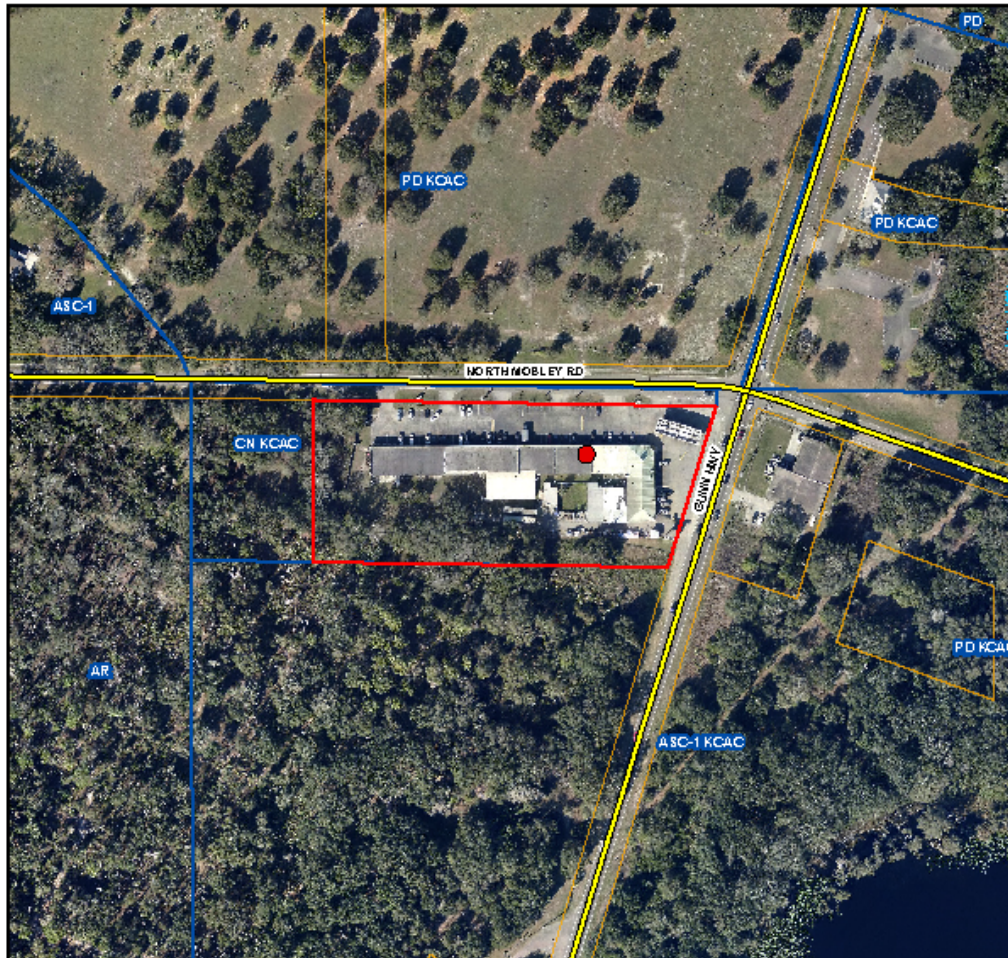




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 22-0500	Adjacent Zoning and Land Uses:	
Request:	2-APS AB Permit with Distance Separation Waiver	North:	PD 98-0503 (Planned Development) Vacant Pasture
		South:	ASC-1 Agricultural, Single-Family Conventional): County Park
Comp Plan Designation:	R-1	East:	ASC-1: Utility
Service Area:	Rural	West:	CN (Commercial, Neighborhood): County Park



Hillsborough County Florida

ZONING MAP
SU-AB 22-0500
 Folio: 2480 0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- WET ZONE AREA
- SCHOOLS
- PARKS

STR: 25-27-17

DATE: 08/11/2022 10:00 AM
 DRAWN BY: [Name]
 PROJECT: SU-AB 22-0500
 FILE: [Name]

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-APS Alcoholic Beverage Development Permit (AB) for beer and wine to be sold in sealed containers for consumption off the licensed premises only (package sales). The wet zoning is requested by an existing convenience store at 16824 Gunn Highway. The wet zoned area will comprise a footprint of 2,317 square feet of indoor area and no outdoor area, as shown on the revised wet zone survey stamped received February 1, 2022.

