Bell Creek Nature Preserve.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



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 business will operate strictly as a package liquor store, selling sealed, unopened bottles of liquor for off-premises consumption only. It will not serve open alcohol onsite, and there will be no consumption of alcohol either at or around the outside store location. Full compliance with all state and county regulations and responsible practices shall be adhered to.

The subject site and neighboring property to the east have been zoned for commercial use since 1979 and serve as a commercial node on the southeast corner of Balm Riverview Road and Woodside Drive. The entrance to the store is located on the southwest side of the building facing toward Balm Riverview Road, away from the closest community uses and residential uses.

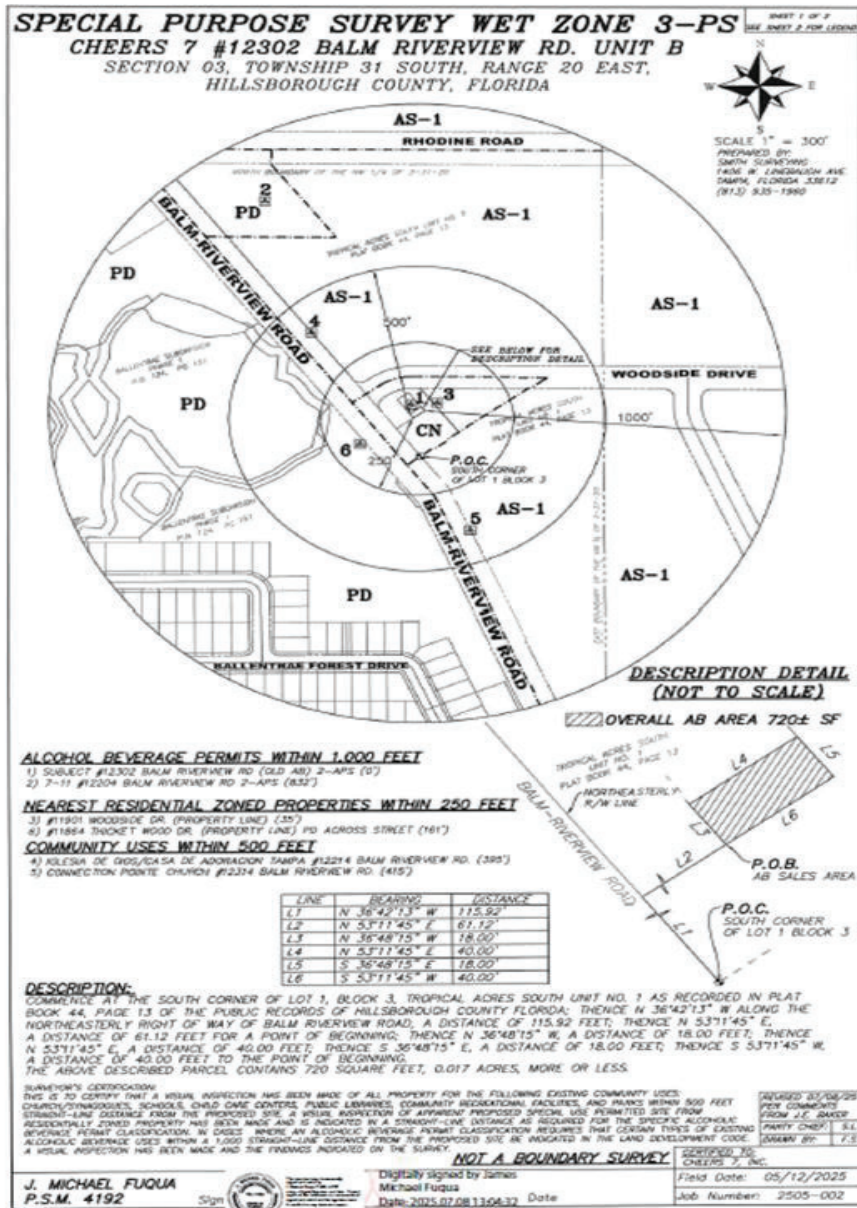
For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 3-PS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 720 +/- sq. ft., as shown on the wet zone survey received July 8, 2025.

