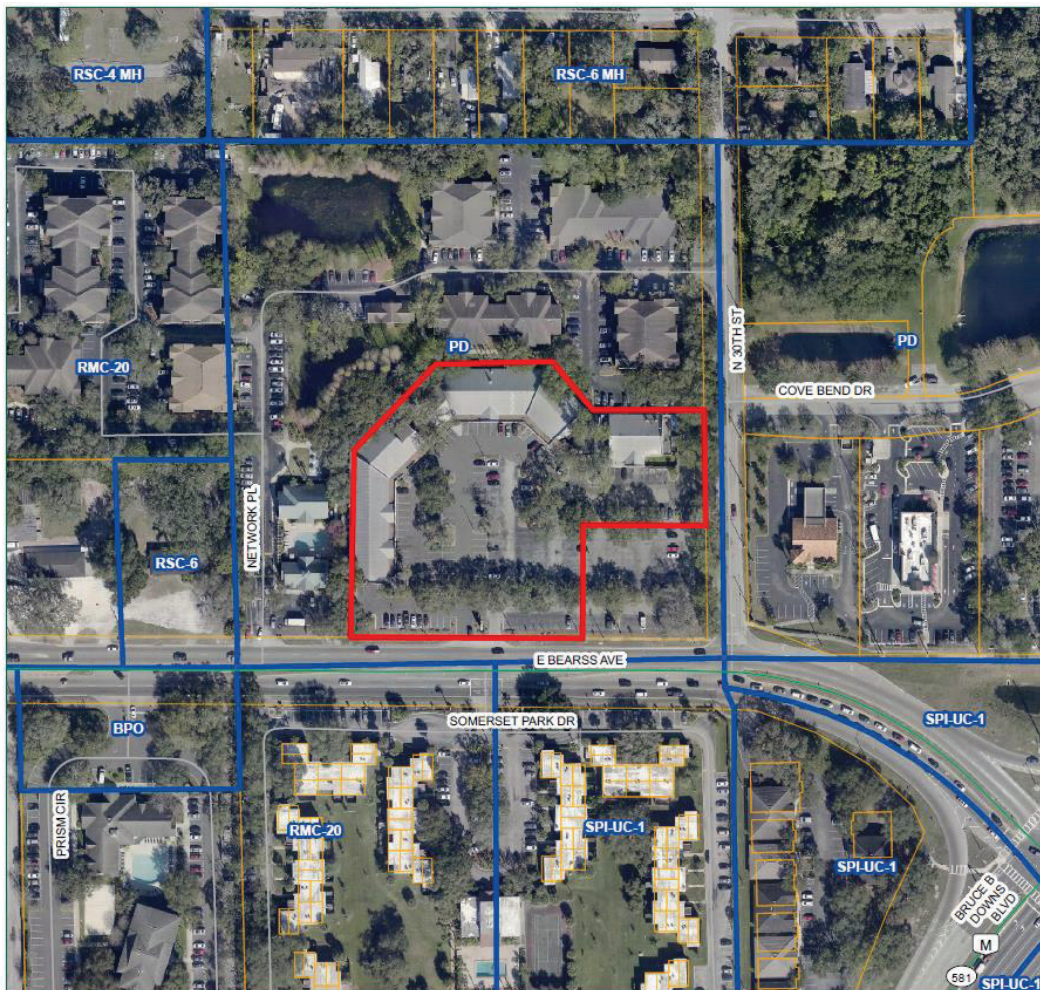




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 21-0597	Adjacent Zoning and Land Uses:	
Request:	4-COP AB Permit with Separation Waiver	North:	PD/ Residential
		South:	E Bearss Ave.ROW/ RMC-20, SPI-UC-1
Comp Plan Designation:	R-20 (Residential-20)	East:	N 30 th St ROW/ PD Commercial
Service Area:	Urban	West:	PD/ Residential



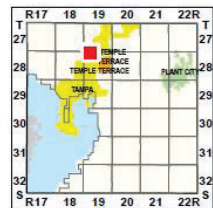
Immediate Aerial Zoning Map SU-AB 21-0597

Folio: 34916.0050

- Application Site
- Zoning Boundary
- Parcels



STR: 5-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on GIS data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 04/05/2021 Path: G:\ZONING\GIS Data\Zoning_Site.aprx

Request Summary:

Pursuant to Land Development Code Section 6.11.11, the request is for distance separation waivers for a proposed 4-COP Alcoholic Beverage Permit to allow for the sale and consumption of beer, wine and liquor on and off the permitted premises (package sales). The proposed wet zoning is requested for a restaurant at 2810 E. Bearss Avenue. The property is zoned PD (Planned Development) 85-0355 which allows consideration of the requested AB. The wet zoned area will comprise a total footprint of 2,490 square feet; as shown on the revised wet zone survey received May 17, 2021. No outdoor area is being proposed.

Separation Requirements:

Per LDC Section 6.11.11.D, proposed 4-COP wet zonings must be located at least 500 feet from specified community uses and 250 feet from residentially zoned properties, and there can be no more than three existing wet zonings of certain types within 1,000 feet.

