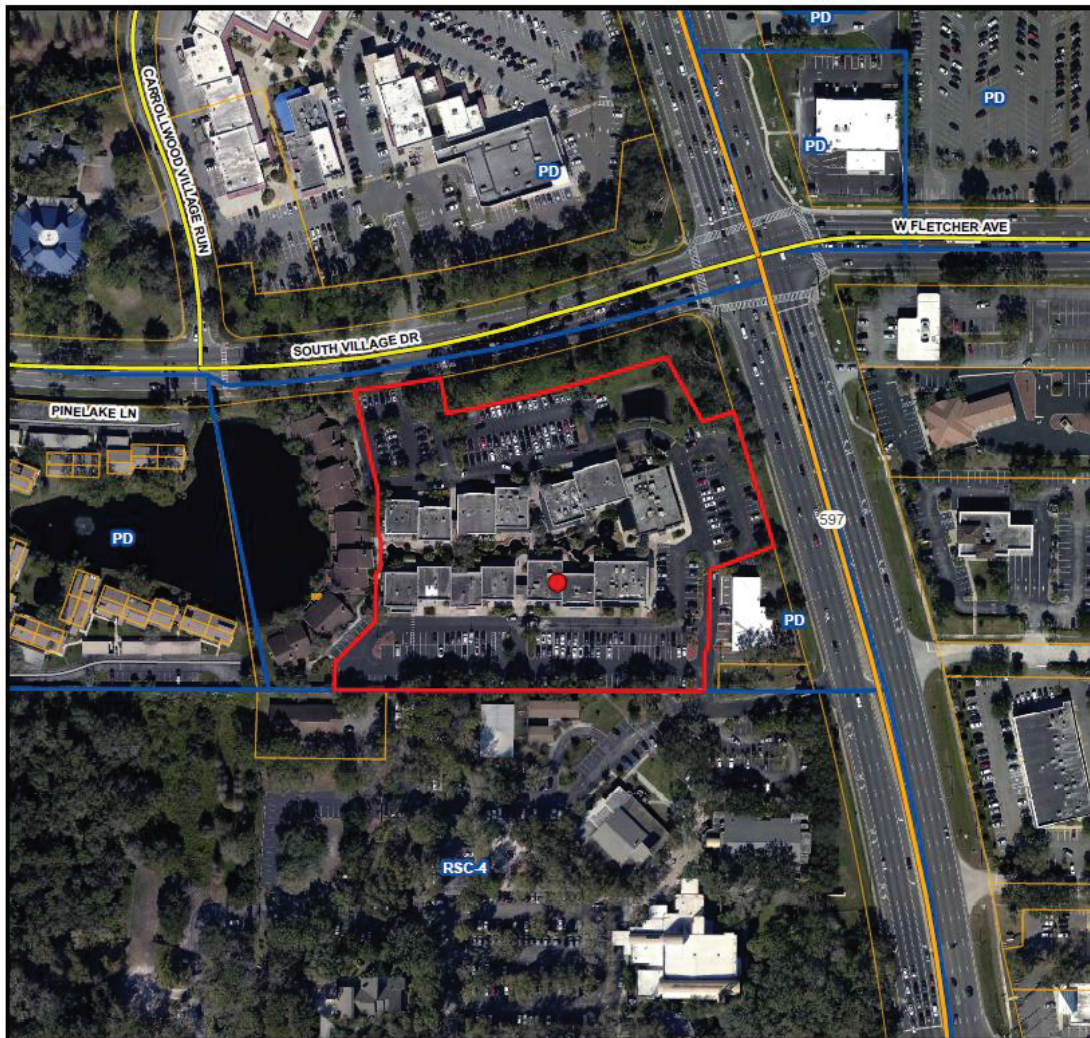




Land Use Application Summary Report

Application Number:	SU-AB 23-0116	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 2-COP Permit	North:	W. Fletch Rd. ROW & PD 74-0004
		South:	RSC-4
Comp Plan Designation:	OC-20 (Office Commercial – 20)	East:	PD 83-0088 / N. Dale Mabry ROW / PD 74-0004
Service Area:	Urban Service Area	West:	PD 90-0193



ZONING MAP SU-AB 23-0116

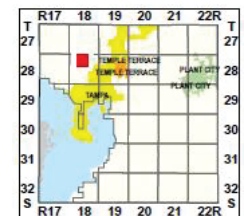
Folio: 19431.8112

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



0 150 300 Feet

STR: 9-28-18



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. Hillsborough County does not warrant the accuracy or completeness of the data. The data shown on this map is provided for informational purposes only. Hillsborough County does not assume any responsibility for any errors, omissions, or inaccuracies, including without limitation, the proper recording of municipalities and their boundaries for a particular purpose. Hillsborough County shall remain liable for any errors, omissions, or inaccuracies in the information provided regardless of how caused or if any damages result, in whole or in part, from any use of this map and any information it may contain.

The data provided by Hillsborough County for information purposes and Hillsborough County does not assume the accuracy or completeness of the data. The data shown on this map is provided for informational purposes only. Hillsborough County does not assume any responsibility for any errors, omissions, or inaccuracies, including without limitation, the proper recording of municipalities and their boundaries for a particular purpose. Hillsborough County shall remain liable for any errors, omissions, or inaccuracies in the information provided regardless of how caused or if any damages result, in whole or in part, from any use of this map and any information it may contain.

Date: 02/06/2023 Path: G:\2023\GIS\Dev\Zoning_Map.aprx
Produced By: Development Services Department

Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage Permit to allow the sale of beer and wine for consumption on and off the permitted premises (package sales). The wet zoned area will comprise 1,800-square feet of indoor area and 333-square feet of outdoor area for a total footprint of 2,133 square feet as shown on the revised wet zone survey dated March 10, 2023.

The subject alcoholic beverage permit is requested for a proposed café located at 12924 N. Dale Mabry Highway. The property is zoned PD 83-0088 which permits the proposed use and consideration of the requested AB permit.

Distance Separation Requirements for a 2-COP AB Permit:

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

1. The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the request **does NOT comply** with this requirement. Church property is located 130 feet to the south.
2. The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request **complies** with this requirement.
3. 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, 11-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. According to the survey submitted by the applicant, the request **does NOT comply** with this requirement. According to the wet zone survey submitted by the applicant, there are 11 existing wet zonings of the relevant types within 1,000 feet of the proposed wet zoning.

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

Required Distance Separations

More than three existing wet zonings of certain types within 1,000 feet:

According to the wet zone survey submitted by the applicant, there are six approved AB permits of the specified types within 1,000 feet of the proposed wet zoning. The applicant's justification for the waiver includes the following:

- The proposed business is an upscale cat café that will provide beer and wine in a lounge setting. The premises is small with approximately 1,800 square feet of space and, with the expected low turnover of a lounge space, is unlikely to generate a large volume of customers or generate significant noise that might affect surrounding land use.
- The proposed wet zoning is located within a large shopping center that's been in existence since 1984. There are many complimentary commercial uses within the center and offsite, including other small

businesses with similar clientele, and the center is in a large commercial district that is generally separated from non-commercial uses.

- Of the 11 existing wet zonings of certain types within 1,000 feet, the following 3 sites have no functional relationship with the premises, and all are more than 1,000 feet by normal routes of walking or driving.
 - Sites 5 (2-COP) and 18 (2-COP-X) are across N. Dale Mabry Hwy, a 4-lane divided highway, a significant barrier for pedestrians and vehicles.
 - Site 12 is in the Village Center shopping center, across S. Village Drive, a 2-lane divided road a creating a substantial barrier for pedestrians to move between the uses.
- There are 8 relevant AB locations within the same shopping center; however, AB locations identified as 6, 7, 8, and 9 are in separate buildings and face the opposite north direction away from the subject premises which faces south. The applicant further notes that Sites 6, 8 and 9 are all small neighborhood restaurants. Site 9 is only open 7am to 2pm for breakfast and lunch.
- The remaining AB locations identified as Sites 1, 2, 3 and 4 are on the same side of the shopping center as the subject cat café.
 - Site 1 is a comedy club with no outdoor seating.
 - Site 2 is a Med-Spa and closes at 6pm.
 - Site 3 is a neighborhood restaurant that faces east, away from the front of the subject premises.
 - Site 4 is a neighborhood restaurant that faces east and north. The outdoor seating for this business faces generally north, away from the front of the subject cat café. None of these sites are known to cause problems within the shopping center or the greater community, and the addition of the cat café will not generate any impacts that would cumulatively necessitate the distance requirement.

Community Use:

The applicant requests a 370-foot reduction to the required separation distance from a community use (St. Paul Catholic Church) to allow a distance separation of 130 feet and has provided the following justification:

- St. Paul Catholic Church, which sits south of the shopping center and directly across from the subject premises and these other sites with AB permits, provided a letter of support which has been filed separately. The Parish Manager stated: “We currently have what I would consider a good relationship with most all of our neighbors in the Carrollwood Village Shoppes. There are already at least a half of dozen places where folks currently go to have a glass or beer or wine over in the Shoppes. We will have no objection to your new business offering beer or wine.”

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 whether certain circumstances negate the necessity for the specified distance requirements.

- A shown on the March 10, 2023, wet zone survey, there are 11 total wet zonings of the relevant types within 1,000 feet of the proposed wet zoning. Staff finds that most of the existing wet zone establishments have little to no functional relationship with the proposed AB location. Two of the AB locations are across N. Dale Mabry Highway, a four-lane divided highway which creates a significant barrier for both direct vehicular and pedestrian routes. While there are eight relevant AB locations within the same shopping center, staff notes that four are in a separate building facing north, while two others face east or northeasterly away from the proposed wet zoning.

- The applicant has provided a letter of support from the affected community use, St. Paul Catholic Church, which sits south of the shopping center. Staff notes that there are no direct sidewalks from the proposed establishment to the church which would allow pedestrian connection.

2.0 Recommendation:

For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and finds the request to be **APPROVABLE**. Approval is based upon the wet-zone survey indicating a total of 1,800 square feet of indoor area and 333 square feet outdoor area for a total area of 2,133 square feet, as shown on the revised wet zone survey dated March 10, 2023.

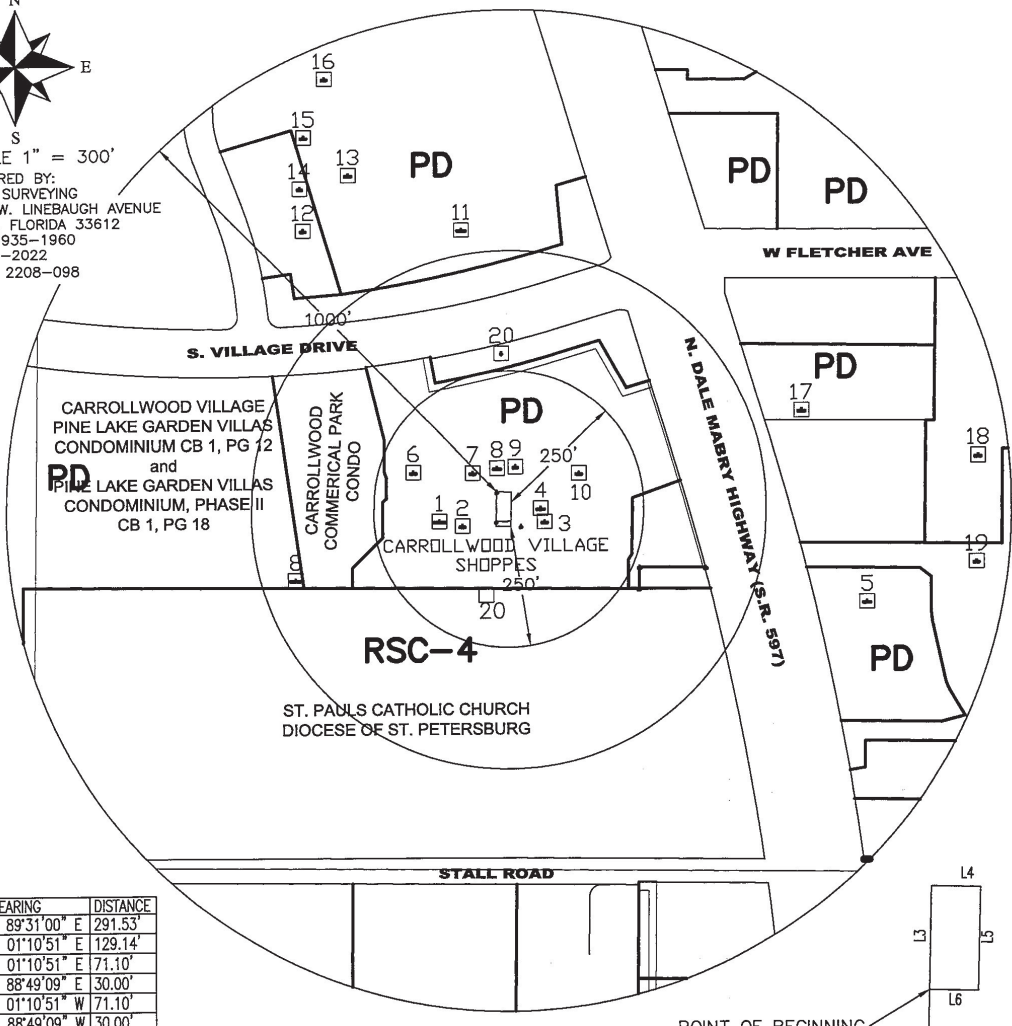
Staff's Recommendation:	Approvable
Zoning Administrator Sign-off:	 t Tue Mar 14 2023 14:50:17

SHEET 1 OF 3
SEE SHEET 3 FOR LEGEND

**SPECIAL PURPOSE SURVEY WET ZONE 2-COP
FELINE CBL #12924 N. DALE MABRY HWY.
SECTION 9, TOWNSHIP 28 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA.**



SCALE 1" = 300'
PREPARED BY:
SMITH SURVEYING
1406 W. LINEBAUGH AVENUE
TAMPA, FLORIDA 33612
(813) 935-1960
09-01-2022
JOB # 2208-098



LINE	BEARING	DISTANCE
L1	S 89°31'00" E	291.53'
L2	N 01°10'51" E	129.14'
L3	N 01°10'51" E	71.10'
L4	S 88°49'09" E	30.00'
L5	S 01°10'51" W	71.10'
L6	N 88°49'09" W	30.00'

INSIDE SEATING 1,800 SQUARE FEET
OUTSIDE SEATING 333 SQUARE FEET
OVERALL SEATING 2,133 SQUARE FEET

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, OF CARROLLWOOD VILLAGE SHOPPES, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGES 285-285, HILLSBOROUGH COUNTY, FLORIDA; THENCE S.89°31'00"E., A DISTANCE OF 291.53 FEET; THENCE N.01°10'51"E., A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING; THENCE N.01°10'51"E., A DISTANCE OF 71.10 FEET; THENCE S.88°49'09"E., A DISTANCE OF 30.00 FEET; THENCE S.01°10'51"W., A DISTANCE OF 71.10 FEET; THENCE N.88°49'09"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

SURVEYOR'S CERTIFICATION: 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-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. AN INSPECTION OF THE PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, AN INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.



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Michael Fuqua

Date: 2023.03.10 12:53:36
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Job
Number: 2208-098

J. MICHAEL FUQUA P.S.M. 4192
Signature

Date

SPECIAL PURPOSE SURVEY WET ZONE 2-COP
SECTION 9, TOWNSHIP 28 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA.

ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET

- 1) SIDE SPLITTERS #12938 N. DALE MABRY HWY. 4-COP-X (116')
- 2) ASPIRE MED SPA & BEAUTY BAR #12932 N. DALE MABRY HWY. 2-COP-X (69')
- 3) HAVELI INDIAN KITCHEN #12908 N. DALE MABRY HWY. OLD 2-COP-X NEW 4-COP (69')
- 4) MALONEY'S IRISH PUB #12904 N. DALE MABRY HWY. 2-COP (60')
- 5) CHIPOTLE #12827 N. DALE MABRY HWY. 2-COP-X (746')
- 6) CIRCLE BISTRO #13002 N. DALE MABRY HWY. 4-COP-X AND OLD 2-COP (175')
- 7) VACANT #13018 N. DALE MABRY HWY. 2-COP (63')
- 8) ANTHONY'S #13020 N. DALE MABRY HWY. 2-COP (50')
- 9) MAPLE STREET #13028 N. DALE MABRY HWY. 4-COP (55')
- 10) CHILI'S #13050 N. DALE MABRY HWY. 4-COP-RX (143')
- 11) WALGREENS #13130 N. DALE MABRY HWY. 2-APS (558')
- 12) IGNITE #13144 N. DALE MABRY HWY. 2-COP (704')
- 13) MARLOW'S TAVERN #13134 N. DALE MABRY HWY. 4-COP-RX (725')
- 14) TAMPA TAP ROOM #13150 N. DALE MABRY HWY. 4-COP-RX (748')
- 15) THE MELTING POT #13164 N. DALE MABRY HWY. 4-COP-RX (835')
- 16) PUBLIX #13178 N. DALE MABRY HWY. 2-APS (925')
- 17) FIFTH THIRD BANK #13001 N. DALE MABRY HWY. 4-COP-RX (617')
- 18) PEI-WEI #12927 N. DALE MABRY HWY. 2-COP (955')
- 19) ISLAND FIN POKE #12913 N. DALE MABRY HWY. 2-COP-R (954')

NO RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET

COMMUNITY USES WITHIN 500 FEET

- 20) ST. PAULS CATHOLIC CHURCH #12708 N. DALE MABRY HWY (130')

SURVEYOR'S CERTIFICATION: 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-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. AN INSPECTION OF THE PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, AN INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.



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Michael Fuqua

Date: 2023.03.10 12:53:49 -05'00'

J. MICHAEL FUQUA P.S.M. 4192

Signature

Date

Job Number: 2208-098

Legend

Petition Prefixes
 RZ Rezoning
 MM Major Modification
 PRS 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)
 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
 UMU 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 (1 unit per 2.5 acres)
 AS-1 Agricultural, Single-Family Conventional (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
 SPI-HC Historic and Cultural Conservation
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 SPI-UC-1 Special Public Interest-University Community
 SPI-UC-2 Special Public Interest-University Community
 SPI-UC-3 Special Public Interest-University Community
 SPI-AP-1 Special Public Interest-Airport
 SPI-AP-2 Special Public Interest-Airport
 SPI-AP-3 Special Public Interest-Airport
 SPI-AP-4 Special Public Interest-Airport
 SPI-AP-5 Special Public Interest-Airport
 SPI-AP-V Special Public Interest-Airport
 SPI-NMD Special Public Interest-North Dale Mabry Overlay
 PD Planned Development
 PD-C 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-CDP Beer and wine for sale and consumption on and off the licensed premises.
 2-CDP-X 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 to the sale of food and non-alcoholic beverages.
 2-CDP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
 4-CDP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 UCA-NHO: UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend			
PC	:Point of Curvature	(D)	:Deed
PT	:Point of Tangency	(Desc)	:Description
PCC	:Point of Compound Curvature	(C)	:Calculation
PI	:Point of Intersection	(F)	:Field Measured
PI	:Pit	W.C.	:Witness Corner
S.C.I.R.	:Set Capped Iron Rod 1/2" # 6962	Sec.	:Section
F.C.I.R.	:Found Capped Iron Rod	Twp.	:Township
F.I.R.	:Found Iron Rod	O/H	:Overhead
F.I.P.	:Found Iron Pipe	C	:Centerline
F.P.I.P.	:Found Pinched Iron Pipe	A/C	:Air Conditioner
F.C.M.	:Found Concrete Monument	O/A	:Overall
S.C.M.	:Set Concrete Monument	Conc.	:Concrete
SPK&Disk	:Set P-K Nail & Disk	A.P.D.	:At Part Of
FPK&Disk	:Found P-K Nail & Disk	T&M	:Temporary
F.R.R. Spk.	:Found Railroad Spike	Bench.	:Benchmark
N.C.F.	:No Corner Found or Set	BM	:Benchmark
P.R.M.	:Permanent Reference Monument	COV.	:Covered
Rgs.	:Range	MAS.	:Masonry
R/W	:Right of Way	RES.	:Resident
WF	:Wood Fence (WF)	P.B.	:Plot Book
CLF	:Chain Link Fence (CLF)	PG	:Page
P.D.B.	:Point of Beginning	PP	:Power Pole
P.O.C.	:Point of Commencement	R/W	:Right Of Way
W.C.	:Witness Corner	TYP.	:Typical

Surveyor's Notes:

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SPECIAL USE – AB WITH WAIVER REQUESTS
2COP
12924 N. Dale Mabry Hwy
Folio 19431.8112

Project Description

The proposed site is located within a large shopping center within a highly commercialized area on N. Dale Mabry Highway. The proposed use is an upscale cat cafe with a lounge setting. The business will collaborate with St. Francis Society Animal Rescue to foster cats onsite for eventual adoption. The business will be divided into a café and lounge portion and a separated lounge area where customers can spend time with the cats. The Applicant would like to serve beer and wine to the customers, along with appetizers, snacks, desserts and coffee. The business will support the shopping center and the surrounding residential areas by providing a unique experience for its customers.

The business is within 500 feet of a church, and there are 19 other wetzoned uses within 1000 feet. As a result, the Applicant is requesting two distance waivers. The Distance Waiver request responses are submitted with the application. Despite the need for the distance waiver, the addition of the limited sales of alcohol at the business proposed here will not adversely impact the surrounding commercial, residential or community uses.

The surrounding area has many commercial developments, and it is the ideal location for a business of this type. The business won't generate a volume of customers that will meaningfully affect traffic, noise or other concerns that might be raised. The approval of alcohol sales will allow the business to provide a more well-rounded source of food and drink for its customers, thus adding to its customer base, and strengthening the success of the business and the shopping center.

Included with the application are a site plan identifying the site, the wetzone survey, and a copy of the construction plan. Also included is the Alcoholic Beverage Verification Application for the State Alcoholic Beverage License Signoff, as well as the relevant sections of the State License Application form, and the construction plans which show the floor plan and dimensions.

This instrument was prepared by and should be returned to:
David J. Wiener, Esq.
David J. Wiener, P.A.
2240 Northwest 19th Street, Suite 801,
Boca Raton, Florida 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this ___ day of July, 2015, by and between Woolbright Cascades LLC, a Florida limited liability company, whose post office address is 2240 Northwest 19th Street, Suite 801, Boca Raton, Florida 33431, as Grantor, and Carrollwood V Group LLC, a Florida limited liability company, whose post office address is 18246 Collins Avenue, Sunny Isles, Florida 33160, as Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienis, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, State of Florida, viz:

See Exhibit "A" annexed hereto and forming a part hereof

SUBJECT TO the easements, restrictions, reservations, limitations and other matters of record more particularly described on **Exhibit "B"** annexed hereto and forming a part hereof (collectively, the "Permitted Exceptions") but without intent to re-impose same, and subject also to taxes and assessments for the year 2015 and thereafter.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

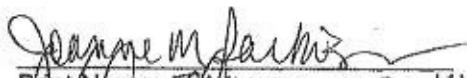

TO HAVE AND TO HOLD, the same in fee simple forever.


AND, the Grantor hereby covenants with the 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 Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Woolbright Cascades LLC, a Florida limited liability company
By: Woolbright Cascades Member LLC, a Florida limited liability company, its Sole Member


Print Name: Joanne M. Sarkisian

Print Name: DAVID J. WIENER

By: 
Name: Soraya Tyrivier
Title: Vice President

This Instrument was prepared by
and should be returned to:
David J. Wiener, Esq.
David J. Wiener, P.A.
2240 Northwest 19th Street, Suite 801,
Boca Raton, Florida 33431

ORIGINAL
ELECTRONICALLY RECORDED
ON July 28, 2015
OFFICIAL PUBLIC RECORDS OF
Hillsborough COUNTY, FLORIDA
BOOK 23434 AT PAGE 384

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this ___ day of July, 2015, by and between Woolbright Cascades LLC, a Florida limited liability company, whose post office address is 2240 Northwest 19th Street, Suite 801, Boca Raton, Florida 33431, as Grantor, and Carrollwood V Group LLC, a Florida limited liability company, whose post office address is 18246 Collins Avenue, Sunny Isles, Florida 33160, as Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, State of Florida, viz:

See Exhibit "A" annexed hereto and forming a part hereof

SUBJECT TO the easements, restrictions, reservations, limitations and other matters of record more particularly described on **Exhibit "B"** annexed hereto and forming a part hereof (collectively, the "Permitted Exceptions") but without intent to re-impose same, and subject also to taxes and assessments for the year 2015 and thereafter.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

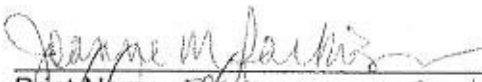
AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Woolbright Cascades LLC, a Florida limited liability
company

By: Woolbright Cascades Member LLC, a Florida
limited liability company, its Sole Member


Print Name: JOANNE M. SARKISIAN

By: 
Name: Soraya Tyriver
Title: Vice President


Print Name: DAVID J. WIENER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of July, 2015, by Soraya Tyrriver, as Vice President of Woolbright Cascades Member LLC, a Florida limited liability company, sole member in Woolbright Cascades LLC, a Florida limited liability company, on behalf of said limited liability company. S/He () is personally known to me or () has produced his Florida driver's license as identification.



Joanne M. Sarkisian

Notary Public

Exhibit A

Legal Description

Parcel A

Lot 1, CARROLLWOOD VILLAGE SHOPPES, according to the plat thereof recorded in Plat Book 123, page 284 of the public records of Hillsborough County, Florida.

PIN U-09-28-18-9Z1-000000-00001.0

Parcel B

Non-exclusive easement for vehicular and pedestrian traffic, sign and utility purposes for the benefit of Parcel A described above created by, and more particularly described in the Easement Agreement recorded in Official Records Book 4176, page 845 of the public records of Hillsborough County, Florida.

Parcel C

Non-exclusive easements for vehicular and pedestrian access, parking, drainage and utility purposes for the benefit of Parcel A above created by, and more particularly described in the Declaration of Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 22915, page 308 of the public records of Hillsborough County, Florida.

Parcel D

Non-exclusive easements for vehicular and pedestrian access, parking, drainage and utility purposes for the benefit of Parcel A above created by, and more particularly described in the Declaration of Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 22915, page 322 and re-recorded in Official Records Book 22918, page 856 of the public records of Hillsborough County, Florida.

Exhibit B

Permitted Exceptions

1. Easement Deed granted to Dale Mabry Utility, Inc. recorded in Official Records Book 3203, page 869, as conveyed to the County of Hillsborough by the Quitclaim Deed recorded in Official Records Book 3379, page 746, and shown on the survey prepared by Accuright Surveys of Orlando Inc., dated May 1, 2015, as revised June 1, 2015, known as Job No. 42593 ("the Survey"). (Affects Parcel A)
2. Utility Easement granted to the County of Hillsborough recorded in Official Records Book 4121, page 1395, and shown on the Survey. (Affects Parcels A and D)
3. Terms, covenants, conditions and other matters contained in the Easement Agreement between Thomas J. Shannon, Jr. and W. Thomas Larkin, as Bishop of the Diocese of St. Petersburg, recorded in Official Records Book 4176, page 845, and shown on the Survey. (Affects all Parcels)
4. Telephone Distribution Easement granted to General Telephone Company of Florida recorded in Official Records Book 4178, page 1050. (Affects Parcels A, C and D)
5. Easement granted to Tampa Electric Company recorded in Official Records Book 4262, page 718. (Affects Parcels A, C and D)
6. Terms, covenants, conditions and restrictions created by and set forth in the Certified Parcel Approval Letter attached to the Owner's Affidavit recorded in Official Records Book 22915, page 297. (Affects Parcels A, C and D)
7. Terms, covenants, conditions, restrictions and easements created by and set forth in the Declaration of Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 22915, page 308, including, but not limited to, provisions for private charges or assessments and liens for liquidated damage. Note: No such charges, assessments or liens are now due and payable. (Affects Parcels A, C and D)
8. Terms, covenants, conditions, restrictions and easements created by and set forth in the Declaration of Reciprocal Easements and Restrictive Covenants recorded in Official Records Book 22915, page 322, as refiled in Official Records Book 22918, page 856, including, but not limited to, provisions for private charges or assessments and liens for liquidated damage. Note: No such charges, assessments or liens are now due and payable. (Affects Parcels A and D)
9. Easements contained in the Lease Agreement dated April 25, 2014, between the predecessors in interest to Woolbright Cascades LLC and SunTrust Bank, a Memorandum of which is recorded in Official Records Book 22915, page 338. (Affects Parcel A)



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 23-0116 Intake Date: 01/30/2023
Hearing(s) and type: Date: 3/27/2023 Type: LUHO Receipt Number: 236949
Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 12924 N Dale Mabry Hwy City/State/Zip: Tampa, FL 33618
TWN-RN-SEC: 28S/18E/9 Folio(s): 19431.8112 Zoning: PD 83-0088 Future Land Use: OC-20 Property Size: 1800 sq ft

Property Owner Information

Name: Carrollwood V Group LLC Daytime Phone 813-898-2836
Address: 18240 Collins Ave City/State/Zip: Sunny Isles, FL 33160
Email: Hernan@opgimar.com Fax Number 813-898-2838

Applicant Information

Name: Kim Ruiz Lozada Daytime Phone (813) 508-2443
Address: 13405 Jomar Drive City/State/Zip: Tampa, FL 33617
Email: Kimruizlozada@yahoo.com Fax Number 813-898-2838

Applicant's Representative (if different than above)

Name: Anne Pollack, Fletcher Fischer Pollack Daytime Phone 813-898-2836
Address: 433 Central Ave Suite 401 City/State/Zip: St. Petersburg, FL 33701
Email: Apollack@ffplegal.com Fax Number 813-898-2838

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.

Anne Pollack Digitally signed by Anne Pollack
Date: 2023.01.30 13:29:31 -05'00'

Signature of the Applicant

Anne Pollack

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.

Anne Pollack Digitally signed by Anne Pollack
Date: 2023.01.30 13:29:57 -05'00'

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

Anne Pollack

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	83-0088
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
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
Census Data	Tract: 011409 Block: 2000
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: 19431.8112



January 30, 2023

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

Folio: 19431.8112
 PIN: U-09-28-18-9Z1-000000-00001.0
 CARROLLWOOD V GROUP LLC
Mailing Address:
 18246 COLLINS AVE
 NORTH MIAMI BEACH, FL 33160-2727
Site Address:
 12904 N DALE MABRY HWY
 TAMPA, FL 33618
SEC-TWN-RNG: 09-28-18
Acreage: 5.91219997
Market Value: \$11,555,900.00
Landuse Code: 1630 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.