

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 25-0981
LUHO Hearing Date: August 25, 2025
Requested Classification: 4-COP

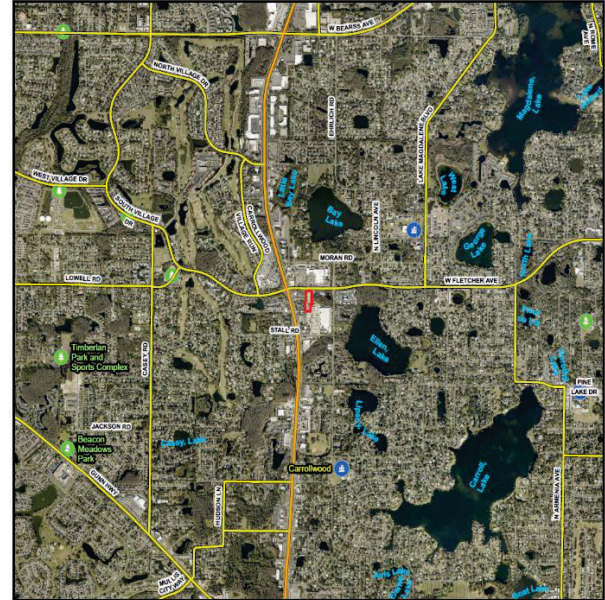


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sarpa Enterprises LLC
Zoning: PD
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 2,230 +/- square feet
Inside Area Requested: 1,513 +/- square feet
Outside Area Requested: 717 +/- square feet
Location: 12913 N. Dale Mabry Hwy, Tampa, Folio 19431.0608



Introduction Summary:

The applicant requests a 4-COP Special Use Alcoholic Beverage Permit to allow the sales of beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales). The wet zone is sought for the restaurant that has 1,513 square feet of indoor area and 717 square feet of outdoor area for a total area of 2,230 square feet. A distance separation waiver is sought for the restaurant based on there being numerous wet zone approvals with similar licenses within 1,000 square feet of the subject site.

Distance Separation Requirements		Complies with Requirement	
Distance to Certain Community Uses Shall Be 500 feet		Yes	
Distance to Residentially Zoned Property Shall be 250 Feet		Yes	
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet		No	
Development Services Recommendation:			
Approvable, Subject to Conditions			
Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 12-0002

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	250 feet	N/A	N/A

Applicant's Justification:

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	500 feet	N/A	N/A

Applicant's Justification:

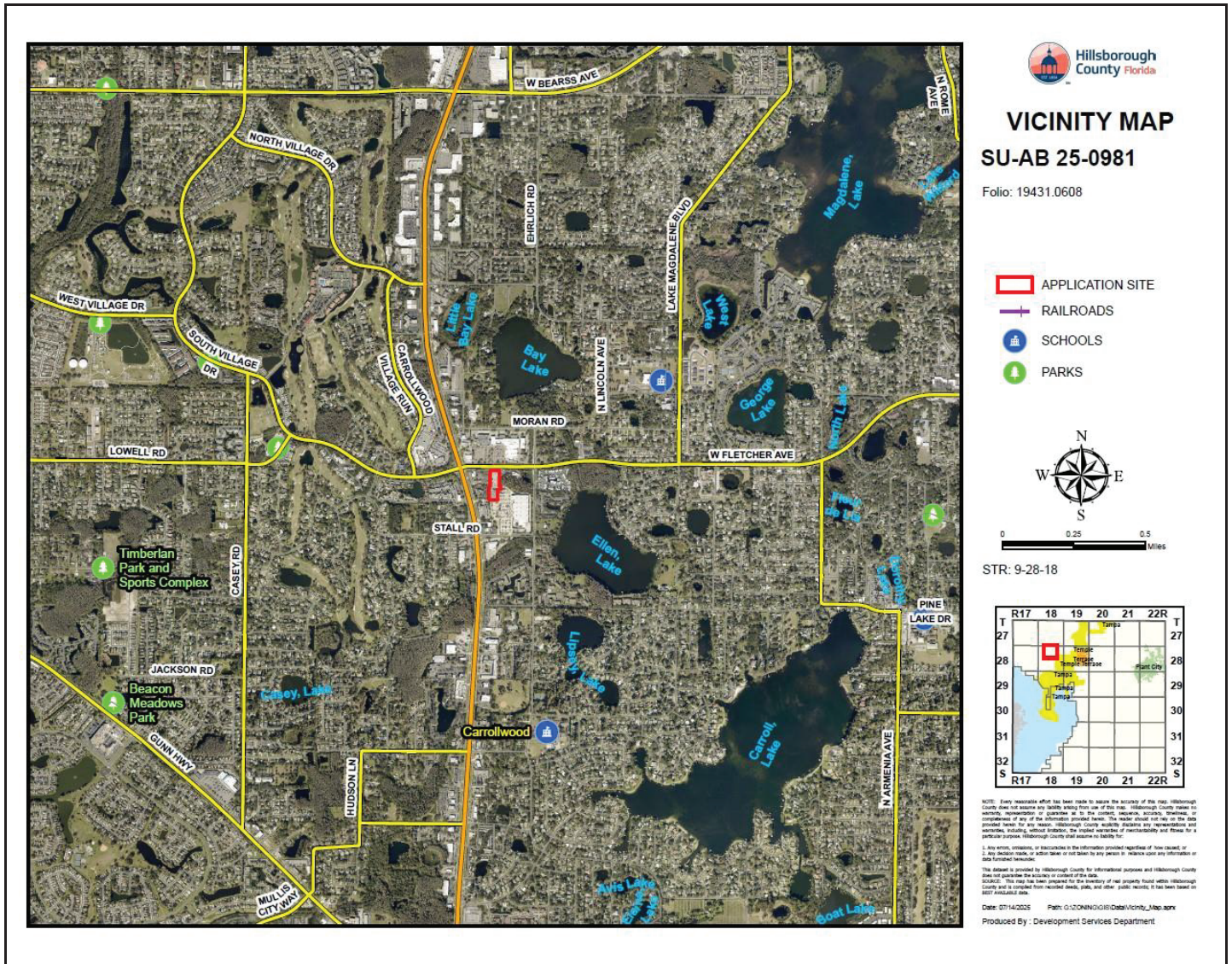
Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	6