Per the submitted survey, there is one community use within 500 feet of the proposed wet zoning and residentially zoned property within 250 feet. Additionally, there are seven existing wet zonings of the specified types within 1,000 feet of the proposed wet zoning, all of which are located in the same shopping center as the proposed wet zoning.

Community Uses (500-Foot Separation Required)	Distance from proposed wet zoning
Faith Life Church Tampa Inc. 2708 E Bearss Ave.	160 feet
Residentially Zoned Property (250-Foot Separation Required)	Distance from proposed wet zoning
Nearest Residentially Zoned Property (PD 85-0355)	5 feet
Other Wet Zonings of Certain Types Within 1,000 Feet (Maximum of 3 Existing Allowed)	Distance from proposed wet zoning
2808 E Bearss Ave., 2-COP-X	0 feet
2802 E Bearss Ave., 2-COP-X	48 feet
2822 E Bearss Ave., 2-COP-X	121 feet
2826 E Bearss Ave., 2-COP-X	139 feet
2814 E Bearss Ave., 2-COP-X	28 feet
2832 E Bearss Ave., 4-COP	212 feet
2834 E. Bearss Ave., 2-COP	180 feet

Per LDC Section 6.11.11.E, waivers to the required distance separations may be requested by the applicant 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 circumstances exist such that the necessity for the separation requirement(s) is negated.

Distance waiver from residentially zoned property:

The shopping center in which the proposed wet zoning is located is flanked on the west and north sides by an apartment complex on property zoned PD 85-0355 and RMC-20, with the portion zoned PD being adjacent to the shopping center. The applicant requests a 245-foot waiver to the required separation distance to allow a separation of 5 feet and has provided the following justification:

- The proposed wet zone building orientation faces away from the apartment complex.
- The uses are separated by a privacy fence, trees, and shrubs.
- The walking distance from the subject building entrance to the residential complex entrance exceeds 250 feet.
- The proposed wet zone will not have significant negative impact on surrounding property.

Distance waiver from community use:

The applicant requests a 340-foot waiver to the required separation distance from Faith Life Church to allow a separation of 160 feet and has provided the following justification:

- The proposed wet zoning is located internal to a shopping center and does not face the church which is located to the west.
- The proposed wet zoning is separated from the church by residentially developed properties and the private drive serving the apartment complex, Network Place.

Concentration waiver for other types of existing Alcoholic Beverage uses within 1,000 feet:

The applicant requests a waiver to the maximum number of existing wet zonings within 1,000 feet and has provided the following justification:

- The proposed wet zoning is located within an established commercial area that is characterized by the presence of several restaurants serving alcoholic beverages. Therefore, the proposed wet zoning should have no significant negative impacts on surrounding properties.

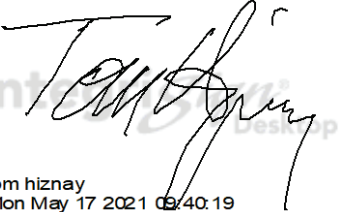
Staff Findings:

- LDC Section 6.11.11.E.3 provides for the 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 entrance to the proposed wet-zone establishment is oriented away from the adjacent apartment complex, and the wet zoning is comprised of enclosed building space with no outdoor area. Additionally, the portion of the apartment complex that is nearest to the wet zoning is occupied by an office and pool, and direct access between the wet zoning and the residential property is blocked by a fence, resulting in a normal route of travel between the two uses of more than 490 feet.
- The entrance to the proposed wet-zone establishment is oriented away from the church to the west and the two uses are separated by the apartment complex and a single-family home on property zoned RSC-6. Additionally, the shortest route of travel between the two uses is approximately 680 feet.

- The proposed wet zoning is located a commercial center that is permitted the types of businesses which commonly sale/serve alcoholic beverages. There are currently eight existing wet zonings within the shopping center, seven of which are of the specified types relevant to the separation requirements for the proposed wet zoning. Staff recognizes the proposed wet zoning will further increase the concentration of specified wet zonings within the commercial center, but finds that due to the relatively small size of the premises and the circumstances discussed above, it does not pose a significant increase in the cumulative impacts of those wet zonings on surrounding uses.

2.0 Recommendation:

For the reasons discussed above, staff finds the proposed wet zoning **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 2,490 square feet (total area) and received May 17, 2021.

Staff's Recommendation:	Approvable
Zoning Administrator Sign-off:	 tom hiznay Mon May 17 2021 09:40:19

