



**Hillsborough
County Florida**

Land Use Application Summary Report

Application Number:	SU-AB 21-0912	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 4-COP Permit	North:	Commercial, Neighborhood / Car Wash and PD / Open Space
		South:	PD / Church
Comp Plan Designation:	R-2 (Residential-2) and RP-2 (Residential Planned -2)	East:	PD / Church
Service Area:	Urban Service Area	West:	AR & AS-1 / Vacant



ZONING MAP

SU-AB 21-0912

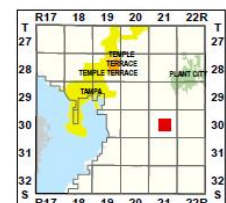
Folio: 88087.0000

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



0 80 160 Feet

STR: 22-30-21



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. This map is intended for informational purposes only and does not constitute an official record. It is not to be used for legal purposes. The information contained herein is for informational purposes only and does not constitute an official record. It is not to be used for legal purposes. The information contained herein is for informational purposes only and does not constitute an official record. It is not to be used for legal purposes.

Date: 07/08/2021 Path: G:\2021\0912\Zoning_Map.apr
Produced By: Development Services Department

Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP Alcoholic Beverage Development Permit (AB), Beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales). The wet zoned area will comprise a 2,985-square-foot indoor area with no outdoor seating, as shown on the revised wet zone survey received on June 30, 2021.

The existing and proposed wet zoned area is zoned CN, which permits the proposed use and consideration of the requested AB permit. The property was previously approved for a 3-PS (AB SU 19-0441) on April 22, 2019, to allow for the sale of beer, wine and liquor to be sold in concealed containers for consumption off the permitted premises for Kenny's Liquors. The existing wet zone encompasses 2,985 square feet and the request does not expand the wet zone area.

Distance Separation Requirements for a 4-COP AB Permit:

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

1. The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the request **does NOT comply** with this requirement.
2. The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request **does NOT** comply with this requirement.
3. There shall be no more than three approved 4-COP beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. An Alcoholic Beverage Development Permit application shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishments.
 - 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.

Required Separation from Certain Community Uses

Community Use No. 1:

Fishhawk Trails Community Recreational Path

The Fishhawk Trails Community Recreational Path is located north of Lithia Pinecrest Road within 500 feet of the proposed AB location. The proposed wet zoning is located 162 feet from the church property line according to wet zone survey. The applicant requests a 338-foot distance separation waiver from the 500-foot separation requirement from certain community uses.

1. Special or unique circumstances that make the specified distance requirements unnecessary.

Applicant Response: The trail travels through the community. To access the recreational trails you must walk down Lithia Pinecrest Road, which has no sidewalk on either side of the road. There are multiple fences, a split rail guard with a partial wall and chain link fence. The fitness trail is within the Fishhawk Trails within a gated community. The entrance to the development is located approximately 0.4 miles to the east from the proposed wet zone.

Community Use No. 2:

Church

Grace Community United Methodist Church is located on the adjacent parcel to the south within 500 feet of the proposed AB location. The proposed wet zoning is located 75 feet from the church property line according to wet zone survey. The applicant requests a 425-foot distance separation waiver from the 500-foot separation requirement from certain community uses.

1. Special or unique circumstances that make the specified distance requirements unnecessary.

Applicant Response: From the establishment to the church there is a heavily wooded area. Also, there is a six-foot PVC fence providing screening from the proposed 4-COP.

Required Separation from Residentially Zoned Property

The applicant requests an 88-foot reduction to the required separation distance from a residentially zoned property to the west to allow a separation of 162 feet and the **applicant has provided the following justification:**

- There is fencing along Lithia Pinecrest Road.
- To get to residents in the residentially zoned property, visitors are required to go through a gated security guard entrance.

Staff Findings:

LDC Section 6.11.11.E.3. provides for the 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 whether certain circumstances negate the necessity for the specified distance requirements.”

