

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

SU-AB 25-0922

LUHO Hearing Date:

July 28, 2025

Requested Classification:

4-COP-RX



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Blasys LLC - Reiner Mesa Pasarin
Zoning: CG
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Town N' Country
Overlay: Hillsborough Avenue Overlay
Special District: None
Use: Restaurant (Eating Establishment)
Total Wet Zone Area Requested: 2,846 Sq. Ft.
Inside Area Requested: 1,983 Sq. Ft.
Outside Area Requested: 863 Sq. Ft.
Location: 7018 W Hillsborough Ave, Tampa 33634
Folio: 9095.0000



Introduction Summary:

The applicant requests a 4-COP-RX Special Use Alcoholic Beverage Permit to allow the sales of beer, wine, and liquor for sale and consumption on the permitted premises only in connection with a restaurant. A Distance separation waiver is sought for the restaurant, as the proposed wet zone area is within 500 of a community use.

Distance Separation Requirements		Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet		No
Distance to Residentially Zoned Property Shall be 150 Feet		Yes

Development Services Recommendation:

Approvable

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

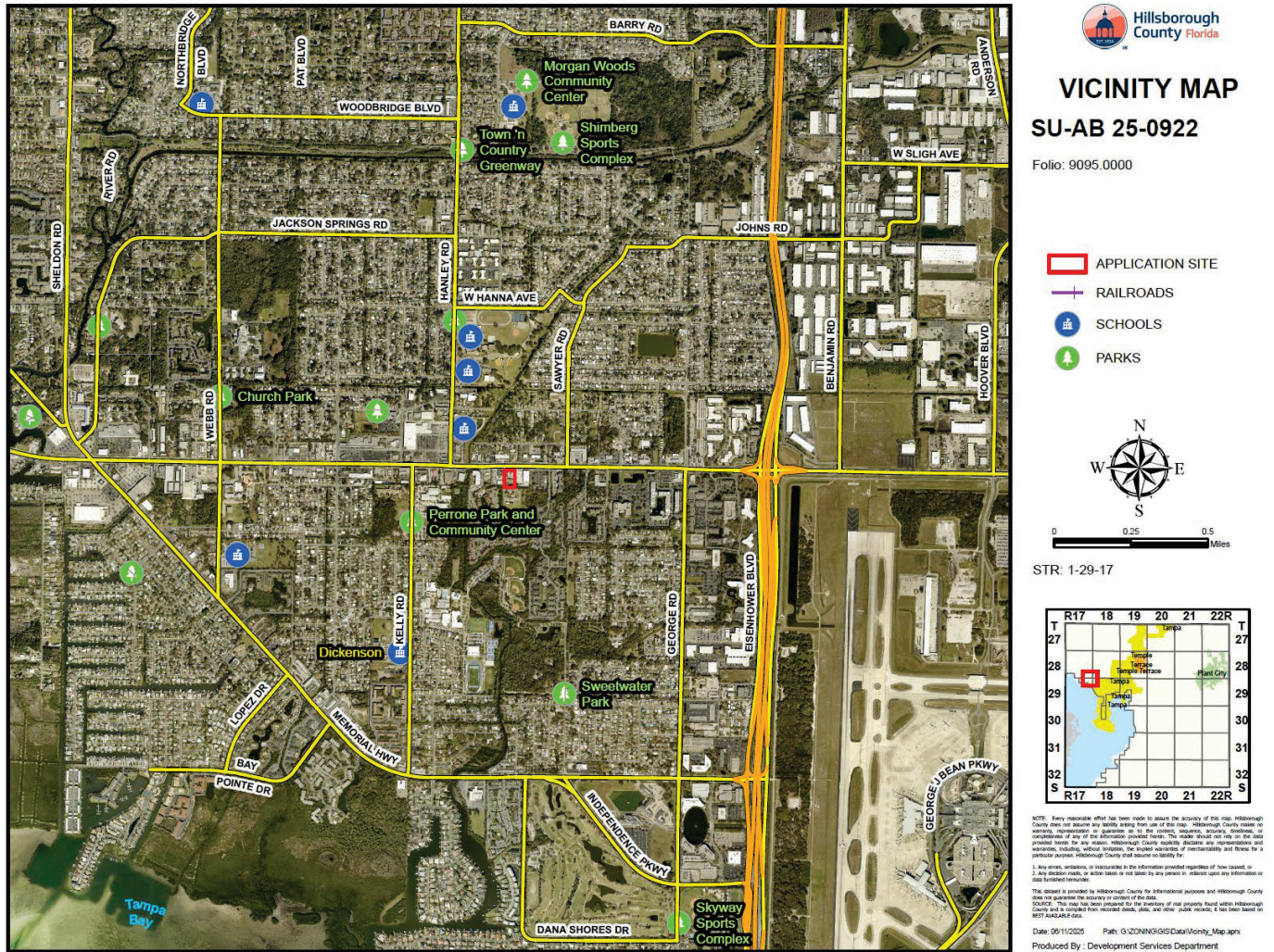
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	99 feet	401 feet

