



### **Request Summary**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP-R Alcoholic Beverage Development Permit (AB) for sale and consumption of beer and wine on and off the permitted premises (package sales) in connection with a restaurant with at least 51 percent of the restaurant's total biannual sales derived from the sale of food and non-alcoholic beverages. The wet zoning is requested by an existing restaurant tenant space located at 8741 Gunn Highway. The wet zoned area will comprise a footprint of 2,593 square feet of indoor area and no outdoor area, as shown on the revised wet zone survey stamped received June 28, 2022.

The subject property is zoned CG (Commercial, General) which permits an easting establishment and consideration of the proposed wet zoning.

### **Distance Separation Requirements for a 2-COP-R Permit**

Per LDC Section 6.11.11.D.2, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 447 feet from Keystone Children's Academy located at 8643 Gunn Highway.
- 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** 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 Waiver**

The applicant requests a 53-foot waiver to the required 500-foot separation from certain community use property to allow a separation of 477 feet from Keystone Children's Academy. The applicant's justification for the waiver includes the following:

- There are several businesses located in between the shopping center and community use.
- No live music and no outdoor seating, so noise impact is minimal.
- The restaurant has never been open past 9:00 pm.
- The community use is a daycare center which operates Monday to Friday and closes at 6:00 p.m. Additionally, the center's back yard is fenced.
- There are other businesses with fences in between our establishment and daycare center.
- Also, there are no pedestrian walkways from the daycare center to our establishment.

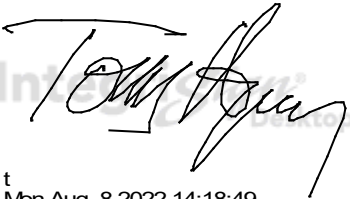
### **Staff Findings**

- 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 pedestrian and vehicular route of travel from the entrance of the restaurant to the nearest entrance to the Keystone Children's Academy, located to the south on Gunn Highway, is approximately 605 feet in length. Additionally, the segment of Gunn Highway between Keystone Academy and the restaurant does not have a sidewalk.

- The proposed wet zoning will be limited to restaurant use and is comprised of indoor area only. Additionally, the subject premises is located near the north end of the host shopping center and is separated from Keystone Academy to the south by a number of other businesses in the center.
- Staff received no objections from the child care center operator, property owner or other parties.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on the child care center or other surrounding land uses, thereby negating the necessity for the prescribed separation requirements.

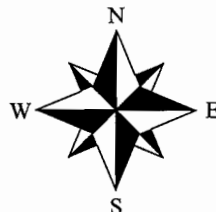
**Recommendation**

Staff finds the proposed 2-COP-R Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 2593 square feet (+/-), as shown on the revised wet zone survey received June 28, 2022.

Staff's Recommendation	<b>Approvable</b>
Zoning Administrator's Sign-Off	 t Mon Aug 8 2022 14:18:49

