



1.0 APPLICATION SUMMARY

Applicant: Ngeun Thongsirimonghoun
Zoning: PD
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Greater Carrollwood
Overlay: None
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 3,548 sf
Inside Area Requested: 3,042 sf
Outside Area Requested: 506 sf
Location: 3825 Northdale Blvd., Tampa; Folio# 16353.0700



Introduction Summary:

Pursuant Land Development Code (LDC) Section 6.11.11, the request is a distance separation waiver for a 4-COP Alcoholic Beverage Permit for Beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales).

The proposed wet zoning is sought as an upgrade to the current 2-COP license for a full-service restaurant, Mangosteen. The property is zoned PD 76-0166 (Planned Development), which allows the host use and consideration of the proposed wet zoning. The applicant is requesting distance separation waivers to a community use facility, Kindercare Preschool and more than 3 similar approved Alcoholic Beverage uses within 1,000 feet. A prior beverage permit SU-AB 16-0679 was approved in June of 2016 for a 2-COP. The applicant requests that SU-AB 16-0679 be rescinded if the current application SU-AB 25-1053 is approved.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 250 Feet	Yes
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	No

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 16-0679
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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	343 feet	157 feet

Applicant's Justification:

The daycare is located to the rear of the restaurant, away from the front entrance. The daycare faces Premiere Drive to the west and is fenced off towards the subject restaurant to the east. The business faces to the south away from the community use. The walking distance to the daycare is 815 feet.

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

Applicant's Justification:

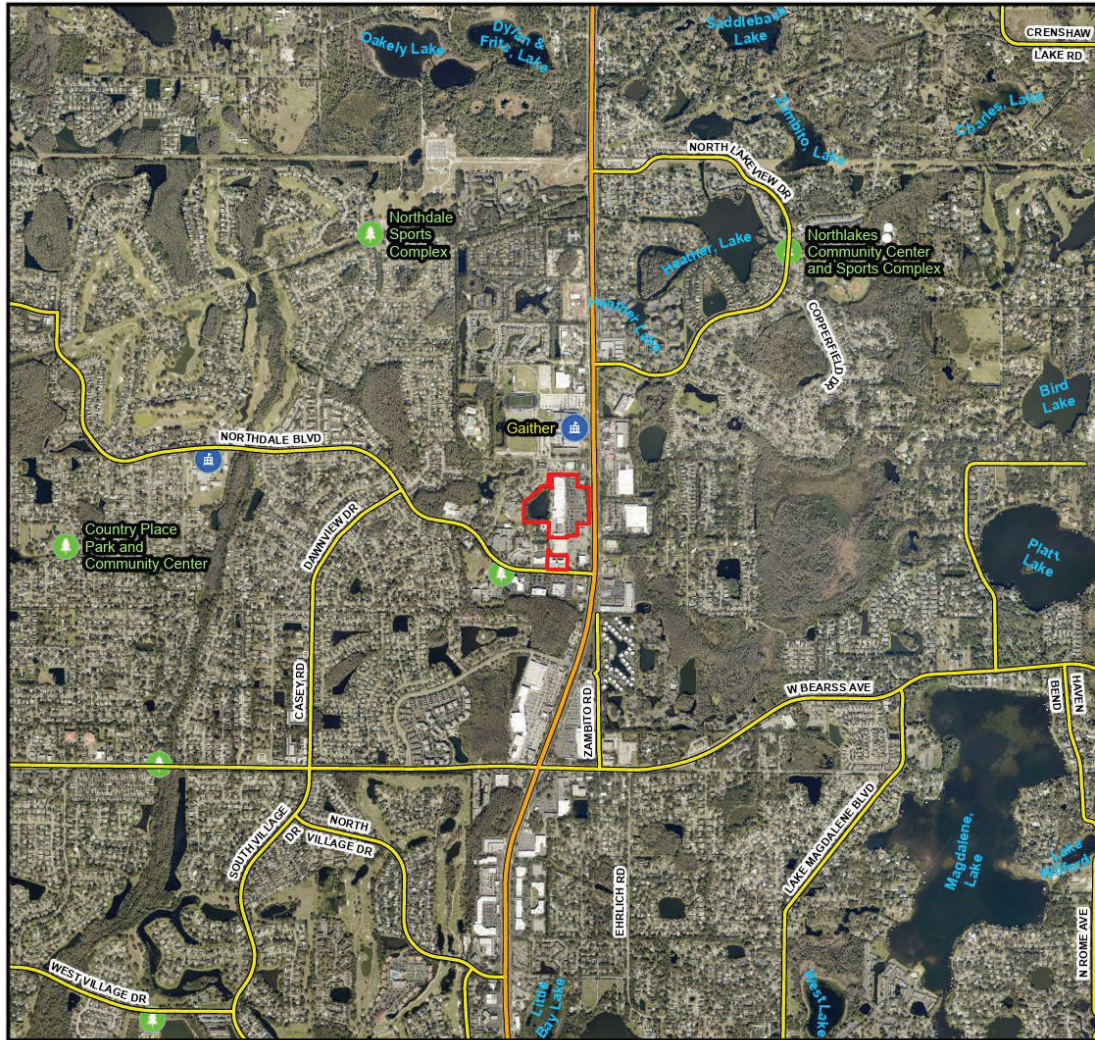
Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	10

