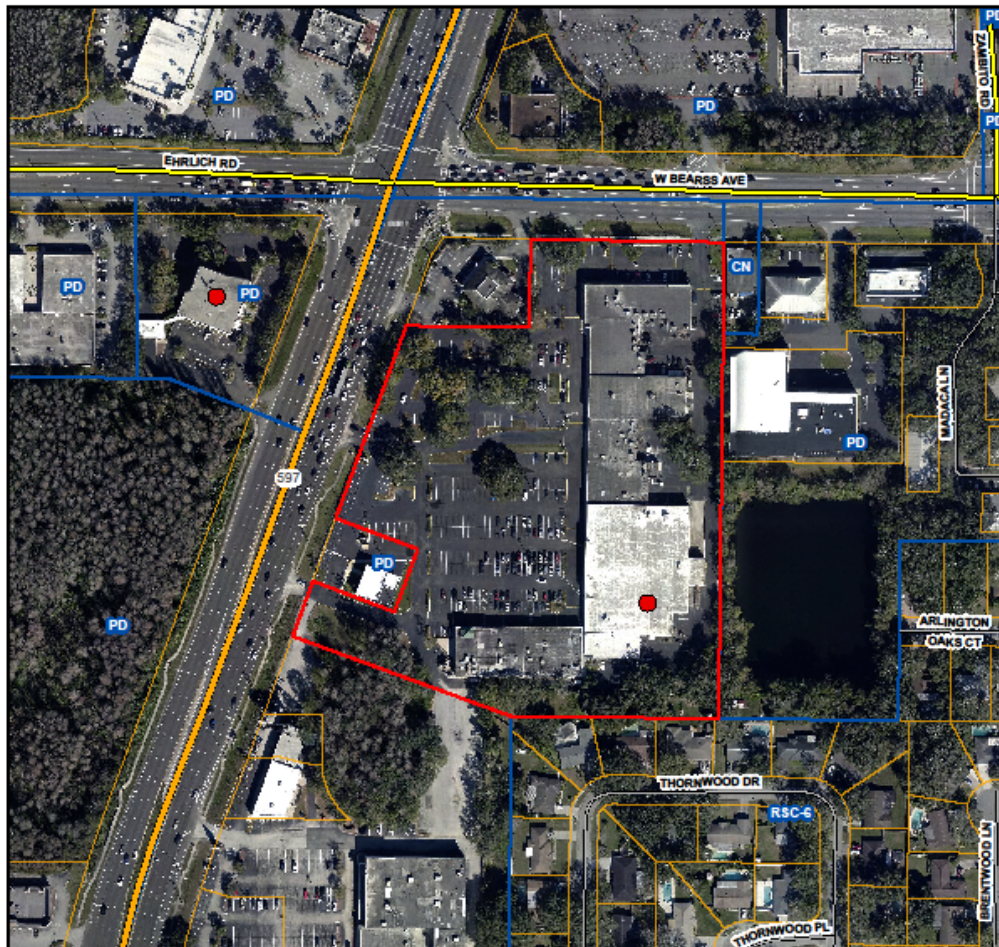





Hillsborough County Florida


Land Use Application Summary Report

Application Number:	SU-AB 22-1143	Adjacent Zoning and Land Uses:	
Request:	2-COP AB Permit with Distance Separation Waivers	North:	PD 89-0029 (PRS 19-0762)
		South:	PD 78-0289/RSC-6 (Residential Single Family Conventional)
Comp Plan Designation:	OC-20 (Office Commercial)	East:	PD 96-0352 (PRS 98-0942)
Service Area:	Urban Service Area	West:	PD 78-0310/PD 80-0221

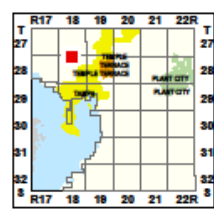



ZONING MAP
SU-AB 22-1143
 Folio: 18896.0500

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


 0 100 200 Feet

STR: 4-28-18



Date: 07/05/2022 Path: G:\2024\GIS\Zoning_Maps
 Produced By: Development Services Department

Request Summary

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) for the sale and consumption of beer and wine on and off the permitted premises (package sales).