Applicant's Justification:

The subject property is located along North Dale Mabry, a heavily commercialized corridor with numerous shopping centers, restaurants, and entertainment venues. The restaurant is consistent in scale, intensity and character with the surrounding businesses. Nearby establishments with alcoholic beverage licenses include national chains, local restaurants, and service-oriented businesses, many of which have long operated without any known adverse effects on public safety, neighborhood compatibility, or land use conflicts. The presence of more than three establishments with alcoholic beverage permits within 1,000 feet of the subject site reflects the commercial intensity and consumer demand of the corridor, rather than an overconcentration that would cause either harm or conflict.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

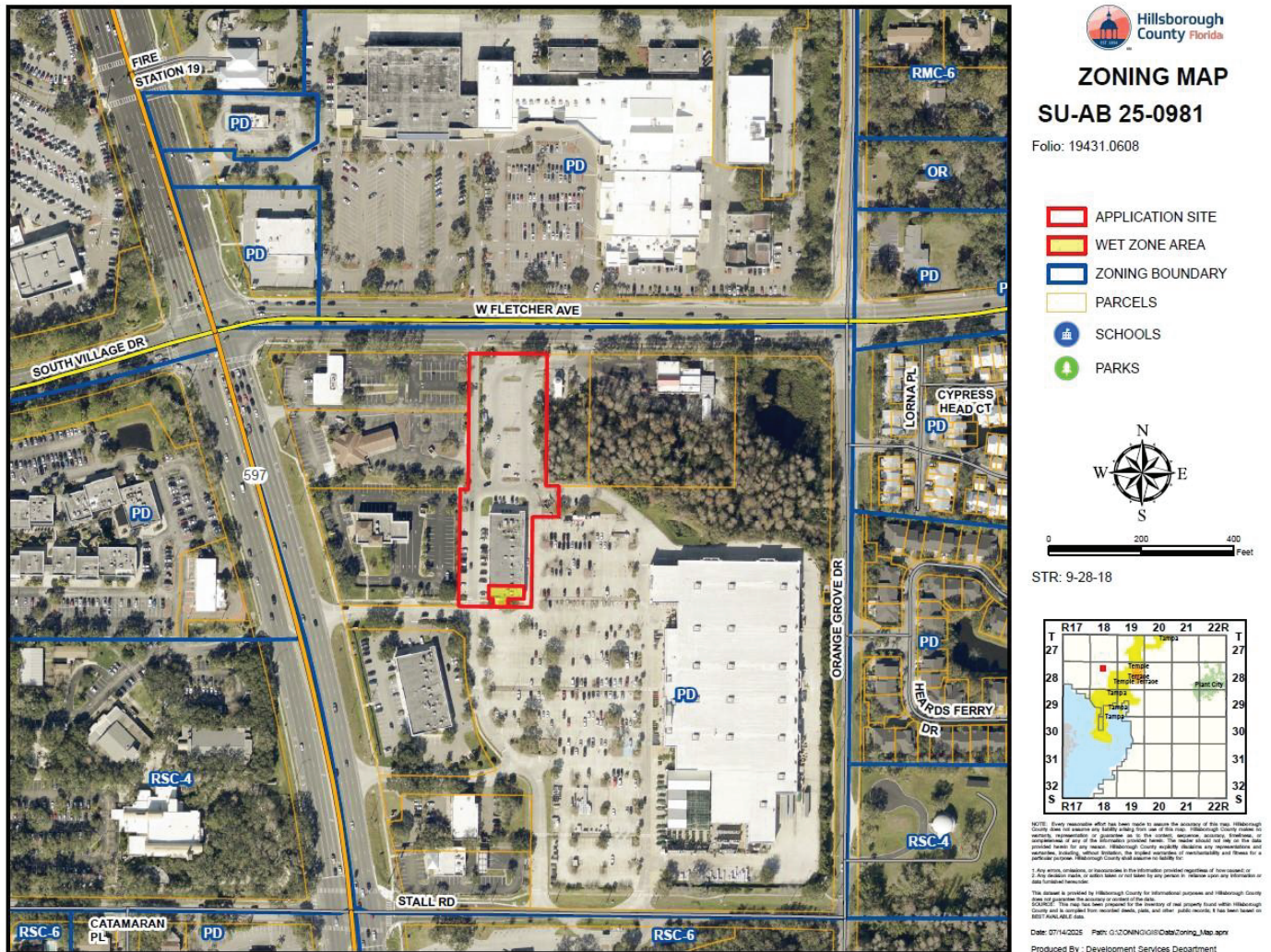


Context of Surrounding Area:

The area is part of the Carrollwood neighborhood that sits within a prominent, high-visibility commercial artery in an established suburban-commercial zone with a mix of retail, dining and service establishments anchored by shopping centers like Mission Bell and Village Center. Major arterial roads are N. Dale Mabry Highway to the west and W. Fletcher Ave to the north.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 89-0177	Retail
South	PD 74-0004	Retail
East	PD 89-0177	Retail
West	PD 89-0177	Retail

4.0 Staff Findings

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

The subject property lies within a well-established commercial corridor characterized by high traffic volumes and a diverse mix of retail, dining, and service establishments. The request for a Special Use Alcohol Beverage waiver is consistent with the surrounding land uses. Numerous nearby establishments are licensed for on-premises alcohol consumption, indicating that such use is customary and expected within this commercial hub.

The proposed use as a restaurant with on-site alcoholic beverage service is compatible with the existing planned development (PD) zoning. Further, previously approved waivers and alcohol service permits that have been granted to comparable businesses in the vicinity indicate a clear precedent and community acceptance of alcohol-serving uses in this corridor. The waiver does not involve any deviation from the underlying zoning standards, and alcohol service is an allowable ancillary use in this PD, subject to special use approval.

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 specific distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,230 +/- square feet as shown on the wet zone survey received August 14, 2025.

1. Upon approval of SU-AB 25-0981, the existing alcoholic beverage permit SU-AB 12-0002 shall be rescinded.

Zoning Administrator Sign Off:



Colleen Marshall
Thu Aug 14 2025 16:19:46

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

SHEET NO. 1 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)

4-COP

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows;

Commence at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9, thence along the East boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9, N.00°06'16"E., a distance of 25.00 feet; thence along a line parallel with the South boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9, a portion of which being the North right-of-way line of STALL ROAD, N.89°48'37"W., a distance of 966.22 feet, to a point on the Easterly right-of-way line of NORTH DALE MABRY HIGHWAY (State Road No. 597); thence along said Easterly right-of-way line, Northerly, 590.94 feet along the arc of a non-tangent curve to the left having a radius of 5787.78 feet and a central angle of 05°51'00" (chord bearing N.11°29'15"W., 590.68 feet); thence N.75°35'15"E., a distance of 307.15 feet, to the POINT OF BEGINNING; thence N.00°00'00"E., a distance of 22.25 feet; thence N.90°00'00"E., a distance of 77.00 feet; thence S.00°00'00"E., a distance of 22.25 feet; thence S.90°00'00"W., a distance of 36.35 feet; thence S.00°00'00"W., a distance of 14.70 feet; thence N.90°00'00"W., a distance of 35.15 feet; thence N.00°00'00"W., a distance of 14.70 feet; thence N.90°00'00"W., a distance of 5.50 feet; to the POINT OF BEGINNING.

Containing 2230 square feet, more or less.

Indoor AB Sales Area = 1513 square feet, more or less.

Outdoor AB Sales Area = 717 square feet, more or less.

Overall AB Sales Area = 2230 square feet, more or less.

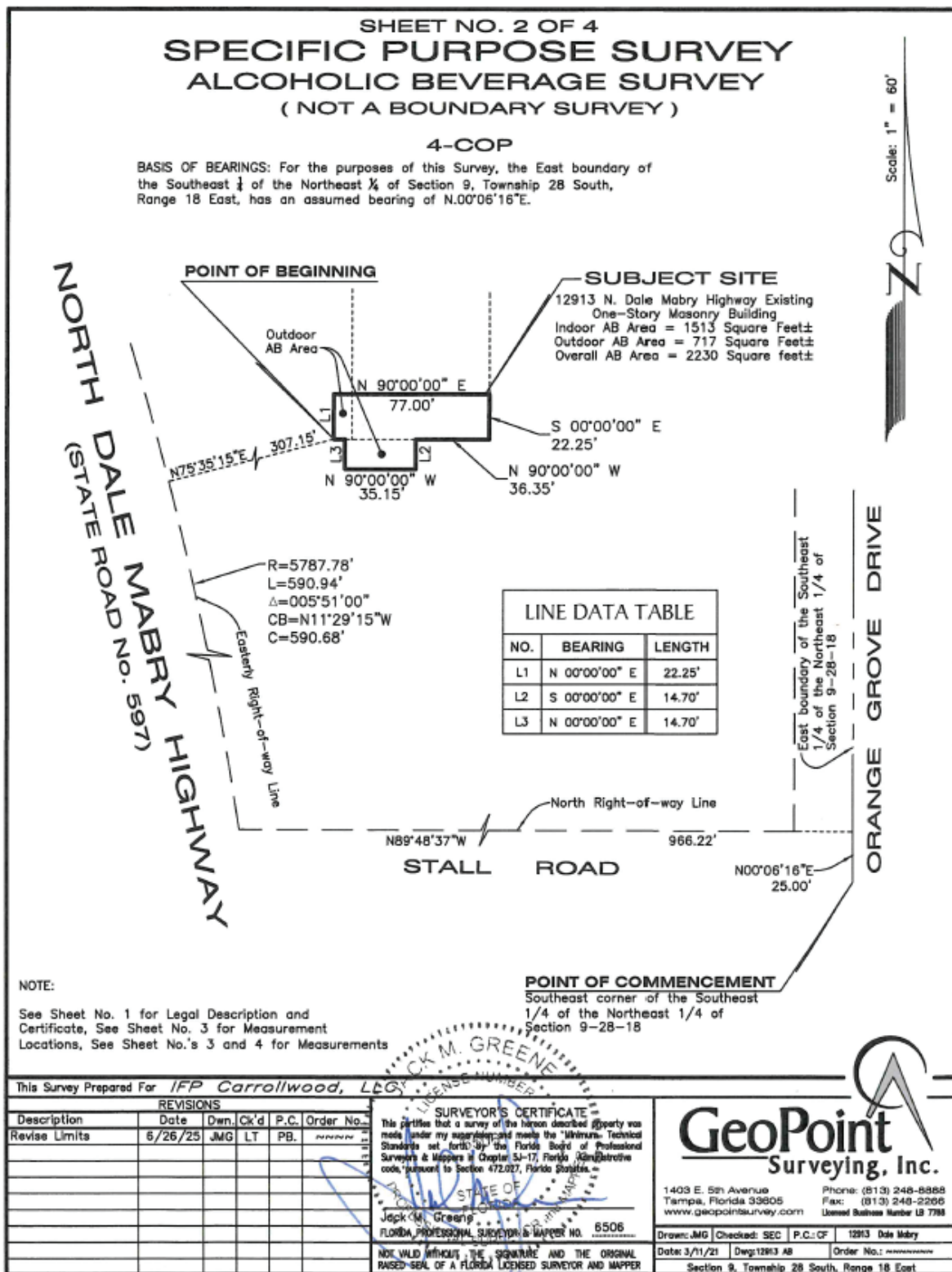
"This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogues, schools, child care centers, public libraries, community recreational facilities, and parks within 500 feet straight-line distance from the proposed site. A visual inspection of the apparent 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 1000 straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings indicated on the survey."