Applicant's Justification:

The property is located within an established area that is characterized by the presence of several other wet zonings. This should have no significant negative impacts in the surrounding properties.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



VICINITY MAP SU-AB 25-1053

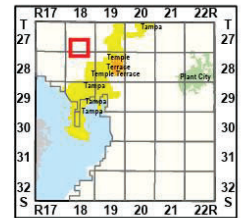
Folio: 16353.0700

- APPLICATION SITE
- + RAILROADS
- S SCHOOLS
- P PARKS



0 0.25 0.5 Miles

STR: 33-27-18



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the correct, current, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County expressly disclaims any representation and warranty, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, 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 or reliance upon any information or data furnished hereunder.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or content of the data.

SOURCE: This map has been prepared for the purposes of real property from sales Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on GISF data and data.

Date: 07/14/2025 Path: G:\ZONING\GIS\Date\Vicinity_Map.aprx

Produced By: Development Services Department

Context of Surrounding Area:

The property is located at 3825 Northdale Boulevard, Tampa, within an existing shopping center. The subject property is located near the intersection of North Dale Mabry Highway and Northdale Boulevard. The property fronts on Northdale Boulevard. The surrounding area is occupied by commercial activity. Nearby to the northwest is a daycare and a public utility.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map

[illegible]

Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 76-0166	Grocery Store
South	PD 76-0166	Grocery Store
East	PD 76-0166	Nail Salon
West	PD 76-0166	Bar

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.”



Figure 1 Aerial of site and surrounding area



As shown on the wet zone survey received July 3, 2025, KinderCare’s property line is approximately 157 feet from the proposed Wetzone area.

The daycare is located behind the restaurant, away from its front entrance. The daycare, which is fenced off from the restaurant, faces west toward Premiere Drive. The restaurant itself faces south, oriented away from both community uses. The walking distance from the restaurant to the daycare is approximately 815 feet.

There are 10 existing approved similar Alcoholic Beverage classification permits within 1,000 feet. This is an established commercial area located at North Dale Mabry Highway and Northdale Boulevard

The establishment currently has a 2-COP Alcoholic Beverage permit from 2016, SU-AB 16-0679, which permits beer and wine for sale and consumption on and off the permitted premises. The applicant intends to expand the use to a restaurant selling beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales). The addition of the proposed 4-COP Alcoholic Beverage Permit will not pose any additional impacts on the community uses or the surrounding commercial area.

The property is located at 3825 Northdale Boulevard, Tampa, within an existing shopping center. The subject property is located near the intersection of North Dale Mabry Highway and Northdale Boulevard. The property fronts on Northdale Boulevard. The surrounding area is occupied by commercial activity along the major roadway. In addition, there is no residentially zoned property within 250 Feet of the establishment.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE, subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,548 square feet, 3,042 square feet indoors and 506 square feet outdoors, as shown on the wet zone survey received July 3, 2025.

1. Upon approval of SU-AB 25-1053, the existing 2-COP wet zoning of the premises, permit number SU-AB 16-0679, shall be rescinded.

