

Special Use-Alcoholic Beverage
Permit with Waivers Application:

SU-AB 26-0225

LUHO Hearing Date:

January 12, 2026

Requested Classification:

2-COP



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Maria Rodriguez

Zoning: CN

FLU Category: RES-6

Service Area: Urban

Community Plan Area: None

Overlay: None

Special District: None

Use: Restaurant

Total Wet Zone Area Requested: 2,762 sq. ft.

Inside Area Requested: 2,762 sq. ft.

Outside Area Requested: 0 sq. ft.

Location: 2730 W Waters Ave., Tampa; Folio: 24741.0000



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) which includes beer and wine for sale and consumption on and off the permitted premises.

The wet zoning is sought by La Esquina Sabrosa Restaurant. The property is zoned CN (Commercial - Neighborhood), 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	No
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A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	316 feet	184 feet
Community Uses: Oak Grove United Methodist Church (184 feet), Faith Baptist Church (384.4 feet)			
Applicant's Justification:			

The business proposing the zoning for an alcoholic beverage license primary business is that of a restaurant with the sale of alcoholic beverages being secondary to food sales. All business is conducted inside and will result in no negative impact on community uses.

The Oak Grove United Methodist Church is located on the opposite side of the road (north side of the road) from the business proposing the AB zoning. The road W. Waters Ave. is one of the most traveled highways in Hillsborough County. The fact that someone would have to 1) travel the church property, 2) then cross the 4-lane highway, to then 3) reach the sidewalk of which would be forced to travel another 60 to 70 feet to reach the entrance of the wet-zoned establishment.

The Faith Baptist Church is located SW of the proposed business to be zoned. The street located on the west side of the proposed site is Habana Avenue (another major Hillsborough County thoroughfare). For a person traveling from the church to the zoned establishment, he would have to 1) travel the church property and then at some point 2) cross the major road and then 3) proceed some 300 feet +/- to reach the wet zoned establishment.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	123.8 feet	126.2 feet

Applicant's Justification:

The proposed location to be wet zoned is located on the southeast corner of W. Waters Ave. & Habana Ave., both of these roads are heavily traveled and are the homes to many commercial establishments. Meanwhile, located off of these roads and to the back of these commercial establishments there are residentially zoned areas. The business seeking wet zoning is already an established restaurant and is just one of many of these pre-existing businesses within 300 feet of these residences.

The fact that the establishment to be wet zoned is an existing restaurant and is located near numerous other commercial establishments, it does not result in any specific negativity that might affect surrounding residences. There are many obstructions between the residentially zoned property and the proposed wet zoned property, such as trees and shrubbery, fences, walls and other buildings.