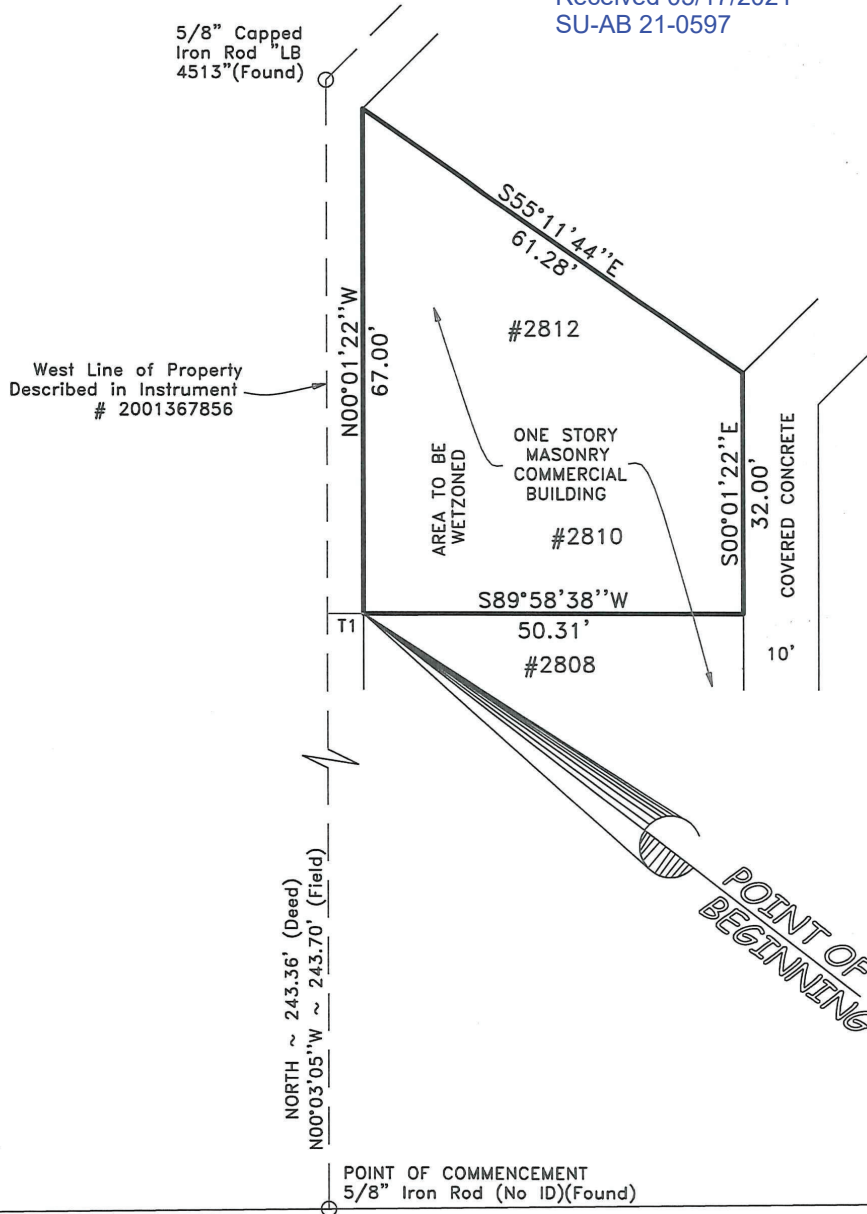
Address: 2810 E BEARSS AVENUE
 WET ZONING REQUEST FOR "4-COP"
 TOTAL AREA TO BE WETZONED = 2,490± SQ. FT.

**SPECIFIC PURPOSE SURVEY
 WET ZONING APPLICATION**

SHEET 1 OF 3

SCALE: ONE INCH = 20 FEET

Received 05/17/2021
 SU-AB 21-0597



E BEARSS AVENUE

SEE SHEET 2 OF 3 FOR DESCRIPTION AND LINE TABLE

REVISIONS:	
DATE & DESCR.	05/17/2021 REVISED
	05/11/2021 REVISED
SCALE: 1" = 20'	DATE: FEBRUARY 19, 2021
	ENC. NO. 21-0070-WET
PREPARED FOR AND CERTIFIED TO:	
DIXIE LIBERTY	

GATEWAY LAND SURVEYING, LLC
 1081 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

Certificate of Authorization: L.B. # 8129

SURVEYOR'S CERTIFICATE
 I hereby certify that the survey represented herein meets the requirements of Chapter 5112, Florida Administrative Code pursuant to Chapter 472.007 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and proper the drawing, sketch, plot or map is for informational purposes only and is not valid.

Signature: *[Signature]* Florida Registration No. 6753

Address: 2810 E BEARSS AVENE
WET ZONING REQUEST FOR "4-COP"

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION



SHEET 2 OF 3

DESCRIPTION OF AREA TO BE WETZONED:

That part of Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the property described in Instrument # 2001367856, as recorded Public Records of said Hillsborough County, thence N00°03'05"W 172.87 feet along the West line thereof; thence N89°56'55"E 4.80 feet to the POINT OF BEGINNING of the area to be Wetzoned; thence N00°01'22"W 67.00 feet; thence S55°11'44"E 61.28 feet; thence S00°01'22"E 32.00 feet; thence S89°58'38"W 50.31 feet to the POINT OF BEGINNING.

Containing 2,490 square feet, more or less.