The wet zoning is sought by an existing wine store, Chateau Cellars, located at 14821-14823 N. Dale Mabry Highway. The wet zoned area will comprise a footprint of 3,280 square feet of indoor area, as shown on the revised wet zone survey received July 22, 2022, with no outdoor area.

The property is zoned Planned Development district PD 78-0289, which allows consideration of the proposed wet zoning. The wine store is located in the Market Place North shopping center at the southeast corner of N. Dale Mabry Highway and Bearss Avenue. The store currently has a 2-APS wet zoning (SU-AB 22-0382) for the sale of beer and wine in sealed containers only for consumption off the licensed premises (package sales). Prior to approval of the 2-APS wet zoning, the premises had a 2-COP-R wet zoning (SU-AB 82-0919) which allowed beer and wine sales for consumption on and off the permitted premises in conjunction with a restaurant.

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:

- The distance from the proposed structure to residentially zoned property shall be 250 feet. According to the survey submitted by the applicant, the request **does NOT** comply with this requirement.
- 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. There are seven existing wet zonings of the specified types within 1,000 feet of the proposed wet zoning.
- 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** comply with this requirement.

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.

Requested Separation Waivers

The applicant requests a 185-foot waiver to the required 250-foot separation from the residentially zoned property to allow a separation of 65 feet. The applicant's justification for the waiver includes the following:

- The proposed wet zoning to 2-COP is of similar or lower intensity than the historic 2-COP-R alcoholic beverage permit that existed in the subject location from 1982 to 2022 when the 2-APS alcoholic beverage permit replaced the 2-COP-R for the wine shop.
- While there is a residential neighborhood located immediately south of the strip center, the neighborhood is separated from the strip center by an approximately six-foot-high wall, large trees, and other vegetation.

- While the residentially zoned property is 65 feet away from the back of the premises, the entrance to the neighborhood in which that property is located is approximately 3,500 feet away from the premises.
- The shopping center is located to the north of the backyards of the neighborhood. The business is not accessible to the neighborhood and traffic to and from the premises will not travel through the neighborhood.
- The neighborhood is adjacent to the back portion of the strip center, which is behind the front entrances to the business. Thus, there is less traffic and activity in the part of the premises that is closer to the nearby neighborhood.

The applicant requests a waiver to the required maximum of three approved AB permits falling with the same wet zone classification. According to the wet zone survey there are seven approved AB permits in the same classification. The applicant's justification for the waiver includes the following:

- Because the proposed use is that of a high-end wine shop selling wine for consumption on and off premises, the proposed use is unlikely to generate a large volume of customers or generate significant noise.
- The shopping center is located on a busy arterial highway, making it unlikely that the proposed use will meaningfully affect traffic.
- Several of the nearby wet zoning approvals are currently not being used and it would seem unlikely they would revert to serving alcohol. The structure zoned for SU-AB 81-0904, which is located in the parking lot of the strip center has been converted to a bank building currently used by Bank Ozark. SU-AB 05-1667 and 11-0185 are both located within the strip center and are currently occupied by a Jersey Mike's franchise which does not sell alcohol and an Autozone auto parts store.
- The other wet zoned properties within 1,000 feet are located to the south in a separate shopping center and have little or no functional relationship with the premises.