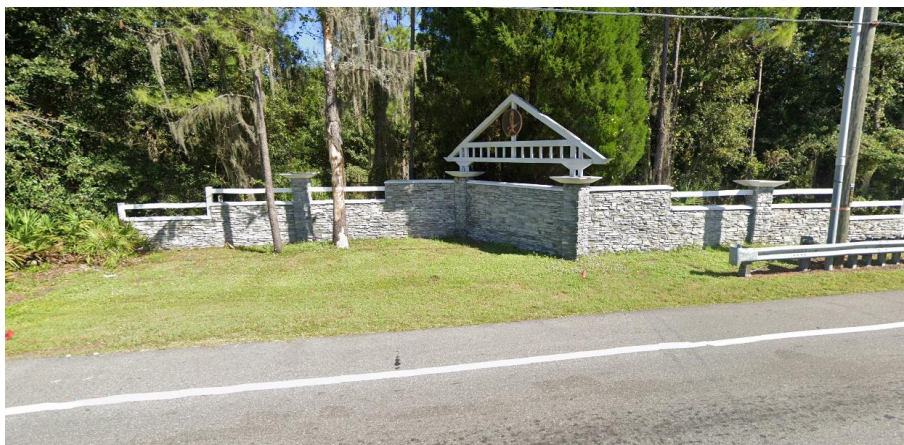


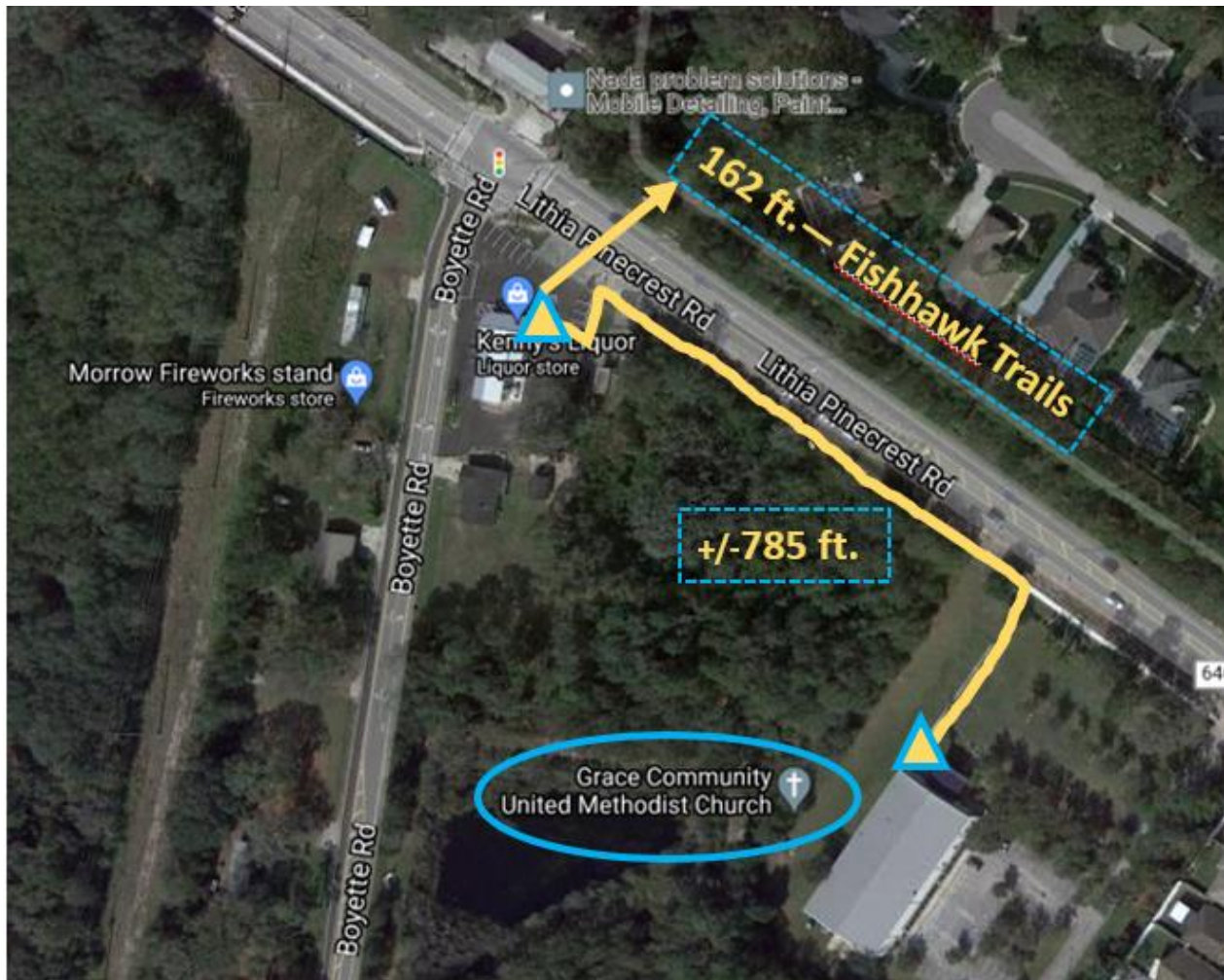
Figure 1: View across Lithia Pinecrest Rd. and nearby community use (trail); Google Maps 7/8/2021

