

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 25-0668
LUHO Hearing Date: June 23, 2025
Requested Classification: 2-APS



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Green Goat Market LLC
Zoning: CI
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Greater Palm River
Overlay: None
Special District: None
Use: Packaged sales for retail market
Total Wet Zone Area Requested: 6,996.89 sq. ft.
Location: 2902 S 78th Street, Tampa; Folio: 47584.0000



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11.E.3, the request is for a distance separation waiver for a 2-APS Alcoholic Beverage Development Permit (AB) for the sale of beer and wine sold in sealed containers only for consumption off the licensed premises. The wet zoning is sought by a proposed market located at 2902 S 78th Street, Tampa, FL. The wet zoned area will comprise a footprint of 6,996.89 square feet of indoor area, as shown on a wet zone survey received April 2, 2025, with no outdoor area. The property is zoned Commercial Intensive (CI) that allows the host use and consideration of the proposed wet zoning.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 50 feet from the side yard(s) and 20 feet from the functional rear yard	Yes

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A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	320 feet	180 feet
Community Use:	Home Away From Home Learning Center (childcare facility)		

Applicant's Justification:

The applicant requests a distance separation waiver to a community use-child care facility for 2-APS alcoholic beverage permit. The applicant's justification for the waiver includes the following:

- The driving distance is over 500 feet.
- The establishment is in an industrial area and on a major road (Causeway Boulevard)

Customers enter the establishment on 78th Street and exit on Causeway Boulevard. The driving distance from the market to the day care is over 500 feet given that a driver going from the market to the day care must exit on Causeway and proceed to the turnaround at the stop light and proceed southbound on 78th pass the day care and make a U-turn to the day care.

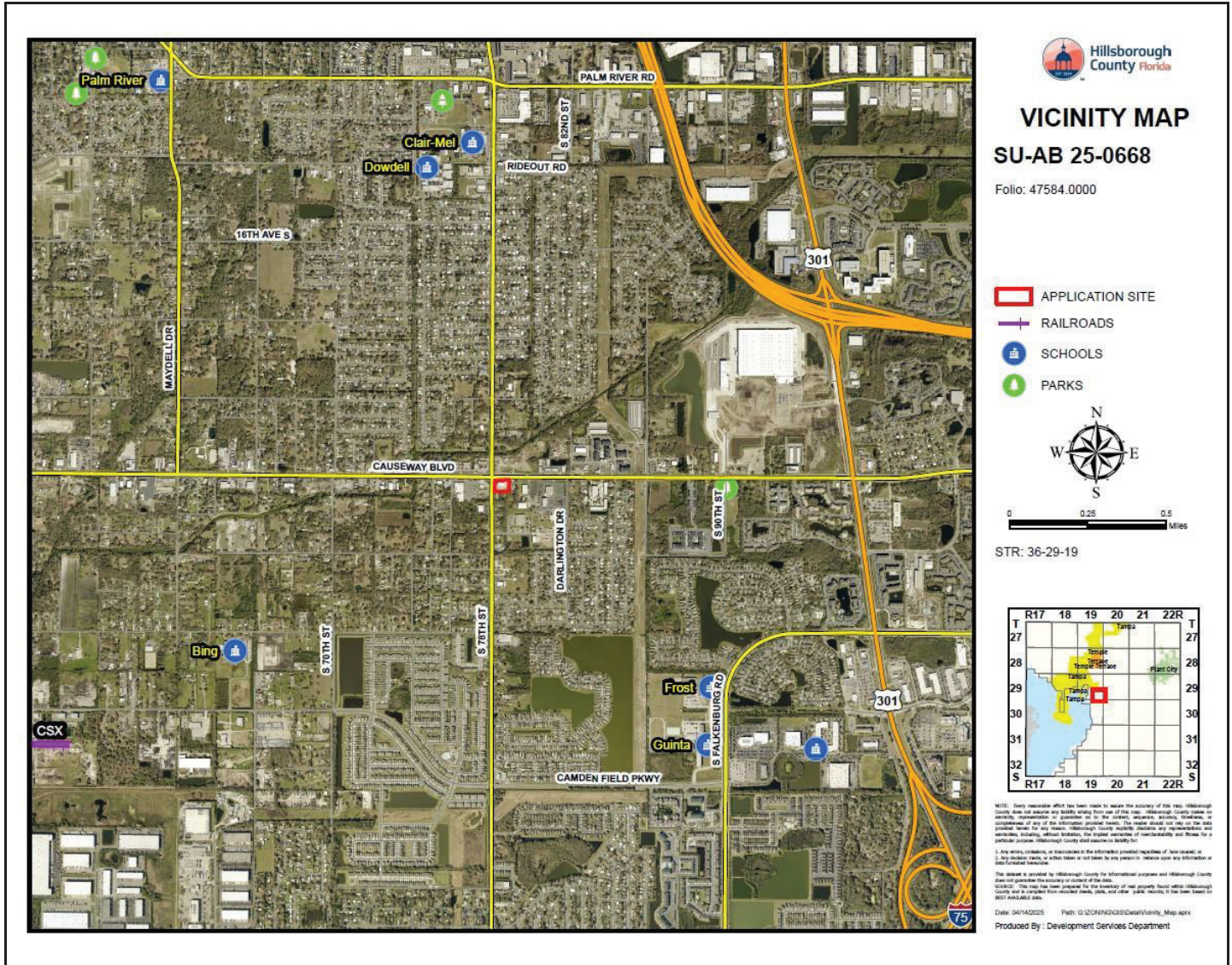
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