LUHO HEARING DATE:	September 22, 2025
REQUESTED CLASSIFICATION:	4-COP

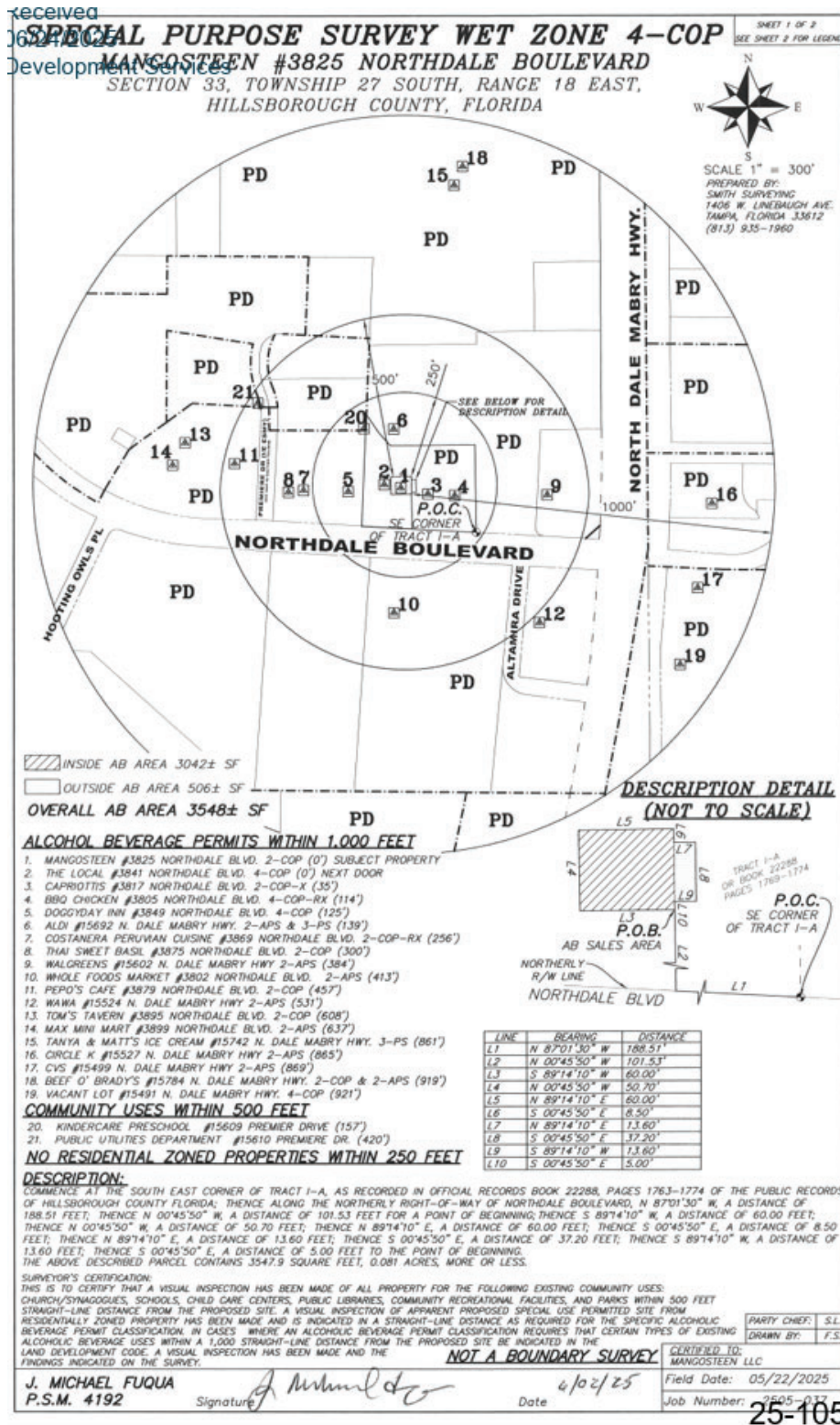
Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:


Colleen Marshall
Wed Sep 10 2025 12:39:22

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.