Community Use No. 1: Trails

- The trails are extensively vegetated and located across Lithia Pinecrest Road.
- The trails have a brick fence and guard rail along the portion Lithia Pinecrest Road, directly northeast across from the subject property and are not directly accessed from the proposed wet zoning site.

Community Use No. 2: Church

- The orientation of the entrance is towards Lithia Pinecrest Road away from the church.
- Due to the existing vegetative buffering and screening, straight-line access between the proposed wet zoning and the church is not possible. Staff estimates the shortest route of pedestrian and vehicular travel from the front to the church buildings is approximately 785 feet.
- There is a 6-foot-high PVC fence along the eastern property line.



View of wet zone property and nearby community uses (church & trail); Google Maps 7/8/2021

Residentially Zoned Property

- Residentially zoned properties that are within 250 feet of the proposed wet zoning are located in the PD (20-1013) north of the subject property. The residential development that is 162 feet away is the location of the Fishhawk Trails and part of the HOA landscape area.
- The residential development is screened by a brick fence and guard rail along the portion Lithia Pinecrest Road across from the proposed wet zoning and cannot be directly accessed from the proposed wet zoning site (see figure 1).

- According to GIS measurement by staff, the entrance road to the residential homes on the north side of Lithia-Pinecrest Road is located approximately 2,100 feet to the east of the proposed wet zoning.

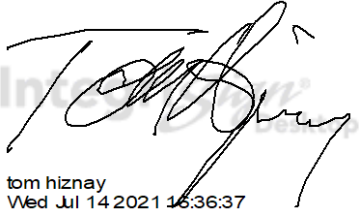
Generally

- The proposed 4-COP wet zoning will replace an existing 3-PS wet zoning. Both wet zonings are in the same AB intensity classification under the LDC and therefore have the same separation requirements.

2.0 Recommendation:

For these reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance separation requirements is negated by the circumstances identified above. Therefore, staff finds the request to be **APPROVABLE, subject to the recommended condition below**. Approval is based upon the wet-zone survey indicating a total of 2,985 square feet square feet of floor space for the proposed use that was received June 1, 2021.

1. Upon approval of Alcoholic Beverage Permit SU AB 21-0912, the existing 3-PS Alcoholic Beverage Permit on the premises, SU AB 19-0441, shall be rescinded.

Staff's Recommendation:	Approvable
Zoning Administrator Sign-off:	 tom hiznay Wed Jul 14 2021 16:36:37

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 1 OF 3

Address: 5622 LITHIA PINCREST RD
2985 Square Feet ± to be Wet Zoned
WET ZONING REQUEST FOR "4-COP"

(Basis of Bearings)
North Line of the SE 1/4 of
the NW 1/4 of Section 22-30-21

Point of Commencement N89°51'55"E ~ 210.27'

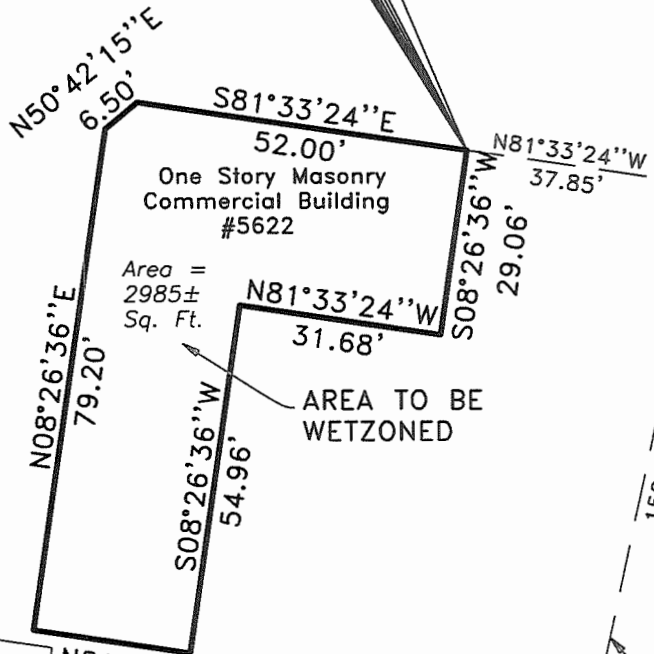
SCALE: ONE INCH = 30 FEET

S12°24'55"W
Easterly R/W of Railroad
Formerly Seaboard Coast Line Railroad

BOYETTE RD

LITHIA PINCREST RD
Northerly R/W Line of Lithia Pincrest Rd

NE Corner of
the Tract of
Land Described
in O.R. Book
14602, Page
438



O.R. Book 14602, Page 438

SURVEYOR'S NOTES:

1. Monuments were not set for the tract described.
2. The purpose of this survey is to define a wet zone area only for requesting a licensing application. It is not intended to establish property lines and/or property corners
3. This is NOT a boundary survey.

SEE SHEET 2 OF 3 FOR DESCRIPTION

REVISIONS:	
DATE & DESOR.	06/30/2021 REVISED
	01/15/2019 REVISED

SCALE: 1" = 30' DATE: OCTOBER 19, 2016 DMC. NO. 04-0121-WET

PREPARED FOR AND CERTIFIED TO:

DIXIE LIBERTY



GATEWAY LAND SURVEYING, LLC

1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813) 643-2292 Fax (813) 643-2293

Certificate of Authorization: L.B. # 8129

I hereby certify that the survey represented herein meets the requirements of Chapter 33-17, Florida Administrative Code pursuant to Chapter 492.027 of the Florida Statutes. Unless it bears the signature and the "bracketed" seal of a Florida Licensed surveyor and mapper this drawing, sketch, plan or map is for informational purposes only and is not valid.

Signature

Ryan J. King, PS

Florida Registration No.
6753

21-0912

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 2 OF 3

Address: 5622 LITHIA PINCREST RD

WET ZONING REQUEST FOR "4-COP"


DESCRIPTION OF THE AREA TO BE WETZONED:

That part of the Southeast quarter of the Northeast quarter of Section 22, Township 30 South, Range 21 East in Hillsborough County, Florida described as follows and bearings used herein are for description purposes only:

Commencing at the intersection of the North line of said Southeast quarter of the Northwest quarter with the Easterly right of way line of the former Seaboard Coast Line Railroad; thence N89°51'55"E, 210.27 feet along said North line; thence S12°24'55"W parallel with the aforesaid Easterly railroad right of way, 283.16 feet to the Southerly right of way line of Lithia Pinecrest Road (S.R. 640); thence S55°22'22"E, 32.40 feet along said Southerly right of way line to the Northeast corner of the parcel of land described in Corporate Warranty Deed recorded in Official Records Book 14602, Page 438 of Hillsborough County; thence S12°24'55"W, 29.71 feet along the East line of the parcel of land described in said Warranty Deed; thence N81°33'24"W, 37.85 feet to a building corner and the Point of Beginning of the tract of land to be described: thence S08°26'36"W, 29.06 feet; thence N81°33'24"W, 31.68 feet; thence S08°26'36"W, 54.96 feet to a building corner; thence N81°33'24"W, 24.70 feet to a building corner; thence N08°26'36"E, 79.20 feet to a building corner; thence N50°42'15"E, 6.50 feet to a building corner; thence S81°33'24"E, 52.00 feet to the Point of Beginning.

Containing 2985 square feet, more or less.

REVISIONS:	
DATE & DESCR.	
	06/30/2021 REVISED
	01/15/2019 REVISED
SCALE:	DATE: OCTOBER 19, 2016
	DWG. NO. 04-0121-WET
PREPARED FOR AND CERTIFIED TO:	
DIXIE LIBERTY	

	
GATEWAY LAND SURVEYING, LLC	
800 East Brandon Boulevard Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293	
STATE OF FLORIDA	
Certificate of Authorization: L.B. # 8129	
I hereby certify that the survey described herein meets the requirements of Chapter 5J-17, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.	
Signature	03/19/2019
Ryan J. King, PSN	Florida Registration No. 6753

21-0912

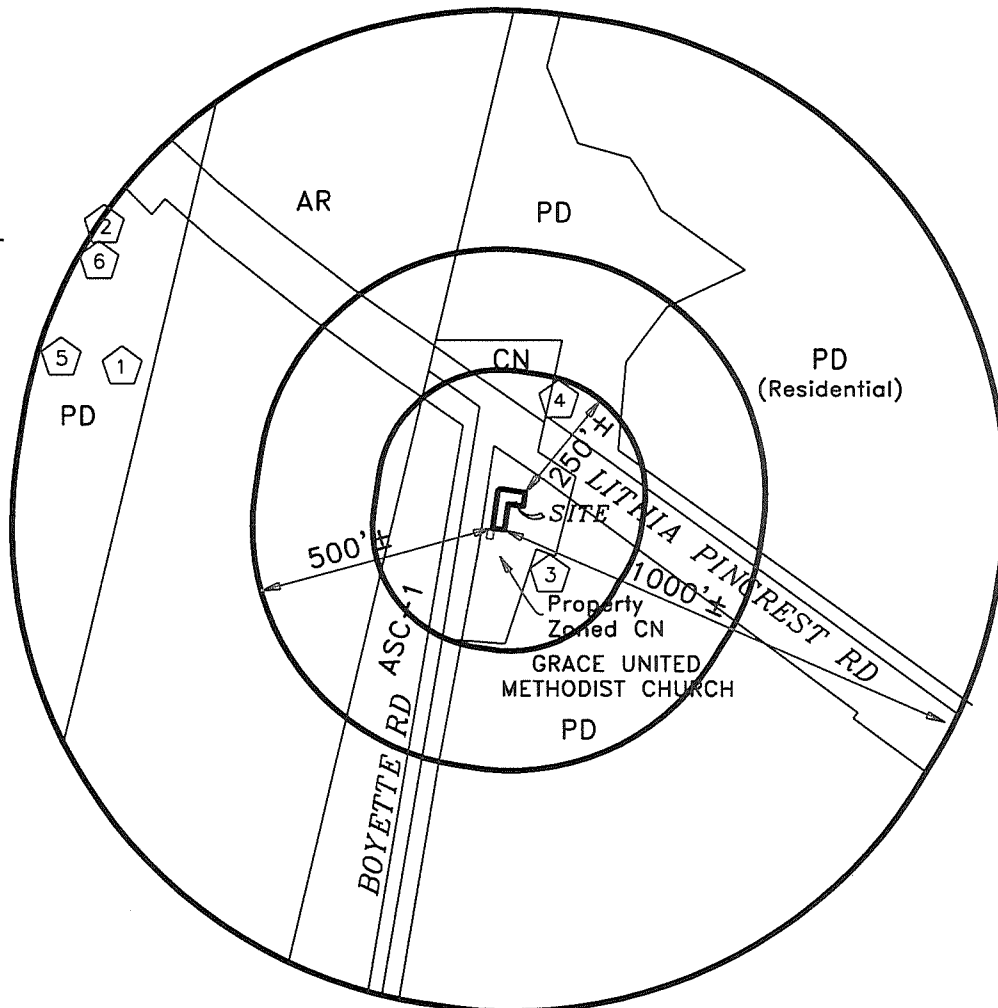
Address: 5622 LITHIA PINCREST RD
WET ZONING REQUEST FOR "4-COP"

SPECIFIC PURPOSE SURVEY
WET ZONING APPLICATION

SHEET 3 OF 3

NOTE:

7-11 ~ 16781
FISHHAWK BLVD.
LIES 1090'
NORTHWESTERLY
OF ESTABLISHMENT
TO BE WETZONED.



SCALE: ONE INCH = 400 FEET

WET ZONED ESTABLISHMENTS WITHIN 1000 FEET				
	NAME	ADDRESS	CLASSIFICATION	DISTANCE
1	WINN DIXIE	16751 FISHHAWK BOULEVARD	2-APS	790'
2	BEEF O' BRADY'S	16775 FISHHAWK BOULEVARD	4-COP-RX	962'
5	WINN DIXIE WINE & SPIRITS	16741 FISHHAWK BOULEVARD	3-PS	915'
6	Hokkaido Hibachi & Sushi	16769 FISHHAWK BOULEVARD	2-COP	929'

COMMUNITY ESTABLISHMENTS WITHIN 500 FEET		
3	Grace Community United Methodist	~ 75'
4	Fishhawk Trails Community Recreational Path	~ 162'

RESIDENTIAL ZONING WITHIN 250 FEET	
ZONING DISTRICT	DISTANCE
PD (HOA LANDSCAPE/DRAINAGE AREA)	162'

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 Alcohol Beverage Permit Classification in the case where an Alcoholic Beverage Permit Classification requires that certain types of Existing Alcohol Beverage uses within a 1,000 feet 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.

REVISIONS:	
DATE & DESOR.	06/30/2021 REVISED
	03/19/2019 REVISED
	01/15/2019 REVISED

SCALE: 1" = 400' DATE: October 19, 2016 Dwg. NO. 04-0121-WET-MAP

PREPARED FOR AND CERTIFIED TO:

21-0912

DIXIE LIBERTY



GATEWAY LAND SURVEYING, LLC

1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

Certificate of Authorization: L.B. # 8129

I hereby certify that the survey represented herein meets the requirements of Chapter 5J-17, Florida Administrative Code, Part 5J-17.03, Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plan or map is for informational purposes only and is not valid.

Signature

Ryan J. King, PSM

Florida Registration No. 6753

June 1, 2021

Kerry's Liquor
5622 Lithia Pinecrest Rd
Lithia FL 33547

Requesting a 4COP
Beer, Wine, Liquor off & on premises

The building contains
inside 2985

No outside seating
Waiver

This property is located (75) feet from a
commercial use (Church) therefore a request
for (425) feet distance separation
waiver from the 500 feet.

Also this property is located (162) feet
from residential therefore a request
for (88) feet distance separation waiver
from the 250 feet. The walking distance
is 2070 more than 250 as required

21-0912

Waiver

- 3) This piece of property is a recreational trail in Fishhawk Trails across the street (Northside) (HOA Landscape/Drainage Area) (142') away asking for (338') The entrance to the development is located approx 0.4 miles to the east away from establishment.

Thank you
Duffy

21-0912

This instrument prepared by:
Name: C. Leiman an employee of
Executive Title of Florida, Inc.
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511
Return to: Executive Title of Florida, Inc.
FILE NO. 190125
Address: 170 E. Bloomingdale Ave.
Brandon, FL 33511
Property Appraisers Parcel Identification Number(s):
088089-0000
088087-0000
088081-0075

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED Made and executed the 28th day of June, 2019 by BOYETTE INVESTMENTS, INC., a Florida Corporation, and having its principal place of business at 6009 PALOMAGLADE DRIVE, LITHIA, FL 33547-4819 hereinafter called the grantor, to KINMAN HOLDING, LLC, a Florida Limited Liability Company whose post office address is 11679 BOYETTE ROAD, RIVERVIEW, FL 33569-5531 hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in HILLSBOROUGH County, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

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 the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Cheryl Leiman

Printed Name

Witness Signature Tara Fowke

Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

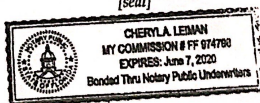
The foregoing instrument was acknowledged before me this 28th day of June, 2019 by DONNA CARUSO, Vice President of BOYETTE INVESTMENTS, INC., a Florida Corporation on behalf of the corporation. He/She is personally known to me or who produced DRIVERS LICENSE as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

BOYETTE INVESTMENTS, INC., a Florida Corporation

BY: Donna Caruso
DONNA CARUSO
Vice President

[seal]



21-0912

EXHIBIT "A"

PARCEL: 1

THE SOUTH 181 FEET OF THAT PART OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES SOUTH OF LITHIA ROAD AND EAST OF BOYETTE ROAD, TO WIT; BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 21 EAST, WITH THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF SEABOARD AIR LINE RAILROAD, RUN THENCE EAST 210 FEET, THENCE SOUTHWESTERLY PARALLEL WITH THE RIGHT OF WAY LINE OF SAID RAILROAD 630 FEET, THENCE WEST 210 FEET, THENCE NORTHERLY ALONG THE RIGHT OF WAY LINE OF SAID RAILROAD 630 FEET TO THE POINT OF BEGINNING LESS RIGHT OF WAY EXISTING ROADS, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

A PARCEL OF LAND THIRTY FEET WIDE LOCATED IN THE SE 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SE 1/4 OF NW 1/4 WITH THE EAST RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD COMPANY (FORMERLY WEST SHORE RAILROAD COMPANY) AND RUN EAST ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF NW 1/4 A DISTANCE OF 210 FEET; THENCE SOUTHWESTERLY PARALLEL TO SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 283.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF LITHIA ROAD (STATE ROAD 640); THENCE CONTINUE SOUTHWESTERLY PARALLEL TO SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 169.33 FEET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE SOUTHWESTERLY PARALLEL TO SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 177.51 FEET, THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST A DISTANCE OF 30.74 FEET; THENCE NORTHEASTERLY PARALLEL TO SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 175.79 FEET TO A POINT LYING 152.11 FEET (MEASURED ALONG A LINE PARALLEL TO SAID RAILROAD RIGHT OF WAY LINE) SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF LITHIA ROAD (STATE ROAD 640); THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST A DISTANCE OF 30.41 FEET TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIPTION IS BASED ON THE ASSUMPTION THAT THE BEARING OF SAID RAILROAD RIGHT OF WAY LINE IS SOUTH 12 DEGREES 25 MINUTES 20 SECONDS WEST.
FOLIO NUMBER: 088089-0000

PARCEL: 2

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES SOUTH OF LITHIA PINECREST ROAD AND EAST OF BOYETTE ROAD, TO WIT; BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 21 EAST, WITH THE EAST BOUNDARY LINE OF THE RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD; RUN THENCE EAST 210 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE RIGHT-OF-WAY LINE OF SAID RAILROAD 630 FEET; THENCE WEST 210 FEET; THENCE NORTHERLY ALONG THE RIGHT-OF-WAY LINE OF SAID RAILROAD 630 FEET TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY OF EXISTING ROADS AND LESS THE SOUTH 181 FEET THEREOF, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
FOLIO NUMBER: 088087-0000

PARCEL: 3

A PARCEL OF LAND THIRTY FEET WIDE LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 WITH THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD COMPANY AND RUN EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 210 FEET; THENCE SOUTHWESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 283.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITHIA PINECREST ROAD (STATE ROAD 640) FOR THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTINUE SOUTHWESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 169.33 FEET; THENCE SOUTH 86 DEGREES 59' 10" EAST, A DISTANCE OF 30.41 FEET; THENCE NORTHEASTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 152.11 FEET TO SAID STATE ROAD RIGHT-OF-WAY LINE; THENCE NORTH 55 DEGREES 22' 10" WEST ALONG SAID STATE ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 32.40 FEET TO THE POINT OF BEGINNING.
FOLIO NUMBER: 088081-0075

21-0912



Received
06/01/21
Development Services

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS
You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

Property Information

Address: 5622 Lithia Park Rd City/State/Zip: Lithia FL 33547 TWN-RN-SEC: 22/30/21
Folio(s): 088087.0000 Zoning: CN Future Land Use: R-2 Property Size: .43

Property Owner Information

Name: Kimman Holding LLC Daytime Phone: _____
Address: 16618 Kingletree Ct. City/State/Zip: Lithia, FL 33547
Email: _____ FAX Number: _____

Applicant Information

Name: Kennys Leguans Daytime Phone: 813-655-3113
Address: 5622 Lithia Park Rd City/State/Zip: Lithia FL 33547
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Quana Liberty Daytime Phone: 813-517-5585
Address: 13359 Ashbank Ct City / State/Zip: LYNNVIEW FL 33579
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Manisha Patel
Signature of Applicant
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Bharin Patel
Signature of Property Owner
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only
Intake Date: 06/01/21
Case Number: 21-0912 Public Hearing Date: 07/26/21 Receipt Number: 21-0912
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd. 19th Floor

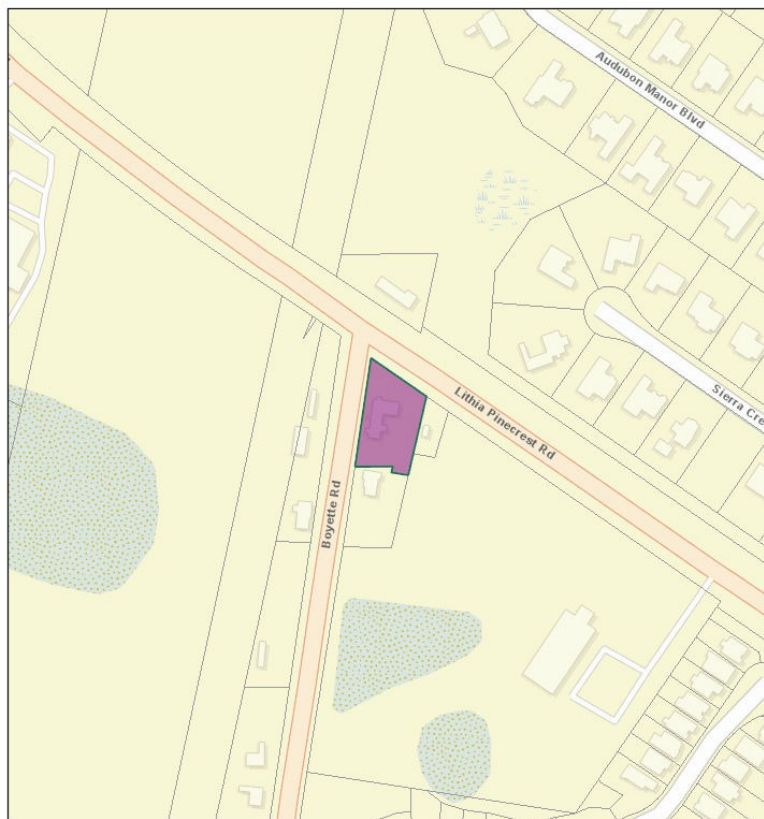
21-0912



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	89-0098
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120530C
County Wide Planning Area	Boyette
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	null
Personal Appearances	11-0404,05-0023,03-1586, 07-1995,00-1330 WD,03-0397,99-0900,97-0066,98-0472A,98-0472B,02-1129, 01-0417,99-0062,92-0216, 91-0045,16-0179, 19-1117, 20-1013
Census Data	Tract: 013920 Block: 2000
Census Data	Tract: 013920 Block: 2001
Future Landuse	R-2
Future Landuse	RP-2
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 88087.0000



June 1, 2021

1:2662
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

RD

Hillsborough County Florida

Folio: 88087.0000
PIN: U-22-30-21-ZZZ-000004-38310.0
KINMAN HOLDING LLC
Mailing Address:
 11679 BOYETTE RD
 RIVERVIEW, FL 33569-5531
Site Address:
 5622 LITHIA PINECREST RD
 LITHIA, FL 33547
SEC-TWN-RNG: 22-30-21
Acreage: 0.58242399
Market Value: \$338,612.00
Landuse Code: 2103 COMM./OFFICE

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21-0912