



Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 22-1173	Adjacent Zoning and Land Uses:	
Request:	2-APS AB Permit with Distance Separation Waiver	North:	PD 05-1779 - Single-Family
		South:	PD 05-1779 – Vacant, County Owned
Comp Plan Designation:	R-6	East:	AR – Vacant, County Owned
Service Area:	Urban	West:	PD 05-1779 – Vacant, Designated Residential



ZONING MAP SU-AB 22-1173

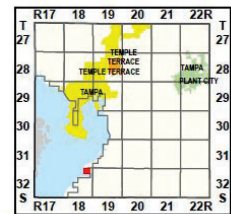
Folio: 31647.0000

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



0 230 460 Feet

STR: 2-32-18



NOTES: County Information Office has taken steps to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County does not warrant the accuracy or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County disclaims any responsibility and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or if it is caused in whole or in part by any person or entity using the information provided herein.

Date: 06/18/2022 File: G:\ZONING\GIS\Data\Zoning_Map.aprx
Produced By: Development Services Department

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 a recently relocated bait/convenience shop at 606 Seagrape Drive within a marina. The wet zoned area will comprise a footprint of 952 square feet of indoor area and no outdoor area, as shown on the revised wet zone survey stamped received July 7, 2022.

There is an existing 2-COP wet zoning on the property, AB 96-0045, approved for 588.4 square feet of indoor area at the previous location of the bait/convenience shop. The applicant proposes to rescind that wet zoning upon approval of the subject request.

The property is zoned PD 05-1779 and allows for CN (Commercial, Neighborhood) uses, 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** comply with this requirement.
- 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 not** comply with this requirement. The proposed wet zoning side yard is 37.85 feet from the residentially designated Planned Development (PD 05-1779).

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 12.15-foot waiver to the required 50-foot side yard separation from residentially zoned property to allow a separation of 37.85 feet from a residential portion of PD 05-1779. The applicant's justification for the waiver includes the following:

- The juxtaposition of a residentially zoned parcel and a marina is unique. The people who choose to live in this neighborhood are intentional about being near the marina and there is an expectation that a marina will have a bait or sundry shop selling beer, along with snacks, ice and other items that boaters need. It is unclear how the residentially zoned property at issue will ultimately be laid out, but there is a strong possibility that there will be a fence or wall along the eastern side of the development that will screen the easternmost residences from the marina. In fact, the developer/owners will have the option of choosing how they buffer and screen to a pre-existing use that would include this wetzoning, if approved.
- It is worth noting that there is a previously approved 2-COP to the northwest of the requested wet zone area, which is where the bait and tackle shop was previously located. There is not a procedure by which we can simply relocate the existing approval, but that is essentially what is occurring. And, at the same time, the requested wetzoning is less permissive (2-APS vs 2-COP) than the existing approval. Additionally, as referenced above, the residents who come to this neighborhood are choosing to live near a marina, and there is an expectation for this type of use to be an integrated part of the marina.

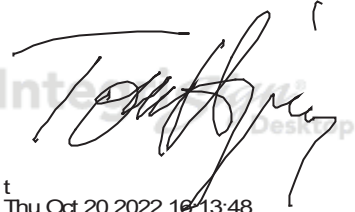
Staff Findings:

- 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 residentially zoned property for which the separation waiver is sought is located within the same Planned Development as the marina and proposed wet zoning. A bait/convenience store is a common accessory use to a marina and often includes the package sale of beer and wine.
- The proposed wet zoning will replace the more intensive 2-COP wet zoning which served the previous location of the bait/convenience shop, and which also required a separation waiver.
- The current 2-COP license allows for the sale of beer for on and off-premises consumption. The proposed wet zoning will restrict the sale of alcoholic beverages to beer and wine for off-premises consumption and therefore represents a decrease in the intensity of the alcoholic beverage use.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the 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, subject to the recommended condition below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 952 square feet (+/-), as shown on the wet zone survey received July 7, 2022.

- 1) Upon approval of SU-AB-22-1173, the existing 2-COP wet zoning on the subject property, AB 96-0045, shall be rescinded.

Staff's Recommendation	Approvable, Subject to Conditions
Zoning Administrator's Sign-Off	

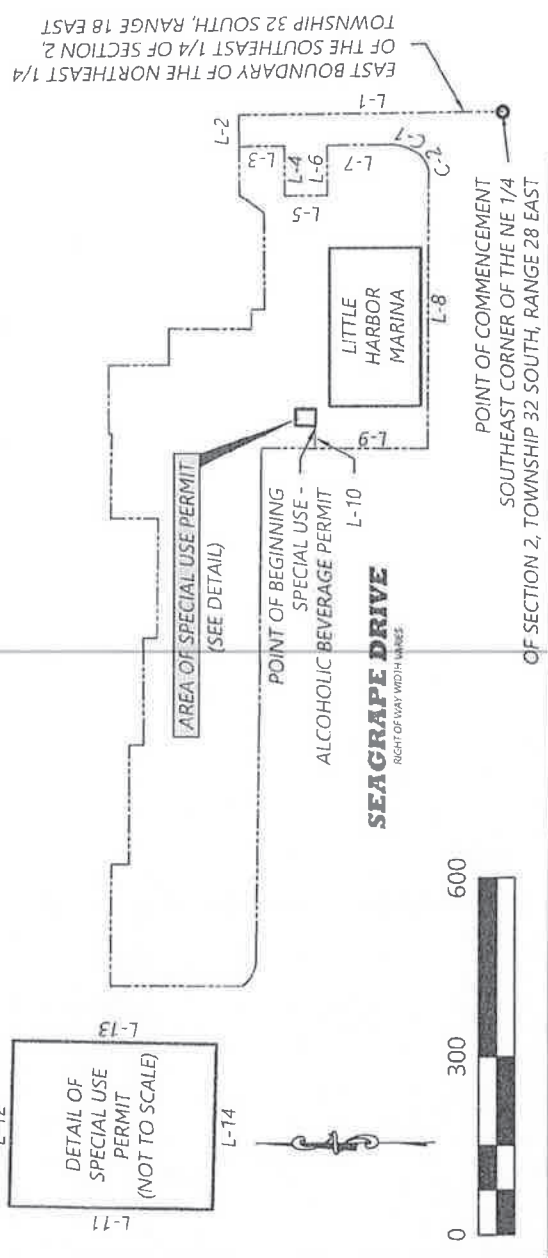
2-APS WET ZONE SITE SURVEY SKETCH

DESCRIPTION OF PREMISES:
 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, NORTH 00°21'40" WEST, A DISTANCE OF 442.68 FEET; THENCE DEPARTING SAID EAST BOUNDARY, SOUTH 89°38'20" WEST, A DISTANCE OF 53.59 FEET; THENCE SOUTH 00°19'26" EAST, A DISTANCE OF 76.13 FEET; THENCE SOUTH 89°38'20" WEST, A DISTANCE OF 83.98 FEET; THENCE SOUTH 00°21'40" EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 89°38'20" EAST, A DISTANCE OF 83.94 FEET; THENCE SOUTH 00°19'26" EAST, A DISTANCE OF 107.14 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 56.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 75.17 FEET, A CENTRAL ANGLE OF 43°10'53", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°16'00" WEST, 55.32 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE SOUTHWESTERLY 27.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 43.70 FEET, A CENTRAL ANGLE OF 36°27'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 61°05'00" WEST, 27.33 FEET; THENCE NORTH 89°47'16" WEST, A DISTANCE OF 469.17 FEET; THENCE NORTH 00°27'48" EAST, A DISTANCE OF 190.40 FEET; THENCE SOUTH 88°39'42" EAST, A DISTANCE OF 37.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°20'18" EAST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 88°39'42" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 01°20'18" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 88°39'42" WEST, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF: 952 . SQUARE FEET.