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 single-family residential homes that are located within 250 feet of the proposed wet zoning are screened from the shopping center and wine shop by an existing masonry wall and vegetation. Additionally, the proposed wet zoning does not include any outdoor area.
- The wine shop entrance is oriented towards Dale Mabry Highway and does not face the single-family homes. Additionally, the fronts of the houses face away from the proposed wet zoning and their back yards are screened by the masonry wall and vegetation.
- The normal route of travel from the entrance of the wine store to the single-family lots within 250 feet is more than 4,000 feet.
- The present 2-APS wet zoning for the wine store allows the sale of beer and wine for consumption off-premises from 7:00 a.m. to 3:00 a.m. the next day, Monday through Saturday, and 11:00 a.m. to 3:00 a.m. the next day on Sunday. The same hours are permitted by Code for the proposed 2-COP use. However, to promote compatibility with the neighboring homes, the applicant has agreed to stop the sale and on-premises

consumption of alcoholic beverages at 9:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.

- Staff recognizes there is a direct pedestrian connection from the wine store entrance to a small number of parking spaces on the south side of the shopping center, near the single-family homes. However, as noted above, the present 2-APS wet zoning of the premises allows package sales to occur until 3:00 a.m. every day, whereas the proposed alcoholic beverage use will cease at 9:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday, thereby limiting potential impacts of vehicular traffic associated with the wine store, or future tenants of the premises, on the neighboring homes.
- As shown on the wet zone survey received July 22, 2022, only four of the seven wet zonings of the specified types within 1,000 feet of the proposed wet zoning are located in Market Place North, and three of those are not utilized by the uses which currently occupy those locations. These include:
 - Jersey Mike's Subs, 2-COP, (SU-AB 05-1667).
 - Autozone Autoparts store, 2-COP, (SU-AB 11-0185)
 - Riviera Restaurant, 2-COP, (SU-AB 81-0860)

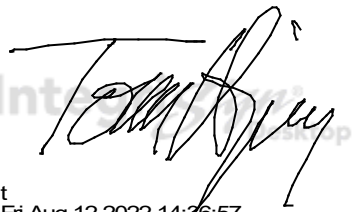
Therefore, within the subject shopping center there is only one wet zoning of the specified types, a 4-COP, that is actively utilized by the current occupant of the premises, the Gallery Chophouse restaurant. Staff recognizes that all of these wet zonings could be actively utilized at the same time by future tenants of the shopping center, but finds the addition of the proposed wet zoning does not pose a significant increase in the potential cumulative effects of the wet zonings in the center and is consistent with the highly commercialized character of the North Dale Mabry corridor in the vicinity and pattern of existing alcoholic beverage uses.

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

Recommendation:

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE subject to conditions**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 3,280 square feet, as shown on the revised wet zone survey received July 22, 2022.

1. The sale and on-premises consumption of alcoholic beverages shall not be permitted after 9:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
2. Upon approval of SU-AB 22-1143, the existing 2-APS wet zoning of the premises, SU-AB 22-0382 shall be rescinded.

Staff's Recommendation	Approvable, Subject to Conditions
Zoning Administrator's Sign-Off	 t Fri Aug 12 2022 14:36:57

SHEET NO. 1 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
2-COP

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of Section 4, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Northeast 1/4 of Section 4, run thence along the North boundary thereof, S.89°29'01"E., a distance of 358.00 feet; thence S.00°42'39"W., a distance of 797.08 feet; thence N.89°17'21"W., a distance of 142.76 feet, to the POINT OF BEGINNING; thence S.00°20'53"W., a distance of 40.80 feet; thence N.89°39'07"W., a distance of 80.40 feet; thence N.00°20'53"E., a distance of 40.80 feet; thence S.89°39'07"E., a distance of 80.40 feet, to the POINT OF BEGINNING.

Containing 3280 square feet, more or less.

"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 Alcoholic Beverage Permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1000 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."

NOTE: See Sheet No. 2 for Sketch, see Sheet No. 3 for Measurements.