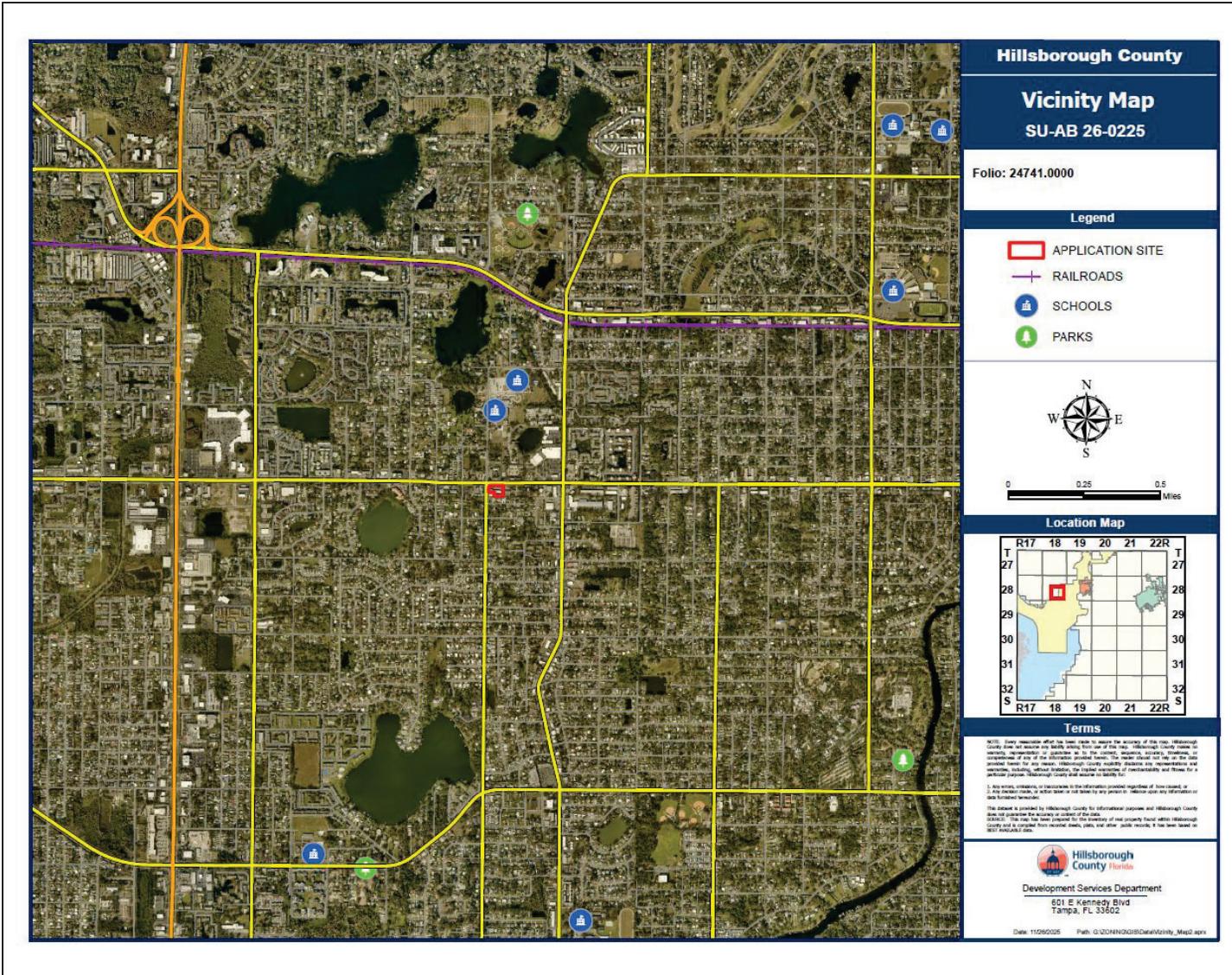
Requested Waiver	# Approved Permits
Not Applicable	