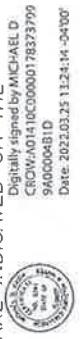
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°21'40" W	442.68'
L-2	S 89°38'20" W	53.59'
L-3	S 00°19'26" E	76.13'
L-4	S 89°38'20" W	83.98'
L-5	S 00°21'40" E	71.00'
L-6	N 89°38'20" E	83.94'
L-7	S 00°19'26" E	107.14'
L-8	N 89°47'16" W	469.17'
L-9	N 00°27'48" E	190.40'
L-10	S 88°39'42" E	37.85'
L-11	N 01°20'18" E	34.00'
L-12	S 88°39'42" E	28.00'
L-13	S 01°20'18" W	34.00'
L-14	N 88°39'42" W	28.00'

LEGEND:
 L.B. LICENSED BUSINESS PROFESSIONAL SURVEYOR AND MAPPER
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER



CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	75.17'	56.65'	55.32'
C-2	43.70'	27.80'	27.33'

CURVE DATA			
CURVE	CHORD BEARING	DELTA ANGLE	DELTA ANGLE
C-1	S 21°16'00" W	43°10'50"	43°10'50"
C-2	S 61°05'00" W	36°26'39"	36°26'39"



MICHAEL D. CROW, P.S.M., #5761
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 Digitally signed by MICHAEL D. CROW-A01410C00000178323799
 96A000A81D
 Date: 2022.03.23 11:24:14 -0400

THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTIES FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES AND PARKS. A VISUAL INSPECTION OF THE APPARENT PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000-FOOT, STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS ARE INDICATED ON THE SURVEY.

PROPERTY ADDRESS: 406 SE GRAPE DRIVE, HURDLE, FL 34578
 DRAWN BY: JB
 SCALE: 1" = 300'
 JUST DATE OF FIELDWORK: 02/07/2022
 PREPARED BY: JB
 REVISIONS:
 LITTLE HARBOR MARINA
 SPECIAL USE PERMIT SURVEY
 FOR:
 CROW & ASSOCIATES
 CERTIFICATE OF AUTHORIZATION # 1935
 1500 UNIVERSITY AVENUE, SUITE 400, PALM CITY, FL 34982
 PHONE: (888) 754-0105 • EMAIL: CROW@CROWANDASSOCIATES.COM

2-APS WET ZONE SITE SURVEY

ALCOHOL SALES WITHIN 1000 FEET

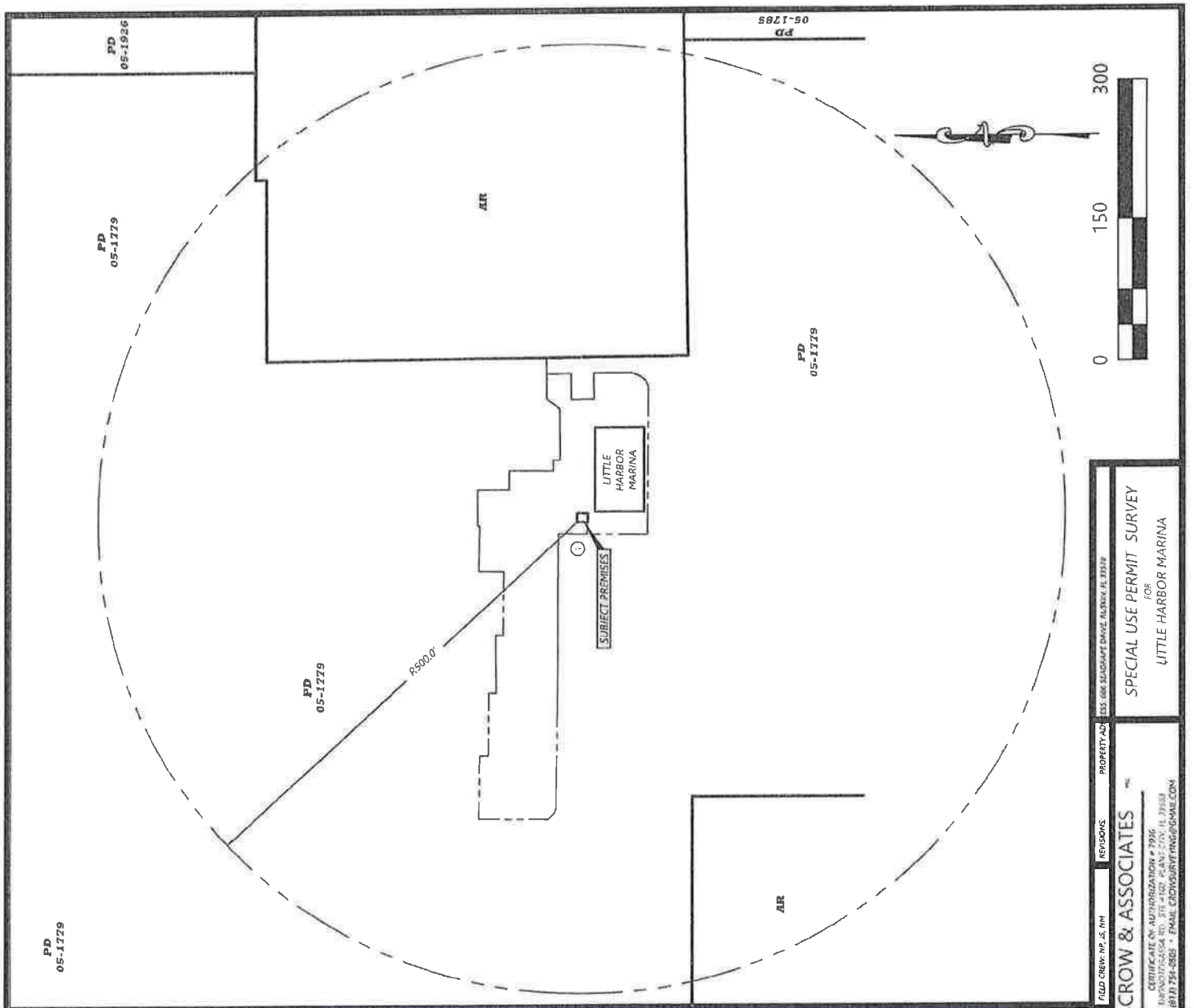
△ NONE OBSERVED

COMMUNITY USES

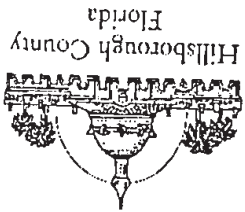
△ NONE OBSERVED

RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET

① FOLIO #: 031647-0010
788 SEAGRAPE DRIVE, RUSKIN FL - 12.6'



<p>PLANNING CROW & ASSOCIATES CERTIFICATE OF AUTHORIZATION # 2996 ISSUED 12/15/2010 BY THE BOARD OF COUNTY COMMISSIONERS BUCKLE UP! 813 754-0865 - EMAIL: CROWPLANNING@CROW-FL.COM</p>	<p>REVISIONS</p>	<p>PROPERTY ADDRESS 835 GOR SEAGRAPE DRIVE, RUSKIN, FL 33574</p>	<p>SPECIAL USE PERMIT SURVEY FOR LITTLE HARBOR MARINA</p>
<p>FIELD CREW: NP, JS, RM</p>	<p>DRAWN BY: B</p>	<p>SCALE: 1" = 150'</p>	<p>LAST DATE OF FIELDWORK: 02/07/2012</p>
<p>SHEET # 2</p>	<p>OF 2 SHEETS</p>	<p>DATE: 02/07/2012</p>	<p>PROJECT: 2-APS WET ZONE SITE SURVEY</p>