Last Date of Field Survey: 12/15/21

This Survey Prepared For: **Chateau Cellars, LLC**

JACK M. GREENE
 LICENSE NUMBER 6506
 STATE OF FLORIDA
 Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
add to measurments	7/14/22	JMG	SEC	NN	NNNN

SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 STATE OF FLORIDA
 Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG	Checked: PAD	P.C.: JMG	Date: N/A
Date: 12/15/21	Dwg: Market Place North AB		
Section 4, Township 28 South, Range 18 East			

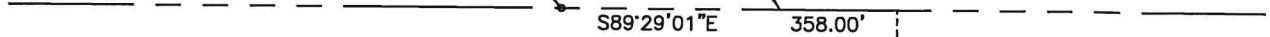
SHEET NO. 2 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
2-COP

Scale: 1" = 200'

POINT OF COMMENCEMENT
Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 4-28-18

BEARSS AVENUE
(Public Right-of-way)

North boundary of the Northeast 1/4 of the Northeast 1/4 of Section 4-28-18

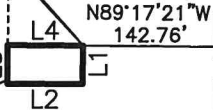


N. DALE MABRY HIGHWAY
(State Road No. 597)

POINT OF BEGINNING

SUBJECT SITE

Area = 3280 Square Feet±
#14821 - 14823
Existing One Story Building

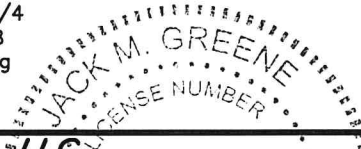


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°20'53" W	40.80'
L2	N 89°39'07" W	80.40'
L3	N 00°20'53" E	40.80'
L4	S 89°39'07" E	80.40'

BASIS OF BEARINGS: For the purposes of this survey, the North boundary of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 28 South, Range 18 East, has an assumed bearing of S.89°29'01"E.

Last Date of Field Survey: 12/15/21

This Survey Prepared For: **Chateau Cellars, LLC**



REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
add to measurements	7/14/22	JMG	SEC	NN	NNNN

SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



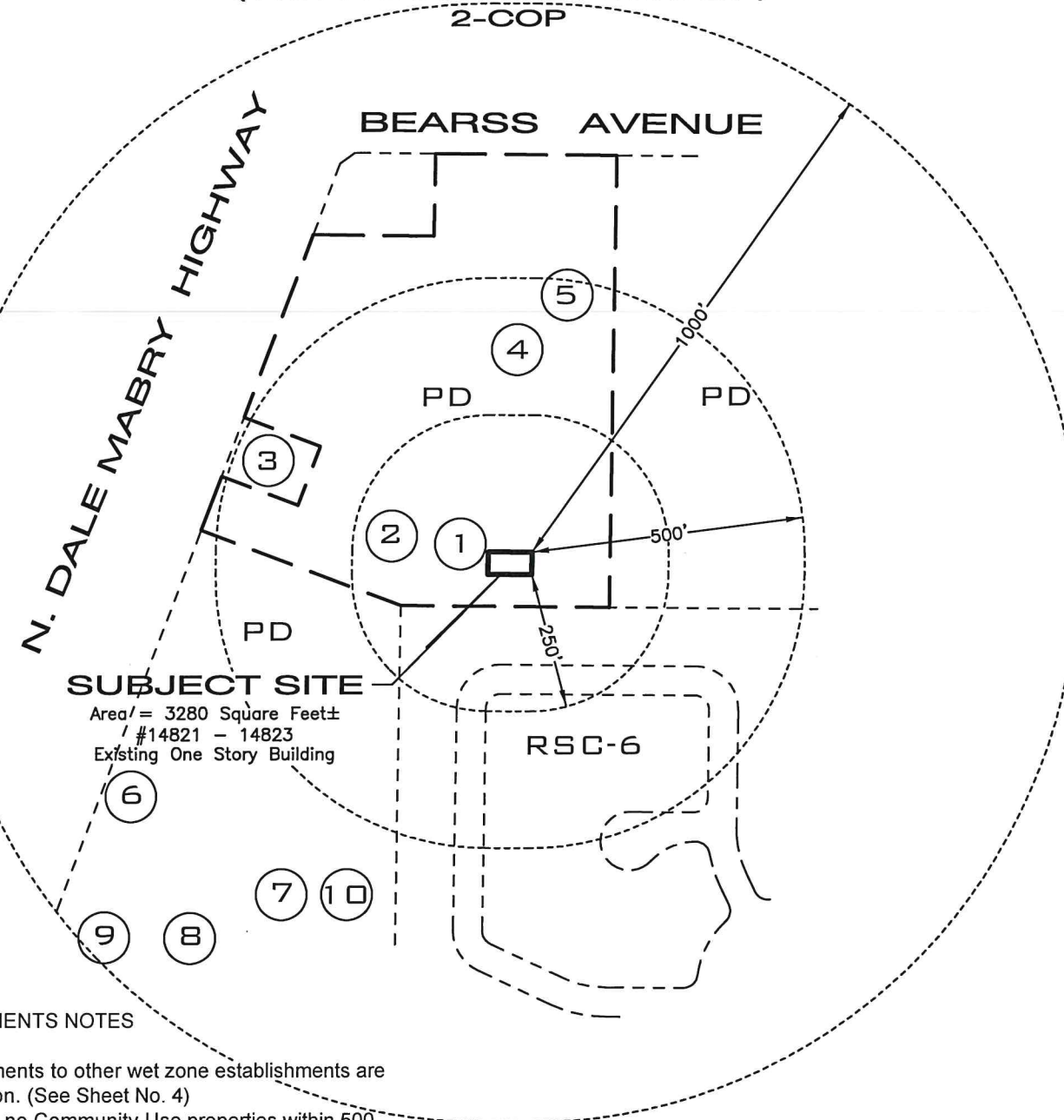
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33605
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG	Checked: PAD	P.C.: JMG	Date: N/A
Date: 12/15/21	Dwg: Market Place North AB		
Section 4, Township 28 South, Range 18 East			

