

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 24-0488
LUHO Hearing Date: April 22, 2024
Requested Classification: 3-PS

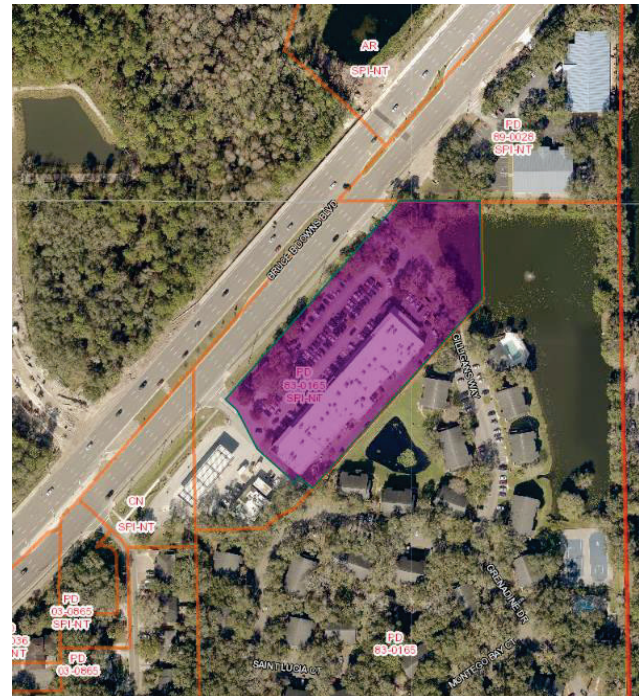


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Adam Capital Investments 3 Inc.
Zoning: PD
FLU Category: RES-20
Service Area: Urban
Community Plan Area: University
Overlay: New Tampa Commercial Overlay
Special District: None
Use: Retail Sales
Total Wet Zone Area Requested: 2,633 square feet
Inside Area Requested: 2,633 square feet
Outside Area Requested: 0 square feet
Location: 14913 Bruce B Downs Boulevard (Folio# 34787.0000)



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 3-PS Alcoholic Beverage Development Permit (AB) for the sale of beer, wine, and liquor to be sold in sealed containers only for the consumption off the permitted premises (package sales). The wet zoning is sought for a proposed liquor and cigar store, Bull Liquor and Cigars, that will be a total of 2,633 square feet of indoor area. The property is zoned PD 83-0165, modified by PRS 89-0095, which allows the host use and consideration of the proposed wet zoning.

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

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 01-0432
---	-----	--	---------------

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

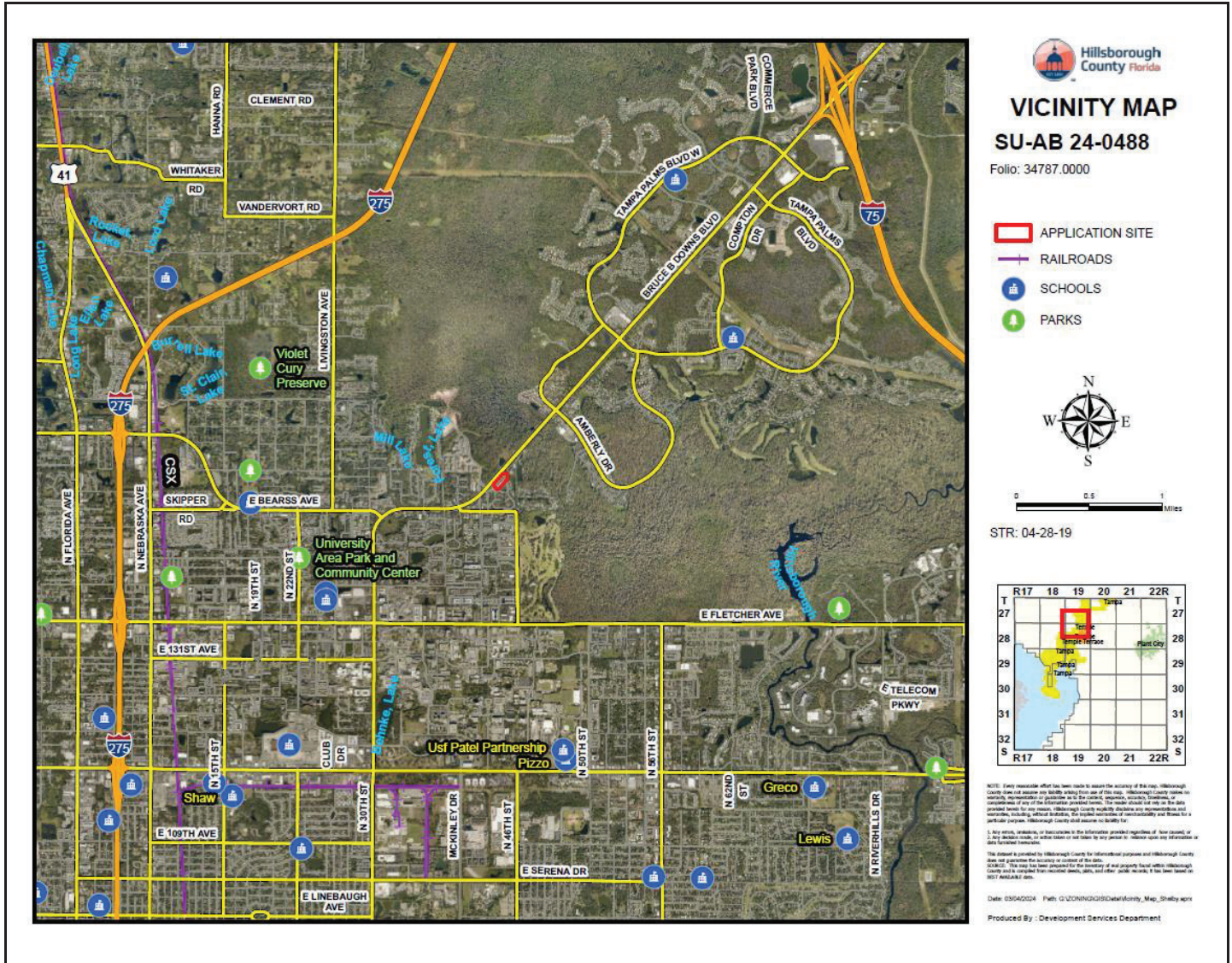
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	206'	44'