Hillsborough County
Florida

Land Use
Information Sheet

Site Data:

Current Zoning: PD-MU
Comp Plan: RES-6
Existing Land Use: Convenience Store
Proposed Land Use: Convenience Store
AB Name: 2-COP
Location: North side of Sea Grape Dr., 550 feet East of 32nd St., NW
Size: 588.4 sq. ft. ±
Sec/Twn/Range: 2/32/18

AB 96-0045-RU

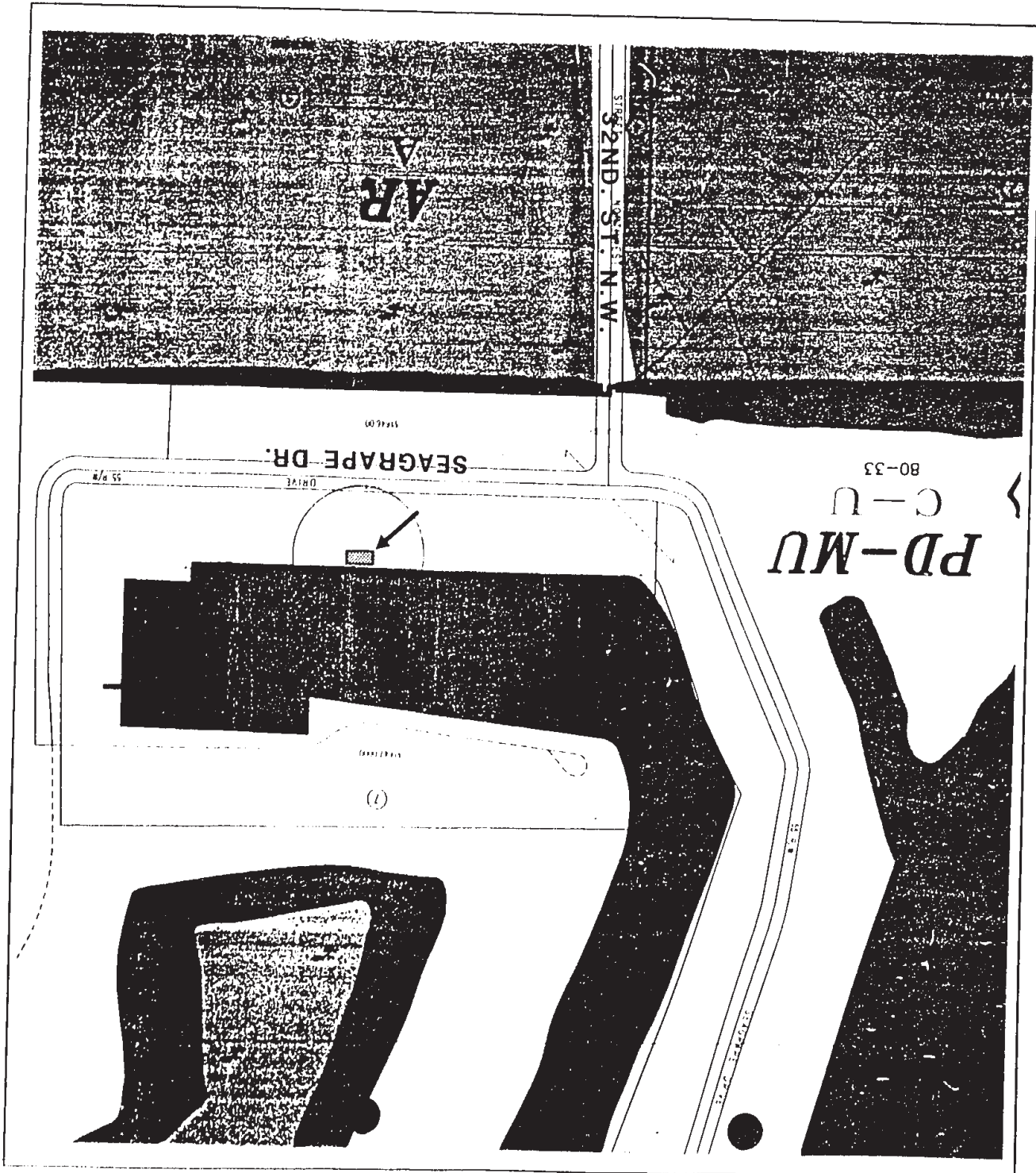
AB 96-0045-RU

BCCC RECORDS

96 JAN 22 PM 4: 38



22-117



Surveyor's Signature *[Signature]* #1988
 State Certification
 Date & Seal 1/3/96

JM Job No. G947436
 Glenn Dickman
 For:
 JOHN MELIA & ASSOCIATES, INC.
 5804 N. 22nd Street
 Tampa, Florida 33610
 John Melia
 Registered Surveyor #1988
 Not Valid Unless Embossed With Seal

RECEIVED
 96 JAN 22 PM 4:38
 BOCC RECORDS

RECEIVED

JAN 20 1996

Planning & Development Department

Southwest Corner Section 2-32-18

SHELL POINT ROAD (BELLAMY AVE.)

1406.50' N 89° 54' 50" W
 South boundary - Section 2-32-18

Contains 588 square feet, more or less.

From the southeast corner of said Section 2, run thence on the south boundary thereof, also being the centerline of Shell Point Road (Bellamy Avenue) North 89° 54' 50" West a distance of 1406.50 feet to the intersection with the westerly right-of-way line of 32nd Street N.W. (Tarpon Drive by plat); thence on said west right-of-way line North 00° 34' 35" West a distance of 1577.10 feet to the intersection with the North right-of-way line of Grape Drive (Mangrove Point Drive by plat); run thence on the North right-of-way line South 89° 27' 50" East a distance of 560.53 feet; run thence North 00° 32' 10" East a distance of 142.70 feet to a POINT OF BEGINNING. From said POINT OF BEGINNING run North 00° 19' 32" East a distance of 14.60 feet; run thence South 89° 40' 28" East a distance of 40.30 feet; run thence South 00° 19' 32" West a distance of 14.60 feet; run thence North 89° 40' 28" West a distance of 40.30 feet to the Point of Beginning.

A parcel of land in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being a portion of Bahia Beach Unit No. 1 as recorded in Plat Book 40, at Page 81, of the Public Records of Hillsborough County, Florida, described as follows:

LEGAL DESCRIPTION TO BE MET ZONED 2-COP

SEA GRAPE DR. (MANGROVE POINT DR. by Plat)

S. 89° 27' 50" E. 560.53'

North Right of Way Line

N. 00° 32' 10" E. 142.70'

N. 89° 40' 28" W. 40.30'

one story frame building & proposed addition

S. 89° 40' 28" E. 40.30'

14.60' S. 00° 19' 32" W.