SHEET NO. 3 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)



SUBJECT SITE
Area = 3280 Square Feet±
#14821 - 14823
Existing One Story Building

RSC-6

MEASUREMENTS NOTES

- 1) Measurements to other wet zone establishments are shown hereon. (See Sheet No. 4)
- 2) There are no Community Use properties within 500 feet of the Subject Site.
- 3) There are no Schools within 500 feet of the Subject Site.
- 4) Measurements to Residentially Zoned properties shown hereon.

Last Date of Field Survey: 12/15/21

This Survey Prepared For: **Chateau Cellars, LLC**

JACK M. GREENE
LICENSE NUMBER 6506
STATE OF FLORIDA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
add to measurments	7/14/22	JMG	SEC	~	~

SURVEYOR'S CERTIFICATE.
This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG Checked: PAD P.C.: JMG Date: N/A

Date: 12/15/21 Dwg: Market Place North AB

Section 4, Township 28 South, Range 18 East

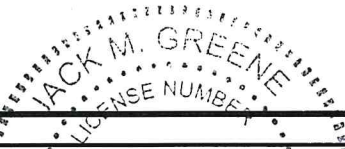
SHEET NO. 4 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
2-COP

MEASUREMENTS

Subject Site 14821 - 14823 North Dale Mabry Highway 2-APS 0 (zero) feet	6 - AB82-960 2-COP-R 750 feet
1 - Riviera Restaurant 14819 North Dale Mabry Highway 2-COP 10 feet	7 - AB09-0667 2-COP 658 feet
2 - AB98-404 4-COP 157 feet	8 - AB01-1016 2-COP 788 feet
3 - AB81-904 2-COP-R 362 feet	9 - AB82-956 4-COP-SRX 859 feet
4 - AB05-1667 2-COP 300 feet	10 - Best NY Pizza 14743 N. Dale Mabry Highway 2-COP 646 feet
5 - AB11-185 2-COP 380 feet	11 - Nearest residentially Zoned Property is 65 feet to RSC-6