REVISIONS:			GATEWAY LAND SURVEYING, LLC 1081 East Brandon Boulevard Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293
DATE & DESCR.	05/17/2021 REVISED 05/11/2021 REVISED		
SCALE:	DATE: FEBRUARY 19, 2021	DWG. NO. 21-0070-WET	Certificate of Authorization: L.B. # 8129
PREPARED FOR AND CERTIFIED TO: DIXIE LIBERTY			SURVEYOR'S CERTIFICATE I hereby certify that the survey represented hereon meets the requirements of Chapter 46-17, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and encloses the original sketch, plan or map is for informational purposes only and is not valid. Signature:  STATE OF FLORIDA Ryan J. King, PSM Florida Registration No. 6753

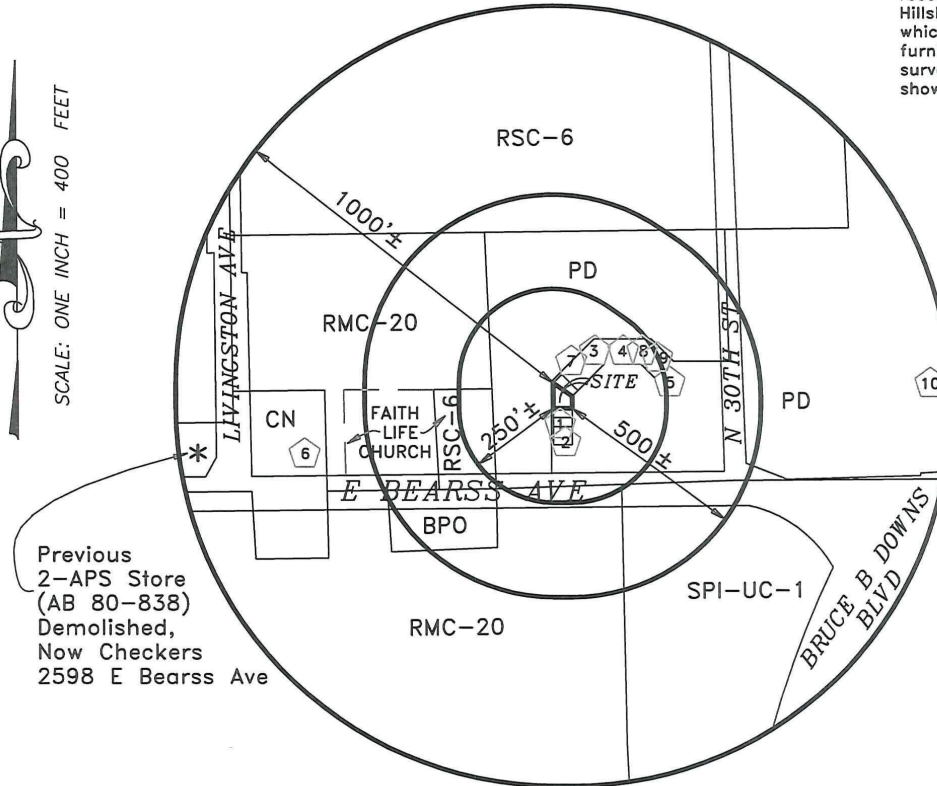
Address: 2810 E BEARSS AVENE
WET ZONING REQUEST FOR "4-COP"
 TOTAL AREA TO BE WETZONED = 2,490± SQ. FT.

**SPECIFIC PURPOSE SURVEY
 WET ZONING APPLICATION**

SHEET 3 OF 3

SURVEYOR'S NOTE:
 There may be additional active/inactive wetzoned areas on record with Hillsborough County, which was not furnished to this surveyor and is not shown on this map.

SCALE: ONE INCH = 400 FEET



WET ZONED ESTABLISHMENTS WITHIN 1000 FEET ±		
	CLASSIFICATION	DISTANCE
1	DON JULIA'S MEXICAN RESTAURANT 2808 E BEARSS AVE	2-COP-X 0'
2	BEARSS TAVERN & TAP 2802 E BEARSS AVE	2-COP-X 48'
3	WOOD FIRED PIZZA & WINE 2822 E BEARSS AVE	2-COP-X 121'
4	SUSHI AVENUE 2826 E BEARSS AVE	2-COP-X 139'
5	PJ DOLAN'S PUB 2836 E BEARSS AVE	4-COP-RX 218'
6	HANDY FOOD STORE 14601 LIVINGSTON AVE	1-APS 653'
7	ART OF SMOKE GALLERY 2814 E BEARSS AVE	2-COP-X 28'
8	TRUTH BAR & HOOKAH 2824 E BEARSS AVE	2-COP 180'

WET ZONED ESTABLISHMENTS WITHIN 1000 FEET ±		
	CLASSIFICATION	DISTANCE
9	PALMS CONNECTION 2832 E BEARSS AVE	4-COP 212'
10	CRACKER BARREL 3125 COVE BEND DRIVE	2-COP-R 910'

COMMUNITY ESTABLISHMENTS WITHIN 500 FEET	
NAME & ADDRESS	DISTANCE
FAITH LIFE CHURCH TAMPA, INC. 2708 E BEARSS AVE	160'

RESIDENTIAL ZONING WITHIN 250 FEET	
ADDRESS & ZONING DISTRICT	DISTANCE
RSC-6	44'
PD 85-0355	5'
RMC-20	207'

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 within 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 Specific Alcohol Beverage Permit Classification in the case where an Alcoholic Beverage Permit Classification requires that certain types of Existing Alcohol Beverage uses within a 1,000 feet 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.