NOTE:

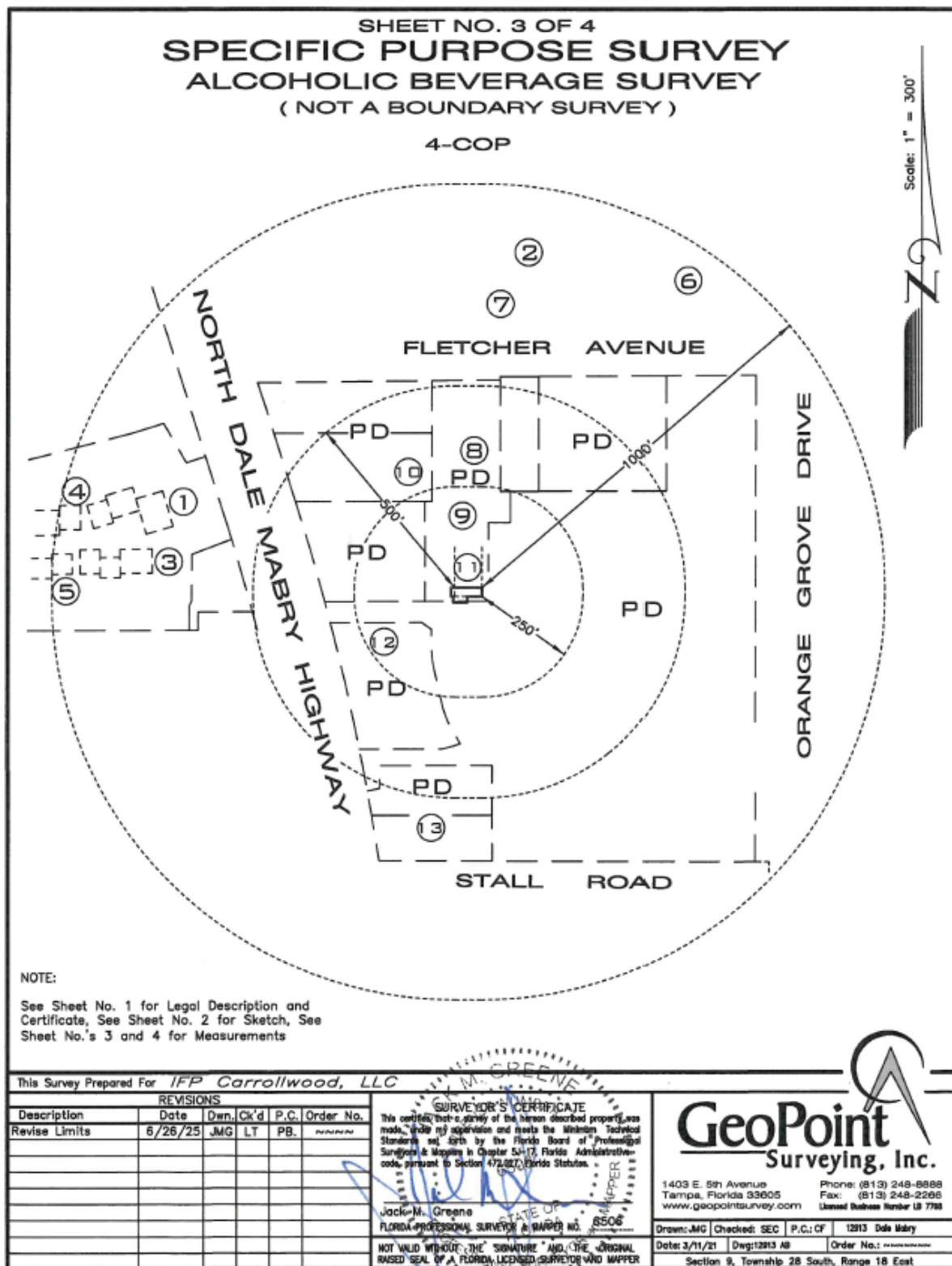
See Sheet No. 2 for Sketch, See Sheet No. 3 for Measurement Locations, See Sheet No.'s 3 and 4 for Measurements