20' of 8410 sq ft area in the front of the club (each lot)

96-0045

Scale: 1"=20'

North

Glenn Dickman

AB 96-0045 R4-4-

22-1173

For:

RECEIVED

96 JAN 22 PM 4:38

BOCC RECORDS

Professional Seal

JAN 22 1996

RECEIVED

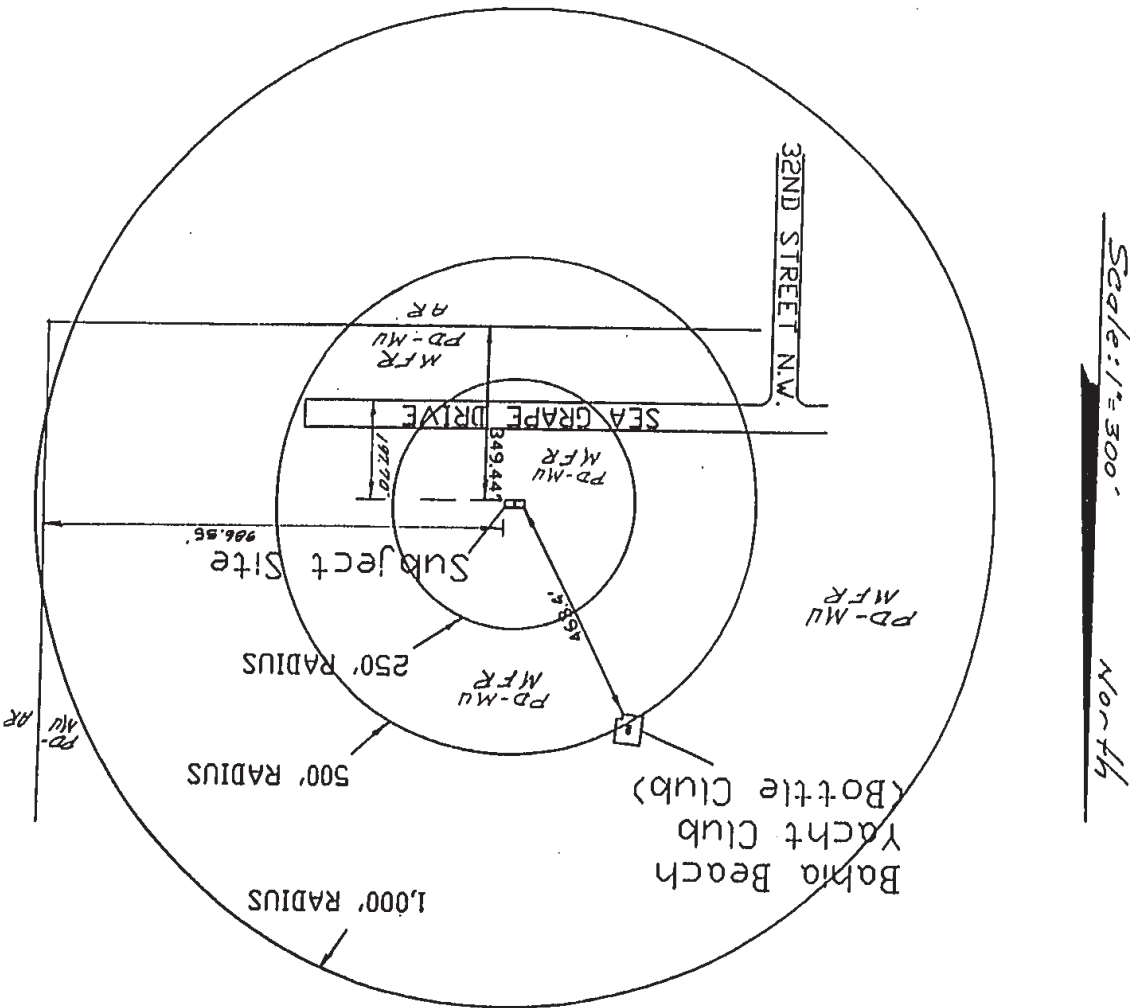
October 4, 1995
November 20, 1995 Revised
January 3, 1996 Revised

JOHN MELLA & ASSOCIATES, INC.

5804 N. 22nd Street
Tampa, Florida 33610
(813) 232-9441

John Mella
Registered Surveyor #1988
Not Valid Unless Embossed With Seal

"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 is indicated in a straight-line distance as required for the Alcoholic Beverage permit classification. In the case where an Alcoholic Beverage permit classification requires that certain types of existing alcoholic beverage uses within 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."



AR - Agricultural Residential
MFR - Multi Family Residential
MU - Mixed Uses
PD - Planned Development

LEGEND:



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:

This request appears to not meet the required distance separation from residentially zoned properties.

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

The juxtaposition of a residentially zoned parcel and a marina is unique. The people who choose to live in this neighborhood are intentional about being near the marina and there is an expectation that a marina will have a bait or sundry shop selling beer, along with snacks, ice and other items that boaters need. It is unclear how the residentially zoned property at issue will ultimately be laid out, but there is a strong possibility that there will be a fence or wall along the eastern side of the development that will screen the easternmost residences from the marina. In fact, the developer/owners will have the option of choosing how they buffer and screen to a pre-existing use that would include this wetzoning, if approved.

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

It is worth noting that there is a previously approved 2-COP to the northwest of the requested wetzone area, which is where the bait and tackle shop was previously located. There is not a procedure by which we can simply relocate the existing approval, but that is essentially what is occurring. And, at the same time, the requested wetzoning is less permissive (2-APS vs 2-COP) than the existing approval. Additionally, as referenced above, the residents who come to this neighborhood are choosing to live near a marina, and there is an expectation for this type of use to be an integrated part of the marina.

Written Statement

Applicant seeks a 2-APS wet zoning for the small shop connected to the Little Harbor Marina. This will allow for package sales attendant to the marina use.

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 19th day of October, 2021, by **Little Harbor Development, LP**, a Delaware limited partnership, whose address is 6-3030 Midland Ave Scarborough, Ontario, Canada M1S 5C9 (hereinafter referred to as "Grantor"), to **Little Harbor SMI, LLC**, a Delaware limited liability company, whose address is 17330 Preston Road, Suite 220A Dallas, Texas 75252 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Hillsborough County, Florida:

See Exhibit A attached hereto (the "Property").

Subject, however, to the matters of title set forth on Exhibit B attached hereto and all taxes for the year 2021 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

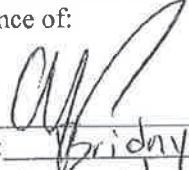
Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor.

[Signature on Following Page]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:


Signed, sealed and delivered in the presence of:


Print Name: Bridony Hernandez

Bridony Hernandez
Print Name: Loi Kien Hua
Loi Kien Hua

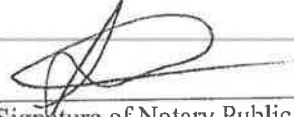
Little Harbor Development, LP, a Delaware limited partnership

By: LHD Management, Inc., a Delaware corporation, General Partner

By: 
Loi Kien Hua, as President

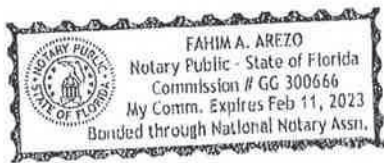
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 20th day of October, 2021, by Loi Kien Hua, as President of LHD Management, Inc., a Delaware corporation, as General Partner of Little Harbor Development, LP, a Delaware limited partnership, on behalf of the corporation and the limited partnership.



Signature of Notary Public
(Print Notary Name) Fahia Arezo

AFFIX NOTARY STAMP



My Commission Expires: 2-11-23
Commission No 66 300 666

Personally known, or
 Produced Identification

Type of Identification Produced: Canadian passport

EXHIBIT A

PARCEL 1: (Marina Parcel)

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, lying partially within the area designated as "Future Development", as shown on BAHIA BEACH SOUTH UNIT No. 1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida; thence on the East boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 2, North 00°21'40" West, a distance of 442.68 feet; thence departing said East boundary, South 89°38'20" West, a distance of 53.59 feet to the POINT OF BEGINNING; thence South 00°19'26" East, a distance of 76.13 feet; thence South 89°38'20" West, a distance of 83.98 feet; thence South 00°21'40" East, a distance of 71.00 feet; thence North 89°38'20" East, a distance of 83.94 feet; thence South 00°19'26" East, a distance of 107.14 feet to a point of curvature; thence Southerly 56.65 feet along the arc of a curve to the right, said curve being concave Westerly, having a radius of 75.17 feet, a central angle of 43°10'53", and a chord bearing and distance of South 21°16'00" West, 55.32 feet to a point of compound curvature; thence Southwesterly 27.80 feet along the arc of a curve to the right, said curve being concave Northwesterly, having a radius of 43.70 feet, a central angle of 36°27'07", and a chord bearing and distance of South 61°05'00" West, 27.33 feet; thence North 89°47'16" West, a distance of 469.17 feet; thence North 00°27'48" East, a distance of 280.32 feet to a point on the waterward face of an existing seawall (as of November 4, 2011); thence the following thirteen (13) courses on said waterward face: (1) thence North 88°44'18" West, a distance of 14.55 feet; (2) North 89°19'58" West, a distance of 45.54 feet; (3) North 89°50'15" West, a distance of 60.55 feet; (4) North 88°51'00" West, a distance of 60.23 feet; (5) South 00°10'04" West, a distance of 0.56 feet; (6) North 89°20'01" West, a distance of 60.07 feet; (7) North 31°04'25" West, a distance of 0.23 feet; (8) North 89°58'44" West, a distance of 120.00 feet; (9) South 01°01'57" West, a distance of 0.68 feet; (10) North 89°17'23" West, a distance of 119.86 feet; (11) North 89°22'45" West, a distance of 360.08 feet; (12) South 89°58'23" West, a distance of 24.70 feet to a point on a non-tangent curve; (13) Northwesterly 52.86 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 53.06 feet, a central angle of 57°05'00", and a chord bearing and distance of North 61°11'29" West, 50.70 feet to a point on the Easterly boundary of BAHIA BEACH TOWNHOMES PHASE 1A as per the map or plat thereof recorded in Plat Book 94, Page 32 of the Public Records of Hillsborough County, Florida; thence on said Easterly boundary, North 00°32'34" East, a distance of 216.33 feet; thence North 14°57'26" West, a distance of 4.06 feet; thence South 89°30'06" East, a distance of 203.61 feet; thence South 00°27'17" West, a distance of 28.56 feet; thence South 89°52'13" East, a distance of 199.75 feet; thence South 00°04'10" West, a distance of 23.94 feet; thence North 89°43'46" East, a distance of 182.93 feet; thence South 00°08'46" West, a distance of 22.52 feet; thence South 89°27'25" East, a distance of 204.81 feet; thence North 00°13'47" East, a distance of 79.10 feet; thence South 89°14'51" East, a distance of 143.20 feet; thence North 00°05'07" West, a distance of 5.32 feet; thence North 89°54'53" East, a distance of 114.74 feet; thence South 00°02'46" West, a distance of 100.18 feet; thence North 90°00'00" East, a distance of 61.68 feet; thence South 00°31'14" West, a distance of 139.26 feet; thence South 89°28'46" East, a distance of 33.71 feet to a point on the Easterly boundary of ANTIGUA COVE PHASE 1 as per the map or plat thereof recorded in Plat Book 109, Page 272 of the Public Records of Hillsborough County, Florida; thence the following four (4) courses on the Easterly and Southerly boundaries of said ANTIGUA COVE PHASE 1: (1) South 00°31'14" West, a distance of 21.44 feet; (2) North 89°38'20" East, a distance of 163.74 feet; (3) North 36°16'17" East, a distance of 49.92 feet; (4) North 89°38'20" East, a distance of 82.41 feet to the POINT OF BEGINNING.

PARCEL 2: (Restaurant Parcel)

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of the right-of-way for BAHIA BEACH DRIVE, as shown on BAHIA BEACH SOUTH UNIT No. 1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida; thence on the Easterly boundary of that certain parcel described as Right-of-way Parcel No. 1 in Official Records Book 13842, Page 1124, and Official Records Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"), South 06°35'39" West, a distance of 72.52 feet; thence on the Southerly boundary of said Right-of-way Parcel No. 1, the same being the Northerly boundary of Parking Parcel No. 5 in the CDD Deeds, North 83°44'34" West, a distance of 54.10 feet to the POINT OF BEGINNING; thence continue of the Northerly boundary of said Parking Parcel No. 5, North 83°44'34" West, a distance of 112.57 feet; thence following four courses on the Easterly and Northerly boundaries of Beach Site 1A as described in the CDD Deeds: (1) North 06°29'30" East, a distance of 222.74 feet; (2) North 83°11'08" West, a distance of 46.18 feet; (3) North 06°15'39" East, a distance of 45.98 feet; (4) North 87°55'10" West, a distance of 70.64 feet to a point on the Hillsborough County Bulkhead Line, BAHIA BEACH, according to the map or plat thereof recorded in Plat Book 39, Page 89, of the Public Records of Hillsborough County, Florida; thence on said Bulkhead Line, North 06°12'27" East, a distance of 255.83 feet; thence the following two (2) courses on the Southerly boundary of Beach Site No. 2 as described in the CDD Deeds: (1) South 82°17'45" East, a distance of 30.72 feet; (2) North 44°31'15" East, a distance of 7.99 feet; thence North 66°09'07" East, a distance of 45.72 feet; thence South 84°21'47" East, a distance of 152.57 feet; thence the following two courses on the Westerly boundary of said Right-of-way Parcel No. 1: South 01°58'57" East, a distance of 20.06 feet; (2) South 06°29'19" West, a distance of 121.95 feet; thence the following eight courses on the boundaries of Parking Parcel No. 6 as described in the CDD Deeds: (1) North 83°15'14" West, a distance of 156.11 feet; (2) South 05°18'28" West, a distance of 77.89 feet; (3) South 65°39'37" East, a distance of 32.85 feet; (4) South 07°09'17" West, a distance of 46.73 feet; (5) South 83°58'07" East, a distance of 22.56 feet; (6) North 05°57'24" East, a distance of 17.52 feet; (7) South 84°52'03" East, a distance of 44.80 feet; (8) South 54°16'58" East, a distance of 64.86 feet; thence on the Westerly boundary of said Right-of-way Parcel No. 1, South 06°29'19" West, a distance of 261.27 feet to the POINT OF BEGINNING.

PARCEL 3: (Tennis Court Triangle)

ALL of the area described as "Water & Sewage Treatment Plants", as shown on BAHIA BEACH SOUTH UNIT No. 1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida. TOGETHER WITH an easement for the benefit of the above described parcel as created by and set forth in that certain Easement Agreement by and between South Bay Community Development District and BF Negev, LLC, recorded in Official Records Book 21009, Page 911, of the Public Records of Hillsborough County, Florida.

PARCEL 4: (Parcel Adjoining Island Resort Condominium)

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being a part of the area designated as "Future Development", as shown on BAHIA BEACH SOUTH UNIT No. 1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of BAHIA BEACH TOWNHOMES PHASE 1A as per the map or plat thereof recorded in Plat Book 94, Page 32 of the Public Records of Hillsborough County, Florida; thence the following five (5) courses on the Northerly boundaries of that certain parcel described as Right-of-way Parcel 1 in Official Records Book 13842, Page 1124, and Official Records Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"): (1) North 88°38'26" West, a distance of 310.78 feet; (2) North 57°55'51" West, a distance of 99.66 feet to a point of curvature; (3) Northwestwesterly 58.03 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 272.50 feet, a central angle of 12°12'05", and a chord bearing and distance of North 51°49'48" West, 57.92 feet to a point of tangency; (4) North 45°43'46" West, a distance of 50.85 feet to the POINT OF BEGINNING; (5) North 45°43'46" West, a distance of 101.07 feet; thence on the Southeasterly boundary

of Island Resort at Mariner's Club Bahia Beach, A Condominium as declared in Official Records Book 13224, Page 1836 of the Public Records of Hillsborough County, Florida, North 44°16'14" East, a distance of 135.29 feet; thence on the Northeasterly boundary of said Island Resort, North 45°37'51" West, a distance of 11.85 feet to a point on the Southeasterly boundary of Park Site No. 2 as described in the CDD Deeds; thence the following three courses on the boundaries of said Park Site No.2: (1) North 45°14'09" East, a distance of 41.06 feet; (2) North 45°30'11" West, a distance of 180.74 feet to a point of curvature; (3) Northwesterly 75.89 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 174.00 feet, a central angle of 24°59'23", and a chord bearing and distance of South 33°00'29" West, 75.29 feet; thence the following three (3) courses on the Easterly boundaries of said Island Resort: (1) North 02°48'12" West, a distance of 114.44 feet; (2) North 04°03'00" West, a distance of 73.81 feet; (3) North 03°32'39" West, a distance of 157.32 feet; thence North 86°21'14" East, a distance of 4.67 feet; thence the following three (3) courses on the Northeasterly boundaries of said BAHIA BEACH SOUTH UNIT No. 1: (1) South 04°52'56" East, a distance of 298.45 feet to a point of curvature; (2) Southeasterly 109.18 feet along the arc of a curve to the left, said curve being concave Northeasterly, having a radius of 154.00 feet, a central angle of 40°37'15", and a chord bearing and distance of South 25°11'33" East, 106.91 feet to a point of tangency; (3) South 45°30'11" East, a distance of 314.01 feet; thence departing the boundaries of said BAHIA BEACH SOUTH UNIT No. 1, South 44°02'08" West, a distance of 107.94 feet; thence North 45°31'52" West, a distance of 20.82 feet; thence South 44°45'08" West, a distance of 87.98 feet to the POINT OF BEGINNING.

PARCEL 5: (Island Resort Office and Entrance Parcel)

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, being a part of the area designated as "Future Development", as shown on BAHIA BEACH SOUTH UNIT No.1, as per the map or plat thereof recorded in Plat Book 40, Page 81, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of BAHIA BEACH TOWNHOMES PHASE 1A as per the map or plat thereof recorded in Plat Book 94, Page 32 of the Public Records of Hillsborough County, Florida; thence the following seven (7) courses on the Northerly boundaries of that certain parcel described as Right-of-way Parcel I in Official Records Book 13842, Page 1124, and Official Records Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"): (1) North 88°38'26" West, a distance of 310.78 feet; (2) North 57°55'51" West, a distance of 99.66 feet to a point of curvature; (3) Northwesterly 58.03 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 272.50 feet, a central angle of 12°12'05", and a chord bearing and distance of North 51°49'48" West, 57.92 feet to a point of tangency; (4) North 45°43'46" West, a distance of 300.01 feet to a point of curvature; (5) ~~Northwesterly 43.36 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 262.50 feet, a central angle of 09°27'50", and a chord bearing and distance of North 40°59'51" West, 43.31 feet to the POINT OF BEGINNING to a point of tangency;~~ (6) North 36°15'56" West, a distance of 75.45 feet; (7) North 02°01'26" West, a distance of 53.35 feet; thence the following nine (9) courses on the boundaries of Island Resort at Mariner's Club Bahia Beach, A Condominium as declared in Official Records Book 13224, Page 1836 of the Public Records of Hillsborough County, Florida: (1) North 88°01'03" East, a distance of 55.06 feet; (2) North 01°58'57" West, a distance of 44.55 feet; (3) North 87°57'37" East, a distance of 9.17 feet; (4) North 02°02'23" West, a distance of 20.00 feet; (5) North 87°57'37" East, a distance of 26.10 feet; (6) South 01°52'53" East, a distance of 27.40 feet; (7) South 85°41'39" West, a distance of 4.57 feet; (8) South 02°04'52" East, a distance of 30.14 feet; (9) North 81°19'18" East, a distance of 4.36 feet; thence the following two (2) courses on the boundaries of Park Site No. 2 as described in the CDD Deeds: (1) South 02°00'51" East, a distance of 40.44 feet; (2) South 45°41'32" East, a distance of 28.06 feet; thence the following two (2) courses on the boundaries of said Island Resort: (1) South 44°15'20" West, a distance of 67.18 feet; (2) South 47°17'39" West, a distance of 24.31 feet to the POINT OF BEGINNING.

PARCEL 6: (Equipment Room in Building #3 and Portion of Building #1 of Island Resort)

That certain Equipment Room shown as "NOT INCLUDED", and that certain portion of Building #1 shown as "NOT INCLUDED", both as shown on exhibits attached to Declaration of Condominium for Island Resort at Mariner's Club Bahia Beach, A Condominium as recorded in Official Records Book 13224, Page 1836 of the Public Records of Hillsborough County, Florida. The following metes and bounds descriptions are intended to be sufficient to locate said Equipment Room within Building #3 and said Portion of Building #1, but the boundaries of the equipment room are controlled by, and shall be construed according to, said Declaration of Island Resort at Mariner's Club Bahia Beach, A Condominium:

Equipment Room within Building #3

Commence at the Northwest corner of BAHIA BEACH TOWNHOMES PHASE 1A as per the map or plat thereof recorded in Plat Book 94, Page 32 of the Public Records of Hillsborough County, Florida; thence the following four (4) courses on the Northerly boundaries of that certain parcel described as Right-of-way Parcel 1 in Official Records Book 13842, Page 1124, and Official Records Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"): (1) North 88°38'26" West, a distance of 310.78 feet; (2) North 57°55'51" West, a distance of 99.66 feet to a point of curvature; (3) Northwesterly 58.03 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 272.50 feet, a central angle of 12°12'05", and a chord bearing and distance of North 51°49'48" West, 57.92 feet to a point of tangency; (4) North 45°43'46" West, a distance of 151.92 feet; thence on the Southeasterly boundary of said Island Resort at Mariner's Club Bahia Beach, North 44°16'14" East, a distance of 75.14 feet; thence into said Building #3, North 45°43'46" West, a distance of 3.95 feet to the POINT OF BEGINNING; thence North 45°54'59" West, a distance of 12.67 feet; thence North 44°05'01" East, a distance of 12.00 feet; thence South 45°54'59" East, a distance of 12.67 feet; thence South 44°05'01" West, a distance of 12.00 feet to the POINT OF BEGINNING.

AND

Portion of Building #1

Commence at the Northwest corner of BAHIA BEACH TOWNHOMES PHASE 1A as per the map or plat thereof recorded in Plat Book 94, Page 32 of the Public Records of Hillsborough County, Florida; thence the following seven (7) courses on the Northerly boundaries of that certain parcel described as Right-of-way Parcel 1 in Official Records Book 13842, Page 1124, and Official Records Book 13842, Page 1172, of the Public Records of Hillsborough County, Florida (the "CDD Deeds"): (1) North 88°38'26" West, a distance of 310.78 feet; (2) North 57°55'51" West, a distance of 99.66 feet to a point of curvature; (3) Northwesterly 58.03 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 272.50 feet, a central angle of 12°12'05", and a chord bearing and distance of North 51°49'48" West, 57.92 feet to a point of tangency; (4) North 45°43'46" West, a distance of 300.01 feet to a point of curvature; (5) Northwesterly 43.36 feet along the arc of a curve to the right, said curve being concave Northeasterly, having a radius of 262.50 feet, a central angle of 09°27'50", and a chord bearing and distance of North 40°59'51" West, 43.31 feet to a point of tangency; (6) North 36°15'56" West, a distance of 75.45 feet; (7) North 01°58'57" West, a distance of 465.03 feet; thence on the Northerly boundary of said Island Resort, North 86°34'03" East, a distance of 60.62 feet; thence South 03°25'57" East, a distance of 24.17 feet to the POINT OF BEGINNING; thence North 88°00'51" East, a distance of 18.70 feet; thence South 01°59'09" East, a distance of 8.70 feet; thence South 88°00'51" West, a distance of 18.70 feet; thence North 01°59'09" West, a distance of 8.70 feet to the POINT OF BEGINNING.

EXHIBIT B

1. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
2. Rights of the State of Florida or any of its agencies and the United States of America to regulate the use of that portion of the land that is submerged. (As to Parcel 1)
3. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area. (As to Parcel 2)
4. Phosphate, minerals, metals and petroleum reservations in favor of Trustees 13. of the Internal Improvement Trust Fund of the State of Florida as set forth in Deeds recorded in Official Records Book 106, Page 326; Official Records Book 214, Page 132; Official Records Book 757, Page 694; and Official Records Book 1349, Page 434. The right of entry for mining, drilling and exploration has been released pursuant to section 270.11(2)(b), Florida Statutes. (As to Parcels 2, 3, 4, 5, and 6)
5. Water and Sewer Franchise from Hillsborough County to Bahia Beach, Inc., recorded in Official Records Book 997, Page 655. (As to Parcels 2, 3, 4, 5, and 6)
6. Drainage Easement as shown on plat of Bahia Beach Unit No. 1, recorded in Plat Book 40, Page 81. (As to Parcels 4 and 5)
7. Oil, gas, sulfur and other minerals reservations in favor of Coastal Petroleum Company contained in Quitclaim Deeds recorded in Official Records Book 1463, Page 429 and Official Records Book 2530, Page 674. The right of entry for mining, drilling and exploration has been released pursuant to section 270.11(2)(b), Florida Statutes (As to Parcels 2, 3, 4, 5, and 6)
8. Utility Easement reserved in favor of Hillsborough County as set forth in Resolution recorded in Official Records Book 3828, Page 728. (As to Parcel 3)
9. Grant of Easement by and between Destiny Corporation and Destiny Development, Inc., recorded in Official Records Book 3831, Page 841, as corrected by Corrective Grant of Easement recorded in Official Records Book 4463, Page 59, and as affected by Notice of Recording Assignment of Interest from Destiny Corporation and Destiny Development, Inc., to Bahia Sun Associates Limited Partnership, recorded in Official Records Book 13246, Page 19. (As to Parcel 3 Easement)
10. Memorandum of Utility Franchise in favor of Hillsborough County recorded in Official Records Book 5848, Page 1013. (As to Parcels 1, 2, 3, 4, 5, and 6)
11. Cable Television Installation and Service Agreement Hotel or Motel Facilities in favor of Cablevision Industries Limited Partnership recorded in Official Records Book 8550, Page 678. (As to Parcels 4, 5, and 6)
12. Easements in favor of Hillsborough County as set forth in Warranty Deed recorded in Official Records Book 9007, Page 1750, as partially vacated by Resolution Number R99-218 recorded in Official Records Book 9935, Page 820, as depicted on that certain survey for the Property, prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcel 1 and Parcel 3 Easement)
13. Perpetual Utility Easement and Ingress/Egress Easement in favor of Hillsborough County recorded in Official Records Book 9894, Page 113, as depicted on that certain survey for the Property,

prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcel 1)

14. **Parking Encroachment Easement** by and between Bahia Beach Property Owners Association and Island Resort at Mariner's Club Bahia Beach Condominium, Inc., recorded in Official Records Book 13224, Page 1827. (As to Easement Parcel 3)

15. **Resort Office Easement** in favor of Island Resort at Mariner's Club Bahia Beach Condominium, Inc., recorded in Official Records Book 13224, Page 1831, as corrected by Corrective Resort Office Easement recorded in Official Records Book 13317, Page 1868. (As to Parcel 6)

16. **Easements set forth in Amended and Restated Declaration of Condominium of Island Resort at Mariner's Club Bahia Beach, a Condominium**, recorded in Official Records Book 13286, Page 1059, as amended in Official Records Book 13378, Page 1627 and Official Records Book 15279, Page 22, and as affected by **Written Consent and Record of Action** recorded in Official Records Book 14406, Page 1244, **Resolutions of the Board of Directors** recorded in Official Records Book 14557, Page 1233 and **Notice of Turnover** recorded in Official Records Book 14602, Page 962. (As to Parcel 3)

17. **Notice of Establishment of the South Bay Community Development District** recorded in Official Records Book 13671, Page 1169; together with **Lien of Record of South Bay Community Development District** recorded in Official Records Book 13842, Page 1068; **Declaration of Consent to Imposition of Special Assessments** recorded in Official Records Book 13842, Page 1084; **Declaration of Waiver** recorded in Official Records Book 13842, Page 1101; **Final Judgment** recorded in Official Records Book 14262, Page 955; **Lien of Record of South Bay Community Development District** recorded in Official Records Book 14827, Page 389; **Declaration of Waiver** recorded in Official Records Book 14827, Page 406; **Declaration of Consent to Imposition of Special Assessments** recorded in Official Records Book 14827, Page 422; **Notice of Collection Agreement for Special Assessments** recorded in Official Records Book 15177, Page 1627; and **Ordinance No. 06-29** recorded in Official Records Book 17638, Page 1303. (As to Parcels 1, 2, 3, 4, 5, and 6)

18. **Agreement Granting a Non-Exclusive Easement for Public Safety and Pedestrian Walkway** in favor of South Bay Community Development District recorded in Official Records Book 13842, Page 1216, as affected by **Modification of Agreement** recorded in Official Records Book 14551, Page 144, and **Partial Termination** recorded in Official Records Book 16866, Page 1694, as depicted on that certain survey for the Property, prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcels 1 and 4)

19. **Agreement Granting Easements for Water Access in favor of South Bay Community Development District** recorded in Official Records Book 13842, Page 1242, as modified by **Docks/Upland Reciprocal Easement Agreement** recorded in Official Records Book 21293, Page 195 and **Amended and Restated** in Official Records Instrument No. 2020258807 and Official Records Instrument No. 2020258806, as depicted on that certain survey for the Property, prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcel 1)

20. **Restrictions, covenants, conditions and easements, which include provisions for (i) an easement on the land; (ii) a lien for liquidated damages; and (iii) a private charge or assessments, as contained in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Little Harbor** recorded in Official Records Book 16848, Page 1710, as affected by **Notice of Turnover** recorded in Official Records Book 19906, Page 1900, as may be subsequently amended. (As to Parcels 1, 2, 3, 4, 5, and 6)