Applicant's Justification:

The church traffic pattern will not be impacted. The proposed structure is in a non-residential development which has a wall, natural feature or other travel barrier separating it from the community use, resulting in a normal route of travel between the proposed alcoholic beverage use and community use which meets or exceeds the required separation distance.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

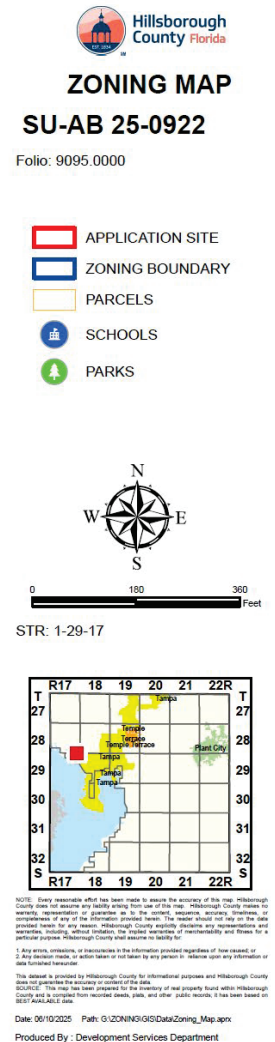


Context of Surrounding Area:

The proposed wetzoning is located on the south side of W Hillsborough Avenue, east of Hanley Road, directly in front of Hillsborough County Fire Station 20. The immediate surrounding area east and west of the subject location along Hillsborough Avenue consist of Commercial and Planned Development zoning designations with a mixture of uses. Adjacent to the site are offices, a strip center, and a fire station. Southwest of the site is an apartment complex separated from the site by the fire station property. Additionally in the surrounding area are multiple strip centers, restaurants, an auto repair shop, and auto sales dealership.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CG	RESTAURANT B, STRIP CENTER
South	CG, RMC-20	COUNTY OWNED (Fire Station)
East	CG	OFFICE 1 STY B
West	CG	STRIP CENTER

4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

The proposed wetzoning is located on the south side of W Hillsborough Avenue, east of Hanley Road. The subject restaurant is separated from the community use by a strip center building with adjoining parking lot along the frontage and W Hillsborough Avenue. The roadway is six lanes wide with two additional turn lanes.