Last Date of Field Survey: 12/15/21

This Survey Prepared For: **Chateau Cellars, LLC**



REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
add to measurments	7/14/22	JMG	SEC	NN	NNNN

SURVEYOR'S CERTIFICATE
 This certifies that a survey of the person described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 63-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: JMG	Checked: PAD	P.C.: JMG	Date: N/A
Date: 12/15/21	Dwg: Market Place North AB		
Section 4, Township 28 South, Range 18 East			

Barnett Kirkwood Koche Long & Foster
sbagge@barnettbolt.com
813-253-2020

**Re: Chateau Cellars Special Use (Alcoholic Beverage Permit) Application
Written Statement**

To whom it may concern.

This law firm represents Chateau Cellars, LLC. Chateau Cellars is filing an Alcohol Beverage Special Use Permit Application to utilize the premises at 14821-14823 N. Dale Mabry Highway in Tampa as a wine store with on site consumption. Chateau Cellars is seeking a 2-COP license. It will sell wine for on and off premises consumption. It currently has permission to sell to wine for off premises consumption. The premises is located within the Market Place North shopping plaza. Please contact the undersigned with any questions or concerns.

Sincerely,

Stephen J. Bagge

STL - TITLE OF TAX
Address,
33697

RECORDED FOR THE YEAR 1999

INSTR # 99035004
OR BK 09466 PG 1487

PREPARED BY AND
AFTER RECORDING
RETURN TO

RECORDED 02/05/99 04:28 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 52,500.00
DEPUTY CLERK S Spencer

JAY ZEIGER, Esq
P O BOX 30 - CHURCH STREET
WOODBURNE, NEW YORK 12788

Tax Id. # 18898.0500

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 1 day of Feb., A D 1999 by INSTITUTIONAL REAL ESTATE FUND III (formerly known as Equitec Institutional Real Estate Fund III), a Group Trust under Agreement dated June 30, 1986, whose address is 800 Newport Center Drive, Suite 300, Newport Beach, California 92660, hereinafter called the Grantor, to MPN ASSOCIATES LIMITED PARTNERSHIP, a Florida limited partnership, whose address is 415 Highland Avenue, Ridgewood, New Jersey, 07459, hereinafter called the Grantee

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, demises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Hillsborough, State of Florida, viz

SEE ATTACHED SCHEDULE "1"

TOGETHER, with all improvements thereon and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee forever

AND that Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee, 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, but against none other, subject to taxes accruing subsequent to December 31, 1998, and easements, restrictions, reservations and encumbrances of public record, provided, however, reference thereto shall not serve to reimpose same, and matters which would be disclosed by an accurate survey

IN WITNESS WHEREOF, the said Grantor has hereunder to its hand and seal the day and year first above written

Signed, sealed and delivered in our presence


INSTITUTIONAL REAL ESTATE FUND III, WITNESSED
a Group Trust

By PMRealty Advisors, Inc.,
a California corporation,
Its Investment Manager

By 
Name **LAWRENCE K. SULLIVAN**
Title **MANAGING DIRECTOR**


Printed Name Lynnette Beverly


Printed Name Loretta L. Nakamura

By: 
DAVID R. BRUSH
Its: **ASSISTANT SECRETARY**

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On February 1, 1999, before me, the undersigned, a Notary Public in and for said state, personally appeared Lawrence K. Sullivan and David R. Brush personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument

WITNESS my hand and official seal

Kathleen Craig
Notary Public in and for said State

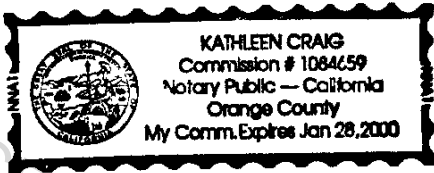


EXHIBIT "A"

PARCEL "A"

Portion of the Northeast 1/4, lying East of State Road No 597 (Dale Mabry Highway), in Section 4, Township 28 South, Range 18 East, Hillsborough County, Florida, more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of stated Section 4, thence East (assumed bearing) along the North boundary of the Northeast 1/4 of the Northeast 1/4 of stated Section 4, a distance of 358.00 feet; thence South 00°11'40" West along the East boundary of the West 358.00 feet of the Northeast 1/4 of the Northeast 1/4 of stated Section 4, a distance of 72.15 feet for a Point of Beginning.