Zoning Administrator Sign Off:	 <small>Colleen Marshall Wed Aug 13 2025 17:06:15</small>
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



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

SPECIAL PURPOSE SURVEY WET ZONE 3-PS SHEET 2 OF 2
SEE SHEET 1 FOR SKETCH

CHEERS 7 #12302 BALM RIVERVIEW RD. UNIT B

SECTION 03, TOWNSHIP 31 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

Legend

Petition Prefixes

RZ Reasoning
MM Major Modification
PRS Personal Appearance
SU Special Use
VAR Variance
APP Appeal

Comprehensive Plan Categories

AM Agricultural/Mining (1 unit per 20 acres)
A Agriculture (1 unit per 10 acres)
AR Agriculture/Rural (1 unit per 5 acres)
AE Agriculture Estate (1 unit per 2.5 acres)
Res-1 Residential-1 (1 unit per 1 acre)
Res-2 Residential-2 (2 units per acre)
RP-2 Residential Planned-2 (2 acres per unit)
NMU Neighborhood Mixed Use-4
Res-4 Residential-4 (4 units per acre)
Res-6 Residential-6 (6 units per acre)
SMU Suburban Mixed Use-6
Res-9 Residential-9 (9 units per acre)
Res-12 Residential-12 (12 units per acre)
CMU Community Mixed Use-12
Res-20 Residential-20 (20 units per acre)
OC Office Commercial
UMU Urban Mixed Use-20
RMU Regional Mixed Use-35
RCP Research/Corporate Park
LI-P Light Industrial Planned
LI Light Industrial
HI Heavy Industrial
EPGF Electrical Power Generation Facility
P Public/Quasi-Public
E Environmentally Sensitive Areas
N Natural Preservation
S Scenic Corridor

Service Areas

USA Urban Service Area
UEA Urban Expansion Area
RSA Rural Service Area

Zoning Districts

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

Definitions for Special Uses (alcoholic beverages):

1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales).
Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 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 the licensed premises only.

2-COP-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).

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

Legend

PC	Point of Curvature	(D)	Dead
PT	Point of Tangency	(Desc)	Description
PRC	Point of Reverse Curvature	(C)	Calculation
PCC	Point of Compound Curvature	(F)	Field Measured
P	Point of Intersection	W.C.	Witness Corner
(P)	Plot	Sec.	Section
S.C.I.R.	Set Capped Iron Rod 1/2"	Twp.	Township
# 6962		O/H	Overhead
F.C.I.R.	Found Capped Iron Rod	E	Centerline
F.I.R.	Found Iron Rod	A/C	Air Conditioner
F.I.P.	Found Iron Pipe	O/A	Overall
F.P.I.P.	Found Pinched Iron Pipe	Conc.	Concrete
F.C.M.	Found Concrete Monument	A.P.O.	A Part Of
S.C.M.	Set Concrete Monument	TM	Temporary
SPK&Disk	Set P-K Nail & Disk	B.M.	Benchmark
FPK&Disk	Found P-K Nail & Disk	COV.	Covered
F.R.R. Spk.	Found Railroad Spike	MAS.	Masonry
N.C.F.	No Corner Found or Set	RES.	Resident
P.R.M.	Permanent Reference Monument	P.B.	Plot Book
Rge.	Range	PG.	Page
R/W	Right of Way	PP	Power Pole
	Wood Fence (WF)	R/W	Right Of Way
	Chain Link Fence (CLF)	Typ.	Typical
P.O.B.	Point of Beginning		
P.O.C.	Point of Commencement		
W.C.	Witness Corner		
d/b/a	Doing Business As		

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Project Description

The Proposed Project involves opening a Package Liquor Store in a neighborhood where there are currently no such stores within a 5 mile radius.

This initiative aims to provide a convenient option for local residents, eliminating the need to travel long distance for their purchases.

By meeting this underserved need the store will enhance accessibility and better serve the community.



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: SU-AB-25-1055

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-25-1055 Applicant's Name: Cheers7 INC

Reviewing Planner's Name: Baker, James Date: 08/01/2025

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): 08/25/2025

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@hcf.gov.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@hcf.gov.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

08/04/2025
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

I hereby confirm that the material submitted with application SU-AB-25-1055

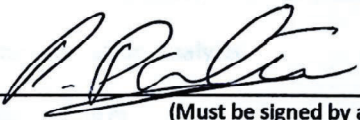
☐ Includes sensitive and/or protected information.