6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received
06/24/2025
Development Services

SPECIAL PURPOSE SURVEY WET ZONE 4-COP
MANGOSTEEN #3825 NORTHDALÉ BOULEVARD
 SECTION 33, TOWNSHIP 27 SOUTH, RANGE 18 EAST,
 HILLSBOROUGH COUNTY, FLORIDA

SHEET 2 OF 2
SEE SHEET 1 FOR SKETCH

Legend	
PC	Point of Curvature
PT	Point of Tangency
PCC	Point of Reverse Curvature
PCC	Point of Compound Curvature
PI	Point of Intersection
PI	Point
S.C.I.R.	Set Capped Iron Rod 1/2"
6562	
F.C.I.R.	Found Capped Iron Rod
F.I.R.	Found Iron Rod
F.I.P.	Found Iron Pipe
F.P.I.P.	Found Pinned Iron Pipe
F.C.M.	Found Concrete Monument
S.C.M.	Set Concrete Monument
SPK&Disk	Set P-K Nail & Disk
TPK&Disk	Found P-K Nail & Disk
F.R.S. Spk.	Found Railroad Spike
N.C.F.	No Center Found or Set
P.R.M.	Permanent Reference Monument
Rgn.	Range
R/W	Right of Way
-----	Wood Fence (WF)
-----	Chain Link Fence (CLF)
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
W.C.	Witness Corner
d/b/a	Doing Business As
(D)	Deed
(Desc)	Description
(C)	Calculation
(F)	Field Measured
W.C.	Witness Corner
Sec.	Section
Twp.	Township
O/H	Overhead
C	Centerline
A/C	Air Conditioner
O/A	Overall
Conc.	Concrete
A.P.O.	A Part Of
TBM	Temporary Benchmark
BM	Benchmark
CDV	Covered
MAS	Masonry
RES	Resident
P.B.	Plot Book
PC	Page
PP	Power Pole
R/W	Right Of Way
TYP.	Typical

Legend

Petition Prefers

AR Reasoning
MM Major Modification
PAS Personal Appearance
SU Special Use
VAR Variance
APP Appeal

Comprehensive Plan Categories

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

Service Areas

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

Zoning Districts

AM Agricultural Mining (1 unit per 20 acres)
A Agriculture (1 unit per 10 acres)
AR Agriculture Rural (1 unit per 5 acres)
AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
AS-1 Agricultural, Single-Family (1 unit per acre)
ASC-1 Agricultural, Single-Family Conventional (1 unit per acre)
AI Agricultural Industrial
RSC-2 Residential, Single-Family Conventional (2 units per acre)
RSC-3 Residential, Single-Family Conventional (3 units per acre)
RSC-4 Residential, Single-Family Conventional (4 units per acre)
RSC-6 Residential, Single-Family Conventional (6 units per acre)
RSC-9 Residential, Single-Family Conventional (9 units per acre)
MH Residential, Single-Family Mobile Home Overlay
RDC-6 Residential, Duplex Conventional (6 units per acre)
RDC-12 Residential, Duplex Conventional (12 units per acre)
RMC-6 Residential, Multi-Family Conventional (6 units per acre)
RMC-9 Residential, Multi-Family Conventional (9 units per acre)
RMC-12 Residential, Multi-Family Conventional (12 units per acre)
RMC-16 Residential, Multi-Family Conventional (16 units per acre)
RMC-20 Residential, Multi-Family Conventional (20 units per acre)
BPO Business, Professional Office
OR Office Residential
CN Commercial, Neighborhood
CG Commercial, General
CI Commercial, Intensive
M Manufacturing
SB Show Business Overlay
SPR-HC Historic and Cultural Conservation
SPR-PVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
SPR-UC-1 Special Public Interest-University Community
SPR-UC-2 Special Public Interest-University Community
SPR-UC-3 Special Public Interest-University Community
SPR-AP-1 Special Public Interest-Airport
SPR-AP-2 Special Public Interest-Airport
SPR-AP-3 Special Public Interest-Airport
SPR-AP-4 Special Public Interest-Airport
SPR-AP-5 Special Public Interest-Airport
SPR-AP-V Special Public Interest-Airport
SPR-NMD Special Public Interest-North Dale Mabry Overlay
PD Planned Development
PLANNED DEVELOPMENT COMMERCIAL
IPD-1 Interstate Planned Development
IPD-2 Interstate Planned Development
IPD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages):

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

2-APS Beer and wine to be sold in sealed containers only for consumption off the Licensed premises (package sales).

3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).

2-COP Beer and wine for sale and consumption on and off the licensed premises.

2-COP-X Beer and wine for sale and consumption on the licensed premises only.

2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant.
The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.