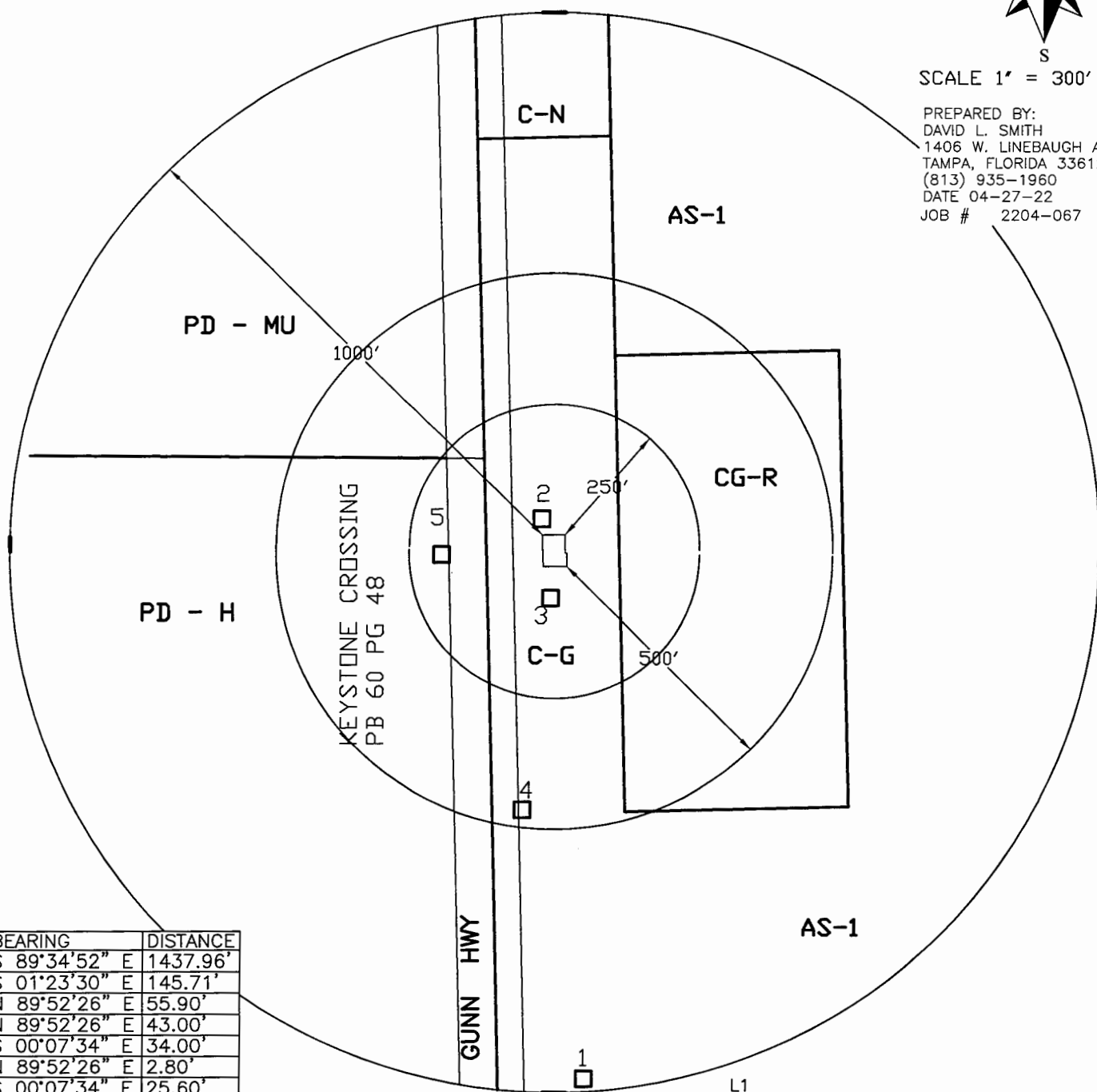
**SPECIAL PURPOSE SURVEY WET ZONE 2-COP-R  
SAIKYO KITCHEN #8739 & #8741 GUNN HWY  
SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST,  
HILLSBOROUGH COUNTY, FLORIDA.**

SHEET 1 OF 2  
SEE SHEET 2 FOR LEGEND



SCALE 1" = 300'

PREPARED BY:  
DAVID L. SMITH  
1406 W. LINEBAUGH AVENUE  
TAMPA, FLORIDA 33612  
(813) 935-1960  
DATE 04-27-22  
JOB # 2204-067



LINE	BEARING	DISTANCE
L1	S 89°34'52" E	1437.96'
L2	S 01°23'30" E	145.71'
L3	N 89°52'26" E	55.90'
L4	N 89°52'26" E	43.00'
L5	S 00°07'34" E	34.00'
L6	N 89°52'26" E	2.80'
L7	S 00°07'34" E	25.60'
L8	S 89°52'26" W	44.50'
L9	N 00°07'34" W	31.70'
L10	S 89°52'26" W	1.30'
L11	N 00°07'34" W	27.90'

