



**Land Use Application Summary Report**

Application Number:	SU-AB 21-0595	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for 4-COP-RX Alcoholic Beverage Permit	North:	Planned Development (PD)
		East:	Planned Development (PD)
Comp Plan:	R-4	South:	Planned Development (PD)
Service Area:	Urban Service Area	West:	Bell Shoals Rd./ Planned Development (PD)

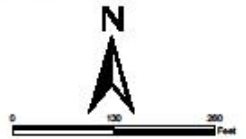


**Immediate Aerial  
Zoning Map**

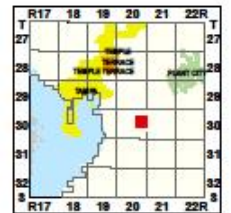
**SU-AB 21-0595**

Folio: 74750.0125

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 13-30-20



NOTE: 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 PROVIDED WITHOUT WARRANTY OF ANY KIND, other expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of land property held within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It has been dated as 05/27/2021. Users of this map are hereby notified that the aforementioned public information contains errors and/or omissions and that the user should be consulted for the location of the information contained on this map.

Date: 04/09/2021 Path: G:\CHENG\GIS\Comp\_Site.aprx

**Request Details:**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-RX Alcoholic Beverage Development Permit (AB) for the sale and consumption of beer, wine, and liquor on the permitted premises only in connection with a restaurant. The restaurant shall have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet. Additionally, at least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages. These requirements shall not be waived or varied.

According to the survey submitted by the applicant, the proposed wet zoning is will be 6,402 square feet in size (indoor area of 4,497 square feet and outdoor area of 1,905 square feet). Additionally, per the applicant, there are more than 150 patron seats. The wet zoning is sought for Three Bulls Tavern & Brewery at 4330 Bell Shoals Road.

The property is zoned PD 92-0382, as most recently amended by PRS 19-1447, which permits the host use and consideration of the requested wet zoning.

There is an existing 2-COP-RX (93-0256) wet zoning on the subject premises that will be rescinded if this application is approved.

**Distance Separation Requirements for 4-COP-RX AB Permit**

Per LDC Section 6.11.11.D.4, 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. There is a child care center (KinderCare) 65 feet to the northeast of this proposed wet zoning. The applicant is asking for a reduction of 435 feet.
2. The distance from the proposed structure to residentially zoned property shall be 150 feet.
  - 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 distance separations may be requested by the applicant 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 circumstances exist such that the necessity for the separation requirement(s) is negated.

The applicant requests a waiver to certain community uses within 500 feet and has submitted the following justification:

- The child care center is located behind and away from the restaurant and it is uncommon that the two clients would cross direct paths when entering the businesses.
- Most of the restaurant's customers will enter and exit the parking lot via Bells Shoals (to the west) side of the building while the child care center will enter from Glenn Haven (north). This will limit the overlapping of customers.
- The restaurants peak hours are from 11:30 a.m. to 2 p.m. and from 7 p.m. to 11 p.m. The child care center's peak hours are from 6:30 a.m. to 9 a.m. and again from 4:30 p.m. to 6 p.m., which the business hours are not on the same schedule.
- The proposed restaurant is not a bar and because of the RX licensing classification the restaurant is required to sell 51 percent or more food (over alcohol sales) on a regular basis.

**Staff Findings:**

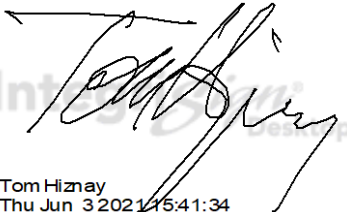
LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”

- The proposed wet zoning is located in a PD zoning that was approved for a mixture of commercial, office and residential uses.
- Restaurants commonly sell alcoholic beverages and the proposed wet zoning category is limited to use by a restaurant.
- The existing 2-COP-RX wet zoning of the premises allows the sale and consumption of beer and wine in connection with a restaurant and has been in place for approximately 28 years. Therefore, the proposed addition of liquor sales and consumption by a restaurant represents an incremental change to the established use. Additionally, the separation requirements for the existing and proposed wet zonings are identical.
- The restaurant faces west, away from the child care center, and the walking distance between the front entrances of the proposed wet zone premises and the child care center is approximately 400 feet.
- The applicant submitted a letter from KinderCare dated May 12, 2021 stating that they are in support of the application.
- The applicant submitted an email from a neighboring resident in support of the application.