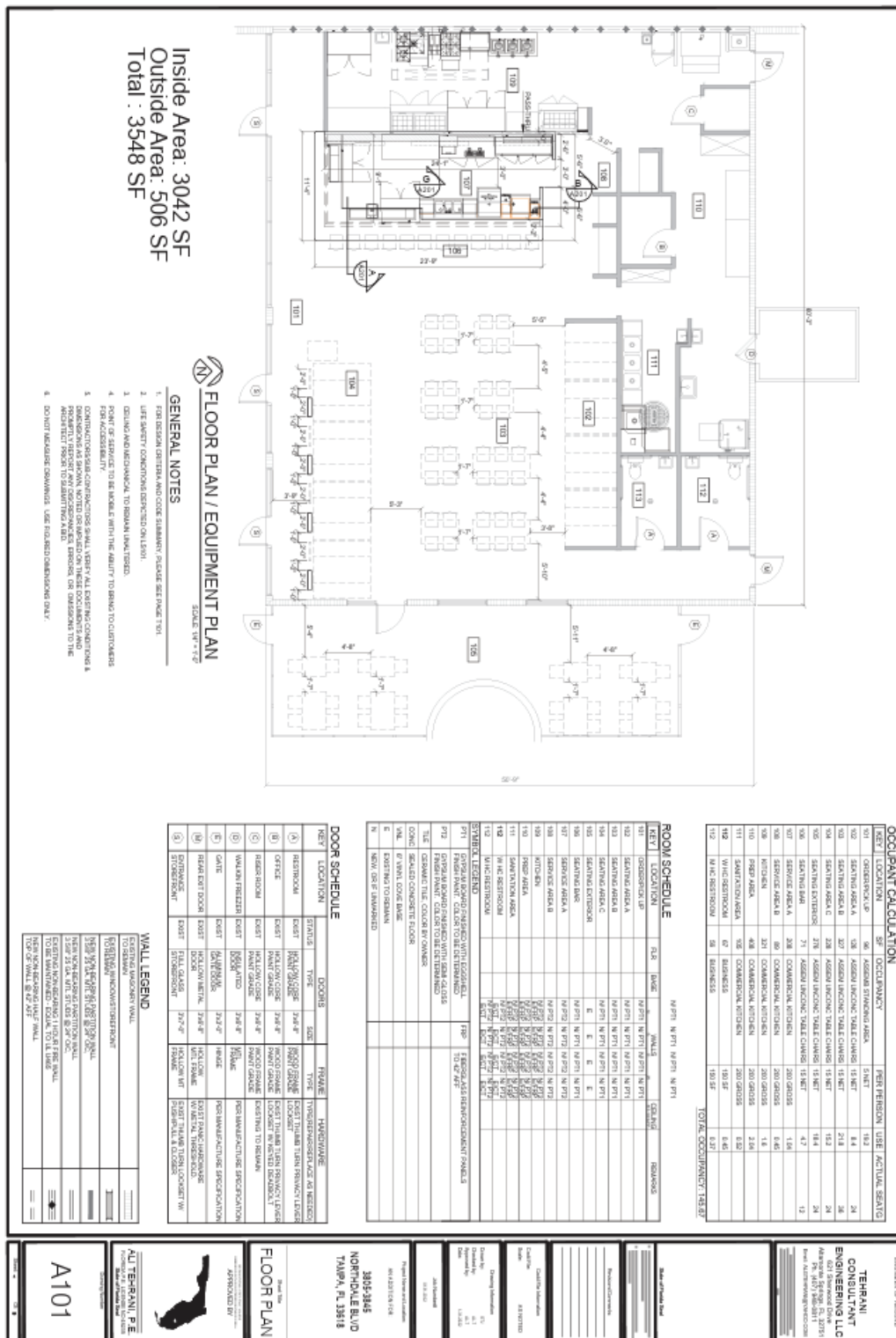
2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.

4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-WS UNIVERSITY COMMUNITY AREA - MAIN STREET
UCA-NHO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

25-1053

7.0 PROPOSED SITE PLAN



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**Project Description for 4COP Liquor License
Mangosteen 2 LLC
3825 Northdale Blvd, Tampa, FL 33624**

Folio Number : 16353-0700

My name is Ngeun Thongsirimonghoung, owner of Mangosteen 2 LLC. I would like to request your sign off on 4COP at our restaurant business. We are currently holding just 2COP license right now and would like to upgrade our license series into a full liquor license (4COP) in order to help us keep up our sales. I have attached all the supporting documents required.