Applicant's Justification:

Real property owned by SFP Oak Ramble, LLC and SFP Oak Ramble II, LLC is located at 14913 Bruce B. Downs Blvd. The real property is a shopping plaza and applicant's current liquor business is located in Suite 404 and wish to move to Suite 407 which is the end unit of the shopping plaza to provide beer/wine/liquor to the neighborhoods of Tampa Palms and North Tampa. Since the current liquor store was approved and has been operating over 10 years, granting the distance requirement waiver should not adversely affect neighboring properties.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

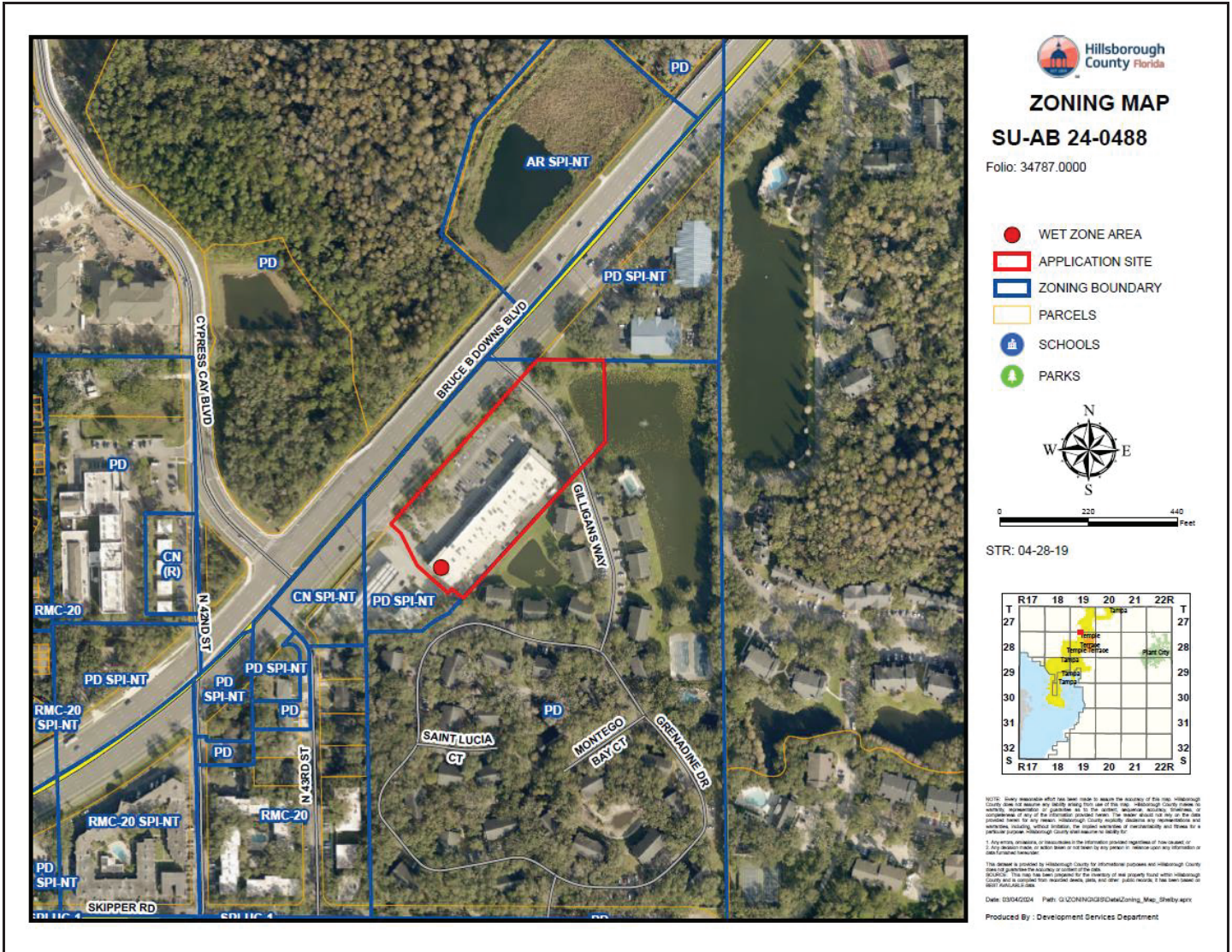


Context of Surrounding Area:

The surrounding area is a mixture of commercial, office and multifamily uses along Bruce B Downs Blvd., a major arterial highway, with 8 lanes and approximately 190 feet of right of way width.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 89-0028	Medical Office Uses
South	PD 83-0165	Multi-family residential
East	PD 83-0165	Multi-family residential
West	PD 83-0165	Convenience store

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 zone area entrance faces towards Bruce B Downs Blvd., away from the multifamily residential development to the south and east of the property. The PD zoning is approved for the neighborhood shopping center adjacent to the multifamily residential use. An existing 3-PS alcoholic beverage permit has existed within the subject shopping center since 2001 (SU-AB 01-1257). The applicant wishes to move to a larger tenant space within the existing shopping center. The existing shopping center is separated from the multifamily residential use to the south and east by a concrete block wall. No pedestrian or vehicular traffic is permitted directly between the two properties. The normal route of travel, for pedestrians and vehicular traffic, from the proposed wet zone area to the entrance of the apartment complex is approximately 900 feet.