**Recommendation:**

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 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 on the 4-COP-RX wet zone survey date stamped April 22, 2021 indicating a total of 6,402 square feet in size (indoor area of 4,497 square feet and outdoor area of 1,905 square feet).

- Upon approval of Alcoholic Beverage Permit SU-AB 21-0595, the existing 2-COP-RX Alcoholic Beverage Permit on the premises, SU-AB Permit 93-0256, shall be rescinded.

Staff's Recommendation: <b>Approvable</b>	
Zoning Administrator Sign-off:	 Tom Hiznay Thu Jun 3 2021 15:41:34

# SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

( NOT A BOUNDARY SURVEY )  
SHEET No.1 OF 4 SHEETS  
Three Bulls Tavern & Brewery, LLC  
4-COP-RX

**DESCRIPTION:** A parcel of land lying in Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:  
Commence at the NW Corner of Section 13, Township 30 South, Range 20 East, run thence S 00° 02'59"W, along the West line of said NW 1/4, for a distance of 1540.65 feet, leaving said West line at a bearing of S89°58'01"E for a distance of 50.0 feet to a point of intersection with the East right of Way of Bell Shoals Road, leaving said right of way, continue thence S89°58'01"E for a distance of 68.80 feet to the Point of Beginning; continue thence S89°58'01"E for a distance of 98.00 feet; thence S00°01'59"W for a distance of 64.0 feet; thence N89°58'01"W for a distance of 98.00 feet; thence N00°01'59"E for a distance of 64.00', to the Point of Beginning.

Containing 6,402 Sq. Feet, more or less.  
Indoor AB Area = 4497 Sq. Feet, more or less  
Outdoor AB1 = 512 Sq. Feet, more or less.  
Outdoor AB2 -- 1393 Sq. Feet, more or less. \*\*

\*\* AB2 is an existing fenced area containing walk-in coolers and empty keg storage area.

*"This is to certify 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 - 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 is 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 100-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 indicated on the survey"*

NOTE:  
See Sheet No.2 for Legal Description Sketch  
See Sheet No.3 for Measurement Locations  
See Sheet No.4 for Measurement Table

This Survey prepared for: Three Bulls Tavern & Brewery, LLC

REVISIONS:

Description	Date	Drawn by
Original Issue	3/22/2021	JFT
Edited per comments	3/25/2021	JFT
Edited per comments	4/22/2021	JFT



John Troelstrup Land Surveying  
3111 S. Kings Avenue  
Brandon, Florida 33511  
(813) 477-1872 JTLSINC.Com





# SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

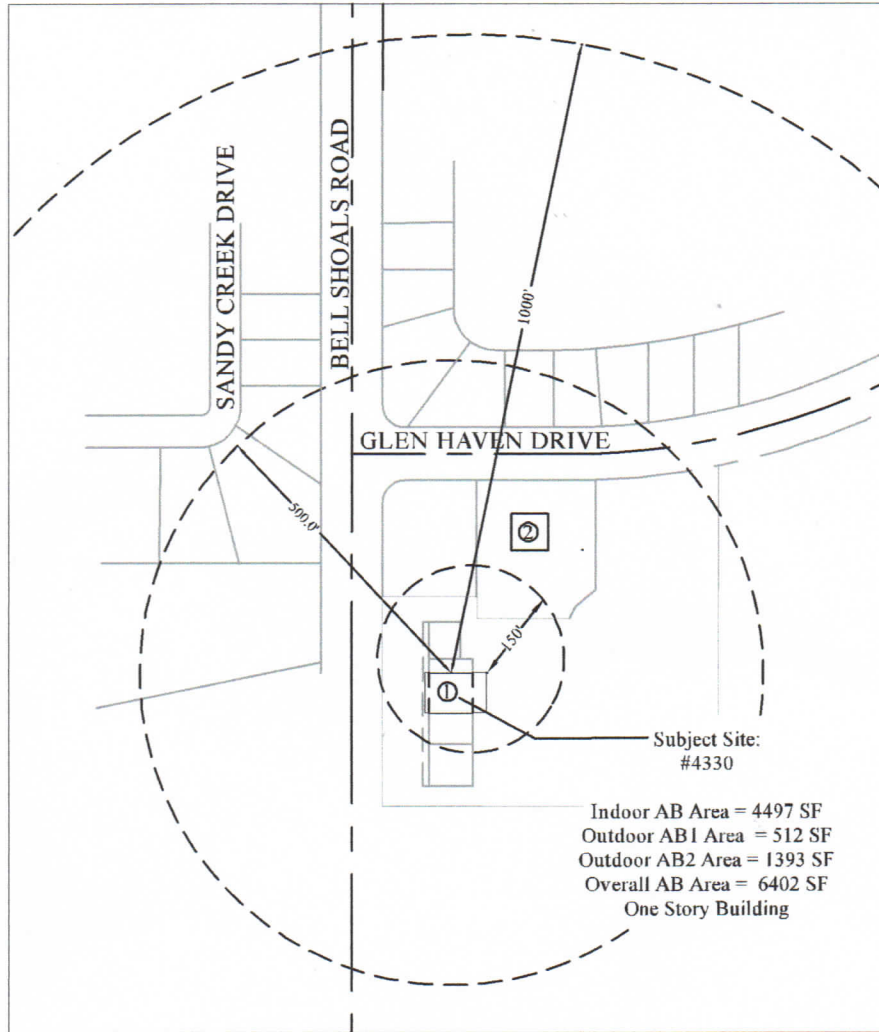
( NOT A BOUNDARY SURVEY )

SHEET No.3 OF 4 SHEETS

**Three Bulls Tavern & Brewery, LLC**  
**4-COP-RX**



1" = 300'



Subject Site:  
#4330  
Indoor AB Area = 4497 SF  
Outdoor AB1 Area = 512 SF  
Outdoor AB2 Area = 1393 SF  
Overall AB Area = 6402 SF  
One Story Building

ALL PARCELS WITHIN 1000 FEET OF  
PROPOSED WET ZONING ARE ZONE "PD"

**NOTES:**

- 1) There are no other 4-COP-RX wet zonings within 1000 feet of the Subject Site as shown hereon.
- 2) There is a child care facility ( Community Use ) within 500 feet of the Subject Site as shown hereon.
- 3) There are no Residentially Zoned property within 150 feet of the Subject Site shown hereon.

NOTE: See Sheet No. 1 for Legal Description and Certification, See Sheet No. 2 for detail sketch, See Sheet No. 4 for Measurement Table.

This Survey prepared for: Three Bulls Tavern & Brewery, LLC

**REVISIONS:**

Description	Date	Drawn by
Original Issue	3/22/2021	JFT
Edited per comments	3/25/2021	JFT
Edited per comments	4/22/2021	JFT



John Troelstrup Land Surveying  
3111 S. Kings Avenue  
Brandon, Florida 33511  
(813) 477-1872 JTLSINC.Com



© 2021 all rights reserved

# SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

( NOT A BOUNDARY SURVEY )  
SHEET No.4 OF 4 SHEETS  
Three Bulls Tavern & Brewery, LLC  
4-COP-RX

MEASUREMENT TABLE:

- 1) APPLICANTS AB LICENSE  
THREE BULLS TAVERN & BREWERY  
4330 BELL SHOALS ROAD  
2-COP-RX BEV3903698
  
- 2) BELL SHOALS KINDERCARE  
4304 4 BELLS SHOALS ROAD  
65 FEET TO PROPERTY LINE  
200 FEET TO BUILDING

NOTES:

- 1) There are no other 4-COP-RX wet zonings within 1000 feet of the Subject Site as shown hereon.
  
- 2) There is a child care facility (Community Use) within 500 feet of the Subject Site as shown hereon.
  
- 3) There are no Residentially Zoned property within 150 feet of the Subject Site shown hereon.

This Survey prepared for: Three Bulls Tavern & Brewery, LLC

REVISIONS:

Description	Date	Drawn by
Original Issue	3/22/2021	JFT
Edited per comments	3/25/2021	JFT
Edited per comments	4/22/2021	JFT



John Troelstrup Land Surveying  
3111 S. Kings Avenue  
Brandon, Florida 33511  
(813) 477-1872 JTLSINC.Com






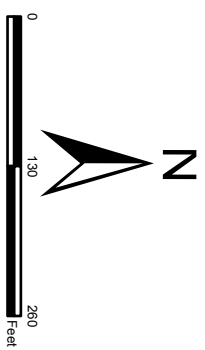
**Immediate Aerial  
Zoning Map**

**SU-AB 21-0595**

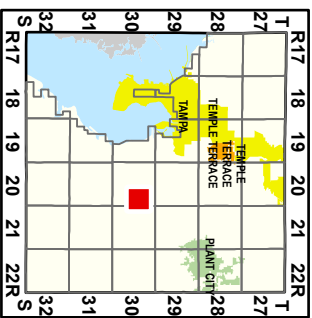
Folio: 74750.0125



-  Application Site
-  Zoning Boundary
-  Parcels



STR: 13-30-20



NOTE: 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 PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 04/06/2021    Path: G:\ZONING\GIS\Data\Zoning\_Site.aprx





# Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0595 Applicant's Name: Tripe/Taurus LLC

Reviewing Planner's Name: LAURA Manley Date: 4/22/2021

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): MAY 24, 2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

*I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.*

[Signature]  
Signature T. Halyo  
Agent

4/22/2021  
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: \_\_\_\_\_

Revisions for SU-AB-21-0595

Three Bulls Tavern and Brewery

Please note the revisions below per your email on Weds. April 21, 2021

- 1) Request revised to 4-COP-RX **COMPLETE**
- 2) Survey has been revised to residentially zoned property within 150ft **COMPLETE**  
previously it was labeled as 250 ft.
- 3) Distance to daycare was previously listed "to building" NOT property line, **COMPLETE**  
survey is revised
- 4) Existing zonings are now shown on survey **COMPLETE**
- 5) Letter from day care is being produced **INCOMPLETE\*\***
- 6) Attached copy of restaurant license to verify 100+ seats **COMPLETE**
- 7) Copy of floor plan attached **COMPLETE**
- 8) Outside area listed on survey as AB2 is existing. It is the walk-in coolers and  
empty keg storage area. This area is totally closed in by 6ft privacy fence, NO **COMPLETE**  
parking spaces were ever disturbed.
- 9) Existing wet zoning is now listed on survey 2-COP-RX, 93-0256 **COMPLETE**
- 10) My email shows that this form was include in original filing, however it has now **COMPLETE**  
been revised to coincide with all other modifications

**\*\* #6 LETTER IS BEING PRODUCED**

Written Statement

Case # 21-0595

Three Bulls Tavern & Brewery is an exciting new concept created by the "Mellody Family" of the Brandon / Valrico area of Hillsborough County. The Mellodys are the founders and originators of the Beef O'Brady's concept a hugely successful "Family Sports Bar".

Three Bulls is located at 4330 Bells Shoals Road in Valrico which was home to the 3<sup>rd</sup> location of the popular Beef O'Brady's chain for 30 + years.

Opening their doors in the Spring of 2019 Three Bulls is a fresh new concept offering an array of in-house created mouthwatering menu items. Complimenting the menu their onsite Craft Beer Brewery produces some of the areas most enjoyed specialty brews. If beer is not your thing a wide selection of palette pleasing wines and gourmet sodas are also available.