Thank you,
Respectfully,

Ngeun Thongsirimonghoun

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Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 24-0961

Received Date:

Received By:

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

Application Number: 25-1053 Applicant's Name: Ngeun ThongsirimonghounReviewing Planner's Name: Chris Grandlienard, AICP Date: 08/14/2025

Application Type:

- ☐ Planned Development (PD)
 ☐ Minor Modification/Personal Appearance (PRS)
 ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
 ☐ Development of Regional Impact (DRI)
 ☐ Major Modification (MM)
- ☐ Special Use (SU)
 ☐ Conditional Use (CU)
 ☒ Other SU-AB Revisions

Current Hearing Date (if applicable): 09/22/2025**Important Project Size Change Information**

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

Will this revision add land to the project? ☐ Yes ☒ No

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

Will this revision remove land from the project? ☐ Yes ☒ No

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

Email this form along with all submittal items indicated on the next page in pdf form to:**ZoningIntake-DSD@hcflgov.net**

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

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

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Ngeun

Signature

8/14/2025

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

I hereby confirm that the material submitted with application 25-1053

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

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

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

Signature: *Ngun*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

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



**Hillsborough
County Florida**
Development Services

Alcoholic Beverage Special Use Distance Waiver Request

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

This request does not meet the following locational requirements:

- The distance from the proposed structure to certain community uses shall be 500 feet
- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 12-C (social club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. An alcoholic beverage development permit application shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishments

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

The sale and service of alcohol will occur within a full service restaurant setting where food is the primary focus. Alcohol will be offered as a complementary part of the dining experience, not as the primary draw. The restaurant is located in a community zoned area consistent with similar food and beverage establishment, and appropriate operational measures - such as limited hours, responsible alcohol service training for staff, and indoor service areas - are in place to prevent noise, loitering, or other disturbances. These conditions ensure the proposed use will operate harmoniously with.

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

The restaurant operates as a full service dining establishment where the sales of alcohol is secondary to food service, all alcohol is consumed on-premises in a controlled environment. The design and operation of the business, including limited hours and trained staff, ensure that there is no adverse impact on nearby sensitive uses. In addition, natural and built buffers - such as walls, landscaping, or separate entrances - further reduce interaction or visibility between the restaurant and the nearby institution. Given these mitigating factors and the absence of any history of public nuisance or disruption, the strict application of distance requirement is not necessary in this case.

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

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

DAVID CHAN
13009 WILDFLOWER MEADOW DRIVE
RIVERVIEW, FL 33579

PARCEL ID NO.: U-36-29-20-2GN-000000-00010.1
U-36-29-20-2GN-000000-00010.3

PURCHASE PRICE PAID: \$0.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Quitclaim Deed

THIS QUITCLAIM DEED is made on August 24th 2023, by DAVID CHAN, a married man, joined by his spouse, KRISTIN J. NG, whose address is 13009 Wildflower Meadow Drive, Riverview, FL 33579 (herein, "Grantor"), to 1010 LITHIA LLC, a Florida limited liability company, whose address is 13009 Wildflower Meadow Drive, Riverview, FL 33579 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Hillsborough, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1010 Lithia Pinecrest Road, Brandon, FL 33511
and
1111 Bell Shoals Road, Brandon, FL 33511

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

Witnesses:

Grantor:


Witness #1 signature
SAMMY CHAN
Printed name of witness #1


David Chan

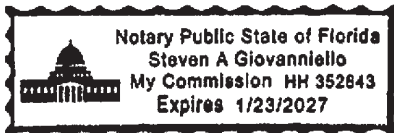

Witness #2 signature
Yan Chen
Printed name of witness #2

STATE OF Florida
COUNTY OF Hillsborough

This instrument was acknowledged before me, by means of [☒] physical presence or [] online notarization, on August 24th, 2023, by David Chan, [] who is personally known to me OR [☒] who has produced Florida Drivers License as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC 117.05].

