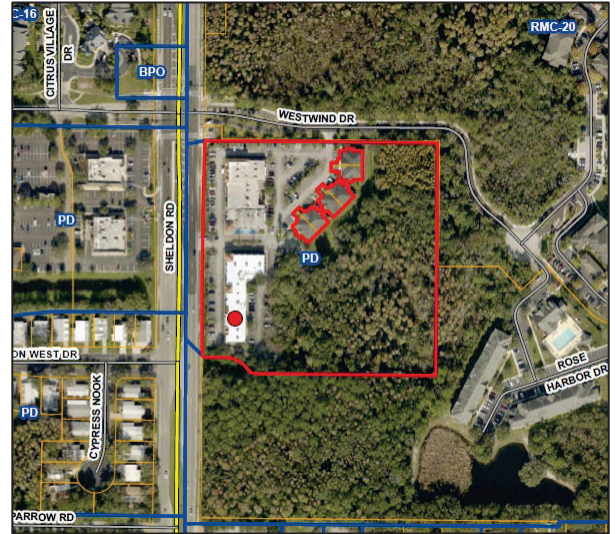




1.0 APPLICATION SUMMARY

Applicant: Pengcheng LLC
 Zoning: PD
 FLU Category: RES-20
 Service Area: Urban
 Community Plan Area: Northwest
 Overlay: None
 Special District: None
 Use: Restaurant
 Total Wet Zone Area Requested: 2,476 square feet
 Inside Area Requested: 2,476 square feet
 Outside Area Requested: None
 Location: 11909 Sheldon Road, Tampa; Folio #: 3558.5500



Introduction Summary:

The proposed wet zoning is sought for a restaurant, Minano Ramen, within an existing strip center. The property is zoned Planned Development PD 16-1079, most recently modified by Personal Appearance PRS 21-1136, which allows the consideration of the proposed wet zoning. Pursuant Land Development Code (LDC) Section 6.11.11, the request is a distance separation waiver for a 2-COP-RX Alcoholic Beverage Permit for the sale and consumption of beer and wine on the permitted premises in connection with a restaurant. At least 51 percent of the restaurant’s total biannual sales shall be derived from the sale of food and non-alcoholic beverages.

| Distance Separation Requirements | Complies with Requirement |
|--|---------------------------|
| Distance to Certain Community Uses Shall Be 500 feet | Yes |
| Distance to Residentially Zoned Property Shall be 150 Feet | No |

Development Services Recommendation:

Approvable

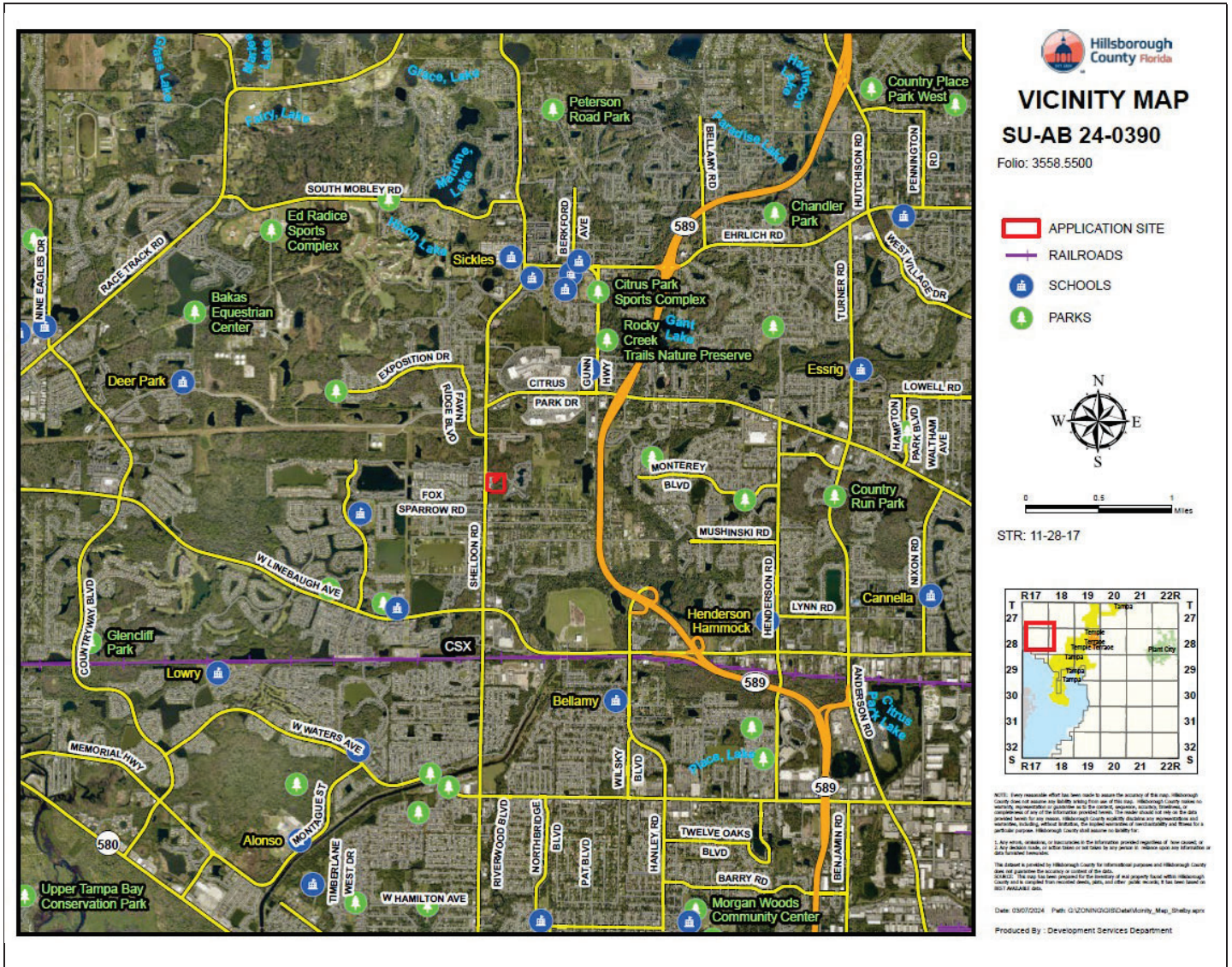
| | | | |
|---|----|--|-----|
| Existing Alcoholic Beverage Permit Being Rescinded: | No | Existing Alcoholic Beverage Permit Number: | N/A |
|---|----|--|-----|

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

| Requested Waiver | Required Separation | Waiver Distance | Resulting Separation |
|--|---------------------|-----------------|----------------------|
| Distance from proposed structure to residentially zoned property | 150 feet | 70 feet | 80 feet |
| Applicant's Justification: | | | |
| The proposed wet zoning is for a sit-down restaurant to provide a small beer and wine menu to pair with their Japanese style ramen dishes. The restaurant is proposing a wet-zoning similar to the neighboring eating establishments in the strip center, which are similarly close to residentially zoned property. The wet zone is naturally buffered from the actual apartments by a large conservation area. | | | |