This Survey Prepared For IFP Carrollwood, LLC																																																												
<table border="1"> <tr> <th colspan="5">REVISIONS</th> </tr> <tr> <th>Description</th> <th>Date</th> <th>Dwn. Cl'd</th> <th>P.C.</th> <th>Order No.</th> </tr> <tr> <td>Revise Limits</td> <td>6/26/25</td> <td>JMG LT</td> <td>PB.</td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>						REVISIONS					Description	Date	Dwn. Cl'd	P.C.	Order No.	Revise Limits	6/26/25	JMG LT	PB.																																									
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<div style="display: flex; justify-content: space-between;"> <div> <p>SURVEYOR'S CERTIFICATE</p> <p>This certifies that a survey of the herein 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 47C-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p>Jack M. Greene FLORIDA FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 8506</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> </div> <div> <p>GeoPoint Surveying, Inc.</p> <p>1403 E. 5th Avenue Tampa, Florida 33605 www.geopointsurvey.com</p> <p>Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768</p> <p>Drawn: JMG Checked: SEC P.C.: CF 12913 Date Entry Date: 3/11/21 Dwg: 12913 AB Order No.: Section 9, Township 28 South, Range 18 East</p> </div> </div>																																																												

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)



6.0 PROPOSED WET ZONE SURVEY (Page 3)



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Sogna Napoli Trattoria & Pizzeria

12913 N Dale Mabry Hwy

33618 Tampa, FL

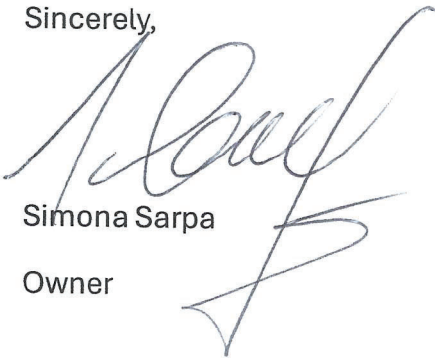
June, 6th 2025

TO WHOM IT MAY CONCERN

WRITTEN STATEMENT FOR 4COP APPLICATION

I'm writing to formally apply for a liquor license for our restaurant Sogna Napoli Trattoria & Pizzeria at 12913 N Dale Mabry Hwy, 33618 Tampa, FL. We believe that offering alcoholic beverage such as Italian cocktails alongside with our delicious homemade food will enhance our customer's dinning experience and contribute to the overall ambiance of our establishment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Simona Sarpa', with a large, stylized flourish extending from the bottom right.

Simona Sarpa

Owner

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Alcoholic Beverage Special Use Distance Waiver Request

Land Development Code Section 6.11.11.D prescribes separation requirements for proposed Alcoholic Beverage Permits, which are:

- (1) 1-APS and 2-APS
 - A. The distance from the “permitted” structure to certain community uses² shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 50 feet from the side yard(s) and 20 feet from the functional rear yard.
- (2) 1-APS-IS and 2-APS-IS
 - A. The distance from the proposed structure to schools shall be 500 feet.
- (3) 2-COP-R, 2-COP-RX, 4-COP-RX, AND 11C (Golf Clubs, Tennis and Racquetball Clubs, Wedding and Special Occasion Reception Halls)
 - A. The distance from the “permitted” structure to certain community uses shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 150 feet.
- (4) 3-P S, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Clubs) and Bottle Clubs
 - A. The distance from the “permitted” structure to certain community uses shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 250 feet.
 - C. There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4- COP-X, 4-COP-SX, 4-COPSBX, 11-C (Social Club) or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed Special Use as measured from the “permitted” structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments.

²“Certain community uses” shall include churches/synagogues, schools, child care centers, public libraries, community recreational facilities and parks.



Alcoholic Beverage Special Use Distance Waiver Request

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

This request does not meet the following locational requirements:

There shall be no more than 3 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 1000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. An alcoholic beverage development permit shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishment

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

The upgrade from our current 2-COP-R to a 4-COP quota license would not have any negative effect to the surrounding properties because our neighbors Pei Wei and Chipotle are not using their 2-COP. They are not selling alcoholic beverages. We would be the only local Italian restaurant in the Mission Bell plaza and surround selling alcoholic beverages like Italian cocktails.

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

The proposed increase in the number of approved alcoholic beverage permits would not have a negative effect on the area. Many of the other alcoholic beverage premises are across N Dale Mabry Hwy, a large roadway creating a barrier between the wet zoned premises.