Thence continue South 00°11'40" West along the East boundary of the West 358.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4 a distance of 824.24 feet to a point on the North boundary of Brentwood Subdivision, as recorded in Plat Book 45, Page 33, of the Public Records of Hillsborough County, Florida, thence North 89°53'00" West along the North boundary of Brentwood Subdivision and the Westerly extension thereof a distance of 382.00 feet; thence North 69°58'00" West, a distance of 391.79 feet to a point on the Easterly right-of-way of Dale Mabry Highway (State Road No 597), having a 200 foot right-of-way; thence North 20°02'00" East along the stated Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 105.0 feet; thence South 69°58'00" East, a distance of 150.00 feet, thence North 20°02'00" East, along a line 150.00 feet Easterly of and parallel to the Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 115 00 feet, thence North 69°58'00" West, a distance of 150.00 feet to a point on the Easterly right-of-way boundary of Dale Mabry Highway (State Road No 597); thence North 20°02'00" East along the Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 355.71 feet, thence South 89°49'55" East, a distance of 222.18 feet; thence North 00°11'40" East a distance of 150.0 feet thence South 89°49'55" East, a distance of 333.00 feet to the Point of Beginning.

AND

PARCEL B

A nonexclusive easement for the benefit of Parcel "A" as created by drainage water retention pond easement dated August 2, 1979, recorded December 4, 1979, in Official Record Book 3597, Page 830, of the Public Records of Hillsborough County, Florida for the purposes described in that easement over, under and across

Continued on next page

CONTINUATION OF EXHIBIT "A"

the land described as follows:

Begin at the Southwest corner of the East 310.00 feet of the West 668.00 feet of the North 3/4 of the Northeast 1/4 of the Northeast 1/4; Less the South 260 0 feet thereof, Section 4, Township 28 South, Range 18 East, Hillsborough County, Florida, and run North 00°11'40" East (assumed bearing) along the West boundary of the East 310.00 feet of the West 668 00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4, a distance of 467 29 feet; thence South 89°53'00" East a distance of 135.00 feet; thence South 00°11'40" West a distance of 31 24 feet; thence South 89°53'00" East a distance of 175 00 feet to a point on the East boundary of the East 310.00 feet of the West 668.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence South 00°11'40" West along the stated East boundary of the East 310.00 feet of the West 668 00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4, a distance of 436.05 feet; thence North 89°53'00" West a distance of 310.00 feet to the Point of Beginning



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 22-1143

Intake Date: 6/29/2022

Hearing(s) and type: Date: 8/22/2022

Type: LUHO

Receipt Number: 175604

Date: _____

Type: _____

Intake Staff Signature: Clare Odell

Property Information

Address: 14821-23 N. Dale Mabry Hwy City/State/Zip: Tampa, FL 33618

TWN-RN-SEC: 04-28-18 Folio(s): 018898-0500 Zoning: PD Future Land Use: OC-20 Property Size: 3,280 sq feet

Property Owner Information

Name: MPN, LLC f/k/a MPN Associates Limited Partnership Daytime Phone 727-449-2020

Address: C/O Bruce Strumpf Inc. 2120 Drew St City/State/Zip: Clearwater, FL 33765

Email: jillstrumpf@brucestrumpf.com Fax Number 727-449-2212

Applicant Information

Name: Chateau Cellars, LLC Daytime Phone 813-391-0070

Address: 10014 N. Dale Mabry Hwy Suite 100 City/State/Zip: Tampa, FL 33618

Email: sean@chateaucellars.com Fax Number 727-449-2212

Applicant's Representative (if different than above)

Name: Stephen Bagge Daytime Phone 813-253-2020

Address: 601 Bayshore Blvd. City/State/Zip: Tampa, FL 33618

Email: sbagge@barnettbolt.com Fax Number 813-251-6711

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]
Signature of the Applicant

SEAN JAMESON
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.