21. **Easement Agreement** by and between Bahia River Associates, LLC, and TDMM Cable Funding, LLC, recorded in Official Records Book 19198, Page 893. (As to Parcels 1, 2, 3, 4, 5, and 6)

22. **Integrated Telecommunication Services and Access Agreement Grant of Easement in favor of TDMM Cable Funding, LLC**, recorded in Official Records Book 19198, Page 900. (As to Parcels 1, 2, 3, 4, 5, and 6)
23. **Notice of Landlord (Pursuant to Fla. Stat. S713.10)** recorded in Official Records Book 19671, Page 844. (As to Parcels 1, 2, 3, 4, 5, and 6)
24. **Terms and conditions of that certain Restrictive Covenant Running with the Land by and between Paul Zareas and Tami Zareas, husband and wife, and BF-NEGEV, LLC**, recorded in Official Records Book 20488, Page 323. (As to Parcel 1)
25. **Terms and conditions of that certain Easement Agreement by and between South Bay Community Development District and BF-NEGEV, LLC**, recorded in Official Records Book 21009, Page 911. (As to Parcel 3)
26. **Restrictive Covenants as set forth in Special Warranty Deed by and between South Bay Community Development District and BF-NEGEV, LLC**, recorded in Official Records Book 21293, Page 184, as affected by **Recreational Facilities Easement Agreement** recorded in Official Records Book 21335, Page 1440. (As to Parcel 4)
27. **Agreement for the Termination of Easement and Grant of Replacement Non-Exclusive Access Easement in favor of South Bay Community Development District** recorded in Official Records Book 21293, Page 219, as depicted on that certain survey for the Property, prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcel 2)
28. **Recreational Facilities Easement Agreement in favor of Little Harbor Property Owner's Association, Inc.**, recorded in Official Records Book 21335, Page 1440, as depicted on that certain survey for the Property, prepared by Alan J. Naumowicz, RPLS #6689, of AJN Surveying, LLC, dated August 27, 2021. (As to Parcel 4)
29. **Terms and Conditions contained in Lease by and between Little Harbor Development, LP and Southshore Hospitality Management, LLC**, as referenced by Amendment and Memorandum of Lease Agreement recorded in Official Records Book 23228, Page 457. (As to Parcel 2)

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Received
07/07/2022
Development Services

Official Use Only

Application No: 22-1173 Intake Date: 07/07/2022
 Hearing(s) and type: Date: 09/26/2022 Type: LUHO Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: Ana Lizardo

Property Information

Address: 606 Seagrape Drive City/State/Zip: Ruskin, FL
 TWN-RN-SEC: 32-18-02 Folio(s): 031647.0000 Zoning: PD Future Land Use: R-6 Property Size: 8.702 Ac.

Property Owner Information

Name: Little Harbor SMI LLC Daytime Phone _____
 Address: 17330 Preston Road, Suite 220A City/State/Zip: Dallas, TX 75252
 Email: _____ Fax Number _____

Applicant Information

Name: Hill Ward Henderson, P.A., Clayton Bricklemyer Daytime Phone (813) 221-3900
 Address: 101 E. Kennedy Blvd., Suite 3700 City/State/Zip: Tampa, FL 33602
 Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Same as above 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

Clayton Bricklemyer

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.

LITTLE HARBOR SMI LLC

By: [Signature]

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

Bryan Redmond, President

Type or print name



**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: 606 Seagrape Drive City/State/Zip: Ruskin, FL
 TWN-RN-SEC: 32-18-02 Folio(s): 031647.0000 Zoning: PD Future Land Use: R-6 Property Size: 8.702 Ac.

Property Owner Information

Name: Little Harbor SMI LLC Daytime Phone _____
 Address: 17330 Preston Road, Suite 220A City/State/Zip: Dallas, TX 75252
 Email: _____ Fax Number _____

Applicant Information

Name: Hill Ward Henderson, P.A., Clayton Bricklemyer Daytime Phone (813) 221-3900
 Address: 101 E. Kennedy Blvd., Suite 3700 City/State/Zip: Tampa, FL 33602
 Email: clayton.bricklemyer@hwlaw.com Fax Number (813) 221-2900

Applicant's Representative (if different than above)

Name: Same as above 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

Clayton Bricklemyer

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.

LITTLE HARBOR SMI LLC

By: [Signature]

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

Bryan Redmond, President

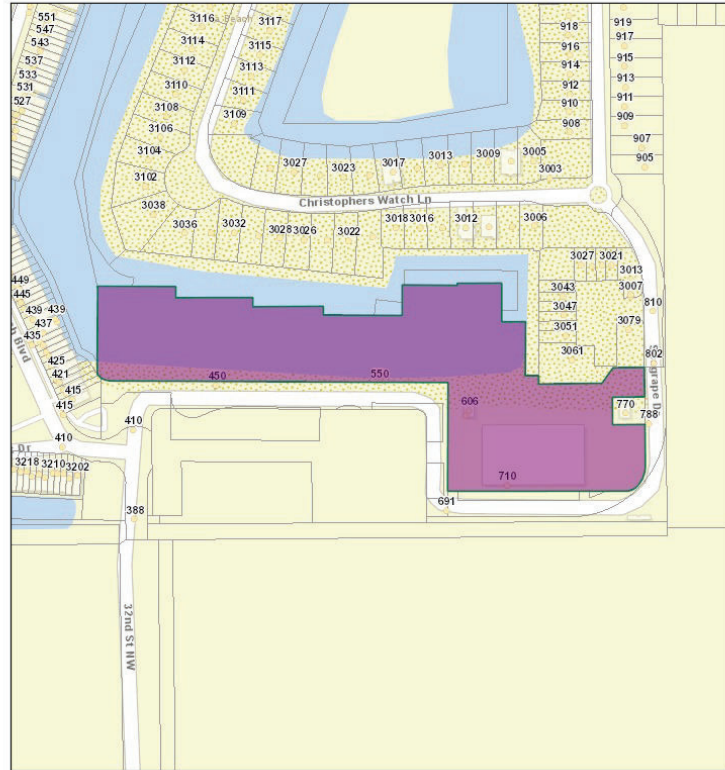
Type or print name



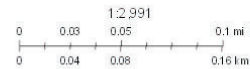
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	05-1779
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0651H
FIRM Panel	12057C0651H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0652H
FIRM Panel	12057C0652H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	VE
Pre 2008 Firm Panel	1201120651D
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Planned Development	PD
Re-zoning	null
Major Modifications	07-1430,04-1067,03-1611, 98-0434
Personal Appearances	07-1429 WD,04-1655,05-1003,95-0264,93-0416,13-0375, 16-1360
Census Data	Tract: 014121 Block: 1034
Census Data	Tract: 014121 Block: 1038
Census Data	Tract: 014121 Block: 1037
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Assessment District	Rural
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 31647.0000



July 8, 2022



© Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 31647.0000
PIN: U-02-32-18-18N-000000-00000.6
LITTLE HARBOR SMI LLC
Mailing Address:
17330 PRESTON RD STE 220A
DALLAS, TX 75252-
Site Address:
606 SEAGRAPE DR
RUSKIN, FL 33570
SEC-TWN-RNG: 02-32-18
Acreage: 8.70296001
Market Value: \$4,711,088.00
Landuse Code: 2010 MARINAS

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.

Or

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

22-1173



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 **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)