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

①
44.00 rec
117,250.00 doc
THIS INSTRUMENT PREPARED BY:
Edgel C. Lester, Jr.
CARLTON FIELDS, P.A.
P.O. Box 3239
Tampa, FL 33601-3239

Property appraisers parcel identification (Folio) number: 19387-5100

INSTR # 2004263072
O BK 14010 PG 1933
Pgs 1933 - 1937: (5pgs)
RECORDED 07/09/2004 11:43:03 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD(F.S. 201.02) 117,250.00
DEPUTY CLERK Y Roche

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 8th day of July, 2004, by **KMART CORPORATION**, a Michigan corporation, whose address is 3100 West Big Beaver Road, Troy, Michigan 48084-3163 (the "Grantor"), to **MISSION BELL HOLDCO, LLC**, a Delaware limited liability company, whose address is c/o Kimco Realty Corporation, 3333 New Hyde Park Road, Suite 100, New Hyde Park, New York 11042 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the land lying in the County of Hillsborough, State of Florida, together with all improvements thereon, legally described in Exhibit A attached hereto and incorporated herein by reference for all purposes (the "Property").

Grantor conveys title to the Property to Grantee subject to taxes and assessments for 2004 and the matters set forth in Exhibit B attached hereto and incorporated herein by this reference, to have and to hold the Property in fee simple forever, together with Grantor's right, title and interest, if any, in, to and under any strips or gores adjoining the Property and any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, as well as the interest of Grantor in and to any reciprocal easement agreements affecting the Property or adjoining real property. Grantor, subject to such matters, does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

RETURN TO: *[Signature]*

STEWART TITLE GUARANTY CO
3402 WEST CYPRESS, SUITE 100
TAMPA, FL 33607
FILE NO. 04-1589

TPA#1848936.1

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the dated stated above.

Signed, sealed and delivered in the presence of:

Ashley Schotthofer
Witness #1
Ashley Schotthofer
Print name

[Signature]
Witness #2
PRISERHARDT
Print name

KMART CORPORATION, a Michigan corporation

By: [Signature] (Seal)
Print Name: Jeffrey Stollenwerck
Title: Vice President Real Estate

STATE OF Michigan
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this ____ day of July, 2004, by Jeffrey Stollenwerck, as Vice President Real Estate of KMART CORPORATION, a Michigan corporation, on behalf of the company, who is personally known to me or has produced _____ (state) driver's license or _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

[Signature]
Notary Public (Signature)
Lynn Parker
(Printed Name)

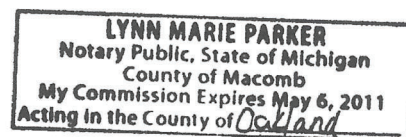


EXHIBIT "A"

PARCEL 1:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, lying East of Dale Mabry Highway (State Road 597); Less the South 25.0 feet thereof in use as right-of-way for Stall Road; and Less the East 30.0 feet thereof in use as right-of-way for Orange Grove Drive; described as follows:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, run thence North 00° 06'16" West 25.00 feet along the East boundary of said Southeast 1/4 of the Northeast 1/4; thence South 89° 49'37" West 30.00 feet parallel with the South boundary of said Southeast 1/4 of the Northeast 1/4 for a Point of Beginning; from said Point of Beginning continue thence South 89° 69'37" West 658.22 feet, along the North right-of-way line of Stall Road, thence North 00° 10'23" West, 245.00 feet; thence South 89° 49'37" West, 280.00 feet; thence South 00° 10'23" East, 55.44 feet; thence South 79° 35'26" West, 30.68 feet to the East right-of-way line of Dale Mabry Highway; thence Northerly 722.06 feet along said East right-of-way line, being a curve to the left, having a radius of 5787.78 feet, a central angle of 07° 08'53.5", and a chord bearing and distance of North 13° 59'00.25" West, 723.61 feet, to the end of said curve; thence North 17° 33'27" West, 21.12 feet along said East right-of-way line of Dale Mabry Highway; thence North 89° 49'37" East, 345.00 feet; thence North 00° 10'23" West, 284.68 feet; thence North 89° 22'43" East, 168.50 feet; thence South 00° 10'23" East, 276.00 feet, thence North 89° 49'37" East, 407.58 feet; thence North 00° 06'16" West, 279.19 feet; thence North 89° 22'43" East, 225.50 feet to the West right-of-way line of Orange Grove Drive; thence South 00° 06'16" East, 1195.95 feet, along said West right-of-way line, to the Point of Beginning.

LESS AND EXCEPT the following described property deeded to Hillsborough County, Florida by Warranty Deed recorded in Official Records Book 3829, page 968, described as follows:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, run thence North 00° 06'16" West, along the East boundary of said Southeast 1/4 of the Northeast 1/4 for 25.00 feet, thence South 89° 49'32" West, parallel to the South boundary of said Southeast 1/4 of the Northeast 1/4, for 30.00 feet; thence North 00° 06'16" West, along the West boundary of Orange Grove Drive, 666.33 feet to the Point of Beginning; thence South 89° 53'44" West, 30.00 feet, thence North 00° 06'16" West, 25.00 feet; thence North 89° 53'44" East, 30.00 feet, thence South 00° 06'16" East, along said West boundary of Orange Grove Drive 25.00 feet to the Point of Beginning.