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 (If Applicable)

Staff finds the proposed 3-PS Alcoholic Beverage Permit to be **APPROVABLE subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,633 square feet, as shown on the wet zone survey received February 23, 2024.

- 1. Upon approval of SU-AB 24-0488, the existing 2-COP wet zoning of the premises, SU-AB 01-0432 shall be rescinded.

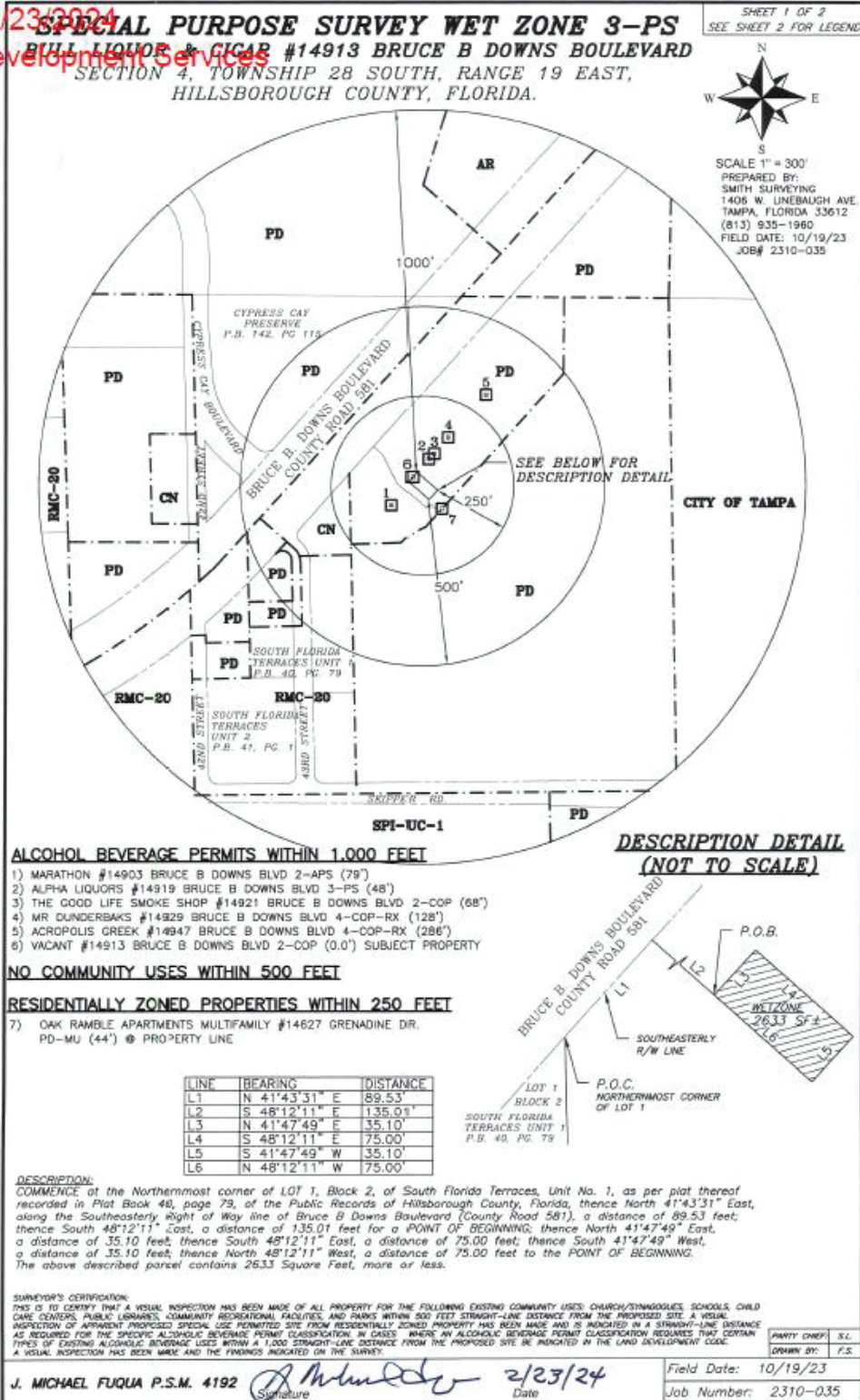
<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Tue Apr 9 2024 16:21:22</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this special use petition by Hillsborough County does not 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.</p>	

