

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

SU-AB 25-0840

LUHO Hearing Date:

July 28, 2025

Requested Classification:

2-COP



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Olumuyiwa Adegbesan

Zoning: CG

FLU Category: OC-20

Service Area: Urban

Community Plan Area: Gibsonton

Overlay: None

Special District: None

Use: Eating Establishment

Total Wet Zone Area Requested: 802 sq. ft.

Inside Area Requested: 802 sq. ft.

Outside Area Requested: 0 sq. ft.

Location: 11130 US Highway 41, Gibsonton; Folio: 50609.0000



Introduction Summary:

This is a request for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) for the sale of beer and wine on the permitted premises only in connection with a restaurant. The wet zoning is sought for a restaurant with 802 square feet of indoor area. The property is zoned CG which allows the host use and consideration of the proposed wet zoning.

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	No
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Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 08-1074 (portion of)
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	150 feet	39 feet	111 feet

Applicant's Justification:

- Applicant pledges:
 - Ensure that all alcohol service personnel are properly trained and certified.
 - Implement strict ID verification procedures.
 - Have a clear plan for managing intoxicated individuals.
 - Provide ample non-alcoholic beverage options.
 - Have adequate security personnel on-site.
 - Cooperate fully with law enforcement.
- The proposed use is deemed unlikely to cause harm or disruption to the surrounding area.
- The proposed development or commercial activity is deemed consistent with the character of the surrounding neighborhood.
- The proposed use is for specialty products that may not be founding the already existing entities that have approved permits.

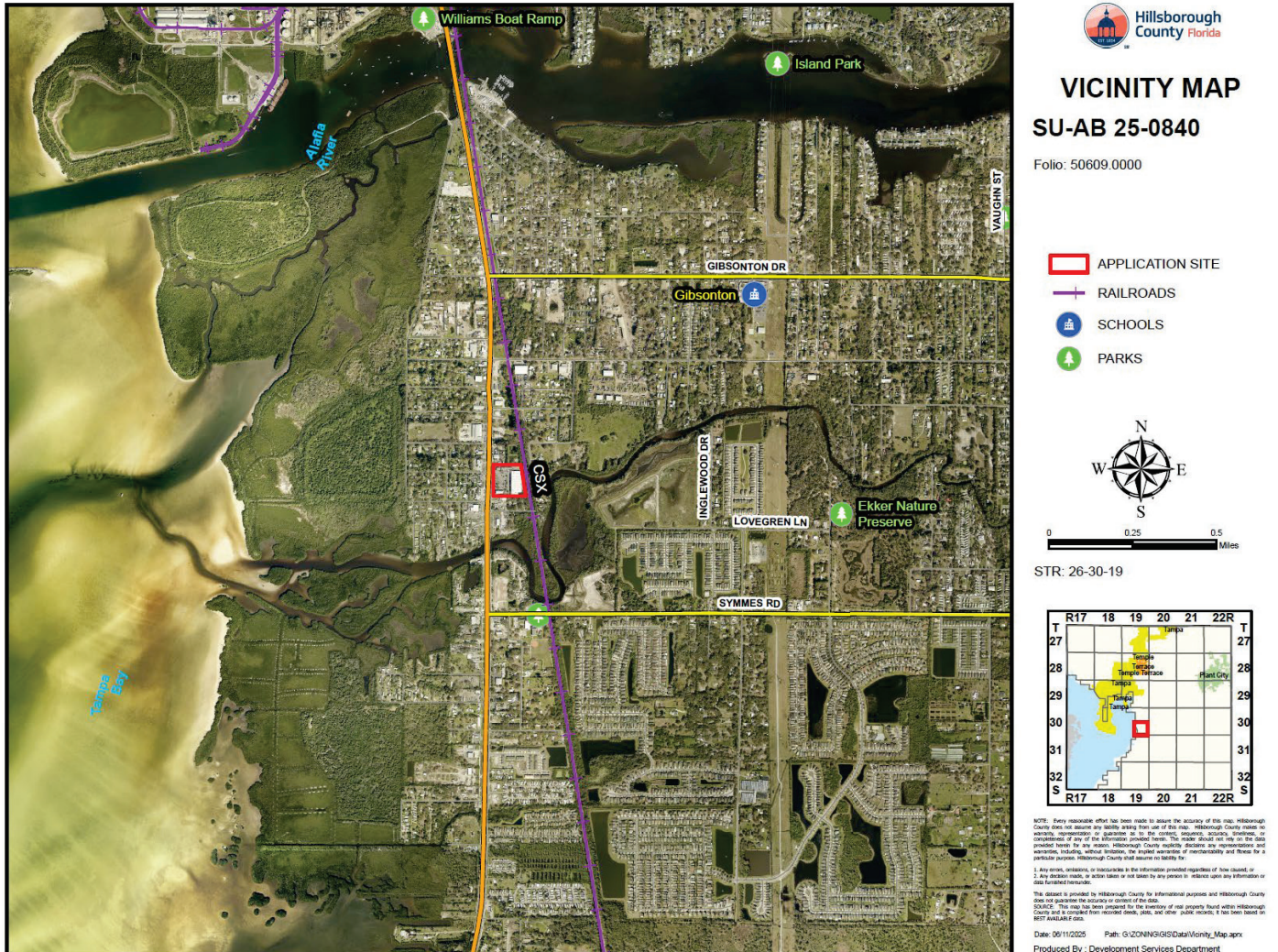
Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	8