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:  08/04/2025
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

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

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

*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

Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

There are two community centers (church) within a 500 feet of the building. One is 395 feet and the other is 405 feet from the premises.

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

This business will operate strictly as a package liquor store, selling sealed, unopened bottles of liquor for off-premises consumption only. This business will not be serving open alcohol on-site, and therefore, there will be no consumption of alcohol at or around outside the store location. Additionally, we are committed to full compliance with all state and county regulations, and responsible practices. Our goal is offering a convenient and controlled shopping option to local residents without disrupting the peace or quality of life in the area.

The circumstances that negate the need for the specified distance requirement are:

This type of operation signification minimizes any potential impact on the surrounding are. There will be no loitering, loud gathering, or late night disturbances, which are more commonly associated with establishments that allow on site consumption. Our store will maintain a clean, professional, and secure environment that prioritizes the comfort and safety of the local community.

Store business hours will be 10 am to 9 pm, which will also avoid early-morning and late-night disturbance to local area. Store business hours can be flexible based on community practice and recommendation, if needed.

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver



**Hillsborough
County Florida**
Development Services

Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

There is residential zone within 250 feet from the building.

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

This business will operate strictly as a package liquor store, selling sealed, unopened bottles of liquor for off-premises consumption only. We will not be serving open alcohol on-site; therefore, there will be no consumption of alcohol at or around outside the store location. Additionally, we are committed to full compliance with all state and county regulations, and responsible sales practices. Our goal is offer a convenient and controlled shopping option to local residents without disrupting either the peace or quality of life in the area.

The circumstances that negate the need for the specified distance requirement are:

This type of operation signification minimizes any potential impact on the surrounding neighborhood. There will be no loitering, loud gathering, or late night disturbances, which are more commonly associated with establishments that allow on site consumption. Our store will maintain a clean, professional, and secure environment that prioritizes the comfort and safety of the local people.

Store business hours will be 10 am to 9 pm, which will also avoid early morning and late night disturbance to local residential. Store business hours can be flexible based on local residential requirement. This business will provide more convenience to the local neighborhood without any negative impact on their daily life as there is no package liquor store within approximately 4 miles radius to this location resulting in a 30-40 minute drive for local people during the busy hours.

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver

Proper Documentary Stamps have been paid based
on consideration value of \$ 500.00

Corporate Warranty Deed

This Indenture, made ,

August 3, 2023 A.D. **Between**

Balm River Gas & Food, Inc., a Florida corporation, whose post office address
is: 4106 Imperial Eagle Dr., Valrico, Florida 33594 a corporation existing under the
laws of the State of Florida, Grantor and **Gas and Go Inc., a Florida corporation**,
whose post office address is: 12202 Balm Riverview Rd., Riverview, FL 33579,
Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the
following described land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

Tract 1, Block 3, Tropical Acres South Unit No. 1, according to the map or plat thereof as recorded in Plat Book
44, Page 13, of the Public Records of Hillsborough County, Florida, LESS a part of Tract 1 described as follows:
Begin at the Northeast corner of said Tract 1 and run South 53°17'47" West 248.00 feet, thence North 36°42'13"
West 185.91 feet; thence South 89°50'58" East along the North boundary of said Tract 1, 309.94 feet to the Point
of Beginning.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 077426-2152

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer
and caused its corporate seal to be affixed the day and year first above written.

Balm River Gas & Food, Inc., a Florida corporation

By: _____

Joseph V. Abraham
Its: President

Signed and Sealed in Our Presence:

Witness Print Name: _____

Witness Print Name: _____

George G. Pappas

State of Florida
County of Pinellas

(Corporate Seal)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of
August, 2023, by Joseph V. Abraham, the President of Balm River Gas & Food, Inc., a Florida corporation A corporation existing under
the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced a PHOTO ID as identification.

