

**Special Use-Alcoholic Beverage
Permit with Waivers Application:**

SU-AB 25-1038

LUHO Hearing Date:

August 25, 2025

Requested Classification:

2-COP-X

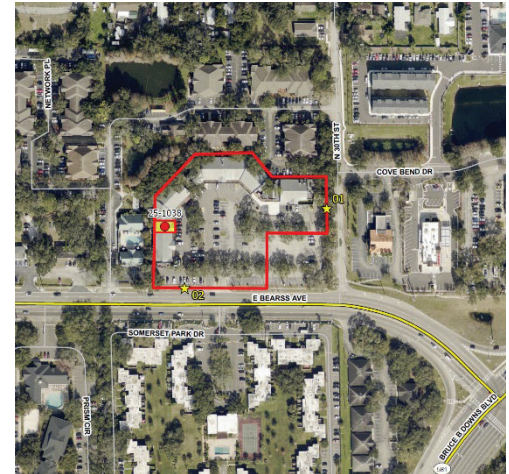


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Kay's Kitchen
Zoning: PD
FLU Category: RES-20
Service Area: Rural
Community Plan Area: University
Overlay: None
Special District: None
Use: Eating Establishment (Sit down)
Total Wet Zone Area Requested: 1,447 Sq. Ft.
Inside Area Requested: 1,196 Sq. Ft.
Outside Area Requested: 251 Sq. Ft.
Location: 2802 E Bearss Ave. Lutz, FL 33559
Folio: 34916.0050



Introduction Summary:

The applicant, Kay's Kitchen, requests a 2 – COP – X Special Use Alcoholic Beverage Permit with Waivers to allow for the sale and consumption of beer and wine on the permitted premises only. A distance separation waiver is sought for the proposed restaurant, as the proposed wet zone area is within 1,000 feet of more than three similar approved alcoholic beverage uses, 500 feet of a community use, and 250 feet from residentially zoned properties.

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

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	91-0035
	*In part		

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	340 feet	160 feet

Applicant's Justification:

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

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	245 feet	5 feet

Applicant's Justification:

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

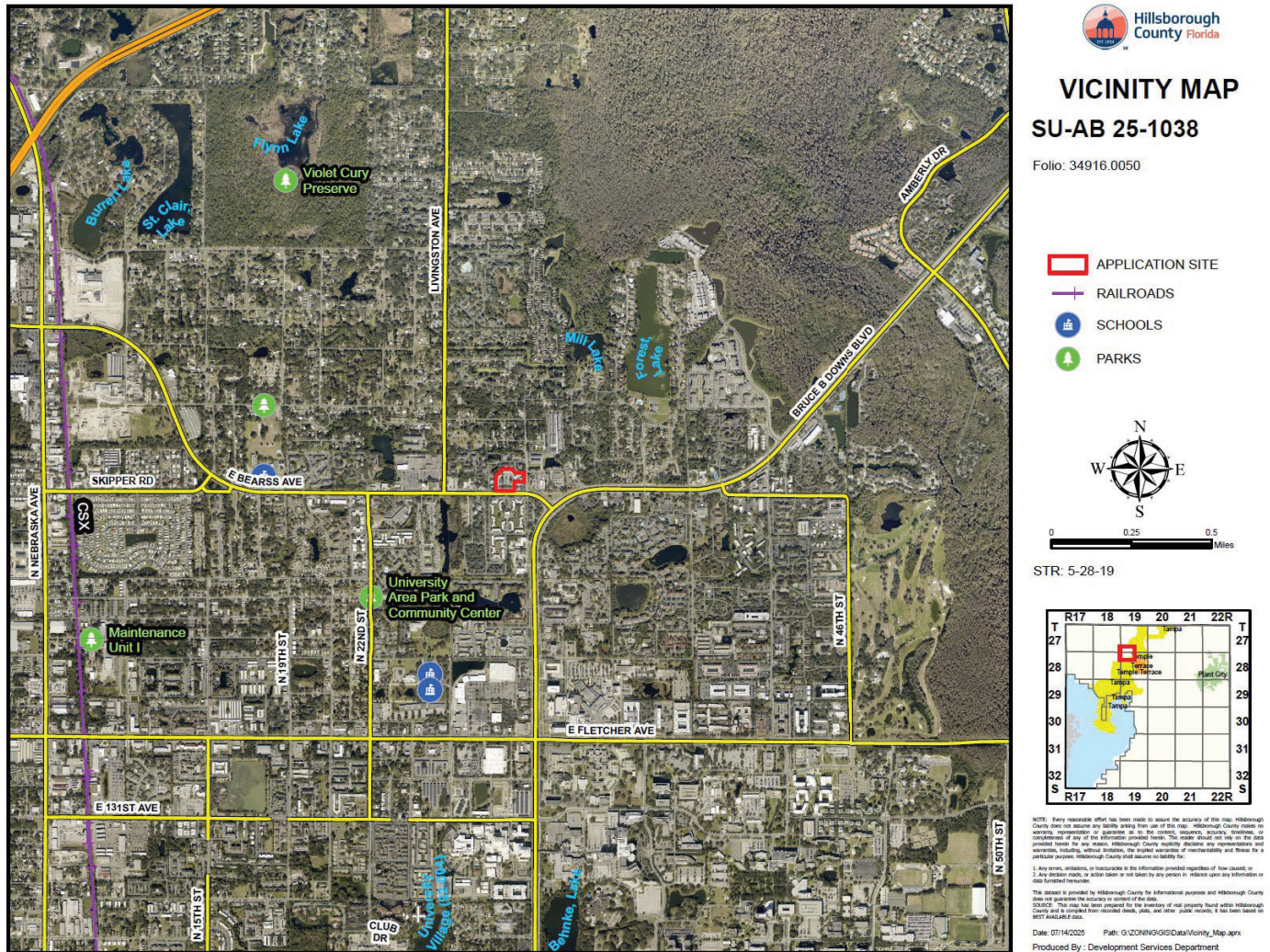
Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	7

Applicant's Justification:

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

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

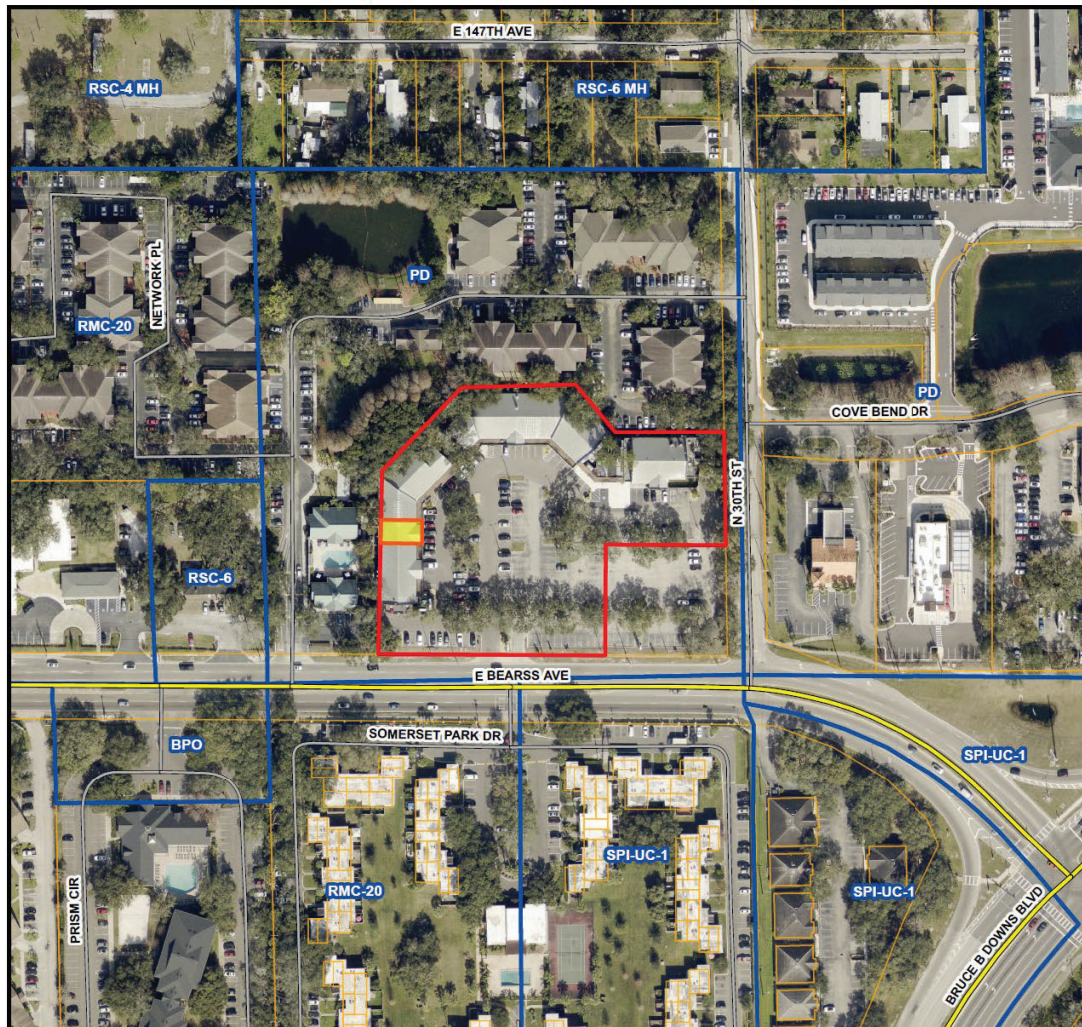


Context of Surrounding Area:

The subject wet zoned area is located in a shopping center on the northwestern corner of E Bearss Ave and N 30th St, east of Bruce B Downs Blvd. The property is surrounded by an apartment complex named The Social along its northern and western property lines. To the south of the property separated by E Bearss Ave is the Sommerrest Park apartment complex which is located outside of the distance requirement for the requested license. To the east of the property there are various commercial uses including a bank, fast food restaurant, and a sit-down restaurant.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



ZONING MAP

SU-AB 25-1038

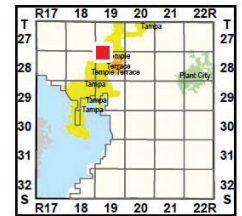
Folio: 34916.0050

- APPLICATION SITE
- WET ZONE AREA
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



0 140 280 Feet

STR: 5-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee as to the content, accuracy, completeness, or timeliness of any of the information provided herein. The user should not rely on the data provided herein for any purpose. Hillsborough County expressly disclaims any representation and warranty, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or how foreseeable.
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data contained herein.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.
SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.
Date: 07/14/2025 Path: G:\ZONING\GISData\Zoning_Map.aprx
Produced By : Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RMC-20, PD	Student Housing (Multi-family Residential), Commercial Intensive
South	PD, SPI-UC-1, RMC-20	Parking Lot, Multi-family Residential
East	PD	Parking Lot, Financial
West	RMC-20, PD	Student Housing (Multi-family Residential), Commercial Intensive

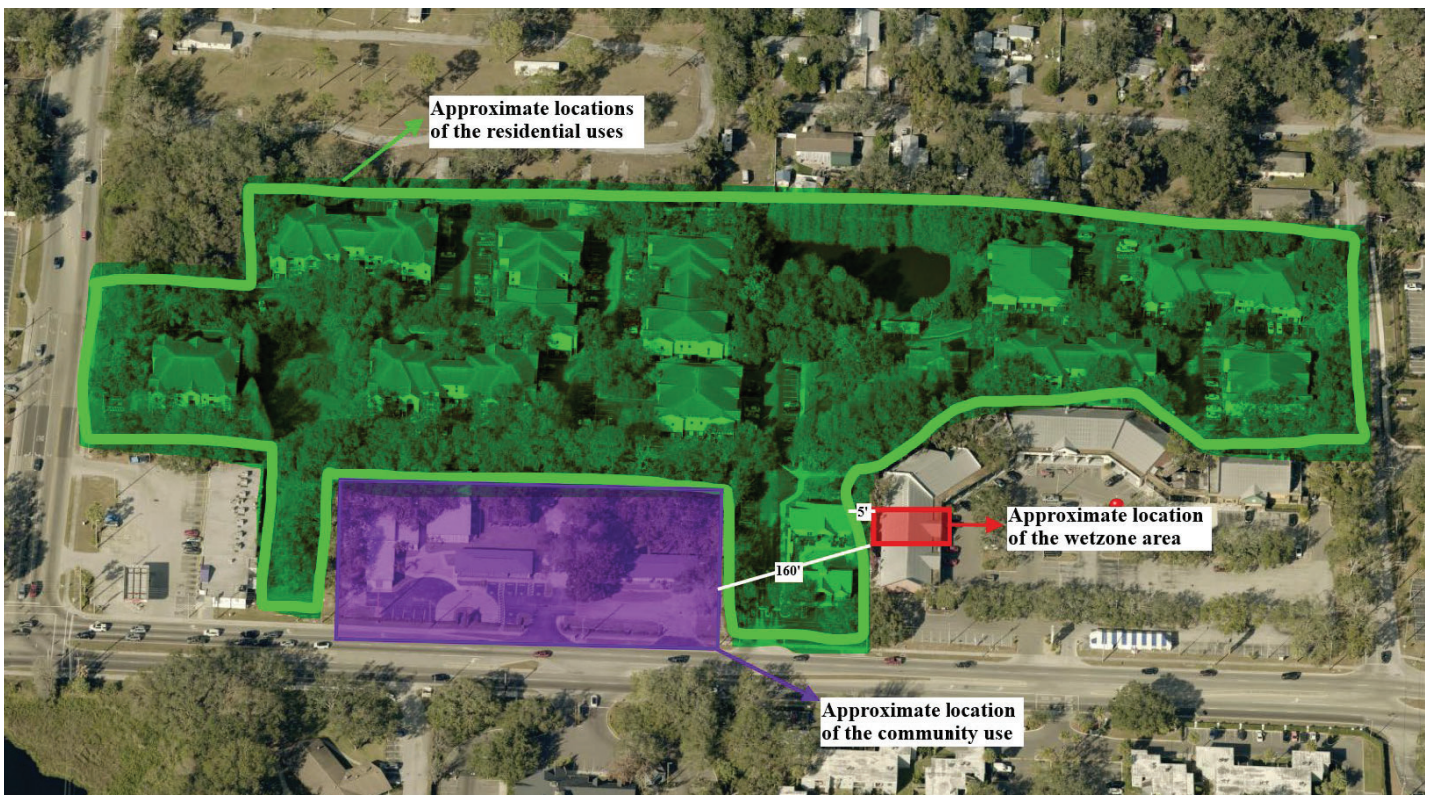
4.0 Staff Findings

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 subject wet zoned area is located in a shopping center on the northwestern corner of E Bearss Ave and N 30th St, east of Bruce B Downs Blvd. The property is surrounded by an apartment complex named The Social along its northern and western property lines. The subject restaurant is separated from the apartment complex by landscaping and a privacy fence. Additionally, the apartment complex does not have direct access to the shopping center therefore those walking or driving would need to access the shopping center using the sidewalks and roadways along E Bearss Ave and N 30th St. The Faith Life Church’s property is separated from the restaurant by the Social’s leasing office, amenities building including the outdoor pool area, and the private driveway into the apartment complex.

Furthermore, the subject wet zone area has an existing 2-COP-X license approved under SU-AB 91-0035 with conditions. The approval of 91-0035 was for a billiards establishment which expanded multiple units in the shopping center and included the subject unit. The approval was conditioned so that only 20 percent of the establishment should be used for the bar and eating area. Since the subject restaurant is a small portion of the original wet zoned unit under 91-0035 the new request 25-1038 is required to encompass the entire restaurant.


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



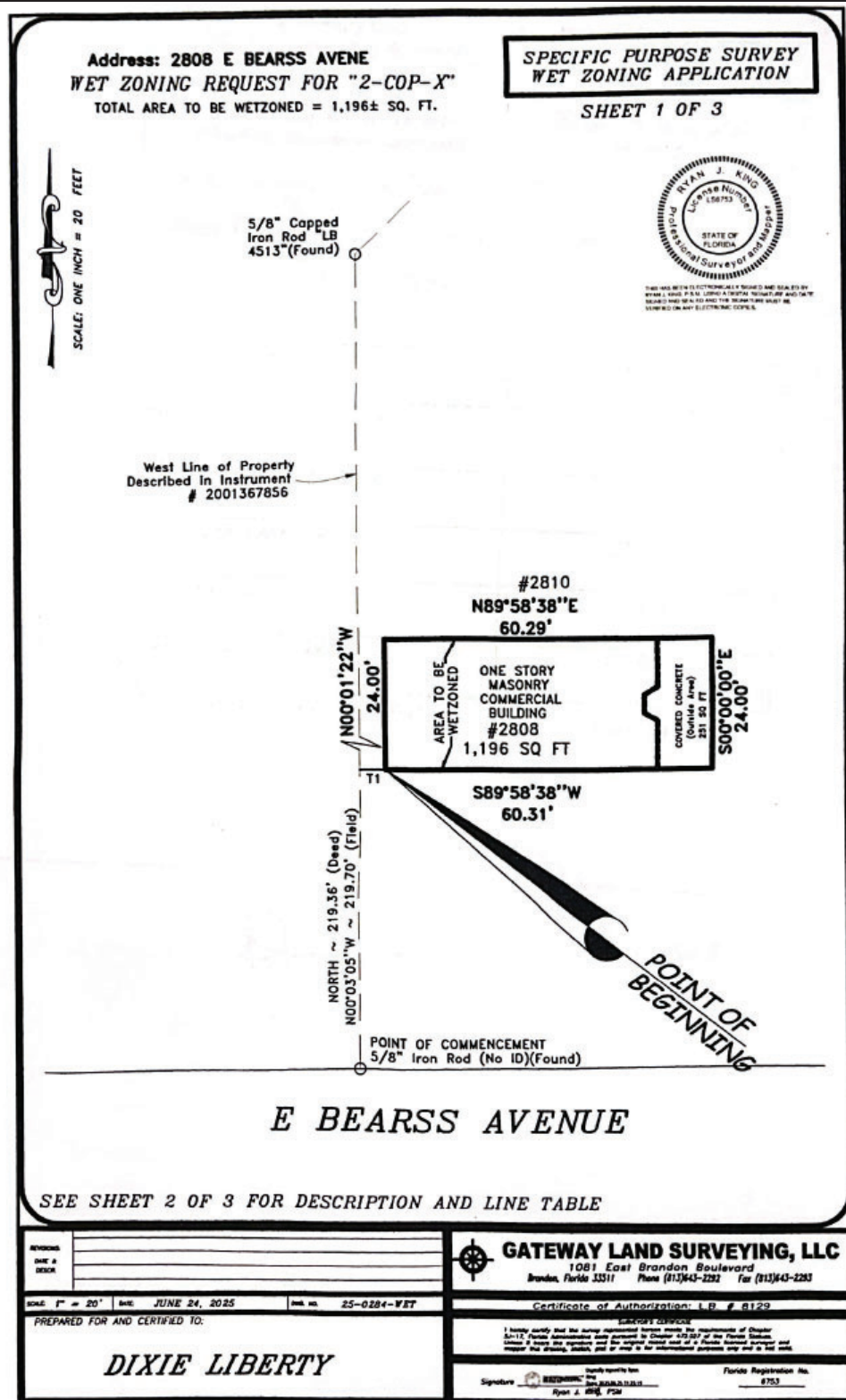
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP-X Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,447 Sq. Ft., as shown on the wet zone survey received August 08, 2025.

1. Upon approval of SU-AB 25-1038, the portion of SU-AB 91-0035 under the same legal description shall be rescinded.

<div>Zoning Administrator Sign Off:</div>	<div> Colleen Marshall Tue Aug 12 2025 12:24:58</div>
<div>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.</div>	

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

Address: 2808 E BEARSS AVENUE
WET ZONING REQUEST FOR "2-COP-X"

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 2 OF 3

DESCRIPTION OF AREA TO BE WETZONED:

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

Commence at the Southwest corner of the property described in Instrument # 2001367856, as recorded Public Records of said Hillsborough County, thence N00°03'05"W 219.70 feet along the West line thereof; thence N89°56'55"E 4.80 feet to the POINT OF BEGINNING of the area to be Wetzoned; thence N00°01'22"W 24.00 feet; thence N89°58'38"E 60.29 feet; thence S00°00'00"E 24.00 feet; thence S89°58'38"W 60.31 feet to the POINT OF BEGINNING.

Containing 1,447 square feet, more or less.



THIS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
RYAN J. KING, P.E. USING A DIGITAL SIGNATURE AND DATE
SIGNED AND SEALED AND THE SIGNATURE SHALL BE
VIEWED ON ANY ELECTRONIC COPIES.

REVISIONS
DATE &
BY

NAME

DATE: JUNE 24, 2025

JOB NO. 25-0284-WET

PREPARED FOR AND CERTIFIED TO:

DIXIE LIBERTY




GATEWAY LAND SURVEYING, LLC

1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2282 Fax (813)643-2283

Certificate of Authorization: L.B. # 8129

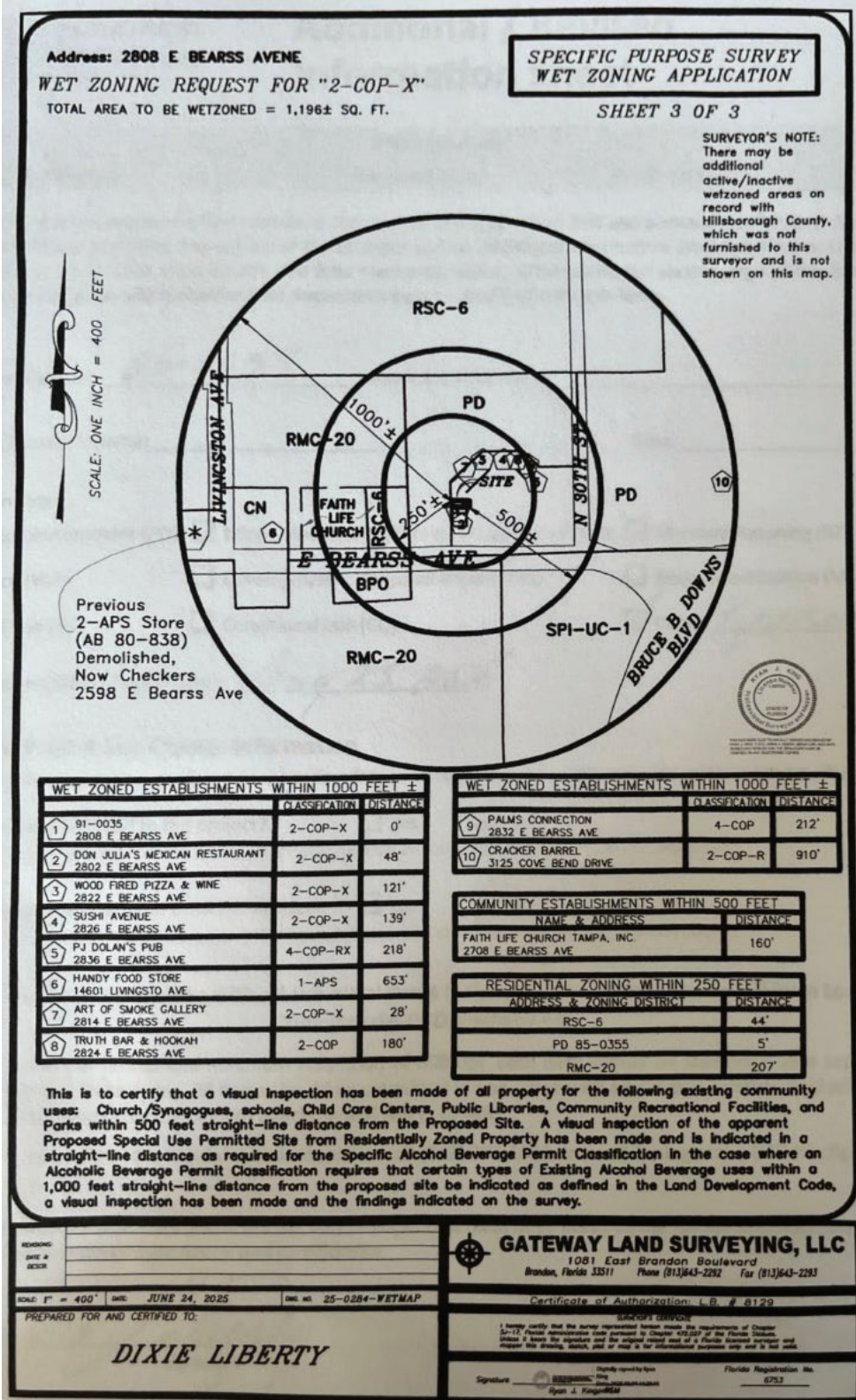
SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented herein meets the requirements of Chapter 47-12, Florida Administrative Code pursuant to Chapter 47-101 of the Florida Statutes. I have the signature and the original record of all of the Florida licensed surveyors and accept the drawing, data, and/or map in full informational purpose only and in full scale.

Signature:  **RYAN J. KING**
Professional Surveyor
Ryan J. King PLS

Florida Registration No.
8793

6.0 PROPOSED WET ZONE SURVEY (Page 3 if Applicable)



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Written Statement

June 27, 2025

Karp Kitchen

2808 E Bearss Ave

Jampa, AL 33613

folio 034916.0050

Building Contains 1196

outside 251

Total 1447 SF

Asking for 2 COPX

Beer, Wine on premises
Only.

Karp Kitchen will be a
sit down restaurant with
a small patio outside.

Will be asking for 3 waivers

- 1) There is a church to the west it is 160 feet away. Asking for 340 feet. Also the RSCB that is also own by the Church for their residents.
- 2) The residential is separated by a six foot fence, Trees, Shrubs. It is 5 feet asking for 245 feet.
- 3) There are more than 3 approved Alcoholic Beverages in the Plaza. This Plaza is established Commercial area that Characterizing by presence of several restaurants serving Alcoholic Beverages. This is still a growing area.

Thank you

if approved please delete — 85-0355



Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

There shall be no more than three (3) approved 3PS 2COP 2COPX 4COP 4COPX 4COP SX 4COP SBX 11C (Social Club) Bottle Club Alcoholic Beverages use permits within 1,000 feet

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

The property is located within an established commercial area that characterizes by presence of several restaurants serving Alcoholic Beverages.

The circumstances that negate the need for the specified distance requirement are:

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

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver



Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

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

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

The Alcoholic Beverages Special use is located in a plaza where there are other wet zones. The Apartment complex is to the north behind the plaza. The business faces away from the complex. There is a privacy fence that separates, along with trees, shrubs.

The circumstances that negate the need for the specified distance requirement are:

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

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver



Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

Community use within 500 feet

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

The proposed wet zoning is located internally in a commercial center and will not face the Church or residentially zoned property. The residentially zoned property consists of multi-family development to the North that is the same PD as the commercial shopping center. The church is located to the West. The church, across the RSC-6 zoned property in which a personage is located and is separated by a street, Network place,

The circumstances that negate the need for the specified distance requirement are:

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

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver

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

File No. 01-054-1400709

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

SS#: _____



INSTR # 2001367856
OR BK 11204 PG 1898

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November 9, 2001, by Priority One Developers, Inc., a Florida corporation hereinafter called the grantor and Stanley Properties, a LLC whose post office address is 252 Turnberry Place Drive Ballwin, Missouri 63011, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Hillsborough County, Florida viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

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

BEST IMAGES AVAILABLE

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

ATTEST: Susan D. Schmidt-Weiner
Secretary

Signed, sealed and delivered in the presence of:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

STATE OF Fla

COUNTY OF Hills

Priority One Developers, Inc., a Florida corporation

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

815 Bayshore Blvd , Tampa, FL 33606

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared _____

to me known to be the Susan D. Schmidt-Weiner President and Secretary respectively of the corporation named as the grantor in the foregoing deed, or who have produced _____ as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

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

[Signature]
Notary Public



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

Printed Name of Notary
My Commission Expires:

EXHIBIT "A"

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

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

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

Drainage Easement #1:

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

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

Drainage Easement #2:

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

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence run North 01°05'39" West, along the North-South centerline of said Section 5, for 30.01 feet; thence run North 89°35'56" West, for 36.01 feet; thence run North 01°05'39" West, for 17.01 feet to the intersection of the North right of way line of Skipper Road and the new West right of way line of 30th Street; thence run North 89°35'56" West, along the North right of way line of Skipper Road, for 286.27 feet; thence continue along said North right of way line North 89°50'14" West, for 187.70 feet; thence North 72.38 feet to a Point of Beginning; continue thence North 171.00 feet; thence North 45° East, 54.00 feet; thence North 45° West, 10.00 feet; thence South 45° West, 58.14 feet; thence South 175.14 feet; thence East 10.00 feet to the Point of Beginning.

Drainage Easement #3:

24

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

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

\$ 8,515,000.00

This instrument prepared by
and return to:
ANTHONY R. DAMIANAKIS, ESQ.
PEACOCK, GAFFNEY & DAMIANAKIS, P.A.
2348 Sunset Point Road
Clearwater, FL 34625

Parcel ID #s: 034916-0050 & 034916.0100

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 22nd day of December, 2021, **Between Stanley Properties, L.L.C.**, a Missouri limited liability company, whose post office address is 10052 Cross Creek Blvd, Tampa, FL 33647-2595, as GRANTOR, and **Tampa Venture Alliance, LLC**, a Florida limited liability company, whose post office address is 7901 4th St. N., Suite 300, St. Petersburg, Florida 33702, as GRANTEE.

(WHEREVER USED HEREIN, THE TERM "first party" OR "second party" SHALL INCLUDE SINGULAR AND PLURAL, HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE INDIVIDUALS, AND THE SUCCESSORS AND ASSIGNS OF CORPORATION, WHEREVER THE CONTEXT SO ADMITS OR REQUIRES).

Witnesseth, that the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, its successors and assigns forever, the following described land, situate, lying and being in the County of Hillsborough, and State of Florida, to-wit:

LEGAL DESCRIPTION: SEE EXHIBIT "A"

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

SUBJECT to real estate taxes and any assessment for the year 2022 and all subsequent years which are not yet due or payable, and the encumbrances and exceptions described on **Exhibit "B"** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said GRANTEE, its successors and assigns, in fee simple forever.

AND the GRANTOR does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

[Signatures begin on following page]

In Witness Whereof, GRANTOR has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:

Denise O. Holmes
Witness signature

Denise O. Holmes
Printed Name

[Signature]
Witness signature

Anthone Damianakis
Printed Name

By:

[Signature]
STANLEY PROPERTIES, L.L.C.,
a Missouri limited liability company
Name: Tong H. Stanley
Title: President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization this 22nd day of December, 2021, by **TONG H. STANLEY**, as President of **STANLEY PROPERTIES, L.L.C.**, a Missouri limited liability company, on behalf of the company. He is personally known to me or has provided _____ as identification.



[Signature]
Notary Public
State of Florida at Large
My Commission Expires:

[NOTARY SEAL]

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

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

Drainage Easement #1:

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

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

Drainage Easement #2:

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

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

Drainage Easement #3 as described in the First Amendment to Easement Agreement recorded in O.R. Book 11352, Page 1796, Public Records of Hillsborough County, Florida.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Terms and conditions of Easement Agreement recorded in O.R. Book 5789, Page 276, as amended in O.R. Book 11352, Page 1796, Public Records of Hillsborough County, Florida.
2. Terms and conditions of Utility Easement recorded in O.R. Book 5789, Page 286, Public Records of Hillsborough County, Florida.
3. Easement in favor of Tampa Electric Company recorded in O.R. Book 5902, Page 432, Public Records of Hillsborough County, Florida.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only	
Application No: 25-1038	Intake Date: 06/30/2025
Hearing(s) and type: Date: 08/25/2025	Receipt Number: 495577
Type: LUHO	Intake Staff Signature: Charles Phillips
Date:	Type:

Property Information

Address: 2808 E Bear Ave City/State/Zip: Tampa FL 33613
TWN-RN-SEC: 28 19-05 Folio(s): 034916.25 Zoning: PD MU Future Land Use: R20 Property Size: 2.95
0050 PD

Property Owner Information

Name: Tampa Venture Alliance, LLC c/o RPM Realty Management, LLC Daytime Phone: 813-269-0702
Address: 14502 N Dale Mabry Hwy 333 City/State/Zip: Tampa, FL 33618
Email: vangeles@rpm-realty.com Fax Number:

Applicant Information

Name: Kays Kitchen Daytime Phone: 813-240-6571
Address: 2808 E Bear Ave City/State/Zip: Tampa FL 33613
Email: Fax Number:

Applicant's Representative (If different than above)

Name: Dixie Liberty Daytime Phone: 813 873 8585
Address: 200 Adams Ave City/State/Zip: Hopkinsville Ky 42240
Email: DixieLiberty@hotmail.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.

K Lee
Signature of the Applicant

Karita Lee
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.

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

David Goldstein, Property Manager
Type or print name



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

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: _____

Applicant/Representative: _____

Phone: 813 817 8585

Representative's Email: _____

Dixie Liberty@hotmail.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"/>	<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"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

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



Specific Submittal Requirements for Special Use Alcoholic Beverage Permit (waiver required)

This application is for proposed Alcoholic Beverage Permits, commonly known as "wet zonings," which do not meet the separation requirements found in Section 6.11.11 of the Land Development Code for the specific category of Alcoholic Beverage permit being requested. This application requires review by a Land Use Hearing Officer (LUHO) through a noticed public hearing process in accordance with LDC Section 10.02.00. The required information below is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

Part B: Project Information

Additional Submittal Requirements for a Special Use - Alcoholic Beverage Permit (waiver required)

- ✓ 1 ☒ **Project Description/Written Statement**
- ✓ 2 ☒ **Site Plan** - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- ✓ 3 ☒ **Wetzone Survey** - prepared by a Florida registered land surveyor in accordance with DRPM Section 4.1.2.C.7
- ✓ 4 ☒ **Distance Waiver Request Form**
- ✓ 5 ☒ **Distance Waiver Notification List** - As specified in DRPM 12.5.A.3.
- 6 ☐ **Supplemental Information (optional)**

Please note: To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an Alcoholic Beverage Sign Off/Verification application as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the Alcoholic Beverage Sign Off/Verification application provided that it's submitted simultaneously with this wet zoning application. All other Alcoholic Beverage Sign Off/Verification applications, including those related to this application but submitted at a later date, will be assessed a separate fee for each sign-off.

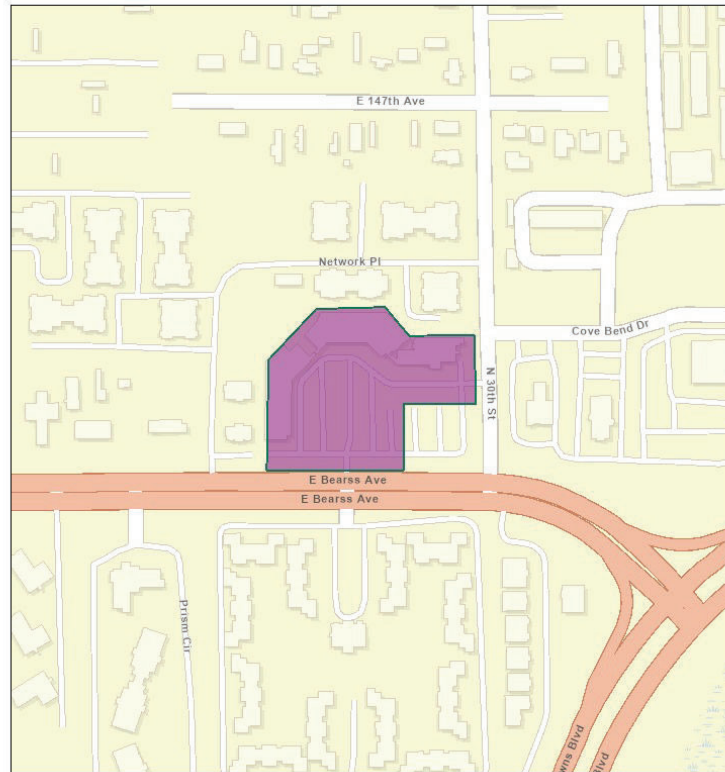
- 7 ☐ **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
 - 8 ☒ **State of Florida DBPR Application Sections** - From Form ABT-6001. Applications for a new Alcoholic Beverage License
 - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals
- OR**
- 9 ☐ **State of Florida DBPR Application Sections** - From Form ABT-6014. Application for Change of Location/Change in Series or Type
 - Include Section 1 - Check Transaction, Series or Type Requested, Section 3 - Description of Premises to be Licensed, and Section 4 - Application Approvals/Zoning.



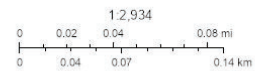
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	85-0355
Flood Zone:AE	BFE = 39.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0210H
FIRM Panel	12057C0210H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120210E
County Wide Planning Area	University Area Community
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	96-0370
Census Data	Tract: 011010 Block: 2016
Future Landuse	R-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 34916.0050



July 1, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 34916.0050
PIN: U-05-28-19-ZZZ-000001-25990.0
Tampa Ventures Alliance Llc
Mailing Address:
 7901 4th St N Ste 300
 null
 Saint Petersburg, FL 33702-4399
Site Address:
 2802 E Bearss Ave
 Lutz, FL 33559
SEC-TWN-RNG: 05-28-19
Acreage: 2.95
Market Value: \$4,353,600.00
Landuse Code: 1630 STORE/SHP CENTE

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