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/23/2027



Witnesses:

[Signature]
Witness #1 signature
Sammy CHAN
Printed name of witness #1

Yann chen
Witness #2 signature
Yann chen
Printed name of witness #2

Grantor:

[Signature]
Kristin J. Ng

STATE OF Florida
COUNTY OF Hillsborough

This instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, on August 24th, 2023, by Kristin J. Ng, [☐] who is personally known to me OR [☒] who has produced Florida Drivers License as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/23/27

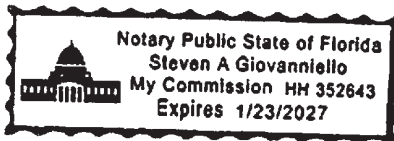


EXHIBIT A

Parcel Identification Number: U-36-29-20-2GN-000000-00010.1

Lot 10, LESS the South 705 feet and LESS the West 15 feet for Bell Shoals Road right-of-way, and LESS the Northeasterly 10 feet for Lithia Road right-of-way, of the VAN SANT SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, page 44 of the public records of Hillsborough County, Florida; also LESS that part of the above described property lying within the following metes and bounds description: Begin on the West boundary of Section 36, Township 29 South, Range 20 East, at a point 1138.60 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 36; run thence South 0° 00' 55" East, 200 feet; thence North 89° 59' 05" East; 87.93 feet; thence North 52° 12' 45" East, 53 feet; thence North 37° 47' 15" West, 211.95 feet to the POINT OF BEGINNING: LESS the above described right-of-way and LESS existing right-of-way.

Also LESS that part of the above described property lying within the following metes and bounds description:

Commence at the Northeast corner of the Northwest 1/4 of Section 36, Township 29 South, Range 20 East, Hillsborough County, Florida; thence S. 89° 16' 12" W., along the North line of the Northwest 1/4 of said Section 36, a distance of 2582.52 feet to the Northwest corner of said Section 36; thence departing said line along the Southwesterly right of way of said Lithia-Pinecrest Road, S. 00° 43' 48" E., a distance of 390.18 feet to a point of intersection with the existing Southeasterly right of way line of Lithia-Pinecrest Road as per Hillsborough County Right of Way Transfer Map Book 1, Page 28 of the Public Records of said Hillsborough County, Florida and the POINT OF BEGINNING; thence along said line S. 37° 50' 08" E. a distance of 195.68 feet; thence departing said line S. 89° 57' 52" W., a distance of 17.01 feet; thence N. 37° 50' 39" W., a distance of 195.70 feet to a point on the Southerly right of way line of said Lithia-Pinecrest Road per Official Records Book 14466, Page 159 1 of the Public Records of Hillsborough County, Florida; thence N. 89° 57' 17" E., along the Southerly right of way line of said Lithia-Pinecrest Road, a distance of 17.05 feet to the Point of Beginning.

Parcel ID Number: U-36-29-20-2GN-000000-00010.3

The West 180 feet of the North 175 feet of the South 705 feet of Lot 10, the VAN SANT SUBDIVISION, less the West 15 feet thereof in use as right-of-way for Bell Shoals Road, according to the map or plat thereof as recorded in Plat Book 8, page 44 of the public records of Hillsborough County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

1010 LITHIA LLC
13009 Wildflower Meadow Drive
Riverview, FL 33579

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1053

Intake Date: 06/24/2025

Hearing(s) and type: Date: 08/25/2025

Type: LUHO

Receipt Number: 496269

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 3825 Northdale BLVD City/State/Zip: Tampa, FL 33624

TWN-RN-SEC: 33-27-18 Folio(s): 16353-0700 Zoning: PD Future Land Use: DL-20 Property Size: 3,030 square feet
21.46 acres total

Property Owner Information

Name: Randy Burke SVP Construction Daytime Phone: 407-640-8426

Address: 30 South Meridian Street, Suite 1100 City/State/Zip: Indianapolis, IN 46204bkangr

Email: ray@thecranedistrict.com Fax Number: N/A

Applicant Information

Name: Ngeun Thongsirimonghoun Daytime Phone: 727-554-9922

Address: 6754 36th Ave N City/State/Zip: St Petersburg, FL 33710

Email: sean@thecranedistrict.com Fax Number: N/A

Applicant's Representative (if different than above)

Name: Phanourak Namasa Daytime Phone: 813-395-2641

Address: 6908 115th St E City/State/Zip: Palmetto, FL 34221

Email: ray@thecranedistrict.com Fax Number: N/A

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.

Ngeun

Signature of the Applicant

Ngeun Thongsirimonghoun

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.