P.O.C.  
NORTHWEST CORNER OF THE  
NW 1/4 OF THE SW 1/4 SEC. 35-27-17

**ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET**

- 1) RYE ROD MEADWORKS #8533 GUNN HWY 4-COP (976')
- 2) G PEPPERS #8745 GUNN HWY 2-COP-RX (29')
- 3) FLORIDA GROWLER BAR #8727 & #8729 GUNN HWY 2-COP (46')

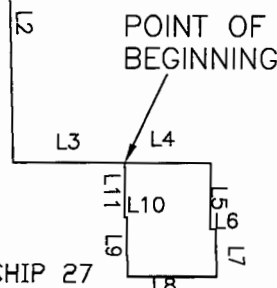
**COMMUNITY USES WITHIN 500 FEET**

- 4) KEYSTONE CHILDREN'S ACADEMY #8643 GUNN HWY (447')

**RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET**

- 5) RESIDENTIAL HOUSING (176')

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE S.89°34'52"E., A DISTANCE OF 1437.96 FEET; THENCE S.01°23'30"E., A DISTANCE OF 145.71 FEET; THENCE N.89°52'26"E., A DISTANCE OF 55.90 FEET TO THE POINT OF BEGINNING; THENCE N.89°52'26"E., A DISTANCE OF 43.00 FEET; THENCE S.00°07'34"E., A DISTANCE OF 34.00 FEET; THENCE N.89°52'26"E., A DISTANCE OF 2.80 FEET; THENCE S.00°07'34"E., A DISTANCE OF 25.60 FEET; THENCE S.89°52'26"W., A DISTANCE OF 44.50 FEET; THENCE N.00°07'34"W., A DISTANCE OF 31.70 FEET; THENCE S.89°52'26"W., A DISTANCE OF 1.30 FEET; THENCE N.00°07'34"W., A DISTANCE OF 27.90 FEET TO THE POINT OF BEGINNING, CONTAINING 2,593 SQUARE FEET.



SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN 500-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.

J MICHAEL FUQUA P.S.M. 4192

*J Michael Fuqua*  
Signature

6/23/22  
Date

Job  
Number: 2204-067

# Legend

Petition Prefixes  
 RZ Rezoning  
 MM Major Modification  
 PRS Personal Appearance  
 SU Special Use  
 VAR Variance  
 APP Appeal

Comprehensive Plan Categories  
 AM Agricultural/Mining (1 unit per 20 acres)  
 A Agriculture (1 unit per 10 acres)  
 AR Agriculture/Rural (1 unit per 5 acres)  
 AE Agriculture Estate (1 unit per 2.5 acres)  
 Res-1 Residential-1 (1 unit per 1 acre)  
 RP-1 Residential Planned-1 (1 unit per acre)  
 Res-2 Residential-2 (2 units per acre)  
 RP-2 Residential Planned-2 (2 acres per unit)  
 NMU Neighborhood Mixed Use-4  
 Res-4 Residential-4 (4 units per acre)  
 Res-6 Residential-6 (6 units per acre)  
 SMU Suburban Mixed Use-6  
 Res-9 Residential-9 (9 units per acre)  
 Res-12 Residential-12 (12 units per acre)  
 CMU Community Mixed Use-12  
 Res-20 Residential-20 (20 units per acre)  
 DC Office Commercial  
 UMU Urban Mixed Use-20  
 RMU Regional Mixed Use-35  
 RCP Research/Corporate Park  
 LI-P Light Industrial Planned  
 LI Light Industrial  
 HI Heavy Industrial  
 EPGF Electrical Power Generation Facility  
 P Public/Quasi-Public  
 E Environmentally Sensitive Areas  
 N Natural Preservation  
 S Scenic Corridor

Service Areas  
 USA Urban Service Area  
 UEA Urban Expansion Area  
 RSA Rural Service Area