6.0 PROPOSED WET ZONE SURVEY

Received

02/23/2024

Development Services



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

Received
02/23/2024
Development Services

Legend

- Petition Prefixes
 - RZ Rezoning
 - RM Major Reclassification
 - 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-1P Residential Planned-1 (1 unit per acre)
 - Res-2 Residential-2 (2 units per acre)
 - Res-2P Residential Planned-2 (2 acres per unit)
 - Res-4 Residential-4 (4 units per acre)
 - Res-4P Residential Planned-4 (4 units per acre)
 - Res-6 Residential-6 (6 units per acre)
 - Res-6P Residential Planned-6 (6 units per acre)
 - Res-9 Residential-9 (9 units per acre)
 - Res-9P Residential Planned-9 (9 units per acre)
 - Res-12 Residential-12 (12 units per acre)
 - Res-12P Residential Planned-12 (12 units per acre)
 - Res-20 Residential-20 (20 units per acre)
 - Res-20P Residential Planned-20 (20 units per acre)
 - OC Office Commercial
 - UMU Urban Mixed Use-UM
 - UMU-B Business Mixed Use-BB
 - UMU-SS Business Mixed Use-SS
 - RDP Research/Corporate Park
 - LI-P Light Industrial Planned
 - LI Heavy Industrial
 - EPGF Electrical Power Generation Facility
 - P Public/Government
 - E Environmentally Sensitive Areas
 - N Natural Preservation
 - S Scenic Corridor
- Service Areas
 - LSA Urban Service Area
 - LEA 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)
 - AE-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
 - AS-1 Agricultural, Single-Family Conventional (1 unit per acre)
 - AS-C-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)
 - RI Residential, Single-Family Home Overlay
 - RSD-6 Residential, Duplex Conventional (6 units per acre)
 - RSD-12 Residential, Duplex Conventional (12 units per acre)
 - RMD-6 Residential, Multi-Family Conventional (6 units per acre)
 - RMD-9 Residential, Multi-Family Conventional (9 units per acre)
 - RMD-12 Residential, Multi-Family Conventional (12 units per acre)
 - RMD-18 Residential, Multi-Family Conventional (18 units per acre)
 - RMD-24 Residential, Multi-Family Conventional (24 units per acre)
 - RMD-30 Residential, Multi-Family Conventional (30 units per acre)
 - BPB Business, Professional Office
 - DR Office Residential
 - CN Commercial, Neighborhood
 - CG Commercial, General
 - CI Commercial, Intensive
 - M Manufacturing
 - SB Show Business Overlay
 - SP-1C Historic and Cultural Conservation
 - SP-1RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 - SP-1UC-1 Special Public Interest-University Community
 - SP-1UC-2 Special Public Interest-University Community
 - SP-1UC-3 Special Public Interest-University Community
 - SP-1AP-1 Special Public Interest-Airport
 - SP-1AP-2 Special Public Interest-Airport
 - SP-1AP-3 Special Public Interest-Airport
 - SP-1AP-4 Special Public Interest-Airport
 - SP-1AP-5 Special Public Interest-Airport
 - SP-1AP-6 Special Public Interest-Airport
 - SP-1AP-7 Special Public Interest-Airport
 - SP-1AP-8 Special Public Interest-Airport
 - SP-1AP-9 Special Public Interest-Airport
 - SP-1AP-10 Special Public Interest-Airport
 - SP-1AP-11 Special Public Interest-Airport
 - SP-1AP-12 Special Public Interest-Airport
 - SP-1AP-13 Special Public Interest-Airport
 - SP-1AP-14 Special Public Interest-Airport
 - SP-1AP-15 Special Public Interest-Airport
 - SP-1AP-16 Special Public Interest-Airport
 - SP-1AP-17 Special Public Interest-Airport
 - SP-1AP-18 Special Public Interest-Airport
 - SP-1AP-19 Special Public Interest-Airport
 - SP-1AP-20 Special Public Interest-Airport
 - SP-1AP-21 Special Public Interest-Airport
 - SP-1AP-22 Special Public Interest-Airport
 - SP-1AP-23 Special Public Interest-Airport
 - SP-1AP-24 Special Public Interest-Airport
 - SP-1AP-25 Special Public Interest-Airport
 - SP-1AP-26 Special Public Interest-Airport
 - SP-1AP-27 Special Public Interest-Airport
 - SP-1AP-28 Special Public Interest-Airport
 - SP-1AP-29 Special Public Interest-Airport
 - SP-1AP-30 Special Public Interest-Airport
 - SP-1AP-31 Special Public Interest-Airport
 - SP-1AP-32 Special Public Interest-Airport
 - SP-1AP-33 Special Public Interest-Airport
 - SP-1AP-34 Special Public Interest-Airport
 - SP-1AP-35 Special Public Interest-Airport
 - SP-1AP-36 Special Public Interest-Airport
 - SP-1AP-37 Special Public Interest-Airport
 - SP-1AP-38 Special Public Interest-Airport
 - SP-1AP-39 Special Public Interest-Airport
 - SP-1AP-40 Special Public Interest-Airport
 - SP-1AP-41 Special Public Interest-Airport
 - SP-1AP-42 Special Public Interest-Airport
 - SP-1AP-43 Special Public Interest-Airport
 - SP-1AP-44 Special Public Interest-Airport
 - SP-1AP-45 Special Public Interest-Airport
 - SP-1AP-46 Special Public Interest-Airport
 - SP-1AP-47 Special Public Interest-Airport
 - SP-1AP-48 Special Public Interest-Airport
 - SP-1AP-49 Special Public Interest-Airport
 - SP-1AP-50 Special Public Interest-Airport
 - SP-1AP-51 Special Public Interest-Airport
 - SP-1AP-52 Special Public Interest-Airport
 - SP-1AP-53 Special Public Interest-Airport
 - SP-1AP-54 Special Public Interest-Airport
 - SP-1AP-55 Special Public Interest-Airport
 - SP-1AP-56 Special Public Interest-Airport
 - SP-1AP-57 Special Public Interest-Airport
 - SP-1AP-58 Special Public Interest-Airport
 - SP-1AP-59 Special Public Interest-Airport
 - SP-1AP-60 Special Public Interest-Airport
 - SP-1AP-61 Special Public Interest-Airport
 - SP-1AP-62 Special Public Interest-Airport
 - SP-1AP-63 Special Public Interest-Airport
 - SP-1AP-64 Special Public Interest-Airport
 - SP-1AP-65 Special Public Interest-Airport
 - SP-1AP-66 Special Public Interest-Airport
 - SP-1AP-67 Special Public Interest-Airport
 - SP-1AP-68 Special Public Interest-Airport
 - SP-1AP-69 Special Public Interest-Airport
 - SP-1AP-70 Special Public Interest-Airport
 - SP-1AP-71 Special Public Interest-Airport
 - SP-1AP-72 Special Public Interest-Airport
 - SP-1AP-73 Special Public Interest-Airport
 - SP-1AP-74 Special Public Interest-Airport
 - SP-1AP-75 Special Public Interest-Airport
 - SP-1AP-76 Special Public Interest-Airport
 - SP-1AP-77 Special Public Interest-Airport
 - SP-1AP-78 Special Public Interest-Airport
 - SP-1AP-79 Special Public Interest-Airport
 - SP-1AP-80 Special Public Interest-Airport
 - SP-1AP-81 Special Public Interest-Airport
 - SP-1AP-82 Special Public Interest-Airport
 - SP-1AP-83 Special Public Interest-Airport
 - SP-1AP-84 Special Public Interest-Airport
 - SP-1AP-85 Special Public Interest-Airport
 - SP-1AP-86 Special Public Interest-Airport
 - SP-1AP-87 Special Public Interest-Airport
 - SP-1AP-88 Special Public Interest-Airport
 - SP-1AP-89 Special Public Interest-Airport
 - SP-1AP-90 Special Public Interest-Airport
 - SP-1AP-91 Special Public Interest-Airport
 - SP-1AP-92 Special Public Interest-Airport
 - SP-1AP-93 Special Public Interest-Airport
 - SP-1AP-94 Special Public Interest-Airport
 - SP-1AP-95 Special Public Interest-Airport
 - SP-1AP-96 Special Public Interest-Airport
 - SP-1AP-97 Special Public Interest-Airport
 - SP-1AP-98 Special Public Interest-Airport
 - SP-1AP-99 Special Public Interest-Airport
 - SP-1AP-100 Special Public Interest-Airport
 - PD PLANNED DEVELOPMENT COMMERCIAL
 - PD-1 Intermediate Planned Development
 - PD-2 Interstate Planned Development
 - PD-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 non-beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-355 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-K Beer and wine for sale and consumption on the licensed premises only.
 - 2-CDP-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-one (51) percent from 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 (3) above.
 - 4-CDP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).
- 100-160 UNIVERSITY COMMUNITY AREA - MAIN STREET
UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
100-160 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