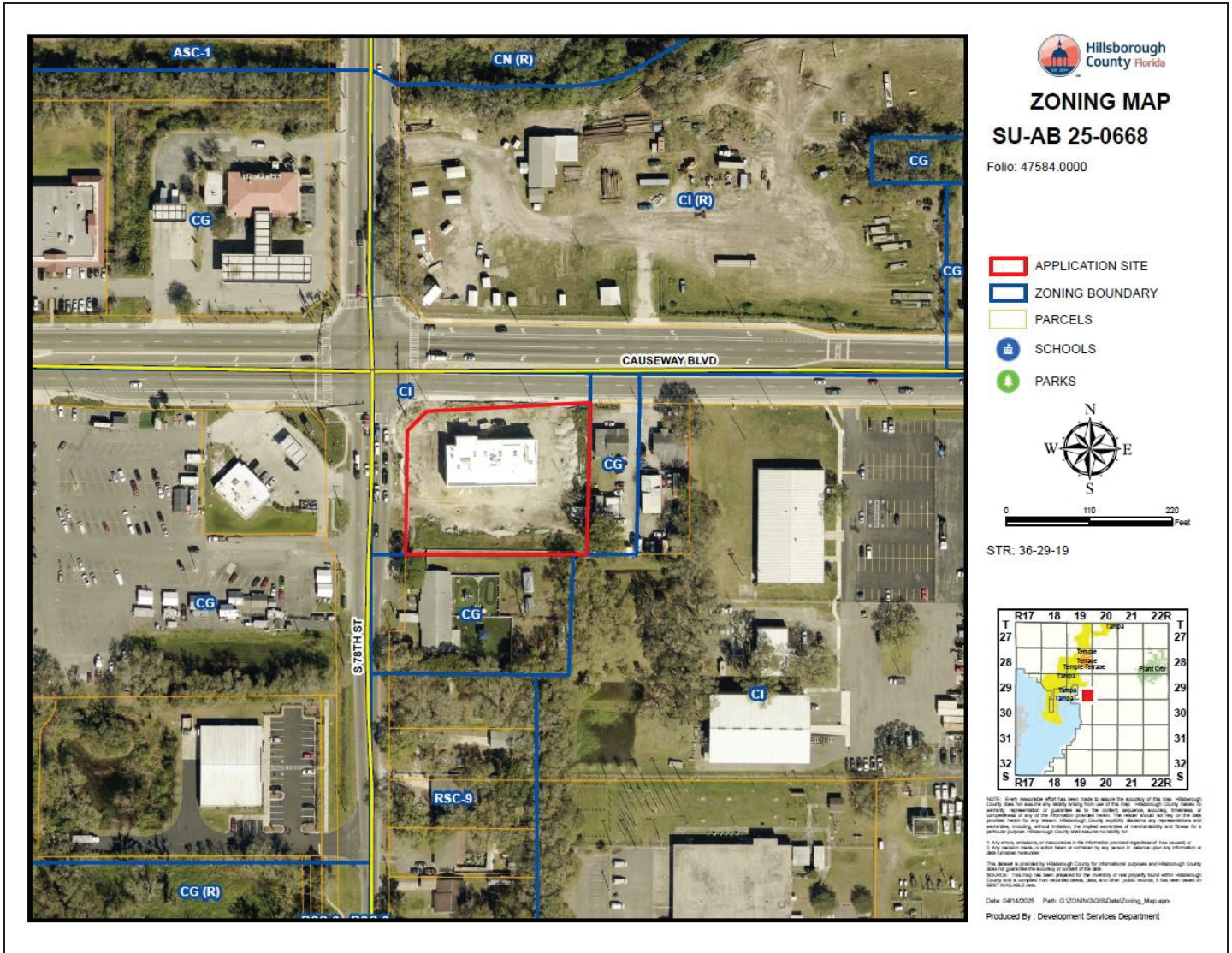


Context of Surrounding Area:

The subject property is bordered by commercial intensive (CI) zoning to the north and commercial general (CG) zoning to the south, east and west. The uses include outdoor storage, retail stores and childcare facilities that are consistent with the permissible uses of the zoning districts.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	Commercial Intensive	Outdoor Storage
South	Commercial General	Childcare Facility
East	Commercial General	Tire Shop
West	Commercial General	Convenience Store

4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

The proposed wet zoning does not include any outdoor area.

There is sufficient buffering and screening between the subject property and the childcare facility via a detention pond and a 6-foot-high fence.

The driving distance from the retail market to the childcare facility is well over 500 feet given the right-in access point and right-in, right-out access point for the retail market. Therefore, to drive from the retail market to the childcare facility, a vehicle must make a right turn out of the subject property onto Causeway Boulevard, make a U-turn, followed by a left turn onto S 78th Street to be able to turn left into the childcare facility property.