County records identify a 1-APS state alcohol license (#390-1524) at the subject location, but do not show the property is wet zoned.

The property is zoned CN (Commercial, Neighborhood) which permits a convenience store and consideration of the proposed wet zoning.

Distance Separation Requirements for a 2-APS AB Permit:

Per LDC Section 6.11.11.D.2, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 178 feet from Lake Rogers Conservation Park at 16016 Gunn Highway.
- The distance from the proposed structure to residentially zoned property shall be 50 feet from the side yard(s) and 20 feet from the functional rear yard. According to the survey submitted by the applicant, the request **does** comply with this requirement.

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

Requested Separation Waiver

The applicant requests a 322-foot waiver to the required 500-foot separation from certain community use property to allow a separation of 178 feet from Lake Rogers Park. The applicant's justification for the waiver includes the following:

- The applicant is a well-established convenience store and wishes to obtain a 2-APS license for the sale of beer and wine for off-premises consumption only. There will be no significant negative impact on surrounding land uses as this business already operates with a 1-APS license (the sale of beer for off-premises consumption only) and only wishes to add wine to increase revenue and better serve its customers.
- Customers will only be buying beer and wine for off-premises consumption only. There will not be any alcohol consumption on the premises that would affect Rogers Park/City of St. Petersburg. Accordingly, Rogers Park will not be affected by the Applicant's choice to obtain a 2-APS license.

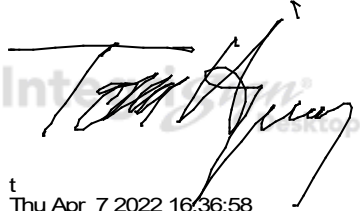
Staff Findings:

- 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."
- Rogers Park is managed by Conservation and Environmental Lands Management staff, who reported they have no comment on the proposed wet zoning. Additionally, no objections were received from other reviewing agencies or noticed property owners in the area.

- The current 1-APS license allows for the sale of beer for off-premises consumption. The proposed wet zoning would expand the sale of alcoholic beverages to include wine for off-premises consumption and therefore represents an incremental change in the established use.
- The pedestrian and vehicular route of travel from the entrance of the convenience store to the nearest entrance to Rogers Park, located to the west on North Mobley Road, is approximately 1,400 feet in length. Additionally, only a small portion of the heavily wooded nature park is within 500 feet of the proposed wet zoning.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts surrounding land uses, thereby negating the necessity for the prescribed separation requirements.

Recommendation:

Staff finds the proposed 2-APS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 2317 square feet (+/-), as shown on the revised wet zone survey received February 1, 2022.

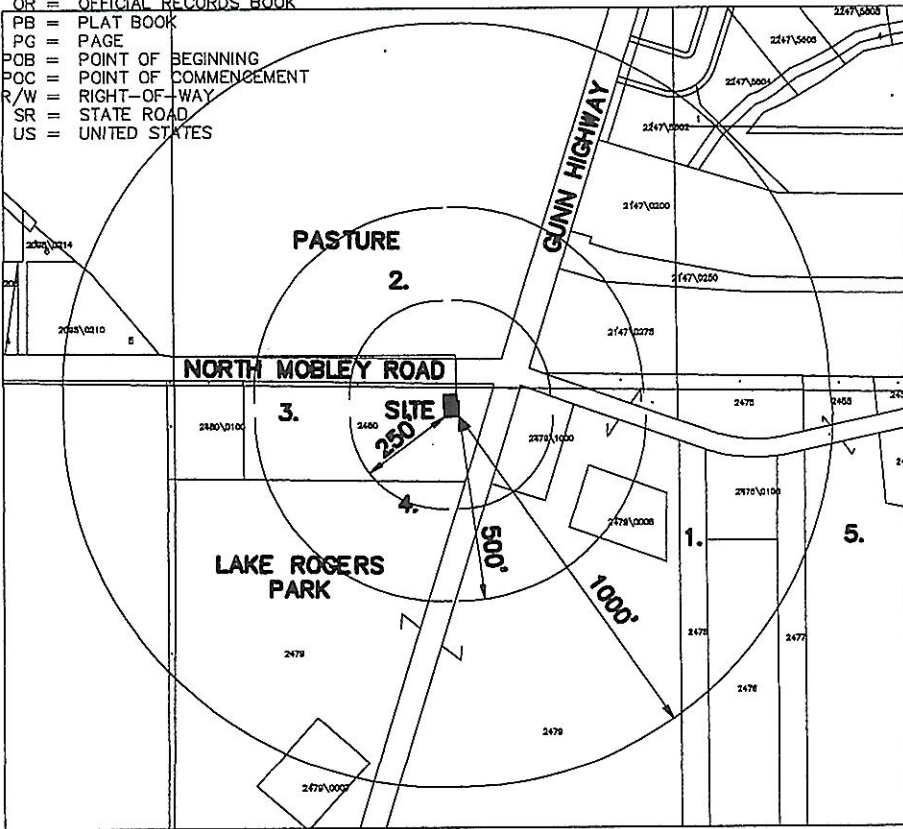
Staff's Recommendation	Approvable
Zoning Administrator's Sign-Off	 t Thu Apr 7 2022 16:36:58