SHEET 2 OF 2

Legend

PC	Point of Curvature	(C)	Curve
PI	Point of Intersection	(D)	Distance
PIC	Point of Reverse Curvature	(E)	Stationing
PICD	Point of Compound Curvature	(F)	Field Station
PII	Point of Intersection	(G)	Grade
PIII	Point of Intersection	(H)	Height
PICU	Point of Curvature	(I)	Intersection
PICV	Point of Curvature	(J)	Vertical
PICW	Point of Curvature	(K)	Width
PICX	Point of Curvature	(L)	Length
PICY	Point of Curvature	(M)	Yield
PICZ	Point of Curvature	(N)	Zone
PICAA	Point of Curvature	(O)	Area
PICAB	Point of Curvature	(P)	Base
PICAC	Point of Curvature	(Q)	Center
PICAD	Point of Curvature	(R)	Depth
PICAE	Point of Curvature	(S)	Direction
PICAF	Point of Curvature	(T)	Flow
PICAG	Point of Curvature	(U)	Force
PICAH	Point of Curvature	(V)	Frequency
PICAI	Point of Curvature	(W)	Height
PICAJ	Point of Curvature	(X)	Intensity
PICAK	Point of Curvature	(Y)	Length
PICAL	Point of Curvature	(Z)	Location
PICAM	Point of Curvature	(AA)	Material
PICAN	Point of Curvature	(AB)	Method
PICAO	Point of Curvature	(AC)	Mode
PICAP	Point of Curvature	(AD)	Model
PICAQ	Point of Curvature	(AE)	Moment
PICAR	Point of Curvature	(AF)	Motion
PICAS	Point of Curvature	(AG)	Multiple
PICAT	Point of Curvature	(AH)	Number
PICAU	Point of Curvature	(AI)	Order
PICAV	Point of Curvature	(AJ)	Position
PICAW	Point of Curvature	(AK)	Power
PICAX	Point of Curvature	(AL)	Pressure
PICAY	Point of Curvature	(AM)	Product
PICAZ	Point of Curvature	(AN)	Property
PICAA	Point of Curvature	(AO)	Quantity
PICAB	Point of Curvature	(AP)	Quality
PICAC	Point of Curvature	(AQ)	Ratio
PICAD	Point of Curvature	(AR)	Reason
PICAE	Point of Curvature	(AS)	Reference
PICAF	Point of Curvature	(AT)	Relation
PICAG	Point of Curvature	(AU)	Result
PICAH	Point of Curvature	(AV)	Significance
PICAI	Point of Curvature	(AW)	State
PICAJ	Point of Curvature	(AX)	Structure
PICAK	Point of Curvature	(AY)	Style
PICAL	Point of Curvature	(AZ)	System
PICAM	Point of Curvature	(BA)	Table
PICAN	Point of Curvature	(BB)	Task
PICAO	Point of Curvature	(BC)	Team
PICAP	Point of Curvature	(BD)	Technique
PICAQ	Point of Curvature	(BE)	Technology
PICAR	Point of Curvature	(BF)	Theory
PICAS	Point of Curvature	(BG)	Time
PICAT	Point of Curvature	(BH)	Tool
PICAU	Point of Curvature	(BI)	Trade
PICAV	Point of Curvature	(BJ)	Training
PICAW	Point of Curvature	(BK)	Transportation
PICAX	Point of Curvature	(BL)	Use
PICAY	Point of Curvature	(BM)	Value
PICAZ	Point of Curvature	(BN)	Variable
PICAA	Point of Curvature	(BO)	Vehicle
PICAB	Point of Curvature	(BP)	View
PICAC	Point of Curvature	(BQ)	Volume
PICAD	Point of Curvature	(BR)	Weight
PICAE	Point of Curvature	(BS)	Width
PICAF	Point of Curvature	(BT)	Work
PICAG	Point of Curvature	(BU)	Year
PICAH	Point of Curvature	(BV)	Zone
PICAI	Point of Curvature	(BW)	Other
PICAJ	Point of Curvature	(BX)	Typical