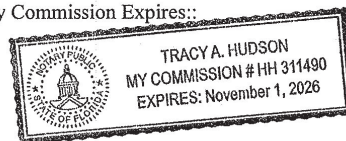
Notary Public

Notary Printed Name: _____

My Commission Expires: _____

Prepared by:
George G. Pappas, Attorney
Pappas Law & Title,
1822 N. Belcher Road Suite 200
Clearwater, Florida 33765

File Number: 23-6949



Prepared By and return to:

Ronald W. Gregory, II, Esq.
GREGORY LAW FIRM, P.L.
3801 Park Street North, Suite 4
St. Petersburg, FL 33709
PIN: U-03-31-20-2U7-000003-00001.0;
Folio: 077426-2152

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 15th day of January, 2014, between 12302 BALM RIVERVIEW, LLC, a Florida limited liability company, whose address is 15429 N. Florida Avenue, Tampa, FL 33613 hereinafter referred to as "Grantor" and BALM RIVER GAS & FOOD INC., a Florida corporation, whose address is 12302 Balm Riverview Road, Riverview, Florida 33579, hereinafter referred to as the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough, State of Florida, with a street address of 12302 Balm Riverview Road, Riverview, Florida 33579; said property having as its Parcel Identification Number: U-03-31-20-2U7-000003-00001.0; Folio: 077426-2152; as more particularly described as:

Tract 1, Block 3, Tropical Acres South Unit No. 1, according to the map or plat thereof as recorded in Plat Book 44, Page 13, of the Public Records of Hillsborough County, Florida, LESS a part of Tract 1 described as follows: Begin at the Northeast corner of said Tract 1 and run South 53°17'47" West 248.00 feet, thence North 36°42'13" West 185.91 feet; thence South 89°50'58" East along the North boundary of said Tract 1, 309.94 feet to the Point of Beginning.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND the Grantor does covenant and warrant that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and the Grantor does hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2014, covenants, restrictions, easements, encumbrances and exceptions in favor of UNITED OIL CO., INC., and its assigns, recorded simultaneously with this Warranty Deed hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name, on the date set forth below its name, and by those thereunto duly authorized.

Signed, sealed and delivered in the presence
of these witnesses:

Witness: [Signature]

Print Name: Sara Ghannad

Witness: [Signature]

Print Name: Robin Kumbuckal

12302 BALM RIVERVIEW, LLC, a
Florida limited liability company

By: [Signature]

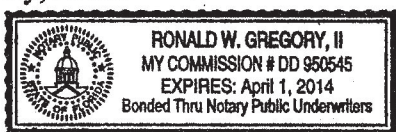
Name: HAMID GHANNAD

Its: Managing Member

STATE OF FLORIDA
COUNTY OF PINELLAS

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 HAMID GHANNAD, who is the Managing Member of 12302 BALM RIVERVIEW, LLC, a Florida limited liability company who is personally known to me or who has produced FLDL as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 15th day of January, 2014.



[Signature]
Notary Public

Typed, printed or stamped name of Notary Public

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only			
Application No: <u>25-1055</u>		Intake Date: <u>07/02/2025</u>	
Hearing(s) and type: Date: <u>08/25/2025</u>	Type: <u>LUHO</u>	Receipt Number: <u>496302</u>	
Date: _____	Type: _____	Intake Staff Signature: <u>Charles Phillips</u>	

Property Information

Address: 12302 Unit B Balm Riverview Road City/State/Zip: Riverview FL 33579

TWN-RN-SEC: 03-31-20 Folio(s): 77426.215 Zoning: CN Future Land Use: RP-2 Property Size: 0.63

77426-2152

Property Owner Information

Name: Gas and Go Inc (Mehbub Bhimji) Daytime Phone: 352 361 6282

Address: 12302 Balm Riverview Road City/State/Zip: Riverview FL 33579

Email: mehbubhimji@yahoo.com Fax Number: _____

Applicant Information

Name: Cheers7 Inc Daytime Phone: 3523982713

Address: 12302 Unit B Balm Riverview Road City/State/Zip: Riverview FL 33579

Email: priteshppp42@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Pritesh Patel Daytime Phone: 3523982713

Address: 13339 Palmera Vista Dr City/State/Zip: Riverview FL 33579

Email: priteshppp42@gmail.com Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

P. Patel

Signature of the Applicant

Pritesh Patel

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.