LDC Section 6.11.11.I limits the hours of sale of alcoholic beverages to Monday through Saturday, 7 a.m. to 3 a.m. of the following day, and 11 a.m. to 3 a.m. of the following day on Sundays. The applicant has agreed to limit the sale of alcoholic beverages to Monday through Saturday, 7 a.m. to 9 p.m., and Sunday, 11 a.m. to 8 p.m. to mitigate any potential impact on surrounding properties.


There will be no alcoholic beverages sold through the drive thru window of the market.

For the reasons discussed above, staff finds the proposed wet zoning with the proposed conditions of approval do not pose significant negative impacts on surrounding land uses and that the necessity for the specified distance requirement is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-APS Alcoholic Beverage Permit to be **APPROVABLE subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 6,996.89 square feet, as shown on the wet zone survey received April 2, 2025.

1. Sale of alcoholic beverages shall be limited to the following hours: Monday through Saturday, 7 a.m. to 9 p.m., and Sunday, 11 a.m. to 8 p.m.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Mon Jun 2 2025 14:54:25</p>
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APPLICATION NUMBER: SU-AB 25-0668

LUHO HEARING DATE: JUNE 23, 2025

REQUESTED CLASSIFICATION: 2-APS

Case Reviewer: James E Baker, AICP

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

ADDRESS: 2902 S. 78TH. STREET, TAMPA
 1,728 Square Feet ± to be Wet Zoned
 WET ZONING REQUEST FOR "2-APS"