Surveyor's Notes

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

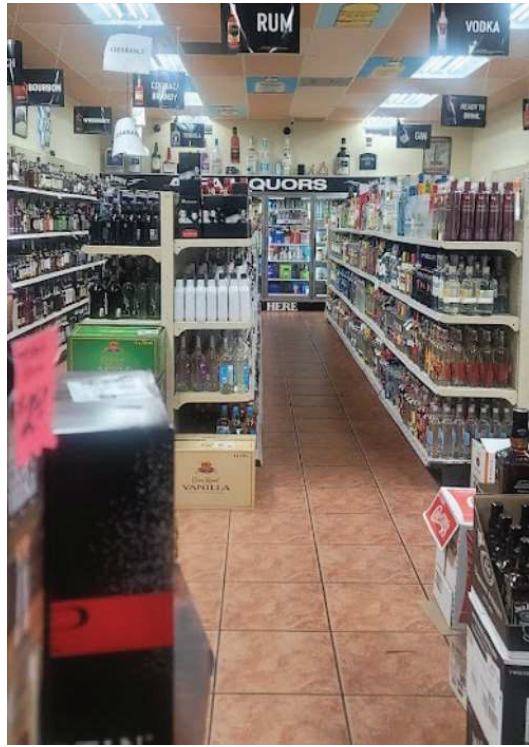
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Attachment No. 1 : The summary of Bull Liquor & Cigars business expansion Project

1. How long has been open at the current location: [2/9/2022](#)
2. Why he wants to move : the business at the current location has been positive since it was opened. No extra space to accommodate a variety of liquor, wine, and spirits to meet the customers needs. The new location was occupied when Jehad signed off the current lease, but the previous tenant has been moved out and became available. The new suite is much bigger and located at the end of the shopping plaza which is convenient for the customers to drive and higher visibility of the store from the main road, Bruce B. Downs Blvd, Tampa, FL.
3. How many employees the new locations will have: 3-3.5 FTE
4. Who will be running the business : Jehad's brother, Ibrahem who is the current general manager of Jehad's business locations, two full time cashier, and one part time cashier to cover the peak time together.
5. Current Location on Google Maps



6. Inside image of Bull Liquor & Cigar



7. Outside of the current location



8. New Location



9. Products & Services

Bull Liquor and Cigars currently retails limited liquors, beers and wines because of the retail space of 1500 Sqft, but at the new location of 2,635 sqft, more variety and high-valued products will be retailed and customer service will be enhanced to exceed customers' needs and expectations. The following categories will be considered to be extended at the new location.

- Liquors
- Beers (Bud Light, Coors Light, Miller Lite, Budweiser, Michelob Ultra-Light, Natural Light, Busch Light, Bush, Sierra Nevada Pale Ale, Keystone Light, Pabst Blue Ribbon, Bud Light Lime, Bud Light Platinum Lager et al)
- Locally Crafted Beers (Pale Beers, Amber Beers, Dark Beers, Hebrew Beers, Gluten Free, Organic Brews, Cider et al)
- Wines
- Distilled spirits
- Martinis
- Cigars and Tobacco
- Lottery
- Assorted Pairing products for charcuterie board

10. Business Success Factors

Bull Liquor and Cigar is primed for business success by offering the following competitive advantages:

- Ultra-convenient retail location that serves the majority of the Tampa Palms, Lutz residents, and USF students. Since retail location is critical to attract the traffic and customer profile required to generate planned sales volumes, Bull Liquor and Cigar will be held in a highly-traffic and convenient retail location that is known and frequented by the majority of Tampa Palms, Lutz residents, and USF students.
- Pricing is moderate and on par with competitors so customers feel they receive value.
- Systematic sales, and promotion plans, and membership rewards program among two stores between Bull Market and Bull Liquor & Cigars Jehad Hasan currently owns.
- Large selection of popular beer, wine, and liquor, as well as a selection of alcohols that are not readily available in Tampa Palms, Lutz, and USF areas.