Zoning Districts  
 AM Agricultural Mining (1 unit per 20 acres)  
 A Agriculture (1 unit per 10 acres)  
 AR Agriculture Rural (1 unit per 5 acres)  
 AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)  
 AS-1 Agricultural, Single-Family (1 unit per acre)  
 ASC-1 Agricultural, Single-Family Conventional (1 unit per acre)  
 AI Agricultural Industrial  
 RSC-2 Residential, Single-Family Conventional (2 units per acre)  
 RSC-3 Residential, Single-Family Conventional (3 units per acre)  
 RSC-4 Residential, Single-Family Conventional (4 units per acre)  
 RSC-6 Residential, Single-Family Conventional (6 units per acre)  
 RSC-9 Residential, Single-Family Conventional (9 units per acre)  
 MH Residential, Single-Family Mobile Home Overlay  
 RDC-6 Residential, Duplex Conventional (6 units per acre)  
 RDC-12 Residential, Duplex Conventional (12 units per acre)  
 RMC-6 Residential, Multi-Family Conventional (6 units per acre)  
 RMC-9 Residential, Multi-Family Conventional (9 units per acre)  
 RMC-12 Residential, Multi-Family Conventional (12 units per acre)  
 RMC-16 Residential, Multi-Family Conventional (16 units per acre)  
 RMC-20 Residential, Multi-Family Conventional (20 units per acre)  
 BPO Business, Professional Office  
 OR Office Residential  
 CN Commercial, Neighborhood  
 CG Commercial, General  
 CI Commercial, Intensive  
 M Manufacturing  
 SB Show Business Overlay  
 SPI-HC Historic and Cultural Conservation  
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay  
 SPI-UC-1 Special Public Interest-University Community  
 SPI-UC-2 Special Public Interest-University Community  
 SPI-UC-3 Special Public Interest-University Community  
 SPI-AP-1 Special Public Interest-Airport  
 SPI-AP-2 Special Public Interest-Airport  
 SPI-AP-3 Special Public Interest-Airport  
 SPI-AP-4 Special Public Interest-Airport  
 SPI-AP-5 Special Public Interest-Airport  
 SPI-AP-V Special Public Interest-Airport  
 SPI-NMD Special Public Interest-North Dale Mabry Overlay  
 PD Planned Development  
 PD-C PLANNED DEVELOPMENT COMMERCIAL  
 IPD-1 Interstate Planned Development  
 IPD-2 Interstate Planned Development  
 IPD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages)  
 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S 1, Laws of Florida).  
 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).  
 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).  
 2-CDP Beer and wine for sale and consumption on and off the licensed premises.  
 2-CDP-X Beer and wine for sale and consumption on the licensed premises only.  
 2-CDP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.  
 2-CDP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.  
 4-CDP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET  
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE  
 UCA-NHO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend	
PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
PI	:Point of Intersection
(P)	:Plat
S.C.I.R.	:Set Capped Iron Rod 1/2" # 6962
F.C.I.R.	:Found Capped Iron Rod
F.I.R.	:Found Iron Rod
F.I.P.	:Found Iron Pipe
F.P.I.P.	:Found Pinched Iron Pipe
F.C.M.	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SPK&Disk	:Set P-K Nail & Disk
FPK&Disk	:Found P-K Nail & Disk
F.R.R. Spk.	:Found Railroad Spikes
N.C.F.	:No Corner Found or Set
P.R.M.	:Permanent Reference Monument
Rge.	:Range
R/W	:Right of Way
---	:Wood Fence (WF)
---	:Chain Link Fence (CLF)
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
W.C.	:Witness Corner
(D)	:Deed
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
W.C.	:Witness Corner
Sec.	:Section
Twp.	:Township
O/H	:Overhead
C	:Centerline
A/C	:Air Conditioner
O/A	:Overall
Conc.	:Concrete
A.P.D.	:A Part Of
TBM	:Temporary Benchmark
BM	:Benchmark
CDV.	:Covered
MAS.	:Masonry
RES.	:Resident
P.B.	:Plat Book
PG.	:Page
PP	:Power Pole
R/W	:Right Of Way
TYP.	:Typical

DRAWN BY J.A.H.

