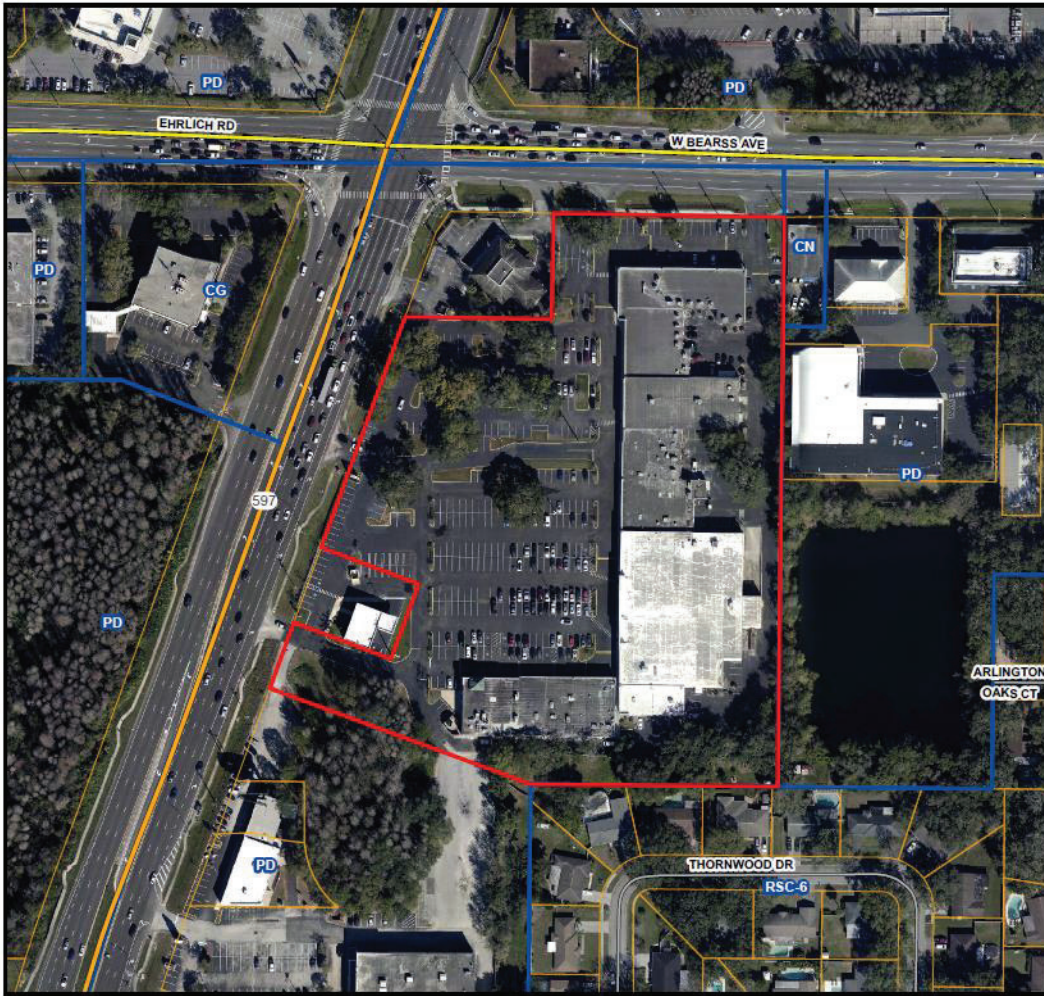




# Hillsborough County Florida

## Land Use Application Summary Report

Application Number:	SU-AB 23-0463	Adjacent Zoning and Land Uses:	
Request:	4-COP-RX Permit with a Distance Separation Waiver	North:	PD 89-0029 (PRS 19-0762)
		South:	PD 78-0289 & RSC-6
Comp Plan Designation:	OC-20 (Office Commercial)	East:	PD 96-0352 (PRS 98-0942)
Service Area:	Urban Service Area	West:	N. Dale Mabry ROW / CG & PD 78-0310



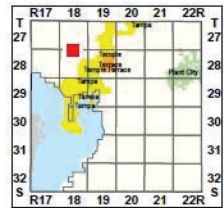
### ZONING MAP SU-AB 23-0463

Folio: 18898.0500

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



STR: 4-28-18



NOTES: This map is provided for informational purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for the accuracy of the information shown on this map. Hillsborough County is not responsible for any errors or omissions on this map. The user assumes all responsibility for the accuracy of the information shown on this map. Hillsborough County is not responsible for any errors or omissions on this map. The user assumes all responsibility for the accuracy of the information shown on this map.

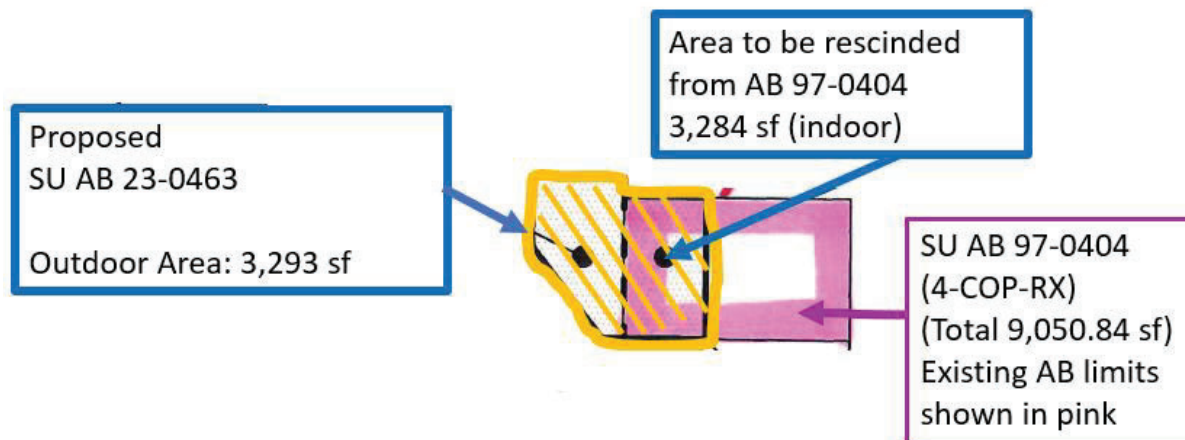
Date: 05/08/2023 Path: G:\ZONING\GIS\Zoning\_Map.aprx  
Produced By: Development Services Department

**Request Summary:**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-RX Alcoholic Beverage Permit to allow the sale of beer, wine, and liquor for consumption on the permitted premises only in connection with a restaurant. The requested wet zoning requires the host restaurant to have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet. Additionally, at least 51 percent of the restaurant's total biannual sales must be derived from the sale of food and non-alcoholic beverages. These requirements shall not be waived or varied.

The proposed wet zoning will be located at 14803 N. Dale Mabry Highway in an existing shopping center at the southeast corner of Dale Mabry and Bearss Avenue. As shown on the revised wet zone survey received June 12, 2023, the wet zoned area will include 3,284 square feet of indoor area and 3,293 square feet of outdoor area, for a total area of 6,577 square feet. Additionally, the applicant has confirmed the host restaurant will have a patron seating capacity of at least 100 seats.

The indoor area of the proposed wet zoning will overlay a portion of an existing 4-COP-RX wet zoning approved in 1997 (SU 97-0404) for 9,050.84 square feet of interior space. (The outdoor area of the proposed wet zoning will occupy a new exterior patio that is under site development review.) Consequently, approval of the proposed wet zoning will rescind that portion of the existing wet zoning. The applicant has submitted a graphic superimposing the existing and proposed wet zone areas which shows the remaining portion of the existing wet zoning will have 5,766.84 square feet of area and therefore comply with the minimum size requirement for a 4-COP-RX wet zoning.



The property is zoned PD (Planned Development) PD 78-0289, which permits restaurants and consideration of the requested AB permit.

**Distance Separation Requirements for a 4-COP-RX AB Permit:**

Per LDC Section 6.11.11.D.4, the following distance separation requirements apply to the proposed wet zoning:

1. 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.
2. 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. There is property zoned RSC-6 located 78 feet to the southeast of the proposed wet zoning.

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 Waiver**

The applicant requests a 72-foot waiver to the required 150-foot separation from the residentially zoned property to allow a separation of 78 feet. The applicant's justification for the waiver includes the following:

- The proposed wet zoning is located within a multi-tenant mixed-use shopping center constructed in 1981 and has operated with a variety of retail and restaurant tenants for forty-two years.
- The shopping center is oriented towards Dale Mabry Highway and Bearss Avenue and has no interaction with the residential areas to the southeast of the proposed wet zoning.
- There is a concrete buffer wall and drive aisle separating the proposed wet zone area from the residentially zoned property.
- The direct route of travel from the proposed establishment to the residential is in excess of 150 feet via the route of travel due to the existing structures including the buffer.
- The area proposed for the wet zone permit was previously within a portion of a Special Use Alcoholic Beverage Permit SU 97-0404, for the same general location for a 4-COP-RX located at 14815 N. Dale Mabry Highway. That permit was for a 9,050.84-square-foot wet zone establishment.
- The proposed use to allow the sale of beer and wine for consumption on and off the premises to accompany the already established restaurant's food and non-alcoholic beverage sales will not negatively affect the surrounding area or the adjacent school property. The restaurant will derive at least 51% of its gross sales revenue from the sale of food and nonalcoholic beverages.
- The sale and consumption of alcoholic beverages will cease at 12:00 a.m. (midnight) Monday through Saturday and at 11:00 p.m. on Sunday.

### **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 affected single-family neighborhood to the south of the shopping center where the subject wet zoning is proposed is separated from the commercial use by an approximately six-foot-high masonry wall, large trees and other vegetation.
- The shopping center is oriented towards Dale Mabry Highway and Bearss Avenue, away from the single-family neighborhood which is accessed from Ehrlich Road to the east.


- Although the proposed wet zoning is 78 feet from the residentially zoned property, the normal route of travel from the entrance of the subject premises to the single-family lots that are within the 150-foot separation radius is more than 4,500 feet.
- The proposed wet zoning is located in a portion of the shopping center where the sale of beer, wine and liquor in connection with a restaurant has been permitted since 1997.
- The applicant has proposed to cease the sale and consumption of alcoholic beverages at 12:00 a.m. (midnight) Monday through Saturday and at 11:00 p.m. on Sunday, whereas the Land Development Code allows the sale and consumption of alcoholic beverages until 3:00 a.m. daily.
- For the reasons discussed above, staff finds the proposed wet zoning does pose significant impacts on surrounding land uses due to certain circumstance which negate the necessity for the specified separation from residentially zoned property.

**Recommendation:**

Staff finds the proposed 4-COP-RX wet zoning **APPROVABLE, subject to recommended conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,284 square feet of indoor area and 3,293 square feet outdoor area for a total area of 6,577 square feet, as shown on the revised wet zone survey received on June 12, 2023.

**Recommended Conditions:**

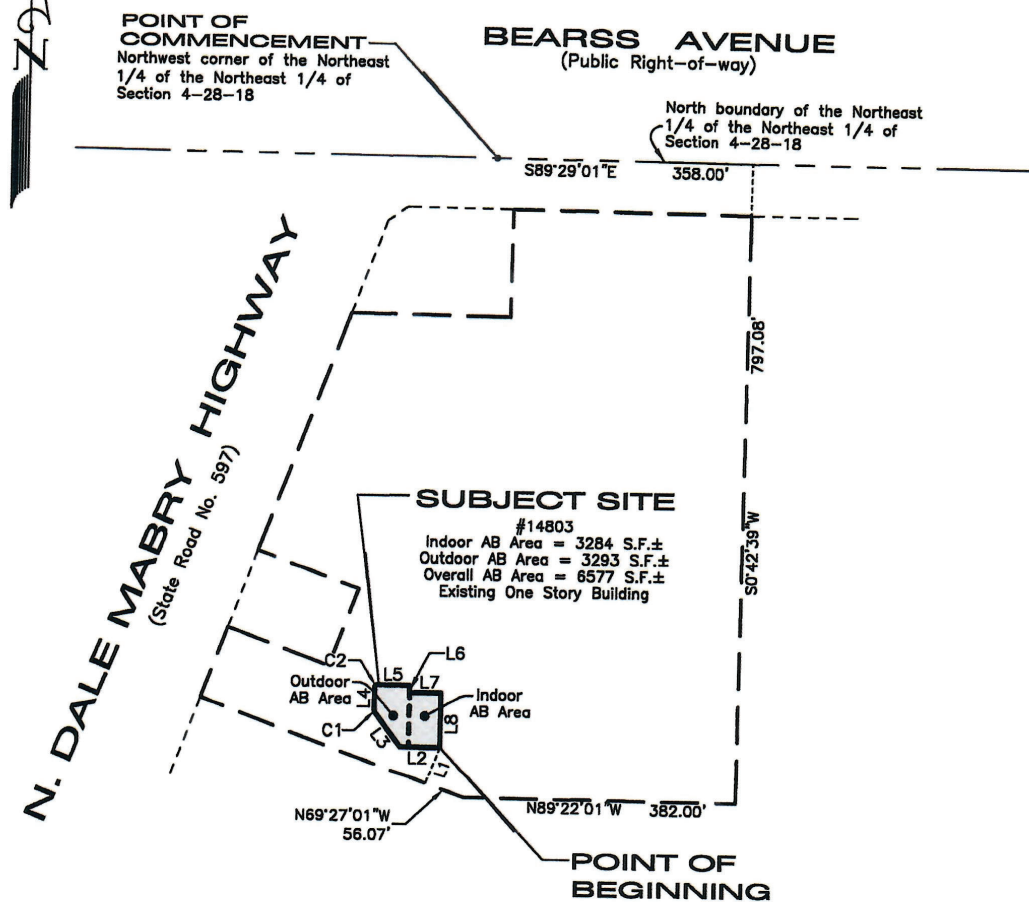
1. The sale and consumption of alcoholic beverages shall not be allowed after 12:00 am (midnight) Monday through Saturday, and 11:00 p.m. on Sunday.
2. Upon approval of SU-AB 23-0463, the portion of the existing 4-COP-RX wet zoning on the premises, AB 97-0404, that is within the wet zoning legal description for SU-AB 23-0463 shall be rescinded.

Staff's Recommendation	<b>Approvable, Subject to Recommended Conditions</b>
Zoning Administrator's Sign-Off	 t Tue Jun 13 2023 14:14:16



**SHEET NO. 2 OF 3**  
**SPECIFIC PURPOSE SURVEY**  
**ALCOHOLIC BEVERAGE SURVEY**  
**( NOT A BOUNDARY SURVEY )**  
**4-COP-RX**

Scale: 1" = 200'



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

**NOTE:** See Sheet No. 3 for Curve and Line Tables.

Last Date of Field Survey: 4/18/23

This Survey Prepared For: **Pineapple Ventures, LLC**

REVISIONS				
Description	Date	Dwn.	Ck'd	P.C. Order No.


**JACK M. GREENE**  
LICENSE NUMBER

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

STATE OF FLORIDA

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

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



**GeoPoint**  
Surveying, Inc.

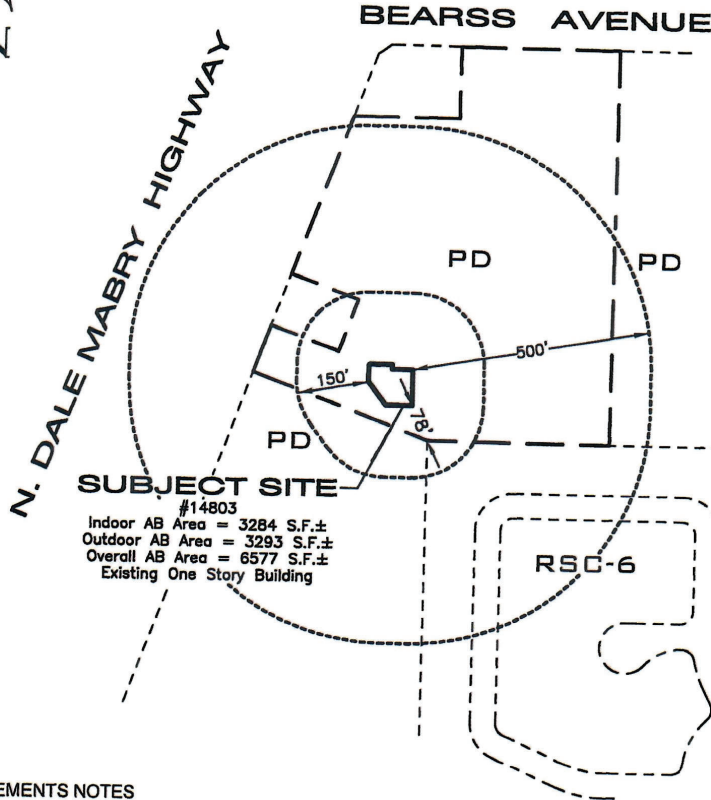
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2286  
Licensed Business Number LB 7788

Drawn: JMG	Checked: PAD	P.C.: JMG	Date: N/A
Date: 4/18/23	Dwg: 14803 AB	Section 4, Township 28 South, Range 18 East	

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

Scale: 1" = 300'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 20°32'59" E	55.07'
L2	N 89°39'07" W	55.43'
L3	N 36°58'14" W	60.54'
L4	N 00°34'05" E	32.85'
L5	S 89°02'19" E	46.05'
L6	S 00°20'53" W	9.90'
L7	S 89°39'07" E	43.54'
L8	S 00°20'53" W	75.42'

**SUBJECT SITE**  
 #14803  
 Indoor AB Area = 3284 S.F.±  
 Outdoor AB Area = 3293 S.F.±  
 Overall AB Area = 6577 S.F.±  
 Existing One Story Building

**MEASUREMENTS NOTES**

- 1) Measurements to nearest Residentially Zoned properties shown hereon.
- 2) There are no Community Use properties, as described in the Certificate of Sheet No. 1, within 500 feet of the Subject Parcel.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3.00'	37°32'19"	1.97'	1.93'	N 18°12'05" W
C2	3.00'	90°23'36"	4.73'	4.26'	N 45°45'53" E

Last Date of Field Survey: 4/18/23

This Survey Prepared For: **Pineapple Ventures, LLC**

REVISIONS				
Description	Date	Dwn.	Ck'd	P.C. Order No.

**SURVEYOR'S CERTIFICATE**  
 This certifies that a survey of the hereon described property was made under my supervision and meets the minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers (B) Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Joëk M. Greene*  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7708

Drawn: JMG    Checked: PAD    P.C.: JMG    Date: N/A  
 Date: 4/18/23    Dwg: 14803 AB  
 Section 4, Township 28 South, Range 18 East



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

<b>Office Use Only</b>		
<b>Application Number:</b> SU-AB 23-0463	<b>Received Date:</b>	<b>Received By:</b>

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: SU-AB 23-0463 Applicant's Name: Jim Rehm, Pineapple Hospitality Group, LLC

Reviewing Planner's Name: Timothy Lampkin Date: 05/31/2023

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): 06/26/2023

### 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 last 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 last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.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@hcfgov.net](mailto:ZoningIntake-DSD@hcfgov.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.**

John N. LaRocca  
Signature

05-31-2023  
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. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

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 disclosure of selected information submitted with your application pursuant to Chapter 119 FS?  Yes  No

I hereby confirm that the material submitted with application SU-AB 23-0463

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:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

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

Included	Submittal Item
1	<input type="checkbox"/> <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> <b>Revised Application Form**</b>
3	<input type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> <b>Property Information Sheet**</b>
7	<input type="checkbox"/> <b>Legal Description of the Subject Site**</b>
8	<input type="checkbox"/> <b>Close Proximity Property Owners List**</b>
9	<input type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> <b>Survey</b>
11	<input type="checkbox"/> <b>Wet Zone Survey</b>
12	<input type="checkbox"/> <b>General Development Plan</b>
13	<input checked="" type="checkbox"/> <b>Project Description/Written Statement</b>
14	<input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>
15	<input type="checkbox"/> <b>Variance Criteria Response</b>
16	<input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/> <b>Transportation Analysis</b>
18	<input type="checkbox"/> <b>Sign-off form</b>
19	<input type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">                     Revised Project Description/Written Statement to address compliance with the 4-COP-RX Alcoholic Beverage Classification per Hillsborough County Land Development Code Section 6.11.11(j)                 </div>

\*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.

**MURPHY LARocca CONSULTING GROUP, INC.**  
**3225 S. MacDill Avenue**  
**Suite 129-320**  
**Tampa, Florida 33629**

May 31, 2023

SU-AB 23-0463

Hillsborough County Development Services  
601 E. Kennedy Blvd., 19<sup>th</sup> Floor  
Tampa, FL 33602

**Attention: Timothy Lampkin, Reviewing Planner**

**RE: COVER LETTER SU-AB 23-0463 to "Additional/Revised Information" Sheet (Current LUHO Hearing 06-26-2023)**

Dear Timothy,

Thank you for verbally reaching out for clarification/confirmation of the proposed AB Classification (4-COP-RX) and requirements for compliance with the classification.

I am submitting this cover letter as required by the "Additional /Revised Information" Sheet instructions.

Attached hereto are the three pages associated with the "Additional/Revised Information" Sheet with a Revised Project Description/Written Statement Narrative.

Please advise if there are any other clarifications needed.

Thank you.



John N. LaRocca  
Authorized Agent for Owner/Applicant  
Principal  
Murphy LaRocca Consulting Group, Inc.

Attachments as Noted

**Special Use Alcoholic Beverage (AB) Permit Application**

**SU-AB 23-0463**

**Project Description/Written Statement**

**Revised Project Narrative (05-31-2023)**

**14803 N. Dale Mabry Hwy.**

The Applicant is seeking a Special Use Alcoholic Beverage Permit Application (Waiver Required) for a 4-COP-RX Classification for a leased space addressed as 14803 N. Dale Mabry Hwy and located within a shopping center addressed as 14805 N. Dale Mabry Hwy.

The property is located within the Market Place North Shopping Center, a multi-tenant mixed-use retail center in the North Carrollwood/ Northdale area that was constructed in 1981. It has operated as a shopping center with a variety of retail and restaurant tenants for forty-two (42) years. The area subject of this permit application is located within a portion of the shopping center that has been used as a restaurant with alcoholic beverage sales for most, if not all, of the time the shopping center has existed. A copy of the Land Use Hearing Officer (LUHO) decision approving a similar Special Use Application with waiver requested, SU 97-0404-CW (AB), for the same general location and request was attached to the Project Description/Written Statement when this application was initially submitted.

The Applicant is seeking to reestablish the Indoor AB Sales area along with the addition of a new adjoining covered Outdoor AB Sales area. The area proposed for AB sales is a total of 6,577 square feet with the following allocations for Indoor and Outdoor sales:

Indoor AB Sales Area = 3,284 square feet, more or less

Outdoor AB Sales Area = 3293 square feet, more or less

Overall/Total AB Sale Area = 6,577 square feet, more or less

Hillsborough County Land Development Code Section 6.11.11(j.) establishes the following requirements for the 4-COP-RX Classification:

"j. 4-COP-RX

*Beer, wine, and liquor for sale and consumption on the permitted premises only in connection with a restaurant. The restaurant shall have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet. Additionally, at least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages. These requirements shall not be waived or varied. Notwithstanding, an eating establishment which has 2,500 square feet of service area, is equipped to serve meals to 150 persons at one time and derives at least 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverage may sell or deliver alcoholic beverages in a sealed container for off-premises consumption in accordance with the requirements of F.S. Sections 561.20 and 564.09 and if authorized under its state alcoholic beverage license."*

The Applicant commits that the premises to be permitted will "have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet", as indicated by the AB Sales Area survey data. The Applicant also is aware of the entirety of the 4-COP-RX Classification requirements and commits to compliance with such requirements.

Included with the Special Use Alcoholic Beverage Permit Application are the required site survey, site plan, wetzone survey, distance waiver request form and distance waiver notification list.

STL TITLE OF TAX  
3667

RECORDING FEE \$100.00

PREPARED BY AND  
AFTER RECORDING  
RETURN TO

JAY ZEIGER, Esq  
P O BOX 30 - CHURCH STREET  
WOODBURNE, NEW YORK 12788  
Tax Id. # 18898.0500

**INSTR # 99035004**  
**OR BK 09466 PG 1487**

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

**SPECIAL WARRANTY DEED**

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

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

**W I T N E S S E T H**

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

SEE ATTACHED SCHEDULE "1"

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

TO HAVE AND TO HOLD, the same in fee forever

AND that Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee, that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other, subject to taxes accruing subsequent to December 31, 1998, and easements, restrictions, reservations and encumbrances of public record, provided, however, reference thereto shall not serve to reimpose same, and matters which would be disclosed by an accurate survey

LA990290 117/TJM/P6674-028/01-29-99/kah

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

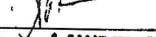
Signed, sealed and delivered in our presence

INSTITUTIONAL REAL ESTATE FUND III, **WITNESSED**  
a Group Trust

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

  
Printed Name Lynnette Beverly

  
Printed Name Loretta L. Nakamura

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

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

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

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

WITNESS my hand and official seal



Kathleen Craig  
Notary Public in and for said State

## EXHIBIT "A"

## PARCEL "A"

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

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

Thence continue South  $00^{\circ}11'40''$  West along the East boundary of the West 358.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4 a distance of 824.24 feet to a point on the North boundary of Brentwood Subdivision, as recorded in Plat Book 45, Page 33, of the Public Records of Hillsborough County, Florida, thence North  $89^{\circ}53'00''$  West along the North boundary of Brentwood Subdivision and the Westerly extension thereof a distance of 382.00 feet; thence North  $69^{\circ}58'00''$  West, a distance of 391.79 feet to a point on the Easterly right-of-way of Dale Mabry Highway (State Road No 597), having a 200 foot right-of-way; thence North  $20^{\circ}02'00''$  East along the stated Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 105.0 feet; thence South  $69^{\circ}58'00''$  East, a distance of 150.00 feet, thence North  $20^{\circ}02'00''$  East, along a line 150.00 feet Easterly of and parallel to the Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 115.00 feet, thence North  $69^{\circ}58'00''$  West, a distance of 150.00 feet to a point on the Easterly right-of-way boundary of Dale Mabry Highway (State Road No 597); thence North  $20^{\circ}02'00''$  East along the Easterly right-of-way boundary of Dale Mabry Highway (State Road No. 597) a distance of 355.71 feet, thence South  $89^{\circ}49'55''$  East, a distance of 222.18 feet; thence North  $00^{\circ}11'40''$  East a distance of 150.0 feet thence South  $89^{\circ}49'55''$  East, a distance of 333.00 feet to the Point of Beginning.

AND

## PARCEL B.

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

Continued on next page



## CONTINUATION OF EXHIBIT "A"

the land described as follows:

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

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Received

04-28-23 Hillsborough  
County Florida  
Development Services  
Services

### Property/Applicant/Owner Information Form

**Official Use Only**

Application No: SU-AB 23-0463

Intake Date: 04/28/2023

Hearing(s) and type: Date: 06/26/2023 Type: LUHO

Receipt Number: 263839

Date: \_\_\_\_\_ Type: \_\_\_\_\_

Intake Staff Signature: Keshia Rivas

**Property Information**

Address: 14803 N. Dale Mabry Hwy. City/State/Zip: Tampa, FL 33618

TWN-RN-SEC: 28-18-04 Folio(s): 18898-0500 Zoning: PD Future Land Use: OC-20 Property Size: 9.3 acres

**Property Owner Information**

Name: MPN, LLC c/o Bruce Strumpf, Inc. Daytime Phone 727-449-2020

Address: 2120 Drew Street City/State/Zip: Clearwater, FL 33765

Email: johnstoner@brucestrumpf.com Fax Number N/A

**Applicant Information**

Name: James Rehm, Pineapple Hospitality Group, LLC Daytime Phone 516-458-7346

Address: 9907 Tree Tops Lake Rd. City/State/Zip: Tampa, FL 33626

Email: jimmyrehm@gmail.com Fax Number N/A

**Applicant's Representative (if different than above)**

Name: John N. LaRocca, Murphy LaRocca Consulting Group, Inc. Daytime Phone 813-695-0469

Address: 3225 S. MacDill Ave., Suite 129-320 City/State/Zip: Tampa, FL 33629

Email: john.larocca@murphylarocca.com Fax Number N/A

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.

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

[Signature]  
Signature of the Applicant

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

James Rehm, Pineapple Hospitality Group, LLC  
Type or print name

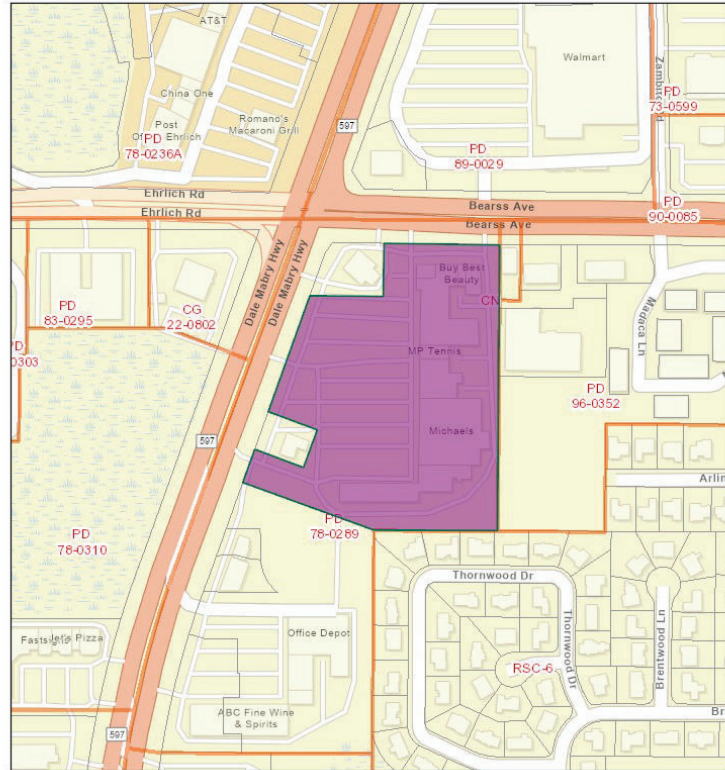
Ryan McKenna  
Type or print name



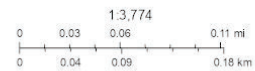
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	78-0289
Flood Zone:AE	BFE = 55.6 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011301 Block: 1001
Future Landuse	OC-20
Future Landuse	OC-20
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 18898.0500



April 28, 2023



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

Hillsborough County Florida

**Folio: 18898.0500**  
**PIN: U-04-28-18-ZZZ-000000-79610.0**  
**Mpn Associates Limited Partnership**  
**Mailing Address:**  
 17 Sunset Park  
 null  
 Montclair, Nj 07043-1938  
**Site Address:**  
 14805 N Dale Mabry Hwy  
 Tampa, Fl 33618  
**SEC-TWN-RNG: 04-28-18**  
**Acreage: 10.38920021**  
**Market Value: \$10,405,500.00**  
**Landuse Code: 1620 Store/shp Cente**

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