INSTR # 2003270077

O BK 12825 PG 1434

RECORDED 07/08/2003 10:53:18 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S.201.02) 34,300.00
DEPUTY CLERK S Edson

This instrument prepared by and to be returned to:
Julius J. Zschau, Esquire
Pennington, Moore, Wilkinson, Bell & Dunbar, P.A.
2701 North Rocky Point Drive, Suite 930
Tampa, Florida 33607
(813) 639 9599

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 3rd day of July, 2003, by and between PITTWAY PLAZA ASSOCIATES, LTD., a Florida limited partnership, as Grantor, whose address is 2915 S.R. 590, Suite 21, Clearwater, FL 33759, and SFP OAK RAMBLE, LLC, a Delaware limited liability company and SFP OAK RAMBLE II, LLC, a Delaware limited liability company, as tenants in common, as Grantee, whose address is 3190 Doolittle Drive, Northbrook, IL 60062 .

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its heirs, personal representatives, successors and assigns forever, the following described real property, located and situate in the County of Hillsborough, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same in fee simple forever as joint tenants with right of survivorship.

This conveyance is subject to the following:

1. Taxes and assessments for the current year, and subsequent years;
2. Zoning and other governmental regulations;
3. Conditions, restrictions, agreements, limitations and easements of record; if any, but this provision shall not operate to reimpose the same; and

The benefits and obligations hereunder shall inure to and shall be binding upon the heirs, personal representatives, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to the real property hereby

conveyed and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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:

"Grantor"

PITTMAY PLAZA ASSOCIATES, LTD., a Florida limited partnership

[Signature]
Signature

By: [Signature]
Print Name: Gary F. Queen, General Partner

Christopher F. O'Ryan
Print Name

[Signature]
Signature

Brenda F. Nesbitt
Print Name

STATE OF FLORIDA)

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of July, 2003, by Gary F. Queen, General Partner of Pittway Plaza Associates, Ltd., a Florida limited partnership, on behalf of the partnership. [He] is personally known to me or has produced Fla. driver's license as identification.

[Signature]
Notary Public
Print Name: Brenda F. Nesbitt

My commission expires:



Brenda F. Nesbitt
MY COMMISSION # CC993576 EXPIRES
January 15, 2005
BONDED THRU TROY PAIN INSURANCE, INC.

EXHIBIT 'A'

Commencing at the Southeast corner of the Northeast quarter of the Northwest quarter Section 4, Township 28 South, Range 19 East, run thence North 00 degrees 53' 28" West along the East line of the said Northeast quarter of the Northwest quarter a distance of 1387.32 feet; run thence North 89 degrees 31' 31" West a distance of 285.96 feet to the Point of Beginning; thence run South 00 degrees 28' 29" West a distance of 208.12 feet; thence South 41 degrees 43' 31" West a distance of 570.36 feet to a point on a curve concave Southeasterly and having a radius of 185.00 feet; thence from a tangent bearing of South 67 degrees 27' 43" West run along the arc of said curve 77.81 feet through a central angle of 24 degrees 05' 59" West; thence run along a nontangent bearing of South 88 degrees 33' 26" West a distance of 138.12 feet; thence North 01 degrees 26' 34" West a distance of 191.46 feet to the Southeasterly right-of-way line of State Road 581; run thence along said right-of-way line North 41 degrees 43' 31" East a distance of 657.83 feet; thence run South 89 degrees 31' 31" East a distance of 150.00 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED OUTPARCEL:

A tract of land lying and being in Section 4, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
Beginning at the Northermost corner of Lot 1, Block 2, of "South Florida Terraces, Unit No. 1", according to the map or plat thereof as recorded in Plat Book 40, Page 79 of the Public Records of Hillsborough County, Florida, said Point of Beginning also being a point on the Southeasterly right-of-way line of Bruce B. Downs Boulevard (S.R. No. 581); run thence North 41 degrees 43' 31" East, along said Southeasterly right-of-way line, 100 feet; thence departing said right-of-way line, South 48 degrees 16' 29" East, 33.48 feet; thence South 26 degrees 40' 41" East 89.77 feet; thence South 49 degrees 16' 29" East 103.05 feet; thence North 41 degrees 43' 31" East, 15 feet; thence South 48 degrees 16' 29" East, 30 feet; thence South 41 degrees 43' 31" West, 52.06 feet to the beginning of a curve concave to the Southeast, having a radius of 185.00 feet and an included angle of 24 degrees 05' 59"; thence 77.48 feet along the arc of said curve (chord bearing South 55 degrees 24' 44" West; 77.24 feet) to the end of said curve; thence South 88 degrees 33' 26" West, 138.17 feet to a point on the East boundary of said Lot 1, Block 2 of "South Florida Terraces, Unit No. 1" thence along said East boundary, North 01 degrees 25' 41" West, 191.46 feet to the Point of Beginning.

The above described parcel being more particularly described as follows:

Commencing at the Southeast corner of the Northeast ¼ of the Northwest ¼ of Section 4, Township 28 South, Range 19 East; run thence North 00° 53' 28" West along the East line of the said Northeast ¼ of the Northwest ¼ a distance of 1387.32 feet; run thence North 89° 31' 31" West a distance of 285.96 feet to the Point of Beginning; thence run South 00° 28' 29" West a distance of 208.12 feet; thence South 41° 43' 31" West a distance of 516.50 feet; thence North 48° 16' 29" West a distance of 30.00 feet; thence South 41° 43' 31" West a distance of 15.00 feet; thence North 49° 16' 29" West a distance of 103.05 feet; thence North 26° 40' 41" West a distance of 89.77 feet; thence North 48° 16' 29" West a distance of 33.48 feet to the Southeasterly right-of-way line of State Road 581; run thence along said right-of-way line North 41° 43' 31" East a distance of 557.83 feet; thence run South 89° 31' 31" East a distance of 150.00 feet to the Point of Beginning.