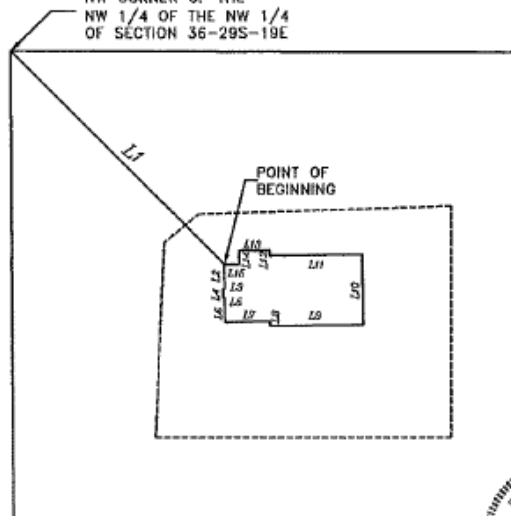
SPECIFIC PURPOSE SURVEY
 WET ZONING APPLICATION

SHEET 1 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	258.38	S45°04'01"E
L2	21.30	S00°45'39"W
L3	1.30	S89°14'21"W
L4	7.60	S00°45'39"W
L5	1.30	N89°14'21"E
L6	20.44	S00°45'39"W
L7	38.17	N89°14'21"E
L8	4.00	S00°45'39"W
L9	80.00	N89°14'21"E
L10	60.10	N00°45'39"E
L11	79.50	S89°14'21"W
L12	4.70	N00°45'39"E
L13	21.30	S89°14'21"W
L14	13.46	S00°45'39"W
L15	12.57	S89°14'21"W

SCALE: ONE INCH = 100 FEET

POINT OF COMMENCEMENT
 NW CORNER OF THE
 NW 1/4 OF THE NW 1/4
 OF SECTION 36-29S-19E



SURVEYOR'S NOTES:
 1. Monuments were not set for the tract described.
 2. The purpose of this survey is to define a wet zone area only for requesting a licensing application. It is not intended to establish property lines and/or property corners.
 3. This is NOT a boundary survey.
 SEE SHEET 2 OF 3 FOR DESCRIPTION



THIS SURVEY WAS PREPARED BY RYAN J. KING, LICENSE NUMBER 12070, STATE OF FLORIDA, PROFESSIONAL SURVEYOR. THE SURVEYOR'S OFFICE IS GATEWAY LAND SURVEYING, LLC, 1001 EAST BRANDON BOULEVARD, BRANDON, FLORIDA 33511. PHONE (813)841-2182 FOR (813)841-2281.

DATE: _____
 SHEET: _____
 SCALE: 1" = 100' DATE: 05/28/2025 JOB NO: 25-0077-W37
 PREPARED FOR AND DELIVERED TO:
SAID TAHA

GATEWAY LAND SURVEYING, LLC
 1001 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813)841-2182 for (813)841-2281

Certificate of Authorization: L.R. # 8129

Signature: Ryan J. King Date: 5/28/2025 Florida Registration No. 12070

6.0 PROPOSED WET ZONE SURVEY (Page 2)

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 2 OF 3

ADDRESS: 2902 S. 78TH. STREET, TAMPA
WET ZONING REQUEST FOR "2-APS"

DESCRIPTION OF THE AREA TO BE WETZONED:

COMMENCED FROM THE NW CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST IN, HILLSBOROUGH COUNTY, FLORIDA THENCE RUN S45°04'01"E 258.38 FT TO POINT OF BEGINNING.

THENCE CONTINUE S00°45'39"W 21.30 FT;
 THENCE CONTINUE S89°14'21"W 1.30 FT;
 THENCE CONTINUE S00°15'39"W 7.60 FT;
 THENCE CONTINUE N89°14'21"E 1.30 FT;
 THENCE CONTINUE S00°45'39"W 20.44 FT;
 THENCE CONTINUE N89°14'21"E 38.17 FT;
 THENCE CONTINUE S00°45'39"W 4.00 FT;
 THENCE CONTINUE N89°14'21"E 80.00 FT;
 THENCE CONTINUE N00°45'39"E 60.10 FT;
 THENCE CONTINUE S89°14'21"W 79.50 FT;
 THENCE CONTINUE N00°45'39"E 4.70 FT;
 THENCE CONTINUE S89°14'21"W 21.30 FT;
 THENCE CONTINUE S00°45'39"W 13.46 FT;
 THENCE CONTINUE S89°14'21"W 18.57 FT; TO THE POINT OF BEGINNING;

Containing 6,996.89 square feet, more or less.