LEGEND

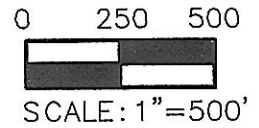
"PROPOSED 2 APS ZONING"

SECTION 26 TOWNSHIP 27S, RANGE 17E
 HILLSBOROUGH COUNTY, FLORIDA
 PROJECT NUMBER 5304-01

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES



1. CLOSEST RESIDENTIAL PROPERTY
 MICHAEL MCCORMACK
 8506 N. MOBLEY ROAD ODESSA FL
 33556
 11500 N. DALE MABRY HIGHWAY
 38.7' ZONED SINGLE FAMILY
 RESIDENTIAL
 590'
2. PASTURE
 8705 NORTH MOBLEY ROAD
 ODESSA
 104'
3. CAPTAINS TAVERN
 8742 N. MOBLEY ROAD ODESSA,
 FL
 381'
4. ROGERS PARK/CITY OF ST.
 PETERSBURG
 16016 GUNN HIGHWAY ODESSA
 178'
5. WALKER MIDDLE SCHOOL
 8282 N. MOBLEY ROAD ODESSA,
 FL
 959'



THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE EAST, 742.10 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 26; THENCE S.01°00'56"E., 104.90 FEET TO THE POINT OF BEGINNING; THENCE S.01°08'13"E., 18.20 FEET; THENCE N.88°51'47"E., 5.00 FEET; THENCE S.01°08'13"E., 41.70 FEET; THENCE S.88°51'47"W., 40.20 FEET; THENCE N.01°08'13"W., 59.90 FEET; THENCE N.88°51'47"E., 35.20 FEET TO THE POINT OF BEGINNING.

BEING A ONE STORY BUILDING.

CONTAINING 2,317 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 WITH 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 ITS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AS ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGES USES WITH A 1,000 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"

Digitally signed by Dan
 Rizzuto
 Date: 2021.09.10 10:08:42
 -04'00'

08-13-2021

DATE

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR, #5227

SHEET 1 OF 1

NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	08-16-21	DHR	DHR

WET ZONE SURVEY



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

"PROPOSED 2 APS ZONING"

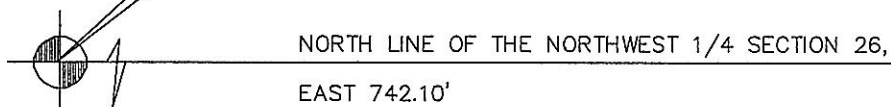
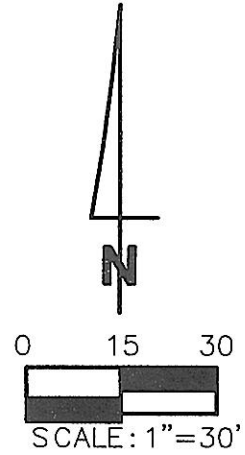
SECTION 26 TOWNSHIP 27S, RANGE 17E
 HILLSBOROUGH COUNTY, FLORIDA
 PROJECT NUMBER 5304-01