**Surveyor's Notes:**

**WRITTEN STATEMENT:**

- a. The minimum distance between the area to be wet zoned and the closest residential property line is approximately 100 feet. There are 6 residential properties that fall within the 250 feet boundary.
- b. There is only 1 community use property within 500 feet of the location. It is a day care center for children. The name of the children's day care is Keystone Children's Academy, owned by Sunshine Children's Learning Center, LLC, located at 8643 Gunn Highway, Odessa, FL 33556.
- c. There are only three wet zoned properties within the 1,000 feet of the location. G. Peppers is located in the same plaza (Village Shoppes of Keystone) at 8745 Gunn Highway, Odessa, FL 33556, and holds a 2-COP RX license. Florida Growler Bar is located in the same plaza (Village Shoppes of Keystone) at 8729 Gunn Highway, Odessa, FL 33556, and holds a 2-COP license. Pye Road Meadworks is located at 8533 Gunn Highway, Odessa, FL 33556, and holds a 4-COP license.

**LEGAL DESCRIPTION:**

Saikyo Kitchen, LLC (Tenant) will open for business, pending approval of wet zoning, at property address 8741 Gunn Hwy, Odessa, FL, and Folio #2847.0000. Property is in Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida.

The property will commence at the northwest corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 27 South Range 17 East, Hillsborough County, Florida; thence run S.89°34'52"E., a distance of 1437.96 feet; thence S.01°23'30"E., a distance of 145.71 feet; thence N89°52'26"E., a distance of 55.90 feet to the point of beginning; thence run N89°52'26"E., a distance of 43 feet; thence N.00°0'34"W., a distance of 27.90 feet to the point of beginning.

**CODE COMPLIANCE / PROJECT DESCRIPTION STATEMENT:**

Saikyo Kitchen, LLC (tenant), leasing property address 8741 Gunn Highway, Odessa, FL will operate as a Vietnamese and Japanese Cuisine, will selling most popular dishes and would like our guest to enjoy some of the best sake and beer from Japan for on-site consumption. Saikyo Kitchen, LLC will be in compliance with all the standards within the Land Development Coe and is seeking approval of waivers for the residentially zoned areas within 250 feet and the daycare center within 500 feet.





Hillsborough  
County Florida  
Development Services

# Additional / Revised Information Sheet

Office Use Only		
Application Number:	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: SU-AB 22-1130 Applicant's Name: SAIKYO KITCHEN

Reviewing Planner's Name: SAM BALL Date: 8/8/2022

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): 8/22/2022

### 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.

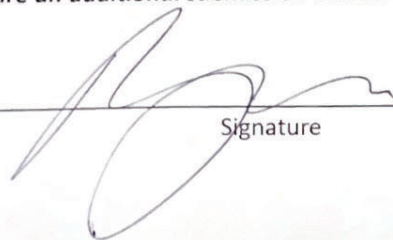
Will this revision remove land from the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the next page.

**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.*

  
\_\_\_\_\_  
Signature

8/8/2022  
\_\_\_\_\_  
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 \_\_\_\_\_

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  **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.



**Hillsborough  
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Development Services

## 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:

FOR THE 2-COP-R, THE DISTANCE BETWEEN THE PERMITTED  
STRUCTURE AND COMMUNITY USE IS LESS THAN 500 FEET.

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

THERE ARE SEVERAL BUSINESSES LOCATED IN BETWEEN  
THE SHOPPING CENTER AND COMMUNITY USE. NO LIVE MUSIC  
AND NO OUTDOOR SEATING, SO NOISE IMPACT IS MINIMAL.  
PRIMARY FOCUS, ESPECIALLY TO HAVE OUR GUESTS ENJOY  
BEVERAGES WHILE DINING IN WITH SUSHI AND SAKE. THE  
RESTAURANT NEVER BEEN OPEN PAST 9 PM.