Applicant's Justification:

- Applicant pledges:
 - Ensure that all alcohol service personnel are properly trained and certified.
 - Implement strict ID verification procedures.
 - Have a clear plan for managing intoxicated individuals.
 - Provide ample non-alcoholic beverage options.
 - Have adequate security personnel on-site.
 - Cooperate fully with law enforcement.
- The proposed use is deemed unlikely to cause harm or disruption to the surrounding area.
- The proposed development or commercial activity is deemed consistent with the character of the surrounding neighborhood.
- The proposed use is for specialty products that may not be founding the already existing entities that have approved permits.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The subject site is located off of Highway 41, a principle arterial road, in the Gibsonton Hillsborough Community Plan area. The surrounding area is composed of mixed uses, including general commercial uses and single-family residential.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CG 93-0075	Appliance store
	CG 07-0830	Undeveloped / Water retention
South	CG 01-0596	Truck storage
	RSC-6 MH	Single-Family residential
East	RSC-6	Single-Family residential
West	CG	Vehicle Sales, retail, eating establishment

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 wet zoning is within 150 feet from residentially zoned property to the southeast. The proposed wet zone area is not directly adjacent to the residential property and the entrance of the proposed restaurant faces north towards the parking lot of the property, away from the residential property. Additionally, several wet-zoned establishments and retail stores currently exist on the property.

There are eight (8) other similar license type alcoholic beverage permits within 1,000 feet of the subject wet zoning. Property is in an area that is predominately commercial and along a principle arterial where alcoholic beverage permits would be expected. Additionally, two of the existing alcoholic beverage permits are no longer in use and are currently vacant.

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.

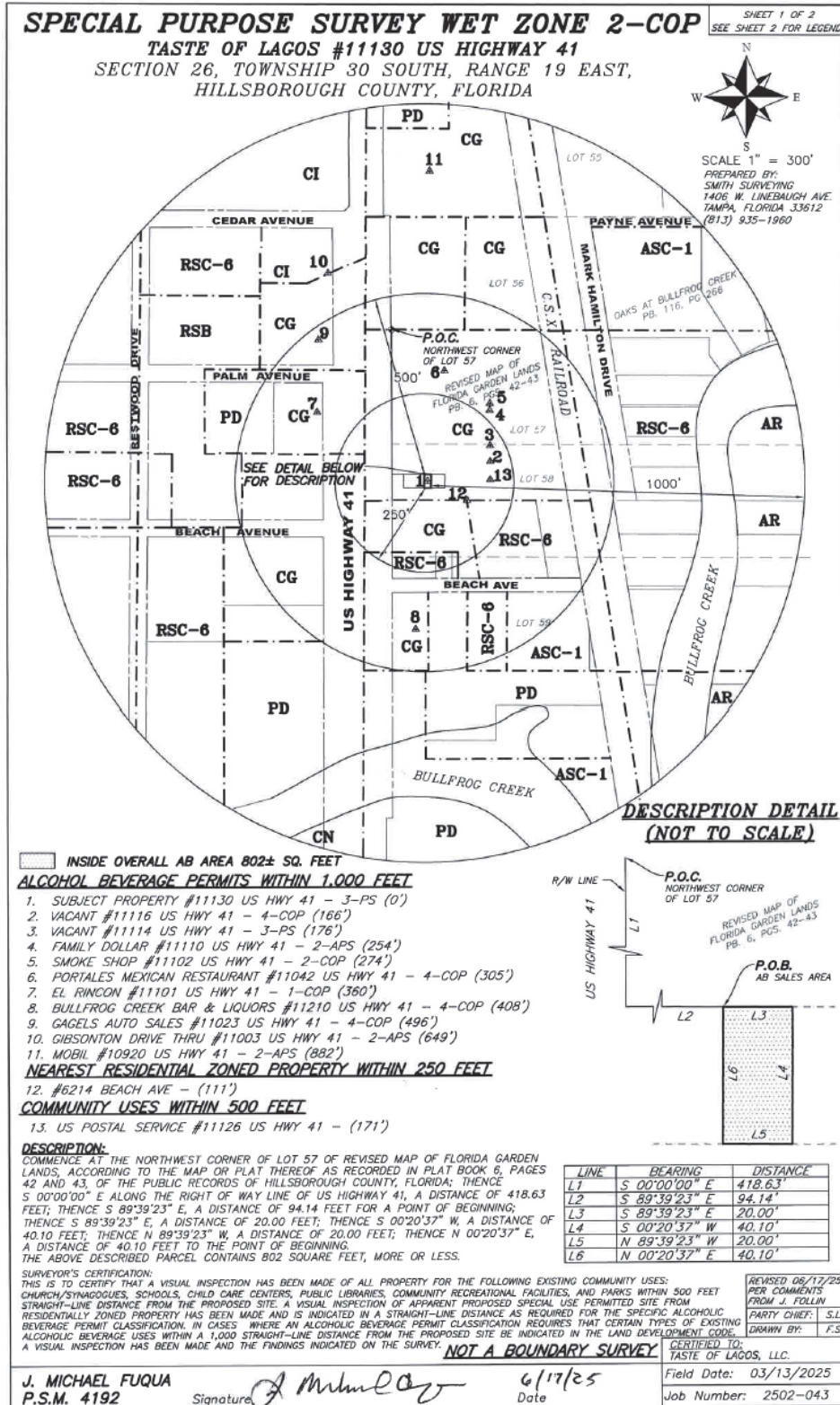
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE, Subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 802 square feet, as shown on the wet zone survey received July 15, 2025.