LEGEND

- BNDY = BOUNDARY
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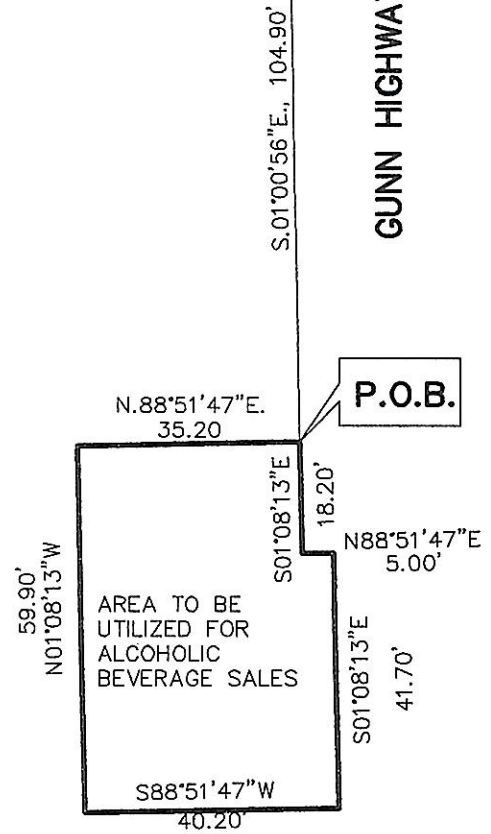
P.O.C.

NORTHWEST CORNER
 SECTION 26, TOWNSHIP 27
 SOUTH, RANGE 17 EAST



NORTH MOBLEY ROAD

GUNN HIGHWAY



AREA TO BE
 UTILIZED FOR
 ALCOHOLIC
 BEVERAGE SALES

NOT A SURVEY

SHEET 1 OF 1

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	08-16-21	DHR	DHR
H: \JN\5304\DWG\5304WE T.DWG			

WET ZONE SURVEY



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

"PROPOSED 2 APS ZONING"

SECTION 26 TOWNSHIP 27S, RANGE 17E
 HILLSBOROUGH COUNTY, FLORIDA
 PROJECT NUMBER 5304-01

DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE EAST, 742.10 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 26; THENCE S.01°00'56"E., 104.90 FEET TO THE POINT OF BEGINNING; THENCE S.01°08'13"E., 18.20 FEET; THENCE N.88°51'47"E., 5.00 FEET; THENCE S.01°08'13"E., 41.70 FEET; THENCE S.88°51'47"W., 40.20 FEET; THENCE N.01°08'13"W., 59.90 FEET; THENCE N.88°51'47"E., 35.20 FEET TO THE POINT OF BEGINNING.

BEING A ONE STORY BUILDING.

CONTAINING 2,317 SQUARE FEET, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 17 EAST, SAID LINE BEING ASSUMED AS EAST.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.




Digitally signed by Dan Rizzuto
 Date: 2021.09.10 10:09:30
 -04'00'

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC	WET ZONE SURVEY	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	08-16-21	DHR	DHR		
H: \JN\5304\DWG\5304WE T.DWG					

**16824 GUNN HIGHWAY, ODESSA, FL
33556**

WRITTEN STATEMENT

BEN DISTRIBUTING INC. IS LOCATED AT 16824 GUNN
HIGHWAY, ODESSA, FL 33556.

BEN DISTRIBUTING INC IS A CONVENIENCE STORE
CURRENTLY OPERATING WITH A 1-APS ALCOHOLIC
BEVERAGE PERMIT (BEER FOR CONSUMPTION OFF
PREMISES ONLY). IT WISHES TO OBTAIN A 2-APS ALCOHOLIC
BEVERAGE PERMIT (BEER AND WINE FOR CONSUMPTION
OFF PREMISES ONLY) TO BETTER SERVE ITS PATRONS AND
INCREASE REVENUE.

THANKS VERY MUCH FOR YOUR CONSIDERATION IN THIS
MATTER.

**16824 GUNN HIGHWAY, ODESSA, FL
33556**

**CODE COMPLIANCE/PROJECT DESCRIPTION
STATEMENT**

BEN DISTRIBUTING INC (“APPLICANT”) IS LOCATED AT
16824 GUNN HIGHWAY, ODESSA, FL 33556.

APPLICANT IS REQUESTING A DISTANCE SEPARATION
WAIVER FOR THE ONE COMMUNITY USE LOCATED
WITHIN 500 FEET OF THE PROPOSED SPECIAL USE. THE
COMMUNITY USE IS ROGERS PARK/CITY OF ST.
PETERSBURG AND IT IS LOCATED AT 16016 GUNN
HIGHWAY, ODESSA, FL 33556 (178 FEET FROM THE
PROPOSED SPECIAL USE).