and also LESS AND EXCEPT the following described property deeded to Hillsborough County, Florida by Warranty Deed recorded in Official Records Book 4453, page 837, described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 9 and run North 89° 41'20" East, along the North boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 9, 1,316.79 feet, to a point on the West right-of-way line for Orange Grove Drive at a distance of 30.00 feet West of the East line of said Section 9; thence South 00° 06'16" East, along the West right-of-way line of Orange Drive at a distance of 30.00 feet West of and parallel with the East line of said Section 9, 106.88 feet to the Point of Beginning; thence continue South 00° 06'16" East, along the West right-of-way line of Orange Grove Drive, 491.12 feet; thence South 89° 53'44" West, 17.00 feet; thence North 00° 06'16" West, at a distance of 47.00 feet West of and parallel with the East line of said Section 9, 465.94 feet; thence North 45° 12'29" West, 35.14 feet to the North property line; thence North 89° 22'43" East, along the North property line 41.90 feet to the Point of Beginning.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, run thence North 00°06'16" West, 25.00 feet along the East boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9; thence South 89° 48'23" West, 30.00 feet, parallel with the South boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9 to the POINT OF BEGINNING of the herein described parcel; from said POINT OF BEGINNING continue thence South 89°48'23" West, 656.44 feet, along the North right-of-way line of Stall Road; thence North 00°10'20" West, 244.87 feet; thence South 89°53'31" West, 279.79 feet; thence South 00°02'33" East, 55.89 feet; thence South 79° 55'16" West, 30.70 feet to the East right-of-way line of Dale Mabry Highway; thence Northerly, 721.53 feet, along said East right-of-way line, being a curve to the left, having a radius of 5787.78 feet, a central angle of 07°08'34", and a chord bearing and distance of North 14°02'18" West, 721.06 feet, to the end of said curve; thence North 17°25'39" West, 21.09 feet, along said East right-of-way line of Dale Mabry Highway; thence North 89°39'58" East, 345.34 feet; thence North 00°10'03" West, 284.57 feet; thence North 89°33'18" East, 168.11 feet; thence South 00°11'08" East, 276.04 feet; thence North 89°43'18" East, 407.76 feet; thence North 00°04'56" West, 279.11 feet; thence North 89°22'04" East, 183.10 feet to the West right-of-way line of Orange Grove Drive; thence South 45°52'59" East, 35.22 feet; thence South 00°06'16" East, 465.91 feet; thence North 89°53'44" East, 17.00 feet; thence South 00°06'16" East, 13.50 feet; thence South 89°53'44" West, 30.00 feet; thence South 00°06'16" East, 25.00 feet; thence North 89°53'44" East, 30.00 feet; thence South 00°06'16" East, 666.57 feet along said West right-of-way line to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 2:

Together with easements described in that certain Declaration Concerning Restrictions and Easements recorded in Official Records Book 3907 page 1223 including without limitation, an Easement for Ingress and Egress to and from Fletcher Avenue over and across any portion of the land described as follows:

Description: A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida; run thence N.00°06'16"W., 25.00 feet, along the East boundary of said Southeast 1/4 of the Northeast 1/4; thence S.89°49'37"W., 30.00 feet, parallel with the South boundary of said Southeast 1/4 of the Northeast 1/4 to the West right-of-way line of Orange Grove Drive; thence continue S.89°49'37"W., 656.22 feet, along the North right-of-way line of Stall Road; thence N.00°10'23"W., 245.00 feet; thence S.89°49'37"W., 280.00 feet; thence S.00°10'23"E., 55.44 feet; thence S.79°35'26"W., 30.68 feet, to the East right-of-way line of Dale Mabry Highway; thence Northerly, 722.08 feet, along said East right-of-way line, being a curve to the left, having a radius of 5787.78 feet, a central angle of 07°08'53.5", and a chord bearing and distance of N.13°59'00.25"W., 721.61 feet, to the end of said curve; thence N.17°33'27"W., 21.12 feet, along said East right-of-way line of Dale Mabry Highway; thence N.89°49'37"E., 345.00 feet; thence N.00°10'23"W., 284.68 feet to the POINT OF BEGINNING; thence N.00°10'23"W., 9.22 feet to the South right-of-way line of Fletcher Avenue; thence N.89°41'20"E., 168.50 feet along said South right-of-way line; thence S.00°10'23"E., 8.31 feet; thence S.89°22'43"W., 168.50 feet to the POINT OF BEGINNING.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida, run thence North 00°06'16" West, 25.00 feet along the East boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9; thence South 89°48'23" West, 30.00 feet, parallel with the South boundary of said Southeast 1/4 of the Northeast 1/4 of Section 9 to a point; continue thence South 89°48'23" West, 656.44 feet, along the North right-of-way line of Stall Road; thence North 00°10'20" West, 244.87 feet; thence South 89°53'31" West, 279.79 feet; thence South 00°02'33" East, 55.89 feet; thence South 79°55'16" West, 30.70 feet to the East right-of-way line of Dale Mabry Highway; thence Northerly, 721.53 feet, along said East right-of-way line, being a curve to the left, having a radius of 5787.78 feet, a central angle of 07°08'34", and a chord bearing and distance of North 14°02'18" West, 721.06 feet, to the end of said curve; thence North 17°25'39" West, 21.09 feet, along said East right-of-way line of Dale Mabry Highway; thence North 89°39'58" East, 345.34 feet; thence North 00°10'03" West, 284.57 feet to the POINT OF BEGINNING of the herein described parcel; thence North 00°10'03" West, 9.22 feet; thence North 89°41'20" East, 168.11 feet; thence South 00°11'08" East, 8.83 feet; thence South 89°33'18" West, 168.11 feet to the POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years which are not yet due and payable.
2. Easement(s) granted to Tampa Electric Company, a Florida corporation, recorded in official records book 3703, page 1871, of the Public Records of Hillsborough County, Florida.
3. Terms, covenants, conditions and other matters contained in the Agreement Declaration concerning Restrictions and Easements recorded in official records book 3907, page 1223, of the Public Records of Hillsborough County, Florida.
4. Easement(s) granted to County of Hillsborough recorded in official records book 4453, page 794, of the Public Records of Hillsborough County, Florida.
5. Easement(s) granted to County of Hillsborough recorded in official records book 4453, page 818, of the Public Records of Hillsborough County, Florida.
6. Rights of tenants, as tenants only, under unrecorded leases set forth in Assignment of Leases from Grantor to Grantee of even date.