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

THE COMMUNITY USE WHICH IS A DAYCARE CENTER, OPERATES  
MONDAY TO FRIDAY AND CLOSES AT 6PM, WHOSE ENTIRE BACKYARD  
IS FENCES. THERE ARE OTHER BUSINESS WITH FENCES IN BETWEEN  
OUR ESTABLISHMENT AND DAYCARE CENTER. ALSO, THERE ARE  
NO PEDESTRIAN CROSSWALKS FROM A DAYCARE CENTER TO OUR  
ESTABLISHMENT.

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

INSTRUMENT#: 2016170411, BK: 24053 PG: 74 PGS: 74 - 78 05/03/2016 at 11:25:17  
AM, DOC TAX PD (F.S. 201.02) \$0.70 DEPUTY CLERK: CHRISTIAN Pat Frank, Clerk  
of the Circuit Court Hillsborough County

**PREPARED BY AND AFTER RECORDING**

**RETURN TO:**

J. Eric Taylor, Esq.  
Trenam, Kemker, Scharf, Barkin,  
Frye, O'Neill & Mullis  
Post Office Box 1102  
Tampa, FL 33601-1102  
(813) 223-7474

Sales Price: \$10.00  
Documentary Stamp Tax: \$ .70  
Folio No.: 002830-0000  
PIN No.: U-35-27-17-001-000000-23550.0

[Space Above This Line for Recording Data]

**TRUSTEES' DEED**

THIS TRUSTEES' DEED is entered into this 5<sup>th</sup> day of April, 2016, from **SUSANNE F. SANDERS, NADINE A. MAMONTOFF, AND DIMITRI ARTZIBUSHEV**, as Successor Co-Trustees of that certain unrecorded Trust Agreement dated **October 25, 1979** (hereinafter referred to collectively as "Grantor"), whose post office address is 1525 W. Hillsborough Avenue, Tampa, Florida 33603, having full power and authority to convey the property herein described to **THE VILLAGE SHOPPES OF KEYSTONE ODESSA, LLC**, a Florida limited liability company (the "Grantee"), whose post office address is 8709 Gunn Highway, Tampa, Florida 33556.

**WITNESSETH:**

THAT, GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm to Grantee, Grantee's successors and assigns forever, all of Grantor's interest in and to that certain real property (the "Real Property") situate, lying, and being in the County of Hillsborough, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
BY REFERENCE MADE A PART HEREOF.**

***THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.***

***THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.***

TOGETHER WITH all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, legal or equitable, reversion, remainder and easement thereto belonging or in anywise appertaining, SUBJECT TO all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns, and to their proper use, benefit and behoof in fee simple forever.

IN WITNESS WHEREOF, GRANTOR has caused this Trustee's Deed to be executed as of the day and year first above written.

Signed and delivered in the presence of:

*[Signature]*  
Print Name: Eric Taylor  
*[Signature]*  
Print Name: Amy Selmsing

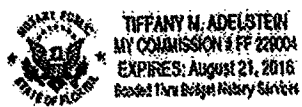
*[Signature]*  
SUSANNE F. SANDERS, as  
Successor Co-Trustee of that certain  
unrecorded Trust Agreement dated  
October 25, 1979

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of April, 2016, by SUSANNE F. SANDERS, as Successor Co-Trustee of that certain unrecorded Trust Agreement dated October 25, 1979, who is [check one]  personally known to me, or  has produced a valid Florida driver's license as identification.