BY APPOINTMENT FROM THE FLORIDA DEPARTMENT OF REVENUE, I HEREBY CERTIFY THAT RYAN J. KING IS A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

REVISED:	
DATE OF REVISION:	
DATE:	03/25/2025
PROJECT NO.:	25-0077-W5T
PREPARED FOR AND DEVISED TO:	SAID TAHA

GATEWAY LAND SURVEYING, LLC
 1001 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813)84-0792 Fax (813)84-1293

Certificate of Authorization L.S. # 812B

Surveyor's Note:
 I hereby certify that the survey described herein meets the requirements of Chapter 30-12, Florida Administrative Code, as amended to Chapter 30-12.01 of the Florida Statutes. I certify that the survey was performed in accordance with the Florida Surveying and Mapping Act, Chapter 30-12, Florida Statutes, and the Florida Surveying and Mapping Board's Rules and Regulations, Chapter 30-12.01, Florida Administrative Code.

Signature: Ryan J. King, FLS
 State Registration No.: 8753

6.0 PROPOSED WET ZONE SURVEY (Page 3)

Received on
04/02/2025
Development Services

ADDRESS: 2902 S. 78TH. STREET, TAMPA
WET ZONING REQUEST FOR "2-APS"

**SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION**

SHEET 3 OF 3

SCALE: ONE INCH = 400 FEET

COMMUNITY ESTABLISHMENT WITHIN 500 FEET

NAME	ADDRESS	DISTANCE
1 HOME AWAY FROM HOME LEARNING CENTER	2002 S. 78TH STREET	187'

ABA WITHIN 1000 FEET

NAME	ADDRESS	DISTANCE
2 7 ELEVEN	7711 CAUSEWAY BOULEVARD	360'
3 TEXACO	7710 CAUSEWAY BOULEVARD	430'
4 IDEAL SUPERMARKETS	7511 CAUSEWAY BOULEVARD	645'

REVISION: _____
BY: _____
DATE: _____

SCALE: 1" = 400' DATE: 03/25/2025 DRAW NO: 25-0077-WET

PREPARED FOR AND CERTIFIED BY:
SAID TAHA

GATEWAY LAND SURVEYING, LLC
1001 East Brandon Boulevard
Riviera, Florida 33511 Phone (813) 941-2292 Fax (813) 941-2291

Certificate of Authorization: L.R. # 5122

Surveyor's Statement:
I hereby certify that the survey represented herein meets the requirements of Chapter 120, Florida Statutes, and I am duly licensed to practice as a Professional Land Surveyor in the State of Florida. I have read the survey and the records thereon, and I have found them to be correct and in accordance with the laws of the State of Florida.

Signature: **SAID TAHA** Florida Registration No. 6252
Date: 4/2/2025

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Written Statement

Green Goat Market LLC
2902 S 78th St
Tampa FL 33619

Telco # 047584.0000

Requesting 2 AFS
Alcoholic Beverage permit with
Separation Waivers

Requesting 1 waiver

1. Daycare within 500 feet
The distance is 180 feet away
asking for 320 feet.
I have not heard anything
back from the facility.
2. No outdoor seating
3. Business Contacts 699689+-

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Prepared by and Return To:
Anne-Marie Barnett
Fidelity National Title of Florida, Inc.
10941 North 56th Street
Temple Terrace, FL 33617

Order No.: FTPA18-62273

APN/Parcel ID(s): U-36-29-19-ZZZ-000001-65670.0

WARRANTY DEED

THIS WARRANTY DEED made and executed November 27, 2018, by VK Petroleum One, LLC, a Florida limited liability company, and having its principal place of business at 3008 Little Road, Valrico, FL 33594, hereinafter called the grantor, to Zelasa, Inc., a Florida corporation whose post office address is 4201 Pompano Drive SE, Saint Petersburg, FL 33705, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Hillsborough, State of Florida, to wit:

The North 200 feet of that part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 29 South, Range 19 East, lying East of Orient Road and South of Causeway Boulevard, Less the East 959 feet thereof, Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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


TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee 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; that the grantor 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 December 31, 2018.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature

William Poirier Jr.

Print Name




Witness Signature

Brittany Miller

Print Name

VK Petroleum One, LLC, a Florida limited liability company

BY: 

Mathew Chacko
Managing Member

Address: 3008 Little Road
Valrico, FL 33594

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 27th day of November, 2018, by Mathew Chacko as Managing Member of VK Petroleum One, LLC, a Florida limited liability company, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27th day of November, 2018.