REVISIONS:	
DATE & DESCR.	05/17/2021 REVISED
	05/11/2021 REVISED
SCALE: 1" = 400'	DATE: FEBRUARY 19, 2021
	OWC. NO. 21-0070-WETMAP
PREPARED FOR AND CERTIFIED TO:	

DIXIE LIBERTY

GATEWAY LAND SURVEYING, LLC
 10871 East Brandon Boulevard
 Brandon, Florida 33511 Phone (813) 643-2292 Fax (813) 643-2293
 153763

Certificate of Authorization: L.B. # 8129




SURVEYOR'S CERTIFICATE:
 I hereby certify that the survey represented hereon meets the requirements of Chapter 32-17, Florida Administrative Code pursuant to Chapter 32-007 of the Florida Statutes. Unless it bears the signature and official seal of a Florida licensed surveyor and meets the requirements of the Florida Statutes for professional purposes only and is not valid.

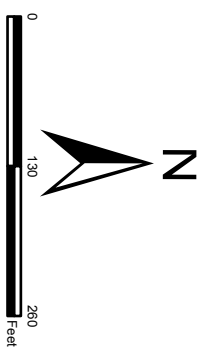
Signature: Ryan J. Kilday, RLSU
 Florida Registration No. 6753
 Date: 05/17/21

Immediate Aerial Zoning Map

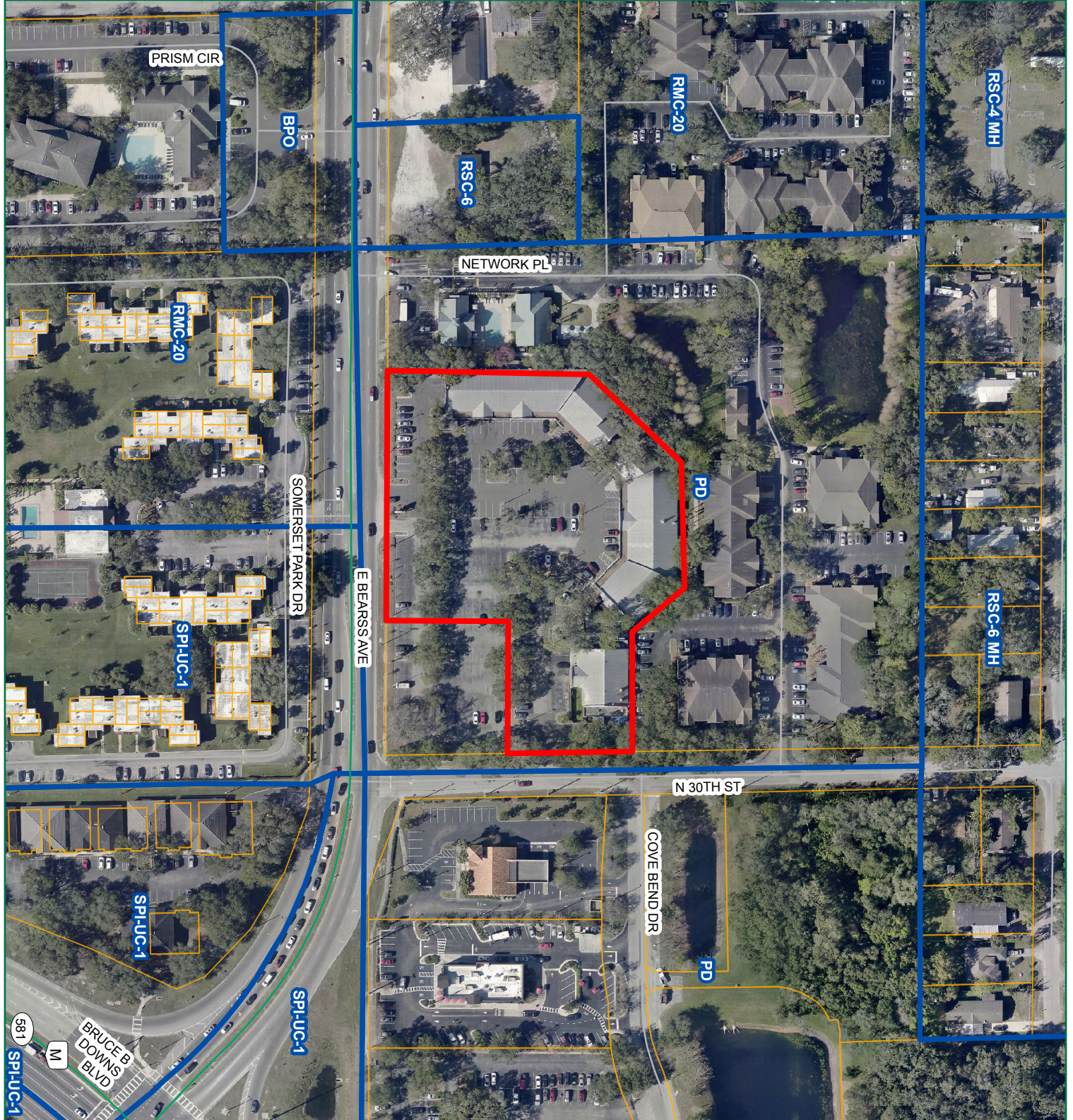
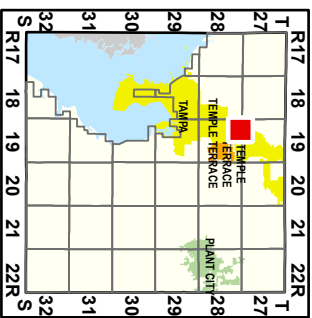
SU-AB 21-0597

Folio: 34916.0050

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 5-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other AVM/ADE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 04/06/2021 Path: G:\ZONING\GIS\DATA\Zoning_Site.aprx

DISTANCE WAIVER REQUEST
ATTACHMENT A (page 2 of 2)

The Land Use Hearing Officer may grant a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1,000 feet of the proposed Alcoholic Beverage Special Use. The waiver may be granted if there are special or unique circumstances where the alcoholic beverage use applied for does not have significant negative impacts on surrounding properties or if the following circumstances make the distance requirements unnecessary.