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

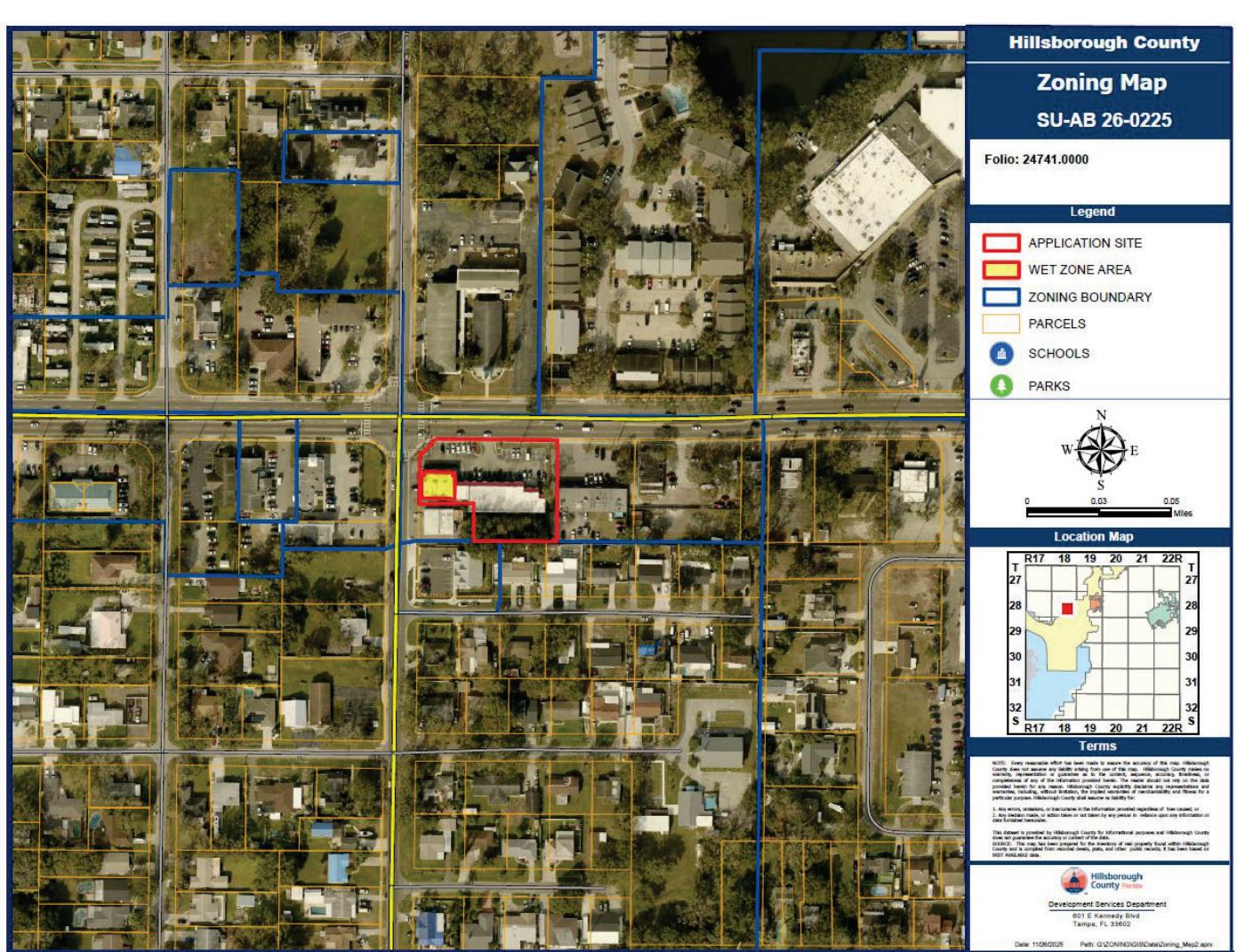


Context of Surrounding Area:

The surrounding area consists of a mix of zoning districts and land uses. To the north, the property is adjacent to land zoned RSC-6, which is currently occupied by a church. To the south, the zoning is BPO, and the site is developed with a dental office. To the east, the property abuts land zoned CN, which contains a shopping center. To the west, the zoning is PD 01-1437, and the site is utilized as a medical office.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RSC-6	Church
South	BPO	Dental Office
East	CN	Shopping Center
West	PD 01-1437	Medical Office

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.”

Finding 1 – Residential Proximity

Residentially zoned property is located within 250 feet of the proposed wet-zoned establishment:

The nearest residence is located at 2705 W. Juneau Street, approximately 126.2 feet from the establishment. Residences are set behind intervening commercial properties, and physical buffers such as trees, fencing, walls, and buildings minimize potential impacts. Both the walking (approx. 475 feet) and driving (approx. 1,000 feet) distances between the proposed wet zone area and the residentially zoned property exceed 250 feet.

Staff finds that the commercial character of the area and physical separation from residential uses negate the necessity for strict adherence to the specified distance requirement. Therefore, approval of the requested waiver is justified.

Finding 2 – Church Proximity

Two churches are located within 500 feet of the proposed wet-zoned establishment:

Oak Grove United Methodist Church (2707 W. Waters Avenue) at approximately 184 feet away.
Faith Baptist Church (2805 Silver Lake Avenue) at approximately 384.4 feet away.

Major roadways (W. Waters Avenue and Habana Avenue) and pedestrian barriers significantly reduce practical interaction between the churches and the proposed business. All operations occur indoors, and alcohol sales are secondary to food service.

Staff finds that these conditions—combined with the commercial character of the area, the indoor nature of operations, and the secondary role of alcohol sales—negate the necessity for strict adherence to the specified distance requirement. Therefore, approval of the requested waiver is justified.

For the 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 requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,762 square feet, as shown on the wet zone survey received November 17, 2025.

APPLICATION NUMBER:

SU-AB 26-0225

LUHO HEARING DATE:

JANUARY 12, 2026

REQUESTED CLASSIFICATION:

2-COP

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

Colleen Marshall

Colleen Marshall
Tue Dec 30 2025 07:30:41

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

Received

11-17-2025

Development Services

MAP OF SURVEY

"THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING CLASSIFICATIONS: CHURCHES/STAINED GLASS, SCHOOLS, CHILD CARE, LIBRARIES, PUBLIC LIBRARIES, CEMETERIES, FIRE DEPARTMENTS, POLICE STATIONS, AND PARKS WITHIN A 500-FOOT 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 1,000-FOOT 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 ARE INDICATED ON THE SURVEY."