Randy Burke

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

Randy Burke

Type or print name



**Hillsborough
County Florida**
Development Services

(SU-AB Waiver) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: 06/19/2025

Type: _____

Intake Staff Signature: _____

Applicant/Representative: Phanourak Namasa

Phone: 813-395-2641

Representative's Email: ray@thecranedistrict.com

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

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

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	☒	<u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	☐	☐ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☐	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☐	<u>Copy of Current Recorded Deed(s)</u>
7	☐	<u>Close Proximity Property Owners List</u>
8	☐	<u>Legal Description</u> for the subject site
9	☐	☐ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☐ <u>Fastrack Approval</u> (if applicable)

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



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

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

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

Part B: Project Information

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

- 1 ☐ Project Description/Written Statement
- 2 ☐ Site Plan - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- 3 ☐ Wetzone Survey - prepared by a Florida registered land surveyor in accordance with [DRPM Section 4.1.2.C.7](#)
- 4 ☐ [Distance Waiver Request Form](#)
- 5 ☐ [Distance Waiver Notification List](#) - As specified in [DRPM 12.5.A.3](#).
- 6 ☐ Supplemental Information (optional)

Please note: To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an [Alcoholic Beverage Sign Off/Verification application](#) as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the [Alcoholic Beverage Sign Off/Verification application](#) provided that it's submitted simultaneously with this wet zoning application. All other Alcoholic Beverage Sign Off/Verification applications, including those related to this application but submitted at a later date, will be assessed a separate fee for each sign-off.

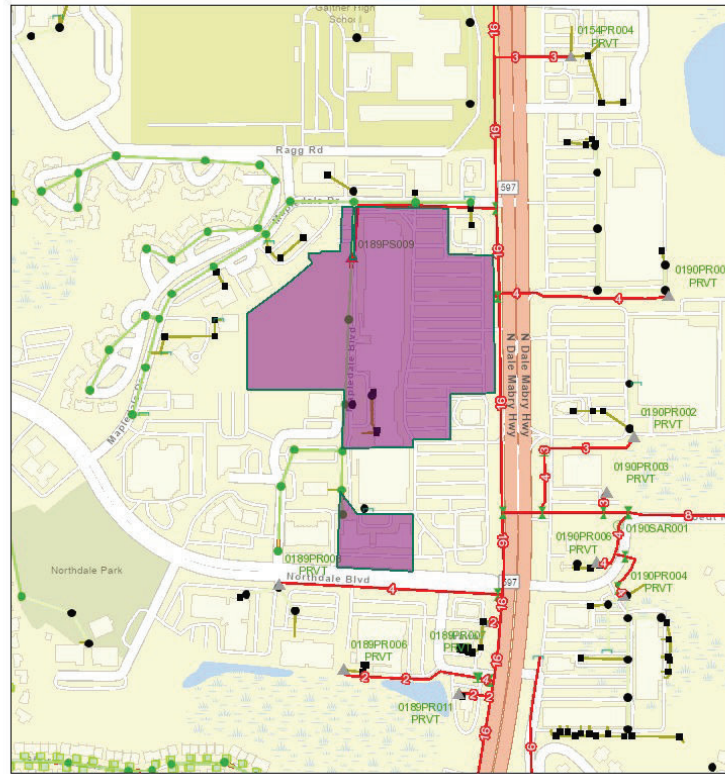
- 7 ☐ [Alcoholic Beverage Sign Off/Verification Application](#) for State Alcoholic Beverage License Signoff (optional)
 - 8 ☐ [State of Florida DBPR Application Sections](#) - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
 - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals
- OR**
- 9 ☐ [State of Florida DBPR Application Sections](#) - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
 - Include Section 1 - Check Transaction, Series or Type Requested, Section 3 - Description of Premises to be Licensed, and Section 4 - Application Approvals/Zoning.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	76-0166
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	82-0055
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0182H
FIRM Panel	12057C0182H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	95-0154 DENIED, 17-1330
Personal Appearances	10-0933,10-0140,06-0900, 02-1371,96-0050,90-0115, 87-0043,87-0031,14-0724, 15-0157,16-0293
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011524 Block: 3021
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 16353.0700



July 3, 2025

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Hillsborough County Florida

Folio: 16353.0700
PIN: U-33-27-18-ZZZ-000000-71710.0

Krg Northdale Llc
Mailing Address:
C/o Kite Realty Group
30 S Meridian St Ste 1100
Indianapolis, In 46204-3565

Site Address:
15786 N Dale Mabry Hwy
Tampa, Fl 33618

SEC-TWN-RNG: 33-27-18

Acreage: 21.46

Market Value: \$24,796,100.00

Landuse Code: 1610 STORE/SHP CENTE

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