*[Signature]*  
NOTARY PUBLIC (Signature Above)  
State of Florida  
Print Name: Tiffany M. Adelstein  
My Commission Expires: August 21, 2016

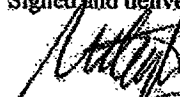
(NOTARIAL SEAL)

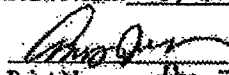


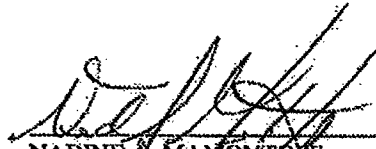
(SIGNATURE BLOCK CONTINUED ON NEXT PAGE)

IN WITNESS WHEREOF, GRANTOR has caused this Trustee's Deed to be executed as of the day and year first above written.

Signed and delivered in the presence of:

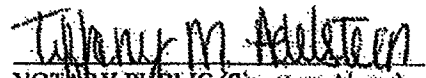
  
Print Name: J. Eric Taylor

  
Print Name: Amy C. Westley

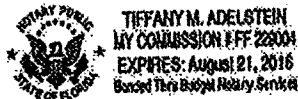
  
NADINE A. MAMONTOFF, as  
Successor Co-Trustee of that certain  
unrecorded Trust Agreement dated  
October 25, 1979

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of April, 2016, by NADINE A. MAMONTOFF, as Successor Co-Trustee of that certain unrecorded Trust Agreement dated October 25, 1979, who is [check one] \_\_\_\_\_ personally known to me, or  has produced a valid Florida driver's license as identification.

  
NOTARY PUBLIC (Signature Above)  
State of Florida  
Print Name: Tiffany M. Adelstein  
My Commission Expires: August 21, 2016

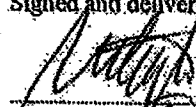
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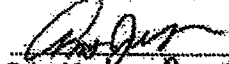



(SIGNATURE BLOCK CONTINUED ON NEXT PAGE)

IN WITNESS WHEREOF, GRANTOR has caused this Trustee's Deed to be executed as of the day and year first above written.

Signed and delivered in the presence of


  
Print Name: W. Eric Repton

  
Print Name: Amy Jo Weisinger

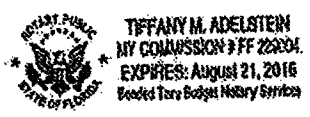
  
DIMITRI ARTZIBUSHEV, as  
Successor Co-Trustee of that certain  
unrecorded Trust Agreement dated  
October 25, 1979

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of April, 2016, by DIMITRI ARTZIBUSHEV, as Successor Co-Trustee of that certain unrecorded Trust Agreement dated October 25, 1979, who is [check one] \_\_\_\_\_ personally known to me, or  has produced a valid Florida driver's license as identification.

  
NOTARY PUBLIC (Signature Above)  
State of Florida  
Print Name: Tiffany M. Adelstein  
My Commission Expires: August 21, 2016

(NOTARIAL SEAL)



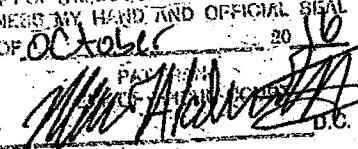



**EXHIBIT "A"**

The South 215.0 feet of Tract 15 in the Northwest ¼ of Section 35, Township 27 South, Range 17 East, KEYSTONE PARK COLONY, according to map or plat thereof, recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, LESS AND EXCEPT that portion thereof taken for right of way for Gunn Highway; and ALSO LESS AND EXCEPT that portion conveyed by Warranty Deed recorded in Official Records Book 5612, page 1694, of the public records of Hillsborough County, Florida.

**AND**

The Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida, LESS that portion thereof taken for right of way for Gunn Highway.

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE  
 AND CORRECT COPY OF THE DOCUMENT ONLY ON FILE IN  
 MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL  
 THIS 19 DAY OF October 20 16  
 BY  D.C.