- 1. Upon approval of SU-AB 25-0840, the portion of the existing 3-PS wet zoning of the subject premises, SU-AB 08-1074 shall be rescinded.

Zoning Administrator Sign Off:	 Colleen Marshall Tue Jul 15 2025 14:32:50
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)

SPECIAL PURPOSE SURVEY WET ZONE 2-COPSHEET 2 OF 2
SEE SHEET 1 FOR SKETCHTASTE OF LAGOS #11130 US HIGHWAY 41
SECTION 26, TOWNSHIP 30 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA**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)
OC 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
CC 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-NMO 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 § 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-COP Beer and wine for sale and consumption on and off the licensed premises.
- 2-COP-X Beer and wine for sale and consumption on the licensed premises only.
- 2-COP-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-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
- 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET

UCA-MD: 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) :Plot
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 Pinned 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 Spike
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/b/a :Doing Business As

(D) :Deed
(Desc) :Description
(C) :Calculation
(F) :Field Measured
W.C. :Witness Corner
Sec. :Section
Twp. :Township
Q/H :Overhead
C :Centerline
A/C :Air Conditioner
O/A :Overall
Conc. :Concrete
A.P.O. :A Part Of
TBM :Temporary Benchmark
BM :Benchmark
COV. :Covered
MAS. :Masonry
RES. :Resident
P.B. :Plot Book
PC :Peg
PP :Power Pole
R/W :Right Of Way
TYP. :Typical

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Request for AB Waiver for Alcoholic Beverage License 2COP

We, request a waiver of the active operation requirements for the above-referenced alcoholic beverage license for the purpose of operating our restaurant (Taste of Lagos LLC) in Gibsonton, FL.

Justification for Waiver:

We at Taste of Lagos LLC understand the importance of responsible alcohol service and will ensure that all aspects of the event, including alcohol service, adhere to all applicable laws and regulations. We are committed to providing a safe and enjoyable environment for all our customers.

We pledge to:

- Ensure that all alcohol service personnel are properly trained and certified.
- Implement strict ID verification procedures.
- Have a clear plan for managing intoxicated individuals.
- Provide ample non-alcoholic beverage options.
- Have adequate security personnel on-site.
- Cooperate fully with law enforcement.

Conclusion:

We believe that this waiver will allow us to successfully run a positive and responsible business that benefits our community. We appreciate your time and consideration of our request.