This request does not meet the following locational requirements:

There shall be no more than three
approved 3Ps, 2COP, 2COPx, 4COP, 4COPx,
4COPsx, 4COPSD, 11C (social club) Bottle Club
Alcoholic Beverages use permits
within 1,000 feet

The special or unique circumstances that make the specified distance requirements unnecessary are:

The property is located within an
established commercial area that
characterize by presence of several
restaurants serving alcohol beverage.
This should have no significant
negative impact on surrounding
properties.

If more than one waiver is requested, applicant should provide a separate Attachment "A" for each waiver request.

DISTANCE WAIVER REQUEST
ATTACHMENT A (page 2 of 2)

The Land Use Hearing Officer may grant a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1,000 feet of the proposed Alcoholic Beverage Special Use. The waiver may be granted if there are special or unique circumstances where the alcoholic beverage use applied for does not have significant negative impacts on surrounding properties or if the following circumstances make the distance requirements unnecessary.

This request does not meet the following locational requirements:

Community use within 500 feet

The special or unique circumstances that make the specified distance requirements unnecessary are:

The proposed wet zoning is located internally in a commercial center and will not face the church or residentially zoned property. The residentially zoned property consists of multi-family development to the north that is the same PD as the commercial shopping center. The church is located to the west. The church owns the RSG-6 zoned property in which a parsonage is located and is separated by a street. Network PL.

If more than one waiver is requested, applicant should provide a separate Attachment "A" for each waiver request.

DISTANCE WAIVER REQUEST
ATTACHMENT A (page 2 of 2)

The Land Use Hearing Officer may grant a waiver of the distance requirements from existing certain community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1,000 feet of the proposed Alcoholic Beverage Special Use. The waiver may be granted if there are special or unique circumstances where the alcoholic beverage use applied for does not have significant negative impacts on surrounding properties or if the following circumstances make the distance requirements unnecessary.

This request does not meet the following locational requirements:

The distance from the permitted structure to residentially zoned property shall be at least 250 feet

The special or unique circumstances that make the specified distance requirements unnecessary are:

The Alcoholic Beverage special use is located in a plaza where there are other wet zones. The apartment complex is to the north behind the plaza. The business faces away from the complex. There is a privacy fence that separates & along with trees, shrubs. The walking distance to the entrance of the complex will over 250 feet. This will not have significant negative impact on surrounding property.

If more than one waiver is requested, applicant should provide a separate Attachment "A" for each waiver request.

Written Statement

Clay Restaurant Group LLC
2810 E. Beavers Ave
Tulsa OK 74106

REQUEST 4 COP

Beer Wine Liquor on & off Premises

Folio # 03491600.50

Building contains 2490.50 sq ft

My client is going to open a lounge where you can stop in and watch some TV have a chat with others or just have a nice cocktail by yourself.

We will be asking for 3 waivers

1) There is a church to the west it is 160 feet away asking for 340 feet Also the RSCC that is also own by the church for their residents

2) The residential is separated by a six foot fence, tree, shrubs. it is 5 feet asking for 245 feet.

21-0597

3) There are more than 3 approved Alcoholic Beverages in the plaza. This plaza is established commercial area that characterize by presence of several restaurants serving Alcoholic beverages. This is still a growing area.

Thank you

Prepared By and Return To: *N/c*
Barbara Mott
Fidelity National Title Insurance Company of New York
5810 W. Cypress Street, Suite #E
Tampa, FL 33607

File No. 01-054-1400709

Property Appraiser's Parcel I.D. (folio) Number (s)
034916-0050 & 034916.0100

SS#: _____

RECORDED 11/16/2001 11:37 AM
RICHARD ANE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 18,200.00
DEPUTY CLERK D LeDuc

INSTR # 2001367856
OR BK 11204 PG 1898

RECORDED 11/16/2001 11:37 AM
RICHARD ANE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 18,200.00
DEPUTY CLERK D LeDuc

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November 9, 2001, by Priority One Developers, Inc., a Florida corporation hereinafter called the grantor and Stanley Properties, a LLC whose post office address is 252 Turnberry Place Drive Ballwin, Missouri 63011, 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 \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Hillsborough County, Florida viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2001.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

BEST IMAGES AVAILABLE

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

ATTEST: Susan D. Schmidt-Weiner
Secretary



Signed, sealed and delivered in the presence of:

Priority One Developers, Inc., a Florida corporation

Witness Signature

Witness Printed Name

By: Susan D. Schmidt-Weiner
Susan D. Schmidt-Weiner

815 Bayshore Blvd , Tampa, FL 33606

Witness Signature

Witness Printed Name

STATE OF Fla

COUNTY OF Hills

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Susan D. Schmidt-Weiner to me known to be the _____ President and Secretary respectively of the corporation named as the grantor in the foregoing deed, or who have produced Handwritten Certificate as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of Nov 2007