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Additional / Revised Information Sheet

Office Use Only

Application Number: SU-AB 25-0981

Received Date: 07/01/25

Received By: *Cierra James*

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 25-0981 Applicant's Name: Sarpa Enterprises LLC

Reviewing Planner's Name: _____ Date: _____

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): 08/25/2025

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@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]
Signature

06/30/25
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 25-0981

☐ 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: _____

Cierra James

Date: 07/01/25



Additional / Revised Information Sheet

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

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

COVER LETTER FOR APPLICATION SU-AB-0981


TO WHOM IT MAY CONCERN

JUNE, 30TH, 2025

I have adjusted the area for the outdoor to be 717 sqft according to the revised wet zone survey.

Thank you

Kind regards,



Simona Sarpa

Sarpa Enterprises LLC



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Received
07/01/25
Development Services

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Property Information

Address: 12913 N Dale Mabry Hwy City/State/Zip: Tampa, FL, 33618
TWN-RN-SEC: 09-28-18 Folio(s): 19431.0608 Zoning: PD Future Land Use: OC-20 Property Size: 2.13 acre
AB Area: 2230 sq. ft.

Property Owner Information

Name: Mission Bell Holdco c/o Kimco Realty Corporation Daytime Phone: 516-869-9000
Address: 500 N Broadway Ste 201 City/State/Zip: Jerico, NY, 11753-2122
Email: sarpasimona@yahoo.com Fax Number: 516-869-9001

Applicant Information

Name: Sarpa Enterprises LLC Daytime Phone: 813-3907686
Address: 12913 N Dale Mabry Hwy City/State/Zip: Tampa, FL, 33618
Email: sarpasimona@yahoo.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

Sarpa Enterprises LLC
Type or print name Simona Sarpa

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.

DocuSigned by:

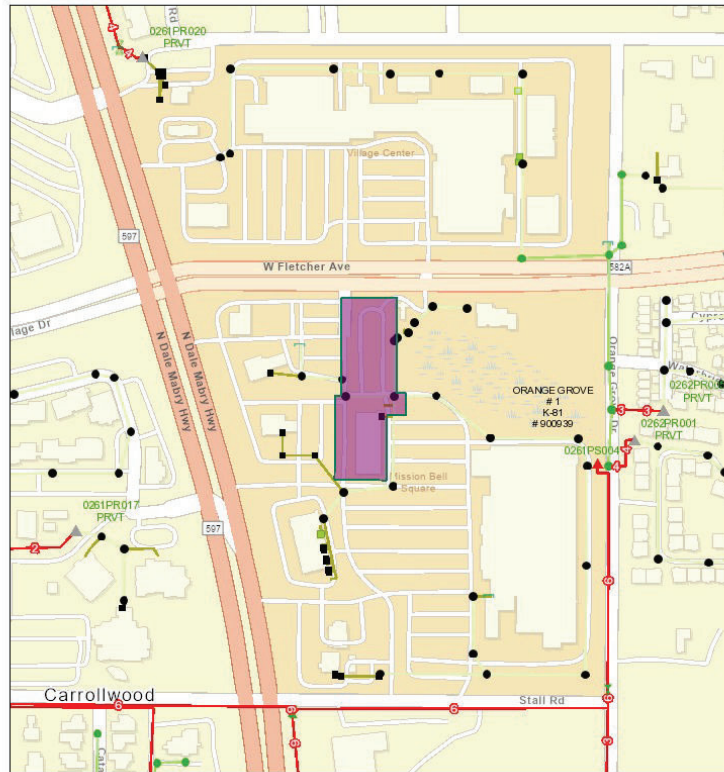
Jessica Dombrowski-Yizar
Signature of the Owner(s) - (All parties on the deed must sign)

Jessica Dombrowski-Yizar
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 19431.0608



July 1, 2025

1:3,937
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

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

Hillsborough County Florida

Folio: 19431.0608
PIN: U-09-28-18-97X-000000-00004.0

Mission Bell Holdco Llc
Mailing Address:
C/o Kimco Realty Corporation
500 N Broadway Ste 201
Jericho, Ny 11753-2122

Site Address:
12913 N Dale Mabry Hwy
Tampa, Fl 33618

SEC-TWN-RNG: 09-28-18

Acreage: 2.13

Market Value: \$3,989,500.00

Landuse Code: 1630 STORE/SHP CENTE

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