LINE TABLE

LINE	LENGTH	BEARING
L1	102.95'	S00°52'08"W
L2	5.90'	S00°52'08"W
L3	4.00'	S00°52'08"W
L4	40.40'	S00°52'08"W
L5	92.00'	N02°37'52"E
L6	40.40'	N00°52'08"E
L7	4.00'	S00°52'08"E
L8	8.50'	N00°52'08"E
L9	59.00'	S00°52'08"E

WETZONE AREA TABLE

BUILDING	BUILDING AREA(S.F./MOL)
#2730	2,762

LEGAL DESCRIPTION - WET ZONE ENVELOPE:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, RUN THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 89°33'30" WEST, 1,233.67 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE, SOUTH 00°52'08" WEST, 102.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°52'08" WEST, 6.50 FEET; THENCE SOUTH 89°07'52" EAST, 4.00 FEET; THENCE SOUTH 00°52'08" WEST, 40.40 FEET; THENCE NORTH 89°07'52" WEST, 40.40 FEET; THENCE NORTH 00°52'08" EAST, 40.40 FEET; THENCE SOUTH 89°07'52" EAST, 4.00 FEET; THENCE NORTH 00°52'08" EAST, 5.50 FEET; AND THENCE SOUTH 89°07'52" EAST, 52.00 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 2,762 SQUARE FEET MORE OR LESS.

SPECIFIC PURPOSE WET ZONE SURVEY "2-COP"

Certified for			
TERRY HALEY			
10-31-25	SPECIFIC PURPOSE WET ZONE SURVEY	JP	CAB
Date	Description of Work	Party Checked	Drawn by
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL			
SURVEYOR'S CERTIFICATE: This certifies that a survey of the property described herein was made under my supervision and that the drawing is true to a due and accurate scale. I declare that I have made the statement of practice for surveying, as set in Chapter 51-17 of the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by:			
James Kirk		DATE: 10/31/25	
JAMES H. KIRK, JR.		P.S.M. No. 6103	

W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING
P.O. BOX 203 • CLEVER, FLORIDA 33521
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7683

Project No.:	25-08-363	Date:	10-31-25
Section	27	Township	28 S
Range	18 E		

26-0225

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WRITTEN STATEMENT

CASE # _____

November 12, 2025

La Esquina Sabrosa of Tampa LLC dba La Esquina Sabrosa Restaurant located at 2730 W. Waters Ave. in Tampa is requesting an AB Special Use w/ Waivers zoning to obtain a “wet-zoning” for a 2-COP state alcoholic beverage license. This license allows for the sale of Beer & Wine for “on premise” consumption only.

The restaurant has been open since mid – 2024 And has become a local favorite by many. Customer reviewing and general feedback has determined that the sell of beer and wine would be a positive amenity to the business.

Located at the southwest corner of West Waters in Havana Avenues Management believes that there will be little or no negative impact on the community and surrounding areas. If granted approval.

If approved for this wet zoning the owners will continue to make a positive impact in the community and will continue to follow all laws and regulations pertaining to their operation.

With a zoning approval, the county will have positively supported yet another independently owned and operated business within the Bay Area.

November 13, 2025

Submittal for:

La Esquina Sabrosa of Tampa LLC
dba
La Esquina Sabrosa Restaurant

2730 W. Waters Ave
Tampa, FL 33614

Zoning Intake,

Find attached:

- A) Completed (SU AB Waiver) Submittal requirements for Applications Requiring Public Hearings

- B) Completed specific Submittal requirements for Special Use AB Permit (waivers required)
w/ Required AB State Application pages

Please contact me with any questions and/or concerns at (813) 453-4251

Sincerely,

Terry A. Haley
Agent for Applicant

WC
THIS INSTRUMENT PREPARED BY:
HARVEY SCHONBRUN, P A
1802 NORTH MORGAN STREET
TAMPA FL 33602-2328

INSTR # 2001359014
OR BK 11187 PG 1591
RECORDED 11/07/2001 04:18 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S.201.02) 0.70
DEPUTY CLERK Y Roche

WARRANTY DEED TO TRUSTEE UNDER
LAND TRUST NUMBER 8004

THIS WARRANTY DEED, made this 1 day of November, 2001, between MTV ENTERPRISES, a Florida partnership, VICTOR ROSENTHAL, MARK ROSENTHAL, DEBORAH A. ROSENTHAL, TODD ROSENTHAL, and DEBRA F. ROSENTHAL, whose post office address is 8000 - E North Armenia Avenue, Tampa, FL 33604, of the County of Hillsborough and the State of Florida, (hereinafter called Grantor), and MARK ROSENTHAL, as Trustee under an unrecorded Land Trust Agreement ("Land Trust"), dated the 1 day of November, 2001, known as Trust Number 8004, with power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the property (hereinafter called Trustee), whose post office address is 8000 - E North Armenia Avenue, Tampa, Florida 33604:

WITNESSETH.