Mehbub Bhimji

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

Mehbub Bhimji

Type or print name



**Hillsborough
County Florida**
Development Services

(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: Pritesh Patel Phone: 3523982713

Representative's Email: priteshppp42@gmail.com

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

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

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input 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.
3	<input type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <u>Sunbiz.org</u> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

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



Specific Submittal Requirements for Special Use Alcoholic Beverage Permit (waiver required)

This application is for proposed Alcoholic Beverage Permits, commonly known as "wet zonings," which do not meet the separation requirements found in Section 6.11.11 of the Land Development Code for the specific category of Alcoholic Beverage permit being requested. This application requires review by a Land Use Hearing Officer (LUHO) through a noticed public hearing process in accordance with LDC Section 10.02.00. The required information below is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

Part B: Project Information

Additional Submittal Requirements for a Special Use - Alcoholic Beverage Permit (waiver required)

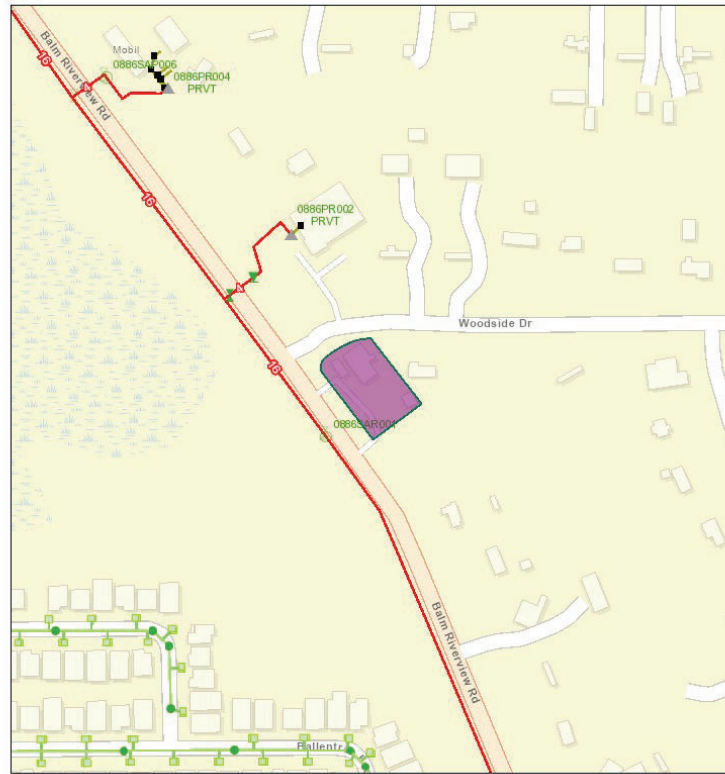
- 1 ☒ **Project Description/Written Statement**
- 2 ☒ **Site Plan** - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- 3 ☒ **Wetzone Survey** - prepared by a Florida registered land surveyor in accordance with DRPM Section 4.1.2.C.7
- 4 ☒ **Distance Waiver Request Form**
- 5 ☒ **Distance Waiver Notification List** - As specified in DRPM 12.5.A.3.
- 6 ① ☒ **Alcoholic Beverage Verification Application for State Alcoholic Beverage License Signoff** (optional)
Please note: If you plan to submit an Alcoholic Beverage Verification application for local zoning sign-off on a state Alcoholic Beverage license in connection with this proposed wet zoning, you must submit a separate Alcoholic Beverage Verification application with this wet zoning application. Payment of a review fee is not required for the Alcoholic Beverage Verification application **provided that it's submitted simultaneously with this wet zoning application**. All other Alcoholic Beverage Verification applications shall require payment of a separate fee for each sign-off.
- 7 ☐ **Supplemental Information** (optional)

① Alcohol verification application already submitted
Application no. ABS-25-0845

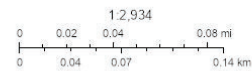


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 77426.2152



July 3, 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 77426.2152
PIN: U-03-31-20-2U7-000003-00001.0
Gas And Go Inc
Mailing Address:
 1575 Dillon Ave
 null
 East Meadow, Ny 11554-
Site Address:
 12302 Balm Riverview Rd
 Riverview, FL 33579
SEC-TWN-RNG: 03-31-20
Acreage: 0.63
Market Value: \$433,300.00
Landuse Code: 1423 INVALID CODE

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- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.