Barbara Mott
Notary Public



BARBARA MOTT
MY COMM # CC853684 EXPIRES
July 22, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

Printed Name of Notary
My Commission Expires:

EXHIBIT "A"

A portion of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida, less rights of way for Skipper Road and 30th Street and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence run North 01°05'39" West, along the North-South centerline of said Section 5, for 30.01 feet; thence run North 89°35'56" West, for 36.01 feet; thence run North 01°05'39" West, for 17.01 feet to the intersection of the North right of way line of Skipper Road and the new West right of way line of 30th Street, said intersection also being the Point of Beginning; thence run North 89°35'56" West, along the North right of way line of Skipper Road, for 286.27 feet; thence North 89°50'14" West, 187.70 feet; thence North 243.36 feet; thence North 45°00'00" East, 160.75 feet; thence East 150.86 feet; thence South 45°00'00" East, 84.43 feet; thence East 144.00 feet to a point along the new Westerly right of way line of 30th Street; thence South 01°05'39" East, along said West right of way line (parallel to and 36 feet West of the North-South centerline of said Section 5), a distance of 299.92 feet to the Point of Beginning.

Together with an easement over and across the following described drainage easements:

Drainage Easement #1:

A portion of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence run North 01°05'39" West, along the North-South centerline of said Section 5, for 30.01 feet; thence run North 89°35'56" West, for 36.01 feet; thence run North 01°05'39" West, for 17.01 feet to the intersection of the North right of way line of Skipper Road and the new West right of way line of 30th Street; continue thence North 01°05'39" West, along said new right of way line (parallel to and 36 feet West of the North-South centerline of said Section 5), a distance of 299.92 feet to a Point of Beginning; continue thence North 01°05'39" West, 10.00 feet; thence West, 139.67 feet; thence North 45° West, 84.43 feet; thence West 155.00 feet; thence South 10.00 feet; thence East, 150.86 feet; thence South 45° East, 84.43 feet; thence East 144.00 feet to the Point of Beginning.

Drainage Easement #2:

A portion of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence run North 01°05'39" West, along the North-South centerline of said Section 5, for 30.01 feet; thence run North 89°35'56" West, for 36.01 feet; thence run North 01°05'39" West, for 17.01 feet to the intersection of the North right of way line of Skipper Road and the new West right of way line of 30th Street; thence run North 89°35'56" West, along the North right of way line of Skipper Road, for 286.27 feet; thence continue along said North right of way line North 89°50'14" West, for 187.70 feet; thence North 72.36 feet to a Point of Beginning; continue thence North 171.00 feet; thence North 45° East, 54.00 feet; thence North 45° West, 10.00 feet; thence South 45° West, 58.14 feet; thence South 175.14 feet; thence East 10.00 feet to the Point of Beginning.

Drainage Easement #3:

A portion of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence run North $01^{\circ}05'39''$ West, along the North-South centerline of said Section 5, for 30.01 feet; thence run North $89^{\circ}35'56''$ West, for 36.01 feet; thence run North $01^{\circ}05'39''$ West, for 17.01 feet to the intersection of the North right of way line of Skipper Road and the new West right of way line of 30th Street; thence run North $89^{\circ}35'56''$ West, along the North right of way line of Skipper Road, for 286.27 feet; thence continue along said North right of way line North $89^{\circ}50'14''$ West, for 187.70 feet to a Point of Beginning; thence North 20.03 feet; thence North $89^{\circ}00'51''$ West, 127.58 feet; thence North $13^{\circ}51'50''$ East, 217.51 feet; thence North $18^{\circ}39'35''$ East 70.42 feet; thence South $87^{\circ}04'18''$ East, 33.42 feet; thence North $46^{\circ}30'35''$ East, 57.95 feet; thence South $80^{\circ}25'13''$ East, 12.22 feet; thence South $22^{\circ}02'57''$ East, 22.68 feet; thence South $21^{\circ}25'31''$ West, 32.51 feet; thence South 45° East, 10.00 feet; thence North 45° East, 106.75 feet; thence North 10.00 feet; thence West 12.11 feet; thence North $13^{\circ}20'16''$ West, 46.98 feet; thence North $59^{\circ}17'27''$ West, 11.80 feet; thence South $76^{\circ}16'44''$ West, 14.56 feet; thence North $16^{\circ}03'54''$ West, 79.13 feet; thence North $23^{\circ}09'21''$ East, 63.19 feet; thence North $35^{\circ}39'52''$ East, 56.41 feet; thence North $33^{\circ}54'56''$ West, 24.18 feet; thence North $10^{\circ}52'24''$ East, 37.64 feet to a Point along the South boundary of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence North $89^{\circ}42'33''$ West, along said South boundary, a distance of 258.12 feet; thence South $1^{\circ}23'52''$ East, 157.08 feet; thence North $76^{\circ}30'24''$ East, 102.01 feet; thence North $37^{\circ}34'39''$ East, 36.81 feet; thence South $64^{\circ}49'13''$ East, 37.02 feet; thence South $17^{\circ}31'12''$ East, 25.21 feet; thence South $54^{\circ}32'08''$ East, 21.75 feet; thence South $16^{\circ}03'54''$ East, 90.12 feet; thence South $76^{\circ}16'44''$ West, 140.46 feet; thence South $18^{\circ}45'44''$ West, 11.61 feet; thence South $30^{\circ}45'14''$ East, 16.32 feet; thence South $03^{\circ}49'51''$ East, 47.11 feet; thence South $87^{\circ}04'18''$ East, 7.98 feet; thence South $18^{\circ}39'35''$ West, 64.79 feet; thence South $13^{\circ}51'50''$ West, 218.38 feet to a point along the West boundary of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence South $01^{\circ}23'52''$ East, along said West boundary, a distance of 22.99 feet; thence South $87^{\circ}00'51''$ East, 146.67 feet to the Point of Beginning.



Received
03/29/21
Development Services

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

Property Information

Address: 2810 E. Bears Ave City/State/Zip: Lutz, FL TWN-RN-SEC: _____
Folio(s): 0349160050 Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Tong & Stanley Daytime Phone: 813-373-0706
Address: 10052 Cross Creek Blvd City/State/Zip: Tampa FL 33647
Email: CrossCreek77@hotmail FAX Number: _____

Applicant Information

Name: Jay Restaurant Group LLC Daytime Phone: _____
Address: 2810 E. Bears Ave City/State/Zip: Lutz FL 33559
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Dixie Liberty Daytime Phone: 813 817 8585
Address: 13359 Ashbark Ct City / State/Zip: Dunwoody FL 33579
Email: Dixieliberty@hotmail.com FAX Number: _____

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

Cody Jay
Signature of Applicant
CODY JAY
Type or Print Name

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

Tong & Stanley
Signature of Property Owner

Type or Print Name

Staff Signature: Ana Lizardo Office Use Only
Number: 21-0597 Intake Date: 03/29/21
Public Hearing Date: 05/24/21 Receipt Number: 21-0597
Application: SU-AB

Development Services, 601 E Kennedy Blvd, 19th Floor

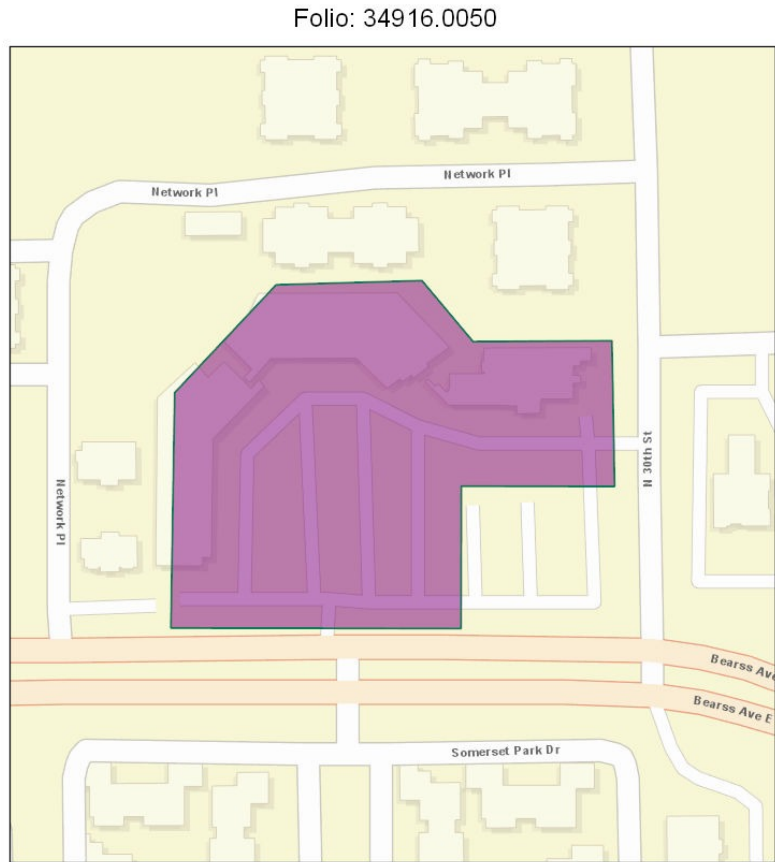
7/02/2014

21-0597



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	85-0355
Flood Zone:AE	BFE = 39.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0210H
FIRM Panel	12057C0210H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120210E
County Wide Planning Area	University Area Community
Planned Development	PD
Re-zoning	null
Personal Appearances	96-0370
Census Data	Tract: 011010 Block: 2016
Future Landuse	R-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	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



March 29, 2021

1:1,297
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Hillsborough County, Florida

Folio: 34916.0050
PIN: U-05-28-19-ZZZ-000001-25990.0
STANLEY PROPERTIES LLC
Mailing Address:
 10052 CROSS CREEK BLVD
 TAMPA, FL 33647-2595
Site Address:
 2802 E BEARSS AVE
 LUTZ, FL 33559
SEC-TWN-RNG: 05-28-19
Acreage: 2.94748998
Market Value: \$2,996,900.00
Landuse Code: 1630 STORE/SHP CENTE

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21-0597

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