That the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10 00) and other valuable consideration to it in hand paid by the Trustee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Trustee, successors and assigns forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida (hereinafter called the Property), to-wit

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, subject however, to those matters set forth in Exhibit "B" attached hereto

Trustee shall have full power and authority to deal in and with the property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the Intent to vest in Trustee full rights as grantee of the Property as authorized and contemplated by Section 689.071, Florida Statutes

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the

manner of fixing the amount of present or future rentals, to partition or to exchange said property, of any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter

No party dealing with the Trustee in relation to this Deed or to the Property, in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property, or any part thereof or any interest therein, shall be conveyed, encumbered, leased or contracted to be sold by the Trustee, shall be obligated (a) to see to the application of any purchase money, rent, or money borrowed or advanced with respect to the Property, or (b) to see that the terms of the Land Trust have been complied with, or (c) to inquire into the authority, necessity or expediency of any act of the Trustee, or (d) be privileged to inquire into any of the terms of the Land Trust

Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence, in favor of every person claiming any right, title or interest thereunder that: (a) at the time of delivery thereof the trust created under the Land Trust was in full force and effect, (b) such instrument was executed in accordance with the terms and conditions of the Land Trust and all amendments thereof, if any, and is binding upon the beneficiaries thereunder, (c) the Trustee was thereunder duly authorized and empowered to execute and deliver every such instrument; (d) if a conveyance of the Property has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The Trustee shall have no individual liability or obligation whatsoever arising from his ownership, as Trustee under the Land Trust, of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by him in dealing with the Property or in otherwise acting hereunder, except only so far as the Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of the Property shall be solely the responsibility of the Beneficiary of the Land Trust

It is expressly understood and agreed between the parties and all successors and assigns that this Warranty Deed is entered into by the Trustee, not personally, but as Trustee under the Land Trust in exercise of authority conferred upon such Trustee herein. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either express or implied. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said Property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust Property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the Trust Property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed

The interest of the Beneficiary and of all persons claiming under them or any of them

shall be only in the rents, avails and proceeds arising from the sale or other disposition of the Property and such interest is hereby declared to be personal property, and the Beneficiary shall not have any title or interest, legal or equitable, in or to the Property as such, but shall have only an interest in the earnings, avails and proceeds of the Property as aforesaid

In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be VICTOR ROSENTHAL, and upon a recording in the public records of Hillsborough County, Florida, of a death certificate of the Trustee or of any successor trustee, title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above. "Grantor", "Trustee", and "Beneficiary" are used for singular or plural, as the context requires

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal the day and year first above written

Signed, sealed and delivered
in the presence of:

Kathleen G. Raimondi
Print: Kathleen G. Raimondi

MTV ENTERPRISES, a Florida partnership

By Mark M.

Paola Restrepo
Print: Paola Restrepo

By Mark M.

Kathleen Raimondi
Print: Kathleen Raimondi

Victor Rosenthal
VICTOR ROSENTHAL

Paola Restrepo
Print: Paola Restrepo

Mark M.
MARK ROSENTHAL

Kathleen Raimondi
Print: Kathleen Raimondi

Paola Restrepo
Print: Paola Restrepo

Deborah A. Rosenthal
DEBORAH A. ROSENTHAL

Kathleen G. Raimondi
Print: Kathleen G. Raimondi

Paola Restrepo
Print: Paola Restrepo

Todd Rosenthal
TODD ROSENTHAL

Paola Restrepo
Print: Paola Restrepo

Debra F. Rosenthal
DEBRA F. ROSENTHAL

Kathleen G. Raimondi
Print: Kathleen G. Raimondi

Paola Restrepo
Print: Paola Restrepo

Todd Rosenthal
TODD ROSENTHAL

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of November, 2001, by Mark S. Rosenthal, a general partner of MTV ENTERPRISES, a Florida partnership, on behalf of said partnership, who is personally known to me or who has produced Drivers License as identification



Kathleen G. Raimondi
Print Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No. DD005867
My Commission expires June 30, 2005

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

October, 2001, by VICTOR ROSENTHAL, who is personally known to me or who has produced _____ as identification.



Kathleen G. Raimondi
Print Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No. DD005867
My Commission expires June 30, 2005

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

October, 2001, by MARK ROSENTHAL, who is personally known to me or who has produced _____ as identification



Kathleen G. Raimondi
Print Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No.: DD005867
My Commission expires June 30, 2005

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

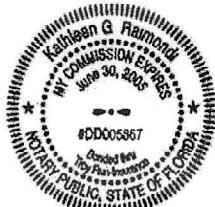
The foregoing instrument was acknowledged before me this 15th day of November, 2001, by DEBORAH A. ROSENTHAL, who is personally known to me or who has produced Drivers License as identification



Kathleen G. Raimondi
Print Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No. DD005867
My Commission expires June 30, 2005

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 1st day of November 2001, by TODD ROSENTHAL, who is personally known to me or who has produced Drivers License as identification.



Kathleen G. Raimondi
Print Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No DD005867
My Commission expires June 30, 2005

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 1st day of November 2001, by DEBRA F. ROSENTHAL, who is personally known to me or who has produced Drivers License as identification.



Kathleen G. Raimondi
Print. Kathleen G. Raimondi
NOTARY PUBLIC, State of Florida
Commission No : DD005867
My Commission expires: June 30, 2005

EXHIBIT "A"

A tract of land lying in the Northeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 17 East, more particularly described as follows: Begin at the Northeast corner of the Northeast quarter of the Northeast quarter of stated Section 26, thence South $00^{\circ}58'40''$ East, (assumed bearing), along the East boundary of stated Section 26, a distance of 42.4 feet to a point on the South right of way boundary of Waters Avenue, (State Road 584), thence South $00^{\circ}15'50''$ West along stated South right of way boundary of Waters Avenue, a distance of 355.05 feet for a Point of Beginning, thence South $00^{\circ}58'40''$ East a distance of 235.00 feet to the Northernmost corner of Fat Acres Unit No. 4, as per map or plat thereof recorded in Plat Book 42, Page 39, of the Public Records of Hillsborough County, Florida, thence South $00^{\circ}15'50''$ West along the North boundary of stated Fat Acres, Unit No. 4, a distance of 235.05 feet, thence North $00^{\circ}38'40''$ West, a distance of 235.00 feet to a point on the South right of way boundary of Waters Avenue, thence North $00^{\circ}15'50''$ East along stated South right of way of Waters Avenue, a distance of 235.05 feet to the Point of Beginning, all lying and being in Hillsborough County, Florida;

LESS, that portion of land described in that certain warranty deed executed by Richard B. Mayer and wife, Bonnie J. Mayer to Hillsborough County, a political subdivision of the State of Florida, as recorded in Official Record Book 5451, Page 1298, of the Public Records of Hillsborough County, Florida, described as follows:

Commence at the Northeast corner of Section 26, Township 28 South, Range 17 East, said corner being South $00^{\circ}42'21''$ West, 7.72 feet from the centerline of survey of Waters Avenue (State Project No. 1077-256); thence South $01^{\circ}19'33''$ West, along the East boundary of the Northeast quarter of said Section 26, a distance of 42.37 feet to a point on the South right of way line of Waters Avenue (State Project No. 1077-256); thence North $00^{\circ}42'42''$ West, along said South right of way line, a distance of 32.37 feet; thence North $00^{\circ}25'43''$ West, along said South right of way line, a distance of 547.86 feet to the Point of Beginning. Thence South $01^{\circ}19'33''$ West a distance of 3.34 feet; thence North $00^{\circ}58'43''$ West a distance of 355.03 feet; thence North $01^{\circ}19'33''$ East a distance of 3.11 feet to a point on the said South right of way line; thence South $00^{\circ}25'43''$ East, along the said South right of way line, a distance of 355.05 feet to the Point of Beginning.

The North 168.0 feet of the West 125.0 feet of the Northeast 1/4 of the Northeast 1/4, Section 27, Township 28 South, Range 18 East in Hillsborough County, Florida LESS the North 49.0 feet for State Road 587, and LESS 25.0 feet off the West side for road

AND

From the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 28 South, Range 18 East Hillsborough County, Florida, thence East (assumed bearing), 125.00 feet along the North boundary of the Northeast 1/4 of the Northeast 1/4 of Section 27, to the Point of Beginning; thence East 150.00 feet along said North boundary; thence $0.00^{\circ}26'00''$ W., 235.00 feet; thence West, 150.00 feet; thence $0.00^{\circ}26'00''$ E., 235.00 feet to the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 27 to the Point of Beginning; LESS right-of-way for State Road 5-587 (Waters Avenue).

North 1/2 of Lot 1, Block 5, OAKFORD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 66, of the Public Records of Hillsborough County, Florida

BEST IMAGE AVAILABLE

EXHIBIT "A" (Continued)

From the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 29 South, Range 20 East, thence run South 00°12'52" West 50.03 feet; thence run North 89°47'08" West a distance of 50.00 feet to the Point of Beginning; thence run South 00°12'52" West a distance of 181.27 feet; thence run North 89°40'28" West a distance of 100 feet; thence run South 00°12'52" West a distance of 100 feet; thence run North 89°40'28" West a distance of 507.54 feet; thence run North 00°09'52" East a distance of 280.87 feet; thence run South 89°42'44" East a distance of 607.79 feet to the Point of Beginning.

LESS

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 29 South, Range 20 East, Hillsborough County, Florida; thence South 00°12'52" West, along the East boundary of said Southeast 1/4 of Section 15, a distance of 331.30 feet; thence North 89°40'28" West a distance of 237.54 feet to the Point of Beginning; continue North 89°40'28" West 420.00 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Southeast 1/4; thence North 00°09'52" East, along said West boundary a distance of 55.00 feet; thence South 89°40'28" East 420.00 feet; thence South 00°09'52" West a distance of 55.00 feet to the Point of Beginning.

AND LESS

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 29 South, Range 20 East, Hillsborough County, Florida; thence South 00°12'52" West along the East boundary of said Southeast 1/4 of Section 15, a distance of 50.03 feet; thence North 89°42'44" West, a distance of 50.0 feet for a Point of Beginning; thence South 00°12'52" West a distance of 181.27 feet; thence North 89°40'28" West, a distance of 150.0 feet; thence North 00°12'52" East, a distance of 181.19 feet; thence South 89°42'44" East, a distance of 150.0 feet to the Point of Beginning.

TOGETHER WITH A NON-EXCLUSIVE drainage easement pursuant to instrument recorded in Official Records Book 5673, page 1089 and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 29 South, Range 20 East, Hillsborough County, Florida; thence South 00°12'52" West, along the East boundary of said Southeast 1/4 of Section 15, a distance of 331.30 feet; thence North 89°40'28" West a distance of 237.54 feet to the Point of Beginning; continue North 89°40'28" West 420.00 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Southeast 1/4; thence North 00°09'52" East, along said West boundary a distance of 55.00 feet; thence South 89°40'28" East 420.00 feet; thence South 00°09'52" West a distance of 55.00 feet to the Point of Beginning.

AND

non-exclusive

Together with a reciprocal easement for ingress and egress described as follows.

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 29 South, Range 20 East, Hillsborough County, Florida; thence South 00°12'52" West along the East boundary of said Southeast 1/4 of Section 15, a distance of 50.03 feet; thence North 89°42'44" West, a distance of 50.0 feet for a Point of Beginning; thence South 00°12'52" West a distance of 181.27 feet; thence North 89°40'28" West, a distance of 150.0 feet; thence North 00°12'52" East, a distance of 181.19 feet; thence South 89°42'44" East, a distance of 150.0 feet to the Point of Beginning.

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Received
11-17-2025

Development Services



Hillsborough
County Florida
Development Services

Property/Applicant/Owner
Information Form

Official Use Only

Application No: 26-0225

Intake Date: 11/17/2025

Hearing(s) and type: Date: 01/12/2026

Type: LUHO

Receipt Number: 536448

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 2730 W. Waters Ave.

Tampa, FL 33614

City/State/Zip: _____

TWN-RN-SEC: 28-18-27 Folio(s): 024741-0000 Zoning: CN Future Land Use: R-6 Property Size: 39,503sq ft/.91 acres
PREMISE TO BE WET-ZONED
2762 Sq ft

Property Owner Information

Name: Mark Rosenthal - Trustee

(813) 417-2005

Daytime Phone _____

Address: 3310 W. Cypress

Tampa, FL 33607

City/State/Zip: _____

Email: terryahaley@aol.com

Fax Number _____

Applicant Information

Name: Maria Rodriguez

(813) 418-1970

Daytime Phone _____

Address: 3746 Judson Dr.

Land O Lakes, FL 34638

City/State/Zip: _____

Email: mariarguez03@gmail.com

X

Fax Number _____

Applicant's Representative (if different than above)

Name: Terry A. Haley

(813) 453-4251

Daytime Phone _____

Address: 108 Clocktower Dr. #160

Brandon, FL 33510

City/State/Zip: _____

Email: terryahaley@aol.com

X

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

Maria Rodriguez

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)

Mark Rosenthal

Type or print name

26-0225



(SU-AB Waiver) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0225

Intake Date: 11/17/2025

Hearing(s) and type: Date: 02/12/2026

Type: LUHO

Receipt Number: 536448

Date:

Type:

Intake Staff Signature: Julie Boatright

Applicant/Representative: Terry A. Haley Phone: (813) 453-4251

Representative's Email: terryahaley@aol.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1 <input checked="" type="checkbox"/>		<u>Property/Applicant/Owner Information Form</u>
2 <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3 <input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4 <input checked="" type="checkbox"/>		<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5 <input checked="" type="checkbox"/>		<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6 <input checked="" type="checkbox"/>		<u>Copy of Current Recorded Deed(s)</u>
7 <input type="checkbox"/>		<u>Close Proximity Property Owners List</u>
8 <input checked="" type="checkbox"/>		<u>Legal Description</u> for the subject site
9 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B of this packet.



Specific Submittal Requirements for Special Use Alcoholic Beverage Permit (waiver required)

This application is for proposed Alcoholic Beverage Permits, commonly known as "wet zonings," which do not meet the separation requirements found in [Section 6.11.11 of the Land Development Code](#) for the specific category of Alcoholic Beverage permit being requested. This application requires review by a Land Use Hearing Officer (LUHO) through a noticed public hearing process in accordance with [LDC Section 10.02.00](#). The required information below is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

Part B: Project Information

Additional Submittal Requirements for a Special Use - Alcoholic Beverage Permit (waiver required)

- 1 **Project Description/Written Statement**
- 2 **Site Plan** - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- 3 **Wetzone Survey** - prepared by a Florida registered land surveyor in accordance with [DRPM Section 4.1.2.C.7](#)
- 4 **Distance Waiver Request Form**
- 5 **Distance Waiver Notification List** - As specified in [DRPM 12.5.A.3](#).
- 6 **Supplemental Information (optional)**

Please note: To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an [Alcoholic Beverage Sign Off/Verification application](#) as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the [Alcoholic Beverage Sign Off/Verification application](#) provided that it's submitted simultaneously with this wet zoning application. All other Alcoholic Beverage Sign Off/Verification applications, including those related to this application but submitted at a later date, will be assessed a separate [fee](#) for each sign-off.

- 7 **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
- 8 **State of Florida DBPR Application Sections** - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
 - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals

OR

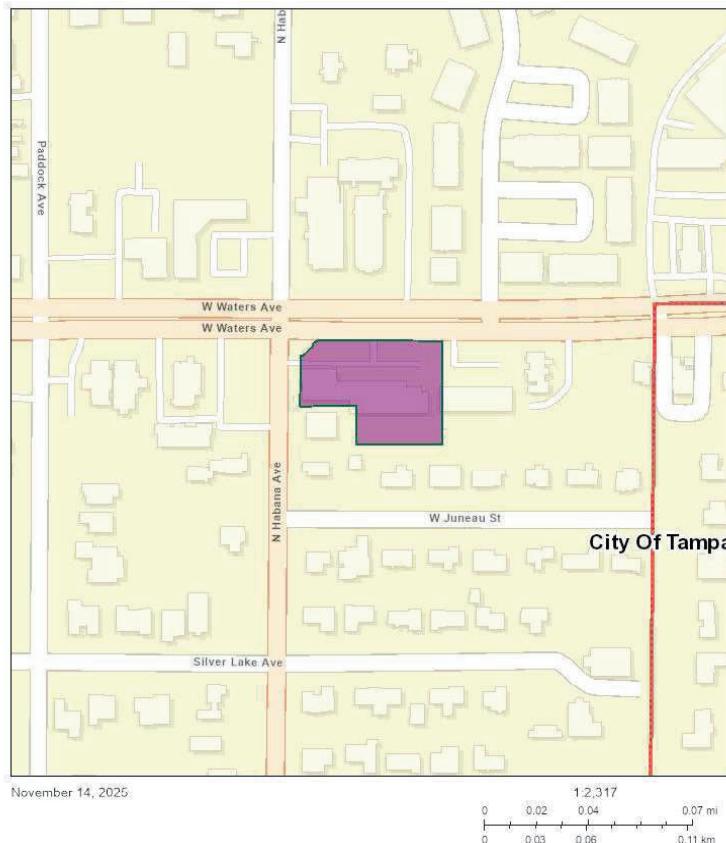
- 9 **State of Florida DBPR Application Sections** - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
 - Include Section 1 -Check Transaction, Series or Type Requested, Section 3 – Description of Premises to be Licensed, and Section 4 – Application Approvals/Zoning.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0213H
FIRM Panel	12057C0213H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120213C
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011902 Block: 1002
Future Landuse	R-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
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
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 24741.0000



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Hillsborough County Florida

Folio: 24741.0000
PIN: U-27-28-18-ZZZ-000000-96850.0

Mark Rosenthal/ Trustee

Mailing Address:

3310 W Cypress St Ste 202

null

Tampa, Fl 33607-5038

Site Address:

2712 W Waters Ave

Tampa, Fl 33614

SEC-TWN-RNG: 27-28-18

Acreage: 0.91

Market Value: \$1,248,700.00

Landuse Code: 1630 STORE/SHP CENTE

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

Or

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