Sincerely,

Olumuyiwa Adegbesan

CEO

Taste of Lagos LLC

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Prepared by and Return to:

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

WITNESSES:

THE JONO PLAZA LLC,
a Florida limited liability company

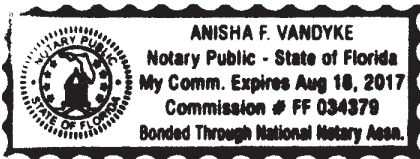
Anisha F. VanDyke
Print
Name: Anisha F. VanDyke

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

Kori Harbaugh
Print
Name: Kori Harbaugh
As to Grantor

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4 day of December, 2013, by Hung T. Mai as Managing Member of THE JONO PLAZA LLC, a Florida limited liability company, who is personally known to me or who has produced Driver's License as identification.



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

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

EXHIBIT A**Parcel 1:**

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

Parcel 2:

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

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

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Property/Applicant/Owner Information Form

Official Use Only

Application No: SU-AB 25-0840

Intake Date: 05/16/2025

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

Type: LUHO

Receipt Number: 481368

Date: _____

Type: _____

Intake Staff Signature: Keshia Rivas

Property Information

Address: 11130 US 41 S (SUITE 103)

City/State/Zip: GIBSONTOWN/FLORIDA/33534

TWN-RN-SEC: 26-30-19

Folio(s): 222.001.00

050609.0000

Zoning: CG

Future Land Use: OC-20

Property Size: 5.39 acres

26-30-19

Property Owner Information

Name: Mango7 LLC (Luke Jacob - Managing Member) Daytime Phone 651-249-3886

Address: 8811 Mathog Rd City/State/Zip: RIVERVIEW/FL/33578

Email: moonnu97@msn.com

Fax Number _____

Applicant Information

Name: OLUMUYIWA ADEGBESAN Daytime Phone 615-618-3683

Address: 10022 CELTIC ASH DRIVE City/State/Zip: RUSKIN/FL/33573

Email: tasteoflag@gmail.com

Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

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

Signature of the Applicant

OLUMUYIWA ADEGBESAN
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.

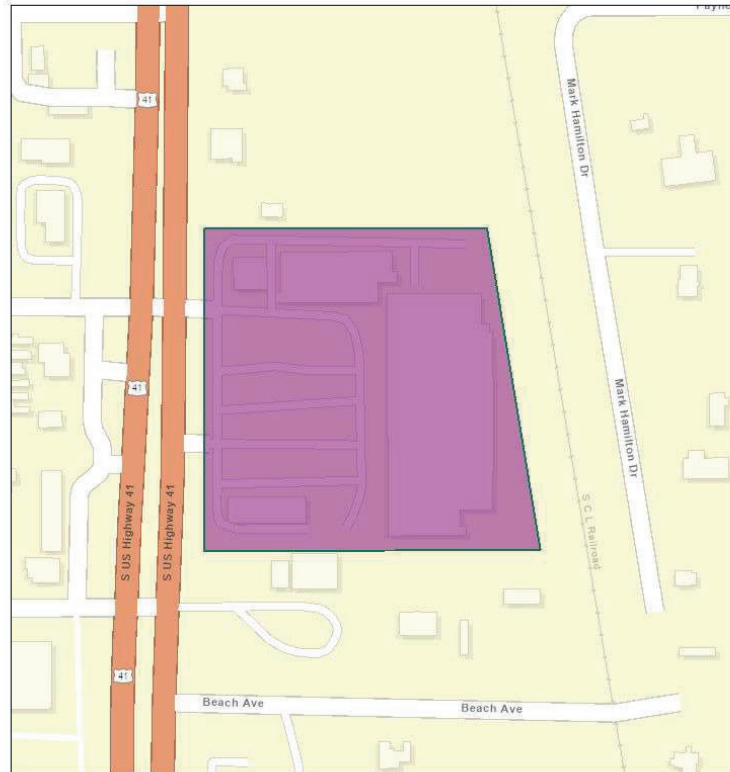
Signature of the Owner(s) - (All parties on the deed must sign)

LUKE JACOB (MANGO 7 LLC.)
Type or print name

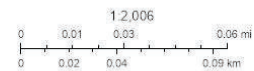


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 50609.0000



April 8, 2025



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

Hillsborough County Florida

Folio: 50609.0000
PIN: U-26-30-19-1RR-000000-00057.4

Mango7 Llc
Mailing Address:
8811 Mathog Rd
null
Riverview, FL 33578-5436

Site Address:
11022 S 41 Hwy
Gibsonton, FL 33534
SEC-TWN-RNG: 26-30-19

Acreage: 5.39
Market Value: \$4,652,100.00

Landuse Code: 1620 STORE/SHP CENTE

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