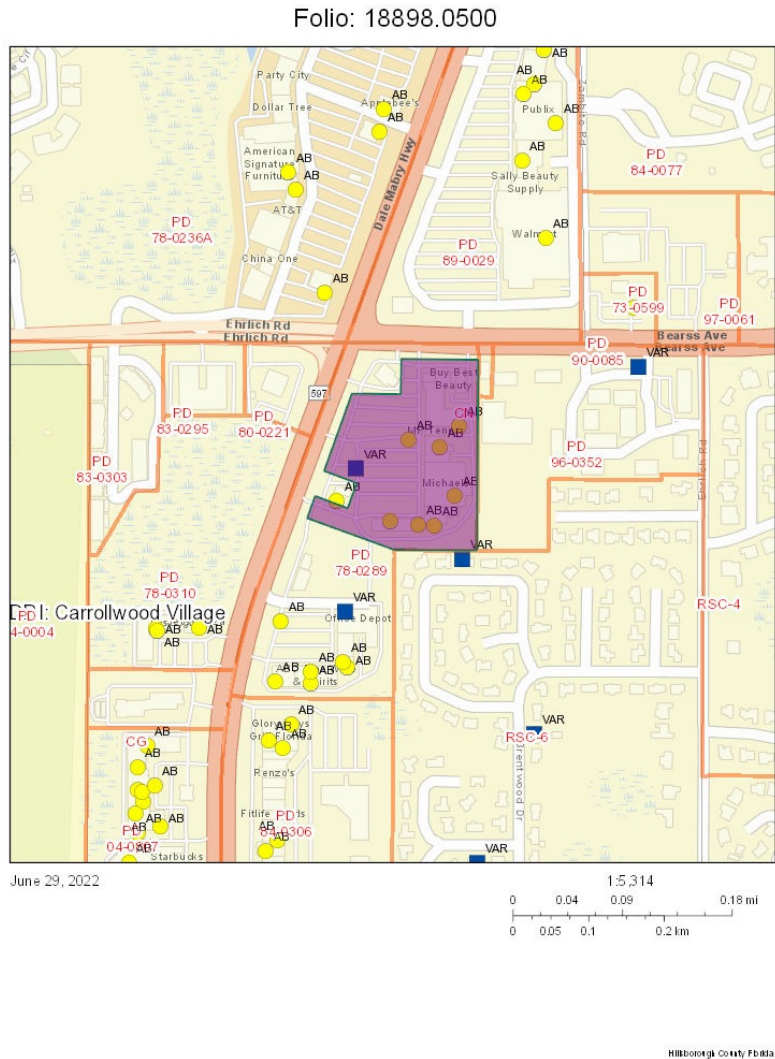
[Signature]
Signature of the Owner(s) - (All parties on the deed must sign)

Jill Strumpf
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	78-0289
Flood Zone:AE	BFE = 55.6 ft
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 Flood Zone	A
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: 011301 Block: 1001
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: 18898.0500
PIN: U-04-28-18-ZZZ-000000-79610.0
MPN ASSOCIATES LIMITED PARTNERSHIP
Mailing Address:
17 SUNSET PARK
MONTCLAIR, NJ 07043-1938
Site Address:
14805 N DALE MABRY HWY
TAMPA, FL 33618
SEC-TWN-RNG: 04-28-18
Acreage: 10.38920021
Market Value: \$10,405,500.00
Landuse Code: 1620 STORE/SHP CENTE

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