TOGETHER WITH Drainage Easement set forth in Declaration of Drainage Easement recorded in Official Records Book 4324, Page 796 and Corrected and Restated in Official Records Book 4850, Page 1663, and TOGETHER WITH Reciprocal Access Easement recorded in Official Records Book 10337, Page 173, all of the Public Records of Hillsborough County, Florida.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**
Development Services

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

Official Use Only		
Application No: <u>24-0488</u>		Intake Date: <u>02/26/2024</u>
Hearing(s) and type: Date: <u>04/22/2024</u> Type: <u>LUHO</u>		Receipt Number: <u>344684</u>
Date: _____ Type: _____		Intake Staff Signature: <u>Alejandra Prado</u>

Applicant/Representative: Jehad Hasan Phone: 813-316-3375 cell

Representative's Email: adrian.rainwatercapital@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
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<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.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<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.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fastrack Approval (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: 24-0488 Intake Date: 02/26/2024
Hearing(s) and type: Date: 04/22/2024 Type: LUHO Receipt Number: 344684
Date: _____ Type: _____ Intake Staff Signature: Alexandra Prado

Property Information

Address: 14913 Bruce B. Downs Blvd City/State/Zip: Tampa, FL 33613
TWN-RN-SEC: 28-19-4 Folio(s): 034787-0000 Zoning: PD Future Land Use: R-20 Property Size: 3.63 Acreage

Property Owner Information

Name: SFP Oak Ramble, LLC. Daytime Phone: 847 753-6600
Address: 3190 Decolittle Drive City/State/Zip: Northbrook, IL 60062
Email: SFPESCO@gmail.com Fax Number: 847-753-6605

Applicant Information

Name: Adam Capital Investments 3 INC. Daytime Phone: 504-919-9455
Address: 14913 Bruce B. Downs Blvd City/State/Zip: Tampa, FL 33613-2860
Email: ibrahemhassan1094@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Jehad Hasan/President Daytime Phone: 813-316-3375
Address: 14913 Bruce B. Downs Blvd City/State/Zip: Tampa, FL 33613-2860
Email: JehadHasan19881991@icloud.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.

Jehad Hasan
Signature of the Applicant

Jehad Hasan
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.

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

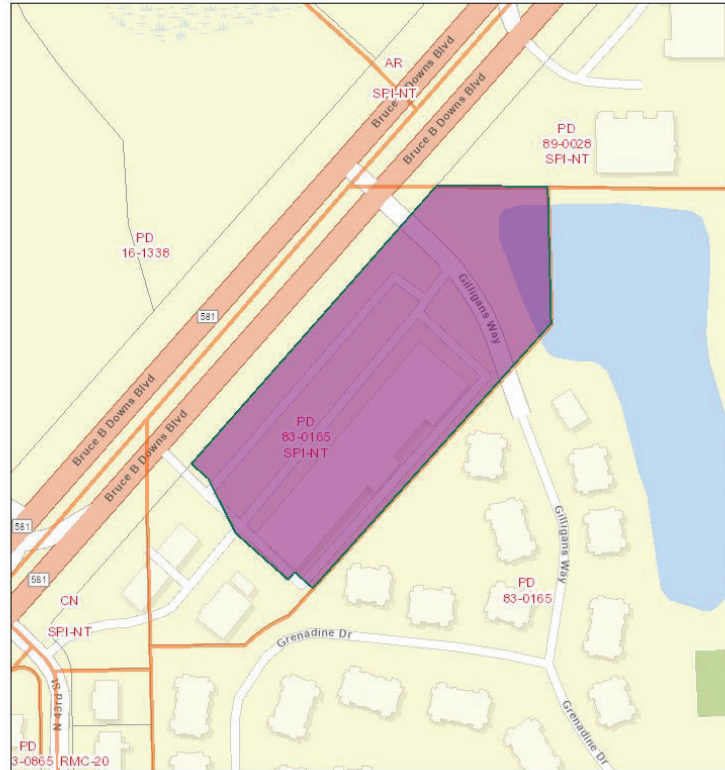
Michael Schwartz
Type or print name



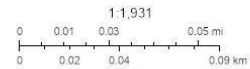
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	83-0165
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
Overlay	SPI-NT
RZ	83-0165
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0210H
FIRM Panel	12057C0210H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120210E
County Wide Planning Area	University Area Community
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	89-0095
Census Data	Tract: 011015 Block: 4013
Census Data	Tract: 011015 Block: 4011
Future Landuse	R-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	New Tampa Commercial
Competitive Sites	NO
Redevelopment Area	NO

Folio: 34787.0000



February 27, 2024



Esri Community Maps Contributors; City of Tampa; FDEP; © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, NOAA, EDI

Hillsborough County Florida

Folio: 34787.0000
PIN: U-04-28-19-ZZZ-000001-24870.0
Sfp Oak Ramble Llc And Sfp Oak Ramble Ii Llc
Mailing Address:
 3190 Doolittle Dr
 null
 Northbrook, IL 60062-2409
Site Address:
 14913 Bruce B Downs Blvd
 Tampa, FL 33613
SEC-TWN-RNG: 04-28-19
Acreage: 3.63663006
Market Value: \$6,097,100.00
Landuse Code: 1630 Store/shp Cente

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >