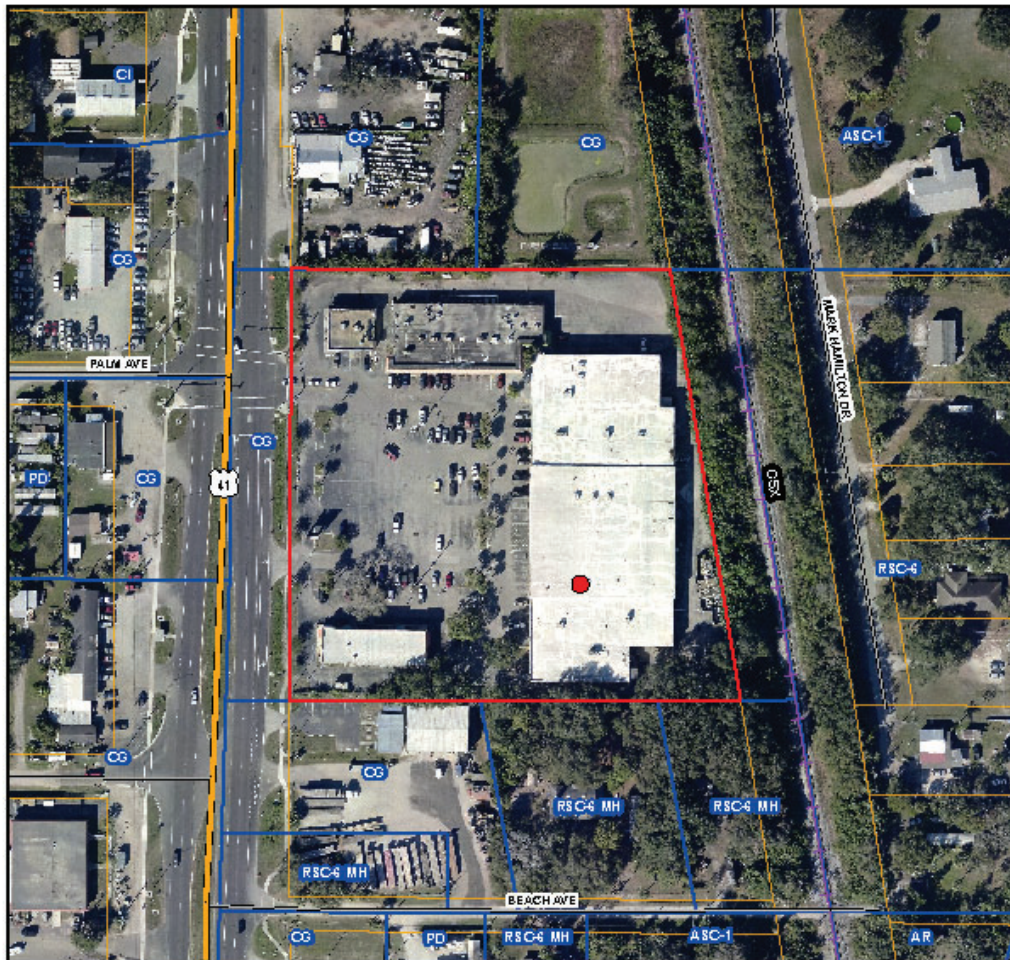




Hillsborough County Florida

Land Use Application Summary Report

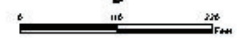
Application Number:	SU-AB 22-1671	Adjacent Zoning and Land Uses:	
Request:	4-COP AB Permit with Distance Separation Waiver	North:	CG and OC-20
		South:	CG/RSC-6 and OC-20
Comp Plan Designation:	OC-20	East:	CG/RSC-6 and OC-20/R-6
Service Area:	Urban	West:	CI and OC-20



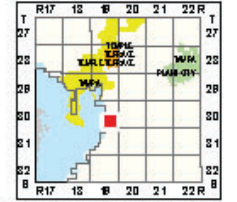
ZONING MAP SU-AB 22-1671

Folio: 50609 0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- MET ZONE AREA
- ▲ SCHOOLS
- ▲ PARKS



STR: 26-30-19



NOT TO SCALE. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE OFFICIAL RECORD OF THE ZONING MAP IS THE ZONING MAP AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS. THE ZONING MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE BOARD OF COUNTY COMMISSIONERS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ZONING MAP IS THE PROPERTY OF HILLSBOROUGH COUNTY, FLORIDA. ALL RIGHTS RESERVED.

Date: 11/03/22 File: 07-0000-0000-0000-0000
 Prepared 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 4-COP Alcoholic Beverage Development Permit (AB) to allow the sale of beer, wine, and liquor for consumption on and off the permitted premises (package sales).

The wet zoning is sought for a proposed nightclub to be located at 11116 US Highway 41 South within an existing commercial center. The proposed wet zoned area will be 15,972 square feet in size, comprised entirely of indoor area as shown on the revised wet zone survey stamped received March 30, 2023.

The property is zoned CG (Commercial General) which permits the host use and consideration of the requested AB permit.

Distance Separation Requirements for a 4-COP-RX 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 150 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 95 feet from residentially zoned property to the east and 115 feet from residentially zoned property to the south.
- 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. The proposed wet zoning is located within 1,000 feet of three approved 4-COP wet zonings, one 2-COP wet zoning and one approved 3-PS 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 155-foot waiver to the required 250-foot separation from the residentially zoned property to allow a separation of 95 feet. The applicant's justification for the waiver includes the following:

- The residential property to the east is separated from the proposed wet zoning by railroad tracks. Therefore, pedestrian travel between the homes and the proposed wet zoning is unlikely.
- On the south side of the proposed wetzone envelope there is a residentially zoned area that is approximately 115ft away. Any resident of this area would need to cross a road to get to the establishment.
- The noise from the establishment will be minimal for surrounding areas due to the spacing buffer, traffic and train noise.

The applicant requests a waiver to the maximum number of existing wet zonings of certain types within 1,000 feet and has provided the following justification:

- The noise will be minimal with spacing and traffic.
- There are no schools or daycare facilities in close proximity to the proposed wetzone envelop.
- The Gagel's Auto Sales which was previously Road House Bar is now an auto repair shop.

- There will be no outdoor seating that will also keep the noise at a minimum.
- The proposed hours are Thursday through Sunday 6:00pm -3:00 am.


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 residential zoning district line that is located 95 feet to the east of the proposed wet zoning is within a functioning railroad right-of-way, whereas the distance from the rear of the proposed wet zoning to the front property line of the nearest single-family home to the east is approximately 245 feet.
- The pedestrian and vehicular route of travel from the entrance of the proposed dance hall to the driveway of the nearest single-family home to the south is more than 1,000 feet in length, while travel to the single-family homes to the east is effectively blocked by the railroad tracks.
- The proposed wet zoning does not include the building area at the south end of the shopping center and therefore will be buffered by a different tenant from the residential uses to the south, while dense vegetation on both sides of the railroad tracks will buffer the single-family homes to the east.
- The dance hall and parking will be oriented towards US Highway 41 South, away from the residential uses to the east and south.
- Staff received no objections from noticed residents of the area.
- The applicant has agreed to limit the sale and/or consumption of alcohol to Thursday through Sunday from 6:00 p.m. to 3:00 a.m. the following day, which is substantially less than what’s allowed by the Land Development Code as follows: Monday through Saturday, 7:00 a.m. to 3:00 a.m. the next day, and Sunday, 11:00 a.m. to 3:00 a.m. the next day.
- Only three of the five other existing wet zonings of the specified types are located in the same shopping center as the proposed wet zoning. The other two wet zonings are separated by roadways from the proposed wet zoning and therefore have no functional relationship with the proposed wet zoning, thereby mitigating the cumulative impact of the total number of existing wet zonings.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the surrounding land uses, thereby negating the necessity for the prescribed separation requirements.

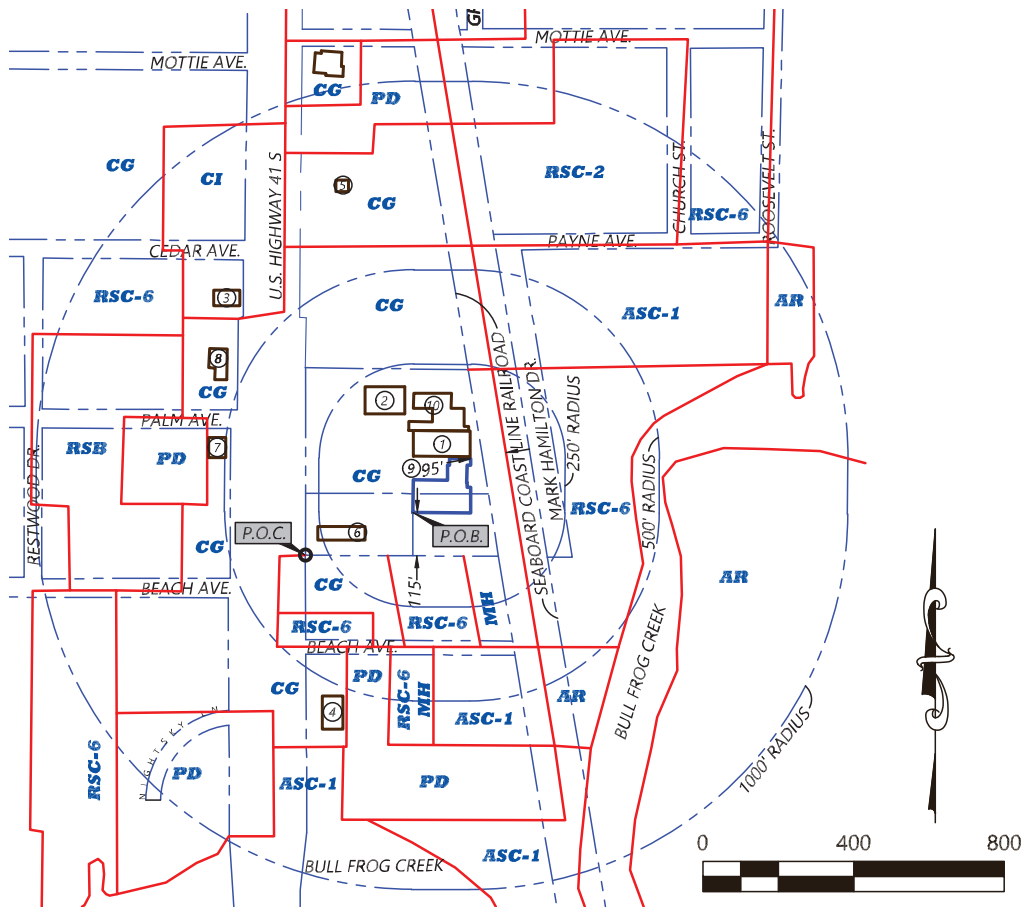
Recommendation:

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE, subject to the recommended condition below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 15,972 square feet (+/-), as shown on the wet zone survey received March 30, 2023.

- The sale and/or on-premises consumption of alcoholic beverages shall be limited to Thursday through Sunday from 6:00 p.m. to 3:00 a.m. the following day.

Staff's Recommendation	Approvable, Subject to Conditions
Zoning Administrator's Sign-Off	 t Tue Apr 11 2023 17:31:04

4-COP WET ZONE SITE SURVEY



ALCOHOL SALES WITHIN 1000 FEET

- ① FAMILY DOLLAR: 11110 U.S. HIGHWAY 41 SOUTH
LICENSE 2-APS-IS, DISTANCE = 6' FROM PROPOSED WETZONE ENVELOPE
- ② PORTALES SUPERMARKET: 11042 U.S. HIGHWAY 41 SOUTH
LICENSE 4-COP, DISTANCE = 91' FROM PROPOSED WETZONE ENVELOPE
- ③ GIBSONTON DRIVE THRU BEVERAGE MART: 11005 U.S.
HIGHWAY 41 SOUTH, LICENSE 2-APS, DISTANCE = 651'
FROM PROPOSED WETZONE ENVELOPE
- ④ BULL FROG CREEK BAR & LIQUOR STORE: 11210 U.S. HIGHWAY 41 SOUTH,
LICENSE 4-COP, DISTANCE = 522' FROM PROPOSED WETZONE ENVELOPE
- ⑤ MOBIL GAS STATION: 10920 U.S. HIGHWAY 41 SOUTH, LICENSE 2-APS,
DISTANCE = 788' FROM PROPOSED WETZONE ENVELOPE
- ⑥ LA BOTANA MEXICAN RESTAURANT: 11130 U.S. HIGHWAY 41 SOUTH
LICENSE 3-PS, DISTANCE = 133' FROM PROPOSED WETZONE ENVELOPE
- ⑦ EL RINCON: 11101 U.S. HIGHWAY 41 SOUTH, LICENSE 1-COP,
DISTANCE = 501' FROM PROPOSED WETZONE ENVELOPE
- ⑧ GAGEL'S AUTO SALES (ROAD HOUSE BAR): 11023 U.S. HIGHWAY 41 SOUTH,
LICENSE 4-COP, DISTANCE = 561' FROM PROPOSED WETZONE ENVELOPE
- ⑨ DOC - PROBATION AND PAROLE OFFICE (CLOSED): 11112 U.S. HIGHWAY 41
SOUTH, LICENSE 2-APS (GONE) PERMIT #77-0602, DISTANCE = 0' FROM
PROPOSED WETZONE ENVELOPE
- ⑩ MANGO 7, LLC (CLOSED): 11112 U.S. HIGHWAY 41 SOUTH, LICENSE 2-COP
(GONE) PERMIT #77-0602, DISTANCE = 130' FROM PROPOSED WETZONE
ENVELOPE

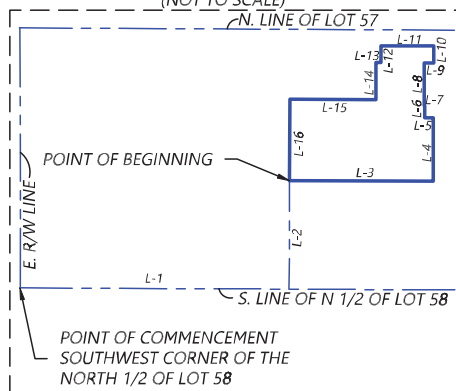
COMMUNITY USES WITHIN 500 FEET

NONE WITHIN 500 FEET OF THE PROPOSED
WETZONE ENVELOPE

RESIDENTIALLY ZONED PROPERTIES
WITHIN 250 FEET

THE MINIMUM DISTANCE BETWEEN THE PROPOSED
WETZONE ENVELOPE AND RESIDENTIALLY ZONED
(RSC-6 - EAST) PROPERTY IS 95 FEET MORE OR LESS.

WETZONE DETAIL
(NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°42'14" E	285.42'
L-2	N 00°13'20" E	115.07'
L-3	S 89°45'48" E	152.38'
L-4	N 00°14'12" E	67.32'
L-5	N 89°45'48" W	9.39'
L-6	N 00°06'14" E	12.66'
L-7	N 89°45'48" W	0.61'
L-8	N 00°16'18" E	45.46'
L-9	S 89°36'15" E	10.00'
L-10	N 00°18'11" E	17.97'
L-11	N 89°45'48" W	56.15'
L-12	S 00°14'12" W	17.69'
L-13	N 89°45'48" W	5.00'
L-14	S 00°14'12" W	39.46'
L-15	N 89°45'48" W	91.27'
L-16	S 00°13'52" W	86.23'

SHEET 2 OF 2 SHEETS

DATE PREPARED: 4/01/2022

FIELD CREW: NP, JS

DRAWN BY: JB

DWG: 220227-WZ



Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORIZATION # 7936
509-B W. ALEXANDER STREET, PLANT CITY, FL 33563
PHONE: (813) 754-0505 • EMAIL: CROWSURVEYING@GMAIL.COM

SPECIAL USE PERMIT
FOR
AF MASONRY, INC.

WETZONE AREA TABLE

BUILDING AREA 15,972 SQUARE FEET ±

ALCOHOLIC BEVERAGE SPECIAL USE PERMIT SURVEY
EXHIBIT "A"
A PORTION OF LOT 57 AND THE NORTH 1/2 OF LOT 58
REVISED MAP OF FLORIDA GARDEN LANDS
(PLAT BOOK 6, PAGES 42 AND 43)
SECTION 26, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
(4-COP)

LEGAL DESCRIPTION

A PORTION OF LOT 57 AND LOT 58 OF REVISED MAP OF FLORIDA GARDEN LANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 1/2 OF SAID LOT 58 OF REVISED MAP OF FLORIDA GARDEN LANDS, AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (SOUTH TAMiami TRAIL) AS DESCRIBED IN PARCEL 2 OF THE OFFICIAL RECORDS BOOK 22290, PAGE 1122, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN S 89°42'14" E, ALONG SAID NORTH LINE OF THE NORTH 1/2 OF LOT 58, A DISTANCE OF 285.42; THENCE DEPARTING SAID NORTH LINE OF THE NORTH 1/2 OF LOT 58, RUN N 00°13'20" E, A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°45'48" E, A DISTANCE OF 152.38 FEET; THENCE RUN N 00°14'12" E, A DISTANCE OF 67.32 FEET; THENCE RUN N 89°45'48" W, A DISTANCE OF 9.39 FEET; THENCE RUN N 00°06'14" E, A DISTANCE OF 12.66 FEET; THENCE RUN N 89°45'48" W, A DISTANCE OF 0.61 FEET; THENCE RUN N 00°16'18" E, A DISTANCE OF 45.46 FEET; THENCE RUN S 89°36'15" E, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°18'11" E, A DISTANCE OF 17.97 FEET; THENCE RUN N 89°45'48" W, A DISTANCE OF 56.15 FEET; THENCE RUN S 00°14'12" W, A DISTANCE OF 17.69 FEET; THENCE RUN N 89°45'48" W, A DISTANCE OF 5.00 FEET; THENCE RUN S 00°14'12" W, A DISTANCE OF 39.46 FEET; THENCE RUN N 89°45'48" W, A DISTANCE OF 91.27 FEET; THENCE RUN S 00°13'52" W, A DISTANCE OF 86.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,972 SQUARE FEET.

SURVEYORS REPORT:

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 a 500-foot straight-line distance from the proposed site. An inspection of the proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific Alcoholic Beverage Permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1,000-foot straight-line distance from the proposed site be indicated as defined in the Land Development Code, an inspection has been made and the findings indicated on the survey.

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SKETCH & DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
4. BEARINGS SHOWN HEREON ASSUMED (S. LINE OF THE NORTH 1/2 OF LOT 58, BEING S 89°42'14" E).
5. THIS SKETCH & DESCRIPTION IS NOT VALID, UNLESS ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE WITH DATE AND DIGITAL SEAL OR ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL THIS DOCUMENT HAS NOT BEEN AUTHORIZED AND IS FOR INFORMATIONAL PURPOSES ONLY.
6. PURPOSE OF SURVEY, SKETCH & DESCRIPTION FOR ALCOHOLIC BEVERAGE SPECIAL USE PERMIT
7. THIS SKETCH & DESCRIPTION DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
8. NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
9. THIS SKETCH & DESCRIPTION WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.

REVISIONS:

3. PER COMMENTS, JB, 3/17/23
2. PER COMMENTS, JB, 2/03/23
1. PER COMMENTS, JB, 12/20/22

SHEET 1 OF 2 SHEETS DATE PREPARED: 4/01/2022 FIELD CREW: NP, JS DRAWN BY: JB

DWG: 220227-WZ



Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORIZATION # 7936
509-B W. ALEXANDER STREET, PLANT CITY, FL 33563
PHONE: (813) 754-0505 • EMAIL: CROWSURVEYING@GMAIL.COM

SPECIAL USE PERMIT
FOR
AF MASONRY, INC.

MICHAEL D. CROW, P.S.M., L.S. 5761
FLORIDA PROFESSIONAL SURVEYOR & MAPPER



Additional / Revised Information Sheet

Office Use Only		
Application Number: 22-1671	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 22-1671 Applicant's Name: Amber Tew

Reviewing Planner's Name: Sam Ball Date: 03/25/2023

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 04/24/2023

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the next page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the next page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Amber Tew

Signature

02/14/2023

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 22-1671

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Amber Tew

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter****+ If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****+
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****+
- 7 **Legal Description of the Subject Site****+
- 8 **Close Proximity Property Owners List****+
- 9 **Site Plan****+ All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

APTew Services, LLC
2002 Holloway Rd.
Plant City, Florida 33567
813-967-2015 APTewServices@gmail.com

Fuentes Club

11116 US Hwy 41 S., Gibsonton, Florida 33534

Folio: 050609-0000

Project Description and Written Statement Narrative

This project will be a dance club with alcohol consumption on premises. The owner will be applying for a 4-COP. There is a residential zoned area that is East of the establishment as well and it is separated by railroad tracks therefore walking to the building is not likely from the East. The noise from the establishment would be minimal for surrounding areas with the spacing buffer, traffic and train noise. There are 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. Therefore we are requesting a variance from the code (6.11.11.D.5.b. & c.). Subsection b is the 250-foot requirement from residential and Subsection c is the requirement that "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. An Alcoholic Beverage Development Permit application shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishments."

Thank you,

Amber Tew

Prepared by and Return to:

A. B. Litschgi, Jr., Esquire
Litschgi, P.A.
PO BOX 10103
Tampa, Florida 33679

Property Appraiser's Folio Number:
050599.0100 and 050609.0000
~~\$ 3,000,000.00~~

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of DECEMBER, 2013, between THE JONO PLAZA LLC, a Florida limited liability company ("Grantor"), whose address is 14031 N. Dale Mabry Hwy., Tampa, FL 33618, and MANGO7 LLC., a Florida limited liability company ("Grantee"), whose address is 5207 Lake Venice Drive, Wimauma, Florida 33598.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land (the "Property") located in Hillsborough County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: (1) taxes and assessments for the year 2014 and subsequent years; (2) any and all easements, covenants, dedications, limitations, restrictions, and reservations of record, but this reference to such matters is not intended to and shall not be construed to reimpose or extend such matters; and (3) laws, ordinances, and governmental regulations (including, but not limited to, building, zoning, and land use ordinances) affecting the occupancy, use, or enjoyment of the Property.

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

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that, except as herein noted, as of the date of this Deed, the title to the Property is free from all encumbrances made by Grantor, and Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons and entities claiming by, through, or under Grantor, but against none other.

Wherever used herein and wherever the context so admits or requires, the terms Grantor and Grantee shall include the singular and the plural; the heirs, legal representatives, and assigns of individuals; and the successors and assigns of corporations and partnerships.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed and delivered in his name on the aforesaid date.

WITNESSES:

THE JONO PLAZA LLC,
a Florida limited liability company

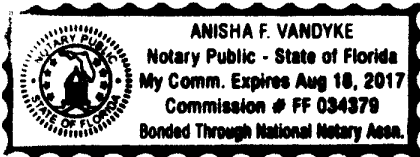
Anisha F. VanDyke
Print
Name: Anisha F. VanDyke

By : H.T. Mai
Hung T. Mai, Managing Member
"Grantor" [Seal]

Kori Harbaugh
Print
Name: Kori Harbaugh
As to Grantor

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4 day of December, 2013, by Hung T. Mai as Managing Member of THE JONO PLAZA LLC, a Florida limited liability company, who is personally known to me or who has produced Drivers License as identification.



Anisha F. VanDyke
(Signature of Notary Public -State of Florida)

Anisha F. VanDyke
(Print, type or Stamp Commissioned Name of Notary Public)

EXHIBIT A

Parcel 1:

A portion of Lot 56 of REVISED MAP OF FLORIDA GARDEN LANDS, according to the map or plat thereof as recorded in Plat Book 6, Pages 42 and 43, of the Public Records of Hillsborough County, Florida, being more particularly described as follows: BEGIN at the intersection of the South line of Lot 56 of the REVISED MAP OF FLORIDA GARDEN LANDS, according to the map or plat thereof as recorded in Plat Book 6, Pages 42 and 43, of the Public Records of Hillsborough County, Florida and the Westerly right-of-way line of the Seaboard Coast Line Railroad, run thence North 09 deg 45 min 03 sec West, along said Westerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 334.84 feet to a point on the North line of said Lot 56; thence West, along said North line of Lot 56, a distance of 162.55 feet; thence South, a distance of 330.00 feet to a point on the South line of said Lot 56; thence East, along said South line of Lot 56, a distance of 219.26 feet to the POINT OF BEGINNING.

Parcel 2:

That part of Lot 57 and the North 1/2 of Lot 58 of REVISED MAP OF FLORIDA GARDEN LANDS, according to the map or plat thereof as recorded in Plat Book 6, Pages 42 and 43, of the Public Records of Hillsborough County, Florida, lying West of Atlantic Coast Line Railroad right-of-way, LESS the West 18 feet.

LESS that part of Lot 57 and the North 1/2 of Lot 58 of REVISED MAP OF FLORIDA GARDEN LANDS, according to the map or plat thereof as recorded in Plat Book 6, Pages 42 and 43, of the Public Records of Hillsborough County, Florida, lying within 68 feet of the survey line of State Road 45, Section 10060, said line described as: BEGIN on the North boundary of Section 2, Township 31 South, Range 19 East, at a point 704.77 feet East of the Northwest corner of Section 2, point being on a curve concave Northwesterly, radius 5729.28 feet; thence a tangent bearing North 08 deg 27 min 19 sec East, run North along curve 729.83 feet through a central angle of 07 deg 17 min 56 sec to end of curve; thence North 01 deg 09 min 23 sec East, 2585.17 feet to the beginning of a curve concave Northwesterly, having a radius of 57295.78 feet; thence Northerly along curve 1166.67 feet through a central angle of 01 deg 10 min 00 sec to the end of curve; thence North 00 deg 00 min 37 sec West, 361.40 feet to the North boundary of Section 35, as a point 0.14 feet West of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 35; LESS existing right-of-way.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: 22-1671 Intake Date: 11-29-22
 Hearing(s) and type: Date: 01/23/2023 Type: LUHO Receipt Number: 220842
 Date: _____ Type: _____ Intake Staff Signature: Clare Odell

Property Information

Address: 11116 US Highway 41 S City/State/Zip: Gibsonton, Florida 33534
 TWN-RN-SEC: 26/30/19 Folio(s): 050609-0000 Zoning: CG Future Land Use: CG Property Size: 5.39

Property Owner Information

Name: Mango7 LLC Daytime Phone: 813-967-0626
 Address: 8811 Mathog Rd City/State/Zip: Riverview, Florida 33578
 Email: afmasonryinc@yahoo.com Fax Number: _____

Applicant Information

Name: Amber Tew- APTew Services, LLC Daytime Phone: 813-967-2015
 Address: 2002 Holloway Rd City/State/Zip: Plant City, Florida 33567
 Email: APTewServices@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
 Address: _____ City/State/Zip: _____
 Email: _____ Fax Number: _____

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

Signature of the Applicant

Type or print name

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.

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

Steven Jacob Mango7 LLC managing member
Type or print name

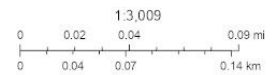


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0484H
FIRM Panel	12057C0484H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120484C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Census Data	Tract: 013801 Block: 2006
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



November 30, 2022



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

Hillsborough County Florida

Folio: 50609.0000
PIN: U-26-30-19-1RR-000000-00057.4
MANGO7 LLC
Mailing Address:
 8811 MATHOG RD
 RIVERVIEW, FL 33578-5436
Site Address:
 11022 S 41 HWY
 GIBSONTON, FL 33534
SEC-TWN-RNG: 26-30-19
Acreage: 5.39016008
Market Value: \$3,697,700.00
Landuse Code: 1620 STORE/SHP CENTE

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