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

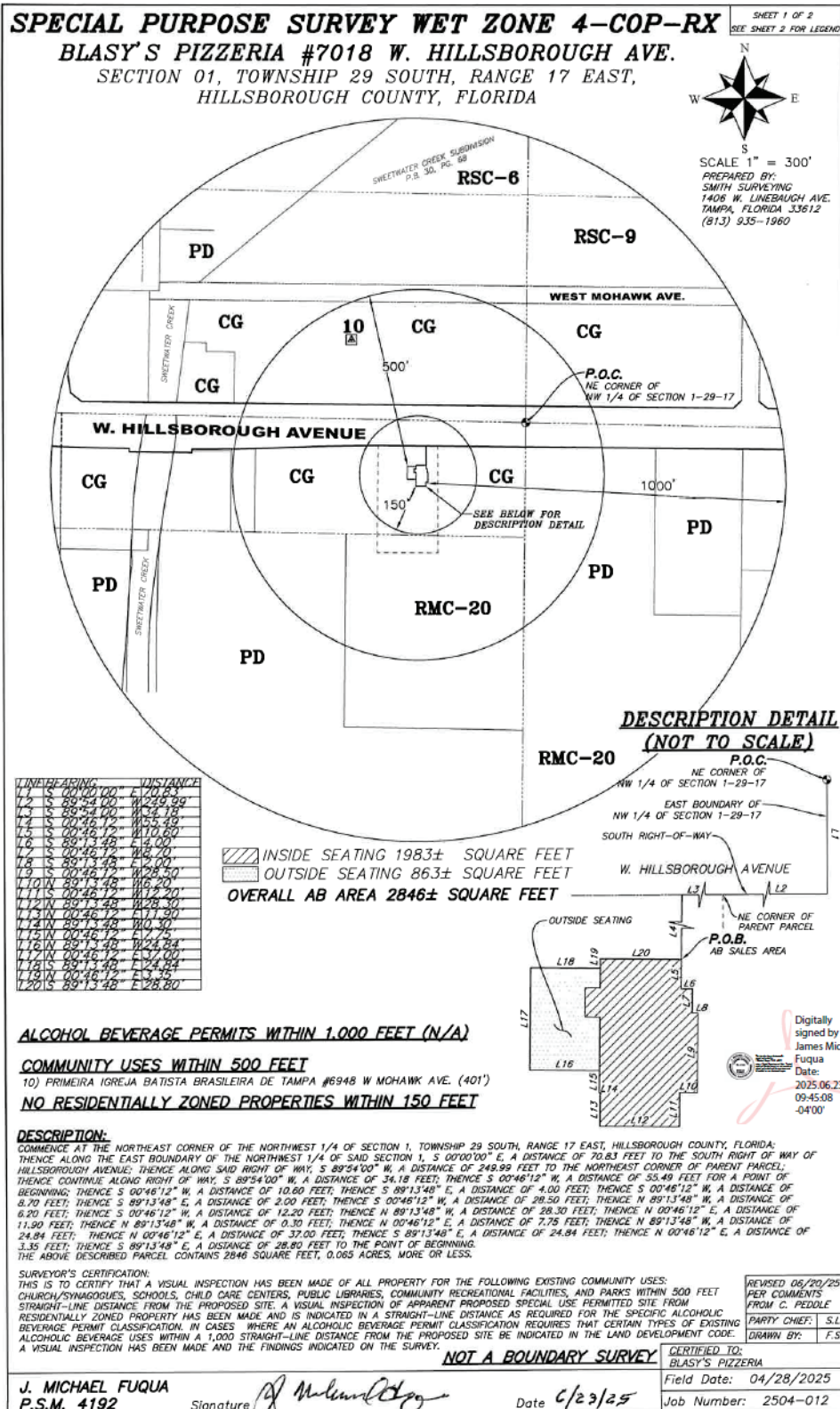


5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,846 Sq. Ft., as shown on the wet zone survey received June 25, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Tue Jul 15 2025 13:37:51
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

N/A

Written Statement:

Now come Blasys Pizzeria Requesting a 4-cop RX. The restaurant will provide food sales of more than 51% and alcohol sales of no more than 49%. The location address is 7018 E Hillsborough Ave Folio Number 009095-0000. We are a new Pizza shop coming from food trucks have established business for many years and would like to grow into the community. We are asking for a waiver do to the fact that 1. There are 9 beverage license within 1000 foot and 2. There is a community use within 500 ft. AS stated in guideline we are within reason of receiving approval based on the Standard Distance Requirements for the Alcoholic Beverage Development Permit.

- A. "Proposed structure" shall be defined as the specific structure(s) and/or areas (e.g., a pool) identified in an Alcoholic Beverage Development Permit

The structure is a restaurant with internal and external areas as 2846 square foot. It is in a highly commercial area and the area is intense with retail and beverage establishments. The criteria Criteria.

The Land Use Hearing Officer shall consider the following criteria in connection with each waiver application:

a.

Whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses; This food service operation will not have an impact on local beverage license. We ask the county for waiver on number of beverage license to note there are not any pizza shops in the direction going east bound on Hillsborough and it would be very unlikely to impact pizza hut for the reason pizza hut is separated by a man-made barrier of the median in the street. And pizza hut only offers beer and wine not spirits going in the opposite line of traffic. The other offering do not match the type of restaurant the license will be used at the "Proposed structure"

b.

Whether certain circumstances exist such that the necessity for the specified distance requirements is negated.