Through the request of many of our fine guest Three Bulls has determined that their only short coming is not offering that cocktail for the spirited Libation Lover!

**That is why we are here:**

Three Bulls is requesting an enhancement in wet zoning, so that we may include liquor as an option to our guest.

We are requesting an upgrade to a 4COP- RX alcoholic beverage license. This will allow us to include liquor along with our current beer and wine offerings. This request is for consumption on premise only with NO package sales offered.

Our required survey has determined that due to item "A" listed below we must apply for a Special Use AB zoning with "waivers" in order to full fill our request for a 4COP-RX wet zoning.

- A) The distance from the "permitted" structure to certain Community uses shall be at least 500 feet.

**It has been determined that there is a childcare learning center property line located 65 feet from our proposed wet zoning (NOTE: Their bldg. is another 135ft away). We are requesting a 435ft waiver.**

- B) The distance from the "permitted" structure to residentially zoned property shall be at least 150 feet. **Requirement met**
- C) There shall be no more than three approved 3-PS, 2-COP, 4COP, 4-COP-X, 4-COP-SX, 4-COP-RX, 11-C (social Club) or Bottle Club alcoholic Beverage use Permits within 1000 ft of the proposed Special Use structure. **Requirement met**

We are hoping that along with our support as to why there will be no adverse effects in the community due to this upgrade in zoning that your consideration in this matter will result in a positive determination. Our dream is that eventually Three Bulls Tavern & Brewery will leave a bigger footprint in the Food & Beverage industry than Beef O'Brady's ever did. Everyone can say it all started right here in Hillsborough County!

21-0595

Three Bulls  
Case 21-0595

For updated project narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.net)

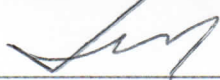
Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"x36", one small 8.5"x11".  
For RZ-Standard: if plot plan is larger than 8.5"x11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"x11" or larger!

Mail to:  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

Hand Deliver to:  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.



Signature

4/22/2021  
Date

FOR OFFICE USE ONLY

Notification E-Mail Sent  
 Transmittal Completed

Scanned into OPTIX

In-Take Completed by: \_\_\_\_\_

**INSTR # 2006308694**

**O BK 16638 PG 1620**

**Pgs 1620 - 1623; (4pgs)**

RECORDED 06/26/2006 04:17:26 PM

PAT FRANK CLERK OF COURT

HILLSBOROUGH COUNTY

DOC TAX PD (F.S. 201.02) 14,490.00

DEPUTY CLERK B Longans

This instrument was prepared by  
and should be returned to:

✓ K. Tyler Hill, Esq.  
Hill, Ward & Henderson, P.A.  
Bank of America Plaza, Suite 3700  
101 East Kennedy Boulevard  
Tampa, Florida 33602

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made to be effective as of June 24, 2006, by TE DEUM LAND COMPANY, a Florida corporation ("Grantor"), whose mailing address is 3702 West Kennedy Boulevard, Tampa, Florida 33609, to and in favor of O'BRADY'S ARK LLC, a Florida limited liability company ("Grantee"), whose mailing address is 6152 Delancey Station Street, Suite 105, Riverview, Florida 33569.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land situate in Hillsborough County, Florida, more fully described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Appraiser's Tax Folio Nos. 74750-0110 and 74750-125

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.

Grantor does hereby covenant that it is lawfully seized of the above-described land in fee simple, and it warrants that it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other, provided, however, this conveyance is made subject to those matters listed on Exhibit B attached hereto and made a part hereof. Except for the special warranty of title made in this deed of conveyance, Grantor makes no other representations, warranties or covenants herein and hereby expressly disclaims all implied representations, warranties and covenants, whether arising by operation of law, by statute or otherwise.

**EXHIBIT "A"**

**Legal Description**

A parcel of land lying in the Northwest 1/4 of Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida.

Commence at the Northwest corner of stated Section 13, thence South 00°05'41" East, along the West boundary of the Northwest 1/4 of stated Section 13 a distance of 1524.29 feet; thence North 89°