Hillsborough  
County Florida  
Development Services

### Property/Applicant/Owner Information Form

Official Use Only

Application No: 22-1130 Intake Date: 6/28/2022  
Hearing(s) and type: Date: 8/22/2022 Type: LUHO Receipt Number: 174712  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Clare Odell

#### Property Information

Address: 8741 GUNN HWY City/State/Zip: ODESSA, FL 33556  
TWN-RN-SEC: 27-17-35 Folio(s): 2847.0000 Zoning: CG Future Land Use: R-2 Property Size: 5.12

#### Property Owner Information

Name: The Village Shoppers @ Keystone Odessa, LLC Daytime Phone: 813-237-0529  
Address: 1525 W. Hillsborough City/State/Zip: Tampa, FL 33603  
Email: accounting@skitampa.com Fax Number: 813-239-2587

#### Applicant Information

Name: SAIKYO KITCHEN, LLC (RYAN NGUYEN) Daytime Phone: 813-382-5499  
Address: 3122 MARBLE CREST DR City/State/Zip: LAND O' LAKES, FL 34638  
Email: SAIKYOKITCHEN@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]  
Signature of the Applicant  
RYAN NGUYEN  
Type or print name

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

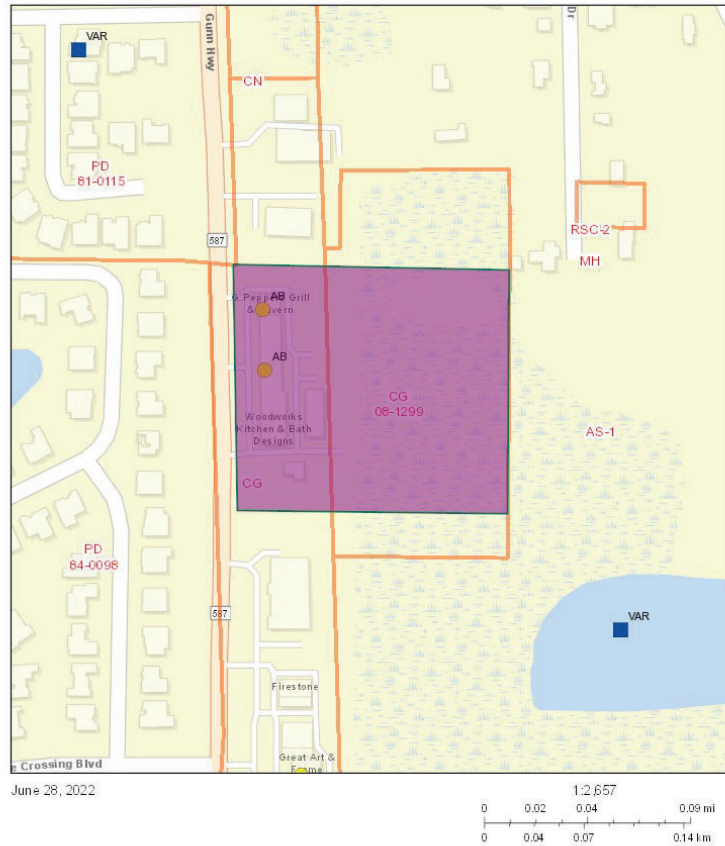
[Signature]  
Signature of the Owner(s) (All parties on the deed must sign)  
mangui  
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	08-1299
Restr	(R)
Flood Zone:AE	BFE = 40.7 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0179H
FIRM Panel	12057C0179H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120180F
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough
Census Data	Tract: 011410 Block: 3033
Future Landuse	R-2
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
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2847.0000



Hillsborough County Florida

**Folio: 2847.0000**  
**PIN: U-35-27-17-ZZZ-000000-23800.0**  
**VILLAGE SHOPPES OF KEYSTONE ODESSA LLC**  
**Mailing Address:**  
 1525 W HILLSBOROUGH AVE  
 TAMPA, FL 33603-1207  
**Site Address:**  
 8709 GUNN HWY  
 ODESSA, FL 33556  
**SEC-TWN-RNG: 35-27-17**  
**Acreage: 8.1164999**  
**Market Value: \$2,103,433.00**  
**Landuse Code: 1211 STORE/SHP CENTE**

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.

Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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