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

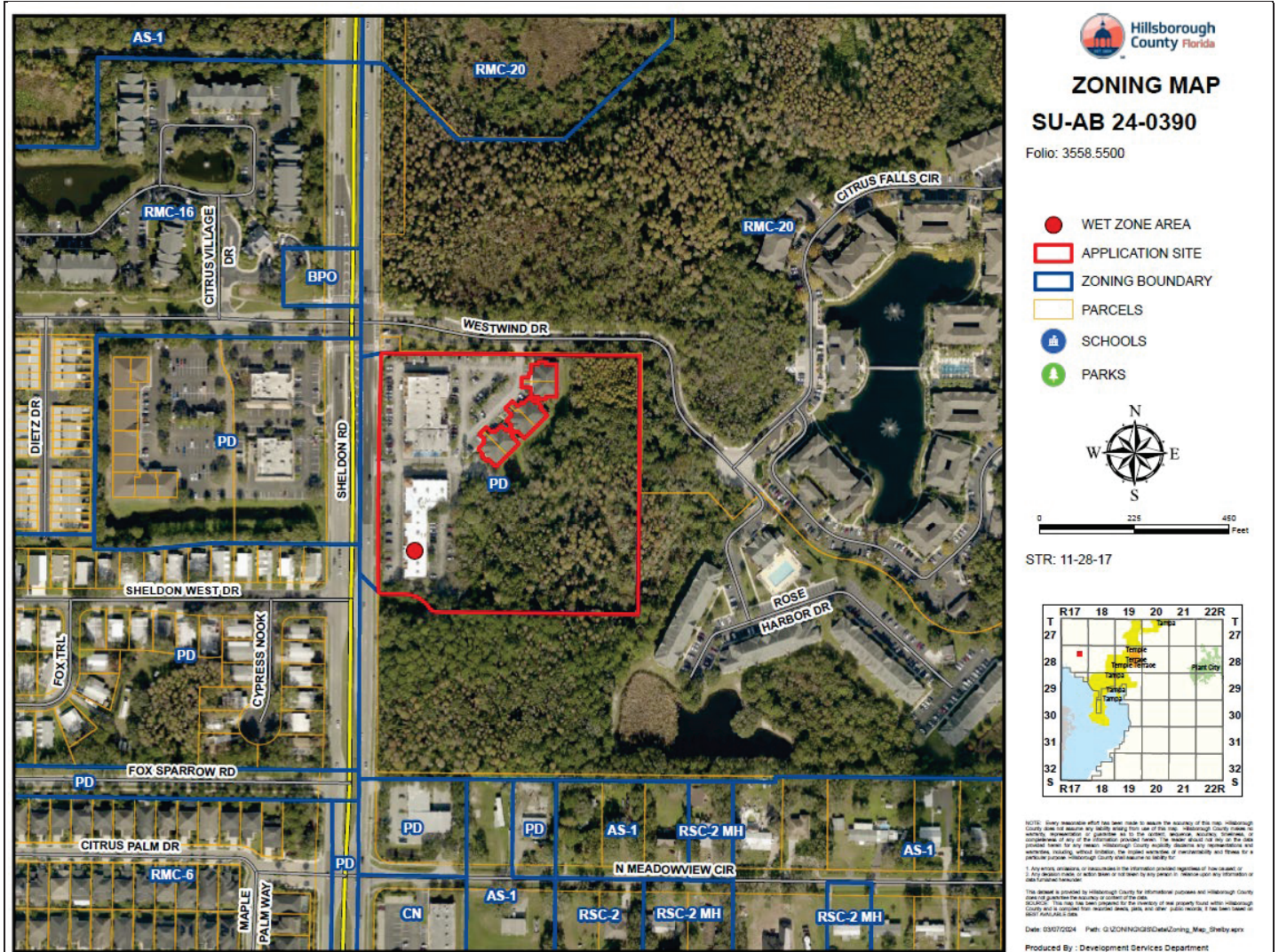


Context of Surrounding Area:

The subject site is located off of Sheldon Road, a major arterial road, in the Northwest Hillsborough Community Plan area. The surrounding area is composed of mixed uses, including general commercial uses, multi-family residential, and single-family residential. The parcel is surrounded by wetland conservation areas from the north, south, and east.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Land Use: |
|-----------|----------------------|------------------------|
| North | RMC-20 | Multi-Family Dwellings |
| South | RMC-20 | Multi-Family Dwellings |
| East | RMC-20 | Multi-Family Dwellings |
| West | PD 01-0574 (04-0925) | Eating Establishments |
| | PD 77-0174 (93-0288) | Mobile Home Dwellings |

4.0 STAFF FINDINGS

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


The proposed wet zoning is within 150 feet from residentially zoned property to the south, where the parcel abuts a multi-family residential development zoned RMC-20. The residential zone is approximately 80 feet from the subject restaurant. The multifamily dwellings are buffered from the subject strip center by a large wetland conservation area, including the area within the 150 feet required buffer from the proposed wet zoning. The closest apartment building within the adjacent multifamily residential parcel to the south is over 500 feet straight line distance from the proposed wet zone area and the driving distance is approximately one-third of a mile from the proposed wet zone area to the apartment buildings.

The proposed wet zoning is located within PD 16-1079, which permits mixed uses, including residential units (3 duplexes) that occupy the northwest corner of the parcel, around 250 feet from the proposed wet zoning. Several wet-zoned establishments, professional services, and retail stores exist in the PD. The entrance for the proposed restaurant faces east towards Sheldon Road and away from the multi-family dwellings.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS

Staff finds the proposed 2-COP-RX Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,476 square feet, as shown on the wet zone survey received January 31st, 2024.

| | |
|---------------------------------------|---|
| Zoning Administrator Sign Off: |  <p>Colleen Marshall Fri Mar 8 2024 16:45:01</p> |
|---------------------------------------|---|