NOTARY PUBLIC
My Commission Expires:





Property/Applicant/Owner Information Form

Application No: 25-0668 Official Use Only Intake Date: 04/02/2025
 Hearing(s) and type: Date: 05/27/2025 Type: LUHO Receipt Number: 466325
 Date: _____ Type: _____ Intake Staff Signature: Alexandra Prado

Property Information

Address: 2902 S 78th St City/State/Zip: Tampa FL 33619
 TWN-RN-SEC: 29-19-34 Folio(s): 041584.000 Zoning: CT Future Land Use: MW2 Property Size: 1.08

Property Owner Information

Name: Zelasa Lira Daytime Phone: _____
 Address: 4201 Pompano Dr SE City/State/Zip: St Petersburg FL 33705
 Email: YAFAB (@) (@) GMAIL.COM Fax Number: _____

Applicant Information

Name: Green Coat Market LLC Daytime Phone: 727 612 2227
 Address: 2902 S 78th St City/State/Zip: Tampa FL 33619
 Email: _____ Fax Number: _____

Applicant's Representative (if different than above)

Name: River Liberty Daytime Phone: 813 817 8585
 Address: 20 Adams Ave City/State/Zip: Palmdale CA 93550
 Email: DIXIELIBERTY@hotmail.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.

[Signature]
 Type or print name: Sara Jaha

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

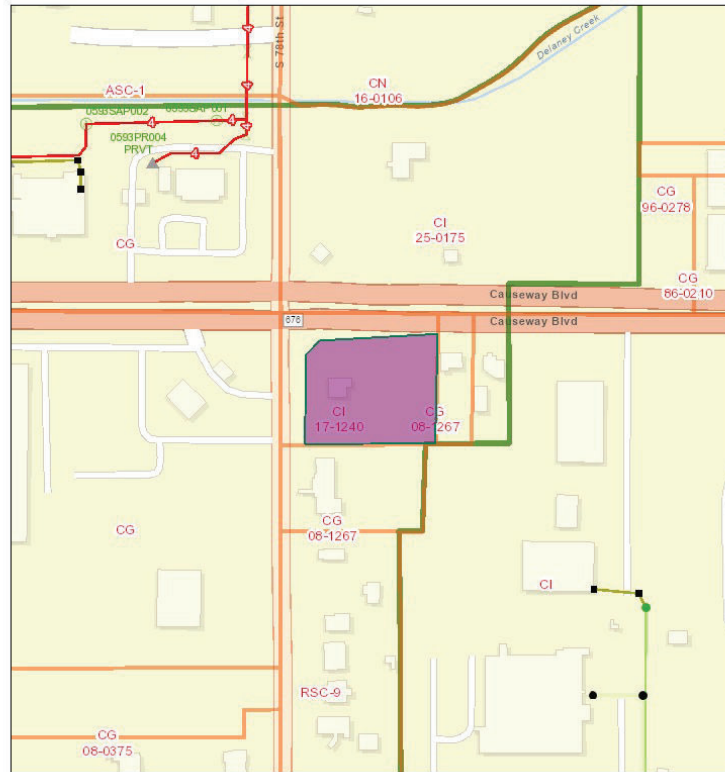
[Signature]
 Signature of the Owner(s) - (All parties on the deed must sign)
 Type or print name: KHALED EL JAMAL



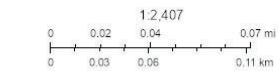
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CI
Description	Commercial - Intensive
RZ	17-1240
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0386J
FIRM Panel	12057C0386J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120386E
County Wide Planning Area	Greater Palm River
Community Base Planning Area	Greater Palm River
Census Data	Tract: 013703 Block: 2003
Future Landuse	OC-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	Palm River Redevelopment Area

Folio: 47584.0000



April 3, 2025



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Hillsborough County Florida

Folio: 47584.0000
PIN: U-36-29-19-ZZZ-000001-65670.0

Zelasa Inc

Mailing Address:

4201 Pompano Dr Se
null

Saint Petersburg, FL 33705-4350

Site Address:

2902 S 78th St
Tampa, FL 33619

SEC-TWN-RNG: 36-29-19**Acreage: 1.07****Market Value: \$729,950.00****Landuse Code: 1400 STORE/SHP CENTE**

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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.