In approving a waiver application, the Hearing Officer may impose reasonable conditions on the Alcoholic Beverage Development Permit. However, in no case shall the conditions

for non-restaurant category permits govern the percentage of gross sales which must be derived from food and non-alcoholic beverages.

b. "Certain community uses" shall include churches/synagogues, schools, child care centers, public libraries, community recreational facilities and parks.

Please find a wet zone survey finding a church with in the 500 foot mark however, the county will find evidence that

We are asking for the waiver on reason of church traffic pattern will not be impacted. The proposed structure is in a non-residential development which has a wall, natural feature or other travel barrier separating it from the residentially zoned property and/or the community use, resulting in a normal route of travel between the proposed alcoholic beverage use and residentially zoned property and/or community use which meets or exceeds the required separation distance. *Highlighted In Exhibit I*

Signed,

Dominic Cianciola 5/3-/2025

Prepared by:
Peter Politis, Esq
2340 Drew Street, Suite 300
Clearwater, FL 33765

Parcel ID#: Parcel 2 of 009095-0000

Return To:
7018 W 580, LLC
18167 US Highway 19 N., Suite 450
Clearwater, FL 33764

Quit Claim Deed

THIS QUIT CLAIM DEED, made this 19th day of April, 2022, by 7012 W. Hillsborough, LLC, a Florida Limited Liability Company, whose address is 2340 Drew Street, Suite 300, Clearwater, FL 33765 hereinafter called the Grantor, to 7018 W 580, LLC, a Florida Limited Liability Company, whose address is 18167 US Highway 19 N., Suite 450, Clearwater, FL 33764, hereinafter called the Grantee. Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Hillsborough County, Florida, viz:

Commence at the Northeast corner of the Northwest 1/4 of Section 1, Township 29 South, Range 17 East, Hillsborough County, Florida; thence along the East boundary of the Northwest 1/4 of said Section 1, South (assumed) 70.83 feet to the South right-of-way boundary of Hillsborough Avenue, State Road No. 580 (D.O.T. Section No. 10150-2505); thence along said South right-of-way boundary, South 89°54'00" West, 249.99 feet for a Point of Beginning; thence continue along said right-of-way boundary, South 89°54'00" West, 131.15 feet to a point of curvature; thence 45.85 feet along the arc of a curve to the South, having a radius of 5,670.85 feet, a central angle of 00°27'48", a chord bearing and distance of South 89°41'51" West 45.85 feet to a point on a line 20.00 feet East of the West boundary of the East 1/3 of the Northwest 1/4 of the Northeast 1/4 of the Northeast of the Northwest 1/4 of said Section 1; thence along said line, South 00°01'48" West, 256.93 feet; thence continue said line, South 00°01'48" West, 50.06 feet; thence South 89°31'07" East, 177.01 feet; thence North 00°01'48" East, 308.98 feet to the Point of Beginning.

Together with a perpetual ingress and egress easement set forth in that certain Agreement for Easement recorded in Official Records Book 13276, page 1987, of the Public Records of Hillsborough County Florida, described as follows:

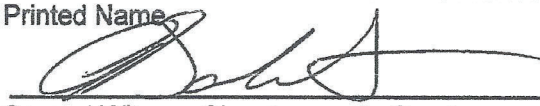
The West 20 feet of the East 1/9 of the West 3/4 of the North 1/4 of the Northeast 1/4 of the Northwest 1/4 and the West 20 feet of the North 50 feet of the East 1/9 of the West 3/4 of the south 3/4 of the Northeast 1/4 of the Northwest 1/4 of Section 1 Township 29 South, Range 17 East, Hillsborough County, Florida, less existing right of way for Hillsborough Avenue.

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:


First Witness Signature as to Grantor

Peter Politis
Printed Name


Second Witness Signature as to Grantor

Christos Politis
Printed Name

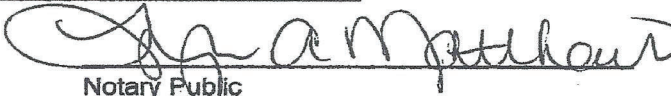

Signature of Grantor

Gregory Politis as Manager
Printed Name and Title of Grantor

2340 Drew St Ste 300, Clearwater
Address of Grantor
FL 33765

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 19 day of April, 2022 by Gregory Politis, who ☒ is personally known to me or ☐ produced identification _____


Notary Public
NOTARY SEAL



LYNN A. MATTHEWS
Commission # GG 367025
Expires October 13, 2023
Bonded thru Budget Notary Services



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: SU-AB 25-0922

Intake Date: 06/04/2025

Hearing(s) and type: Date: 07/28/2025

Type: LUHO

Receipt Number: 487679

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 7018 WEST Hillsborough Ave City/State/Zip: TAMPA, FL 33634
TWN-RN-SEC: 29-17-01 Folio(s): 009095-0000 Zoning: CE/666 General Commercial Future Land Use: SOAB OC-20 Property Size: 1.25 ACRES

Property Owner Information

Name: 7018 W 580 LLC Daytime Phone: 813-892-2402
Address: ~~11115~~ 2380 Drew Street 300 City/State/Zip: Clearwater, FL 33764
Email: Peter@XENIAME.COM Fax Number: _____

Applicant Information

Name: BLASYS LLC - Reiner Mesa PASARIN Daytime Phone: 813-853-4131
Address: 8840 Lido LN City/State/Zip: Port Richey, FL 34668
Email: BLASYS18@outlook.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Dominic Cianciola Daytime Phone: 813-892-2402
Address: 918 E. McBerry ST City/State/Zip: TAMPA, FL 33603
Email: Dominic.costconstruction@gmail.com Fax Number: _____

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

Signature of the Applicant

Dominic J. Cianciola

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

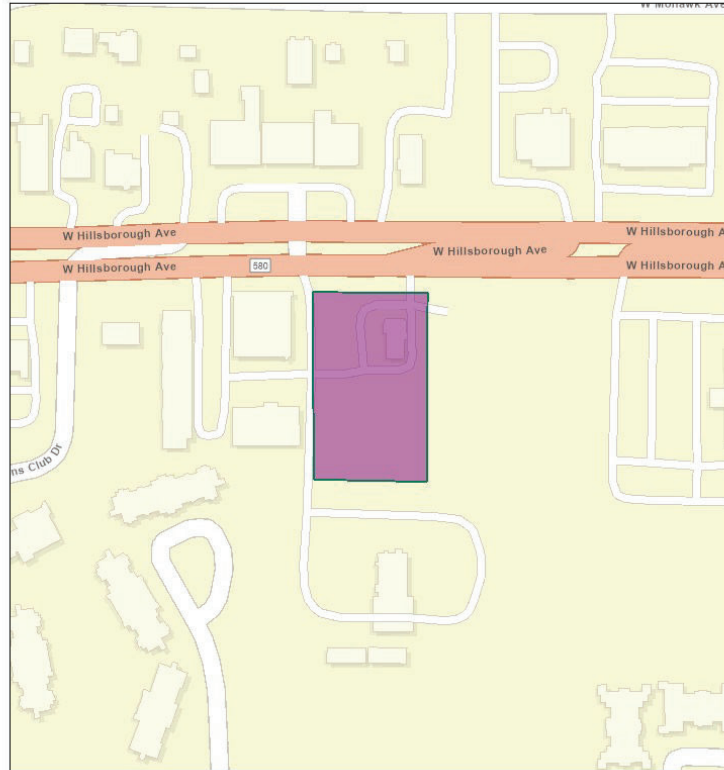
Type or print name



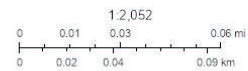
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Overlay	HAOD
Flood Zone:X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0331H
FIRM Panel	12057C0331H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120331C
County Wide Planning Area	Town and Country
Community Base Planning Area	Town and Country
Community Base Planning Area	Town and Country Focus
Census Data	Tract: 011706 Block: 3000
Future Landuse	OC-20
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Overlay District	SR 580 - Hillsborough Avenue
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 9095.0000



June 4, 2025



EdGIS, Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Substrata, GeoTechnologies, Inc, METI/USA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 9095.0000
PIN: U-01-29-17-ZZZ-000000-43680.0
7018 W 580 Llc
Mailing Address:
 18167 Us Highway 19 N Ste 450
 null
 Clearwater, Fl 33764-6574
Site Address:
 7018 W Hillsborough Ave
 Tampa, Fl 33634
SEC-TWN-RNG: 01-29-17
Acreage: 1.21
Market Value: \$1,224,900.00
Landuse Code: 2703 COMM./OFFICE

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