BEN DISTRIBUTING INC WISHES TO OBTAIN A 2-APS
ALCOHOLIC BEVERAGE PERMIT (BEER AND WINE
LICENSE FOR CONSUMPTION OFF PREMISES ONLY)
UPON APPROVAL OF THE HILLSBOROUGH COUNTY
BOCC.

C

This instrument prepared by
and after recording return to:
William R. Lane, Jr.
Holland & Knight LLP
Post Office Box 1288
Tampa, Florida 33601

OFF REC 8878 P 6 1335

521

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd - F.S. 201.02 \$ 170
Documentary Tax Pd - F.S. 201.08 \$
Intangible Tax Pd - F.S. 199 \$
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

29241.0000; 2480.0000; 2148.0000; 6750.0005
Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantors, HENRY W. MEISTER AND ANNE B. MEISTER, HUSBAND AND WIFE, whose mailing address is 3123 Mossvale Lane, Tampa, Florida 33618, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grant and convey to the Grantee, MEISTER PROPERTY MANAGEMENT LTD., A FLORIDA LIMITED PARTNERSHIP, whose mailing address is 3123 Mossvale Lane, Tampa, Florida 33618, the real property in Hillsborough County, Florida, described in Exhibit A attached hereto and by reference made a part hereof.

The Grantors hereby covenant and warrant that the property is free of all encumbrances, except the lien for real estate taxes for 1998 and subsequent years and restrictions, reservations and easements of record, if any, not specifically reimposed or extended hereby; that lawful seisin of and good right to convey the property are vested in the Grantors; and that the Grantors hereby fully warrant the title to the property

1998 JAN 22 PM 2:25

0098017210

and will defend the same against the lawful claims of all persons whomsoever.

Signed on January 12 1998.

Executed in the presence of:

(1) Aileen M. Perlman

AILEEN M. PERLMAN

Name of Witness Typed/Printed

Henry W. Meister
Henry W. Meister

(2) William R. Lane, Jr.

WILLIAM R. LANE, JR.

Name of Witness Typed/Printed
(As to Henry W. Meister)

(1) Aileen M. Perlman

AILEEN M. PERLMAN

Name of Witness Typed/Printed

Anne B. Meister
Anne B. Meister

(2) William R. Lane, Jr.

WILLIAM R. LANE, JR.

Name of Witness Typed/Printed
(As to Anne B. Meister)

OFF REC 8878 P 6 1337

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day
of January, 1998, by HENRY W. MEISTER, who is personally known to me or produced
N/A as identification.



Notary Public—State of Florida

Print Name: _____

My Commission Number is: _____



William R. Lane, Jr
MY COMMISSION # CC631542 EXPIRES
March 19, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day
of January, 1998, by ANNE B. MEISTER, who is personally known to me or produced
N/A as identification.



Notary Public—State of Florida

Print Name: _____

My Commission Number is: _____



William R. Lane, Jr
MY COMMISSION # CC631542 EXPIRES
March 19, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission Expires: _____

TPA3-482659

EXHIBIT A
TO WARRANTY DEED FROM HENRY W. MEISTER
AND ANNE B. MEISTER TO MEISTER PROPERTY MANAGEMENT, LTD.

Parcel 1:

The North 200 feet of the West 1/4 of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 33, Township 28 South, Range 18 East; Less that part lying within 50 feet of the centerline of State Road 587, Section 1016. (Parcel Identification #29241.0000)

Parcel 2:

Beginning at the Northwest corner of Section 26, Township 27 South, Range 17 East, and run thence East 905.5 feet along the North boundary line of Section 26, to the center line of Gunn Highway, thence in a Southwesterly direction 263.6 feet along the center line of Gunn Highway; thence West 822 feet parallel with the North boundary line of Section 26, to the West boundary line of said Section 26; thence North 252.4 feet along said West boundary line of Section 26 to the point of beginning, LESS right-of-way for Gunn Highway off the East side thereof; and less the West 200 feet thereof. (Parcel Identification #2480.0000)

Parcel 3:

Commencing at the intersection of West line of Gunn Highway with the North line of SW 1/4, run South 16°52' West 326.82 feet for a point of beginning, run thence South 16°52' West 618.39 feet, then West 915.92 feet, and North 278.45 feet, thence West to Lake Keystone, thence Northeasterly along said lake to a point due West of said Point of Beginning and run thence East to said Point of Beginning, all in Section 23, Township 27 South, Range 17 East, in Hillsborough County, Florida. (Parcel Identification #2148.0000)

Parcel 4:

From the SW corner of Lot "A," TOWN 'N COUNTRY PARK, UNIT NO. 7, according to map or plat thereof recorded in Plat Book 37, Page 36, Public Records of

OFF REC 8878 P 1339

Hillsborough County, Florida; run thence South 89 degrees 51 minutes 17 seconds West 737.00 feet along the North right-of-way line of Hillsborough Avenue (State Road No. 580); thence North 100.00 feet to the point of beginning; thence South 89 degrees 51 minutes 17 seconds West 125.00 feet to the East right-of-way line of Halifax Drive; thence North 213.38 feet along the East right-of-way line of Halifax Drive; thence East 125.00 feet along the South boundary of the aforementioned TOWN 'N COUNTRY PARK, UNIT NO. 7; thence South 213.06 feet to the point of beginning. Subject to an easement for ingress and egress as reserved in deed recorded in Official Record Book 4122, page 527, Public Records of Hillsborough County, Florida.

AND

From the SW corner of Lot "A," TOWN 'N COUNTRY PARK, UNIT NO. 7, according to map or plat thereof recorded in Plat Book 37, Page 36, Public Records of Hillsborough County, Florida; run thence South 89 degrees 51 minutes 17 seconds West 737 feet along the North right-of-way line of Hillsborough Avenue (State Road No. 580) to the point of beginning; thence continue South 89 degrees 51 minutes 17 seconds West 125 feet to the East right-of-way line of Halifax Drive; thence North 100 feet along the East right-of-way line of said Halifax Drive; thence North 89 degrees 51 minutes 17 seconds East 125 feet along a line lying parallel to and 100 feet North of the Northerly right-of-way line of said Hillsborough Avenue and thence South 100 feet to the point of beginning, less additional right-of-way for State Road 580 conveyed to the State of Florida by Deed recorded in Official Record Book 3059, Page 1040. (Parcel Identification #6750.0005)

(Prepared without benefit of title examination or survey.)

22-0500

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Received
02/01/2022
Development Services

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 16824 Gunn Highway City/State/Zip: Odessa, FL 33556 TWN-RN-SEC: 27-17-26
Folio(s): 002480-0000 Zoning: CN Future Land Use: _____ Property Size: 2,317 sq. ft.

Property Owner Information

Name: Meister Property Management, LTD Daytime Phone: ★ 813-918-3350
Address: 3123 Mossvale Lane City/State/Zip: Tampa, FL 33618
Email: ★ Meisterpay@gmail.com FAX Number: N/A

Applicant Information

Name: Ben Distributing Inc Daytime Phone: 813-965-8379
Address: 16824 Gunn Highway City/State/Zip: Odessa, FL 33556
Email: bensaidouadie@hotmail.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: Marc R. Tiller, Esq.; Elisa Tidmore, Paralegal; Gina Cunningham, Legal Assistant Daytime Phone: 813-972-2223
Address: 633 N. Franklin Street, Suite 625 City / State/Zip: Tampa, FL 33602
marc@thetillerlawgroup.com, etidmore@thetillerlawgroup.com &
Email: gcunningham@thetillerlawgroup.com FAX Number: 813-972-2226

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

★ [Signature]
Signature of Applicant

Quadie Bensaid, President of Ben Distributing Inc
Type or Print Name

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

★ [Signature]
Signature of Property Owner

Scott B. Meister, President of Meister Property Management, Inc.,
the General Partner of Meister Property Management, LTD.
Type or Print Name

Intake Staff Signature: 22-0500 Ana Lizardo Office Use Only Intake Date: 02/01/2022
Case Number: _____ Public Hearing Date: 04/25/2022 Receipt Number: 126560
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd. 19th Floor

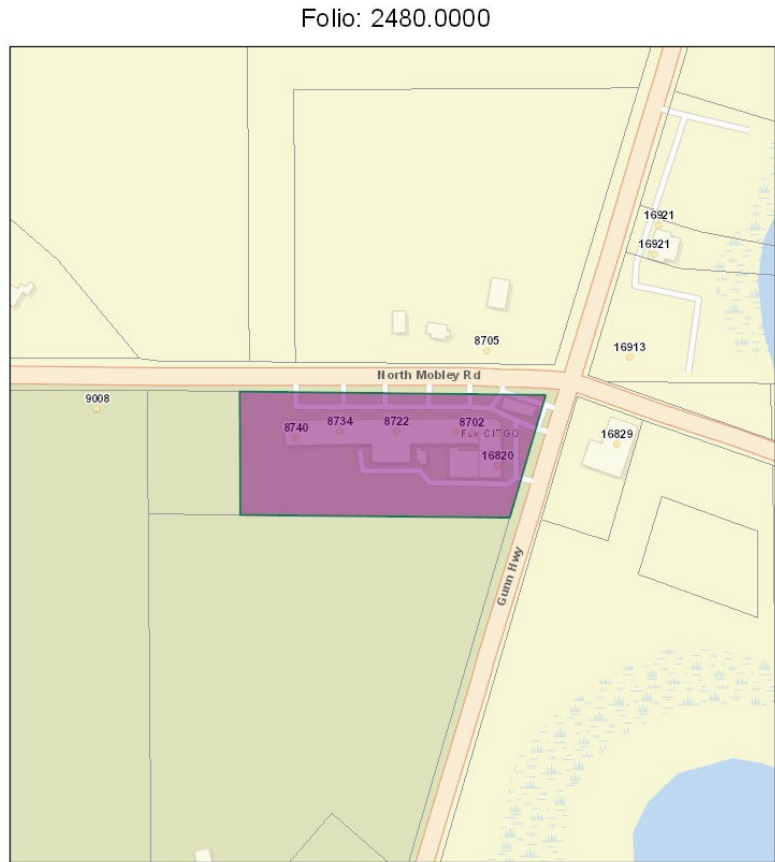
Revised 07/02/2014

22-0500

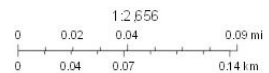


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Overlay	KCAC
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0180H
FIRM Panel	12057C0180H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Keystone Odessa
Community Base Planning Area	Keystone Odessa
Census Data	Tract: 011504 Block: 2012
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Overlay District	Keystone Community Activity Ctr
Competitive Sites	NO
Redevelopment Area	NO



February 2, 2022



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 2480.0000
PIN: U-26-27-17-ZZZ-000000-19540.0
MEISTER PROPERTY MANAGEMENT LTD
Mailing Address:
 3123 MOSSVALE LN
 TAMPA, FL 33618-4318
Site Address:
 16824 GUNN HWY
 ODESSA, FL 33556
SEC-TWN-RNG: 26-27-17
Acreage: 3.81118989
Market Value: \$2,224,700.00
Landuse Code: 1630 STORE/SHP CENTE

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0500

THE TILLER LAW GROUP
A PROFESSIONAL ASSOCIATION

February 1, 2022

VIA EMAIL (zoningintake-dsd@hcflgov.net)

Hillsborough County Center
Zoning Department
Attn: Joseph Reinbold
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602
(813) 272-5600

**Re: Hillsborough County Zoning Application Ben Distributing, Inc.
16824 Gunn Highway, Odessa, FL 33556 – 2APS**

Dear Mr. Reinbold:

Enclosed you will find the following items:

- Special Use (Alcoholic Beverage Permit – Waiver Required) – Application Packet for a 2APS Alcoholic Beverage Permit;
- Fully executed Affidavit to Authorize Agent;
- Property information sheet for folio no. 002480-0000;
- Recorded Deed;
- Written Statement;
- Legal Description;
- Code Compliance/Project Description Statement;
- Distance Waiver Notification List;
- Site Plan;
- Wet Zone Survey;
- Applicant and Landlord Division of Corporation Detail Screens; and
- Adjacent Property Owner List.

We would greatly appreciate it if you could expedite the approval process to give the state time to approve the 2APS application and issue the temporary license in a timely manner. **Please e-mail me at ETIDMORE@THETILLERLAWGROUP.COM upon completion of the processing of the application.**

Should you have any questions please do not hesitate to contact me.

Very truly yours,



Elisa Tidmore, Paralegal

Encl.

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