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

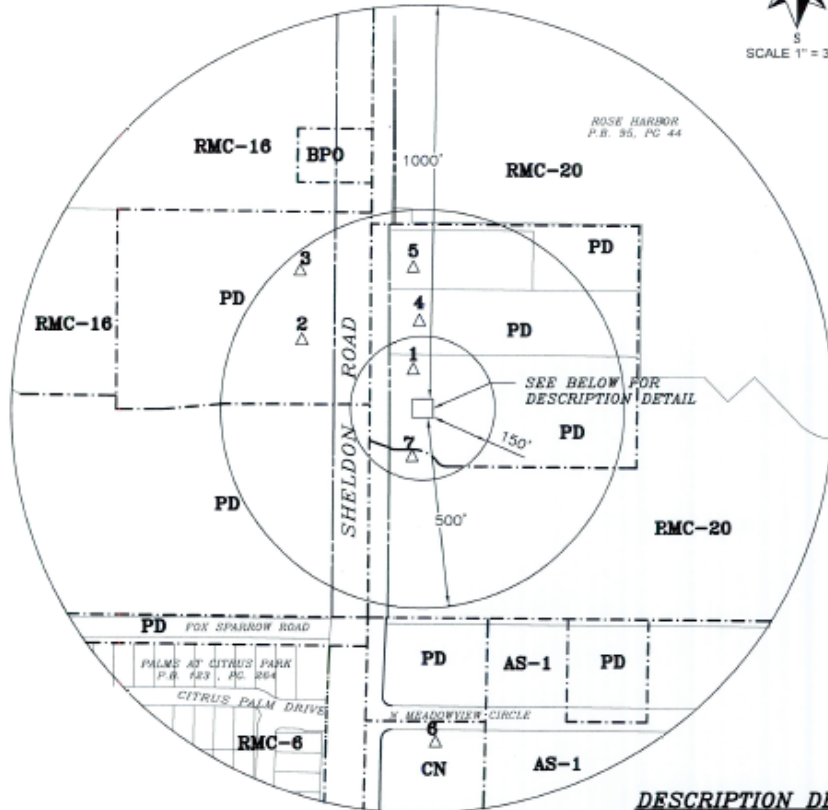
Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

Received
01/31/2024
Development Services

SPECIAL PURPOSE SURVEY WET ZONE 2-COP-RX
RYAN RAMEN #11909 SHELDON ROAD
 SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST,
 HILLSBOROUGH COUNTY, FLORIDA.

SHEET 1 OF 2
SEE SHEET 2 FOR LEGEND



**DESCRIPTION DETAIL
(NOT TO SCALE)**

ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET

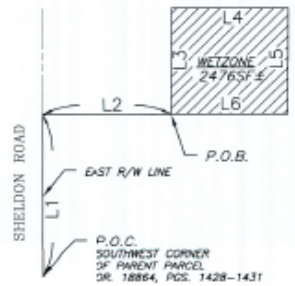
- 1) SEAGRASS TAVERN #11935 SHELDON RD 4-COP-RX (72')
- 2) CARRABBAS ITALIAN GRILL #11902 SHELDON RD 4-COP-RX (312')
- 3) OUTBACK STEAKHOUSE #11950 SHELDON RD 4-COP-RX (427')
- 4) GRAND HACIENDA #11955 SHELDON RD 4-COP-RX (194')
- 5) MEDI WEIGHTLOSS #11967 SHELDON RD 2-COP (331')
- 6) RICE N BEANS #11625 SHELDON RD 2-COP (818')

NO COMMUNITY USES WITHIN 500 FEET

RESIDENTIALLY ZONED PROPERTIES WITHIN 150 FEET

- 7) ROSE HARBOR APARTMENTS (PROPERTY LINE) #11927 ROSE HARBOR DRIVE (80')

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°15'04" W | 73.56' |
| L2 | N 89°44'56" E | 57.00' |
| L3 | N 00°02'25" E | 47.90' |
| L4 | S 89°57'35" E | 51.70' |
| L5 | S 00°02'25" W | 47.90' |
| L6 | N 89°57'35" W | 51.70' |



DESCRIPTION:
 COMMENCE AT THE SOUTHWEST CORNER OF PARENT PARCEL, OFFICIAL RECORDS BOOK 18864, PAGES 1428-1431 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH 00°15'04" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SHELDON ROAD, A DISTANCE OF 73.56 FEET; THENCE NORTH 89°44'56" EAST, A DISTANCE OF 57.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°02'25" EAST, A DISTANCE OF 47.90 FEET; THENCE SOUTH 89°57'35" EAST, A DISTANCE OF 51.70 FEET; THENCE SOUTH 00°02'25" WEST, A DISTANCE OF 47.90 FEET; THENCE NORTH 89°57'35" WEST, A DISTANCE OF 51.70 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 2476 SQUARE FEET, 0.057 ACRES MORE OR LESS

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

| | | | |
|------------------------------|--------------------------------------|-----------------|----------------------|
| J. MICHAEL FUQUA P.S.M. 4192 | <i>J. Michael Fuqua</i> Signature | 1/09/24 Date | Field Date: 12/28/23 |
| | | | Job Number: 2312-050 |

6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received
01/31/2024
Development Services

SPECIAL PURPOSE SURVEY WET ZONE 2-COP-RX
SECTION 11, TOWNSHIP 28 SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY, FLORIDA.

SHEET 2 OF 2
SEE SHEET 1 FOR SKETCH

LEGEND

| | |
|--------------------------------------|---|
| Petition Prefixes | |
| ST | Sealing |
| MM | Major Modification |
| PRS | Personal Appearance |
| SU | Special Use |
| VAR | Variance |
| APP | Appeal |
| Comprehensive Plan Categories | |
| AM | Agriculture/Minning (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) |
| Res-3 | Residential-3 (3 units per acre) |
| Res-4 | Residential-4 (4 units per acre) |
| Res-6 | Residential-6 (6 units per acre) |
| Res-8 | Residential-8 (8 units per acre) |
| Res-9 | Residential-9 (9 units per acre) |
| Res-12 | Residential-12 (12 units per acre) |
| Res-20 | Residential-20 (20 units per acre) |
| OC | Office Commercial |
| MMU | Urban Mixed Use-20 |
| MMU | Urban Mixed Use-35 |
| RCP | Research/Corporate Park |
| L-IP | Light Industrial Planned |
| L | Light Industrial |
| HI | Heavy Industrial |
| DPGF | Electrical Power Generation Facility |
| P | Public/Quasi-Public |
| S | Environmentally Sensitive Areas |
| N | Natural Preservation |
| S | Scenic Corridor |
| Service Areas | |
| USA | Urban Service Area |
| USA | Urban Expansion Area |
| RSA | Rural Service Area |
| Zoning Districts | |
| AM | Agricultural Minning (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) |
| ASD-1 | Agricultural, Single-Family Conventional (1 unit per acre) |
| AI | Agricultural Industrial |
| RSD-2 | Residential, Single-Family Conventional (2 units per acre) |
| RSD-3 | Residential, Single-Family Conventional (3 units per acre) |
| RSD-4 | Residential, Single-Family Conventional (4 units per acre) |
| RSD-6 | Residential, Single-Family Conventional (6 units per acre) |
| RSD-9 | Residential, Single-Family Conventional (9 units per acre) |
| MS | 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-18 | Residential, Multi-Family Conventional (18 units per acre) |
| RMC-20 | Residential, Multi-Family Conventional (20 units per acre) |
| PO | Business, Professional Office |
| CO | Office Residential |
| CN | Commercial, Neighborhood |
| CG | Commercial, General |
| CI | Commercial, Interim |
| M | Manufacturing |
| SB | Show Business Overlay |
| SP-HC | Historic and Cultural Conservation |
| SP-RVH | Recreational Vehicle & Private Pleasure Craft Residential Overlay |
| SP-UC-1 | Special Public Interest-University Community |
| SP-UC-2 | Special Public Interest-University Community |
| SP-UC-3 | Special Public Interest-University Community |
| SP-AP-1 | Special Public Interest-Airport |
| SP-AP-2 | Special Public Interest-Airport |
| SP-AP-3 | Special Public Interest-Airport |
| SP-AP-4 | Special Public Interest-Airport |
| SP-AP-5 | Special Public Interest-Airport |
| SP-AP-V | Special Public Interest-Airport |
| SP-NMI | 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 retail beverage off-premises sales licenses under 5009 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-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 financial report to be at least fifty-percent (51%) generated 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 (B) above.

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

Legend

| | | | |
|----------|---------------------------------|---------------------|-----------------|
| PC | Point of Curvature | (U) | Upland |
| PI | Point of Intersection | (Desc) | Description |
| PCC | Point of Compound Curvature | (C) | Canal |
| P | Point of Interest | (F) | Flood Area |
| PIR | Point of Interest | (K.C.) | Witness Corner |
| S.C.I.R | Set Capped Iron Rod 1/2" # 8952 | (Sec.) | Section |
| F.C.I.R | Found Capped Iron Rod | (Tap.) | Township |
| F.I.R | Found Iron Rod | (O/H) | Overhead |
| F.P.I.R | Found Pinned Iron Pipe | (E) | Evidence |
| F.C.M | Found Concrete Monument | (A/C) | Air Conditioner |
| S.C.M | Set Concrete Monument | (O/H) | Overhead |
| IPK&S&A | Set P-K Nail & Stake | (Cov.) | Covered |
| IPK&S&A | Found P-K Nail & Stake | (A.P.O. of Port of) | Authority |
| F.P.S.P. | Found Railroad Spike | (B.M.) | Benchmark |
| M.C.P. | Moisture Content or Set | (Benchmark) | Benchmark |
| P.M. | Permanent Reference Monument | (Cov.) | Covered |
| Stake | Stake | (M.S.) | Manhole |
| R/W | Right of Way | (D.M.) | Ditch |
| W/F | Wood Fence (W) | (M.S.) | Manhole |
| W/F | Wood Fence (E/W) | (R.C.) | Resident |
| P.O.S | Point of Beginning | (P.B.) | Plot Book |
| P.O.C | Point of Commencement | (PL) | Plot |
| W.C. | Witness Corner | (P.P.) | Power Pole |
| D/S/O | Doing Business As | (R/W) | Right of Way |
| | | (T.P.) | Tripod |

Surveyor's Notes:

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

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Minano Ramen Tampa Inc
11909 SHELDON RD TAMPA FL 33626

The written statement

To whom may be concern, We are opening a small scale Ramen noodle restaurant called Minano Ramen. We are trying to obtain a 2COP-RX license so that we can offer beer and wine options to our guests who like to pair it with their Hot Bowl of Ramen. We are unable to do so, due to the fact that the site location is within 150 feet of the border of a residentially zoned parcel (80' ft away). There is a large wooden land before the actual apartments.

Our Neighbor restaurant, Seagrass Tavern is even closer with 72' ft away and they have 4COP-RX, Which is a full liquor license.

We wholeheartedly believe we do not have any negative impact on the local community, as we mainly sell japan style Ramen. We just like to have the option to sell beer and wine for people who like to consume their meal.

Please allow us to obtain 2Cop-RX. Thank you

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Prepared by and Return to:
American Patriot Title
13000 North Dale Mabry Hwy
Tampa, Florida 33618
Our File Number: 22-0200

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Hillsborough) (Corporate Seller)
)

THIS INDENTURE, made this September 21, 2022, between CFC Syndicate, LLC, a Delaware Limited Liability Company, a Delaware corporation, whose mailing address is: 19005 North Dale Mabry Hwy, Lutz, Florida 33548, party of the first part, and PengCheng LLC, a Florida Limited Liability Company, whose mailing address is: 5965 Bayview Circle South, Saint Petersburg, Florida 33707, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Parcel I:

The East 263.03 feet of the North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 and the North 15.00 feet of the North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, less the East 263.03 feet thereof, Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less the west 50.00 feet for road right of way.

Parcel II:

The North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, less the East 263.03 feet thereof, in Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, also less the North 15.00 feet and less the West 50.00 feet for Right of Way.

Parcel III:

The South 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less right of way for Sheldon Road.

Parcel IV:

The North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, LESS Tract Beginning 40.00 feet East of the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East; thence North, 116.91 feet; thence 39.18 feet along the arc of a curve concave to the Northeast, having a radius of 25.00 feet, central angle of 89°47'53", chord bearing and distance, South 44°53'56" East, 35.29 feet to the point of tangency; thence South 89°47'36" East, 46.18 feet to a point of curvature; thence 71.41 feet along the arc of a curve to the right having a radius of 75.00 feet, central angle of 54°32'59" chord bearing and distance, South 62°31'24" East, 68.74 feet to a point of reverse curvature; thence 23.80 feet along the arc of a curve to the left having a radius of 25.00 feet, central angle of 54°32'59" chord bearing and distance South 62°31'24" East, 22.91 feet to a point of tangency, thence South 89°47'53" East, 474.97 feet; thence South 00°01'49" West, 50.00 feet to the South Boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11; thence along said South Boundary, North 89°47'53" W, 627.35 feet to the Point of Beginning, ALSO LESS additional Right of Way for Sheldon Road.

All of the above-described property (being Parcels I, II, III and IV) is also known as the following:

The North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, LESS Tract Beginning 40.00 feet East of the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the

Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East; thence North, 116.91 feet; thence 39.18 feet along the arc of a curve concave to the Northeast, having a radius of 25.00 feet, central angle of 89°47'53", chord bearing and distance, South 44°53'56" East, 35.29 feet to the point of tangency; thence South 89°47'36" East, 46.18 feet to a point of curvature; thence 71.41 feet along the arc of a curve to the right having a radius of 75.00 feet, central angle of 54°32'59" chord bearing and distance, South 62°31'24" East, 68.74 feet to a point of reverse curvature; thence 23.80 feet along the arc of a curve to the left having a radius of 25.00 feet, central angle of 54°32'59" chord bearing and distance South 62°31'24" East, 22.91 feet to a point of tangency, thence South 89°47'53" East, 474.97 feet; thence South 00°01'49" West, 50.00 feet to the South Boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11; thence along said South Boundary, North 89°47'53" W, 627.35 feet to the Point of Beginning, LESS additional Right of Way for Sheldon Road.

And

The South 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less Right of Way for Sheldon Road.

And

The North 1/2 of the South 1/2 of the North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, less Right of Way for Sheldon Road.

LESS AND EXCEPT FROM THE ABOVE LANDS, THE FOLLOWING DESCRIBED TRACT:

A portion of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida; thence S.89°47'43"E., 40.01 feet; thence North 116.91 feet to a non-tangent curve concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly along said curve 39.18 feet through a central angle of 89°47'53" (chord bearing S.44°53'56"E. 35.29 feet); thence S.89°47'36"E., 46.18 feet to a curve concave Southwesterly having a radius of 75.00 feet; thence Southeasterly along said curve 71.41 feet, through a central angle of 54°32'59" (chord bearing S.62°31'24"E., 68.74 feet) to a point of reverse curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along said curve 23.80 feet through a central angle of 54°32'59" (chord bearing S.62°31'24"E., 22.91 feet); thence S.89°47'53"E., 474.97 feet; thence along the East boundary of the North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, N.00°01'02"E., 612.96 feet; thence along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 17 East, Hillsborough County, Florida, N.89°55'30"W., 194.76 feet to the POINT OF BEGINNING; thence South, 112.63 feet to a curve concave Westerly having a radius of 28.00 feet; thence Southerly along said curve 21.99 feet, through a central angle of 45°00'00" (chord bearing S.22°30'00"W., 21.43 feet); thence S.45°00'00"W., 198.36 feet; thence N.44°59'28"W., 69.27 feet; thence N.45°00'32"E., 33.37 feet; thence N.44°58'16"W, 17.73 feet; thence N.45°00'00"E., 24.00 feet; thence S.44°58'16"E., 17.74 feet; thence N.45°00'32"E., 62.91 feet; thence N.44°58'16"W., 17.75 feet; thence N.45°00'00"E., 24.00 feet; thence S.44°58'16"E., 17.75 feet; thence N.45°00'32"E., 38.40 feet; thence N.00°00'51"W., 17.83 feet; thence N.89°59'39"W., 17.74 feet; thence N.00°01'23"W., 24.00 feet; thence S.89°59'39"E., 17.75 feet; thence N.00°00'51"W., 52.81 feet; thence S.89°55'30"E., 68.28 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain non-exclusive easement benefiting the above parcel created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 13578, page 1684, as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 16279, page 249, Public Records of Hillsborough County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 21, 2022.

Signed, sealed and delivered
in the presence of:

CFC Syndicate, LLC, a Delaware Limited Liability Company

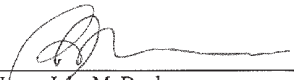


Witness signature
DAVID P. RANKIN

Print witness name


Witness signature

Print witness name

By: 
Print Name: John M. Doyle
Title: Authorized Member

(Corporate Seal)

State of Florida
County of Hillsborough

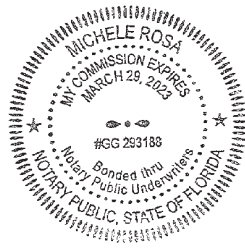
THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization this 21st day of September, 2022 by John M. Doyle, Authorized Member of CFC Syndicate, LLC, a Delaware Limited Liability Company who is personally known to me or who has produced a driver's license as identification.


Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal



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**Hillsborough
County Florida**
Development Services

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

Official Use Only

Application No: 24-0390 Intake Date: 02/05/2024
 Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 339332
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Jayson Lu Phone: 646-413-5144

Representative's Email: Jayson 424@gmail.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 |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Property/Applicant/Owner Information Form</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Copy of Current Recorded Deed(s)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Close Proximity Property Owners List</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Legal Description</u> for the subject site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Fastrack Approval</u> (if applicable) |

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



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0390 Intake Date: 02/05/2024
Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 339332
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 11909 Sheldon Rd City/State/Zip: Tampa FL 33626
TWN-RN-SEC: 11-28-17 Folio(s): 3558-5508 Zoning: ~~PD16-1079~~ Future Land Use: R2W Property Size: 8.191 Acre
PD16-1079

Property Owner Information

Name: Puncheng LLC Daytime Phone: 239-297-9957
Address: 5965 Bayview Cir South City/State/Zip: Saint Petersburg FL 33707
Email: Kumo239@yahoo.com Fax Number: _____

Applicant Information

Name: Wei Chen Daytime Phone: 352-419-9217
Address: 6091 Bimini Loop City/State/Zip: Orlando FL 32819
Email: Vivian.chen88312@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Jayson Lu Daytime Phone: 646-413-5744
Address: 6643 Hayter Dr City/State/Zip: Lakeland FL 33813
Email: Jayson424@gmail.com Fax Number: _____

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

Type or print name

Jayson Lu

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

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

Type or print name

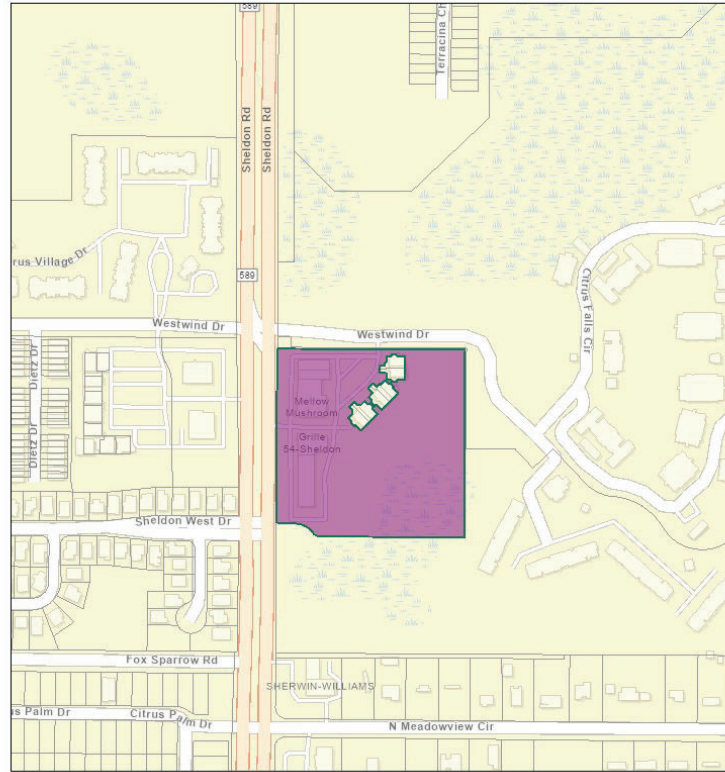
Wan Jian Ren



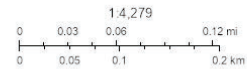
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

| | |
|-------------------------------|---|
| Jurisdiction | Unincorporated County |
| Zoning Category | Residential |
| Zoning | RMC-20 |
| Description | Residential - Multi-Family Conventional |
| RZ | 01-0016 |
| Zoning Category | Planned Development |
| Zoning | PD |
| Description | Planned Development |
| RZ | 16-1079 |
| Flood Zone:AE | BFE = 25.4 ft |
| Flood Zone:X | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel | 0187H |
| FIRM Panel | 12057C0187H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | X |
| Pre 2008 Firm Panel | 1201120190D |
| County Wide Planning Area | Northwest Hillsborough |
| Community Base Planning Area | Northwest Hillsborough |
| Planned Development | PD |
| Re-zoning | 16-1079 |
| Note | 02-1445 |
| Minor Changes | null |
| Major Modifications | 04-1644 |
| Personal Appearances | 04-0601,03-1083, 21-1136 |
| Census Data | Tract: 011412 Block: 2001 |
| Future Landuse | R-20 |
| Future Landuse | R-20 |
| Future Landuse | R-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 |
| Competitive Sites | NO |
| Redevelopment Area | NO |

Folio: 3558.5500



November 27, 2023



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Hillsborough County Florida

Folio: 3558.5500
PIN: U-11-28-17-ZZZ-000000-27870.0
Pengcheng Llc
Mailing Address:
 5965 Bayview Cir S
 null
 Saint Petersburg, FL 33707
Site Address:
 11901 Sheldon Rd
 Tampa, FL 33626
SEC-TWN-RNG: 11-28-17
Acreage: 8.19124985
Market Value: \$9,703,100.00
Landuse Code: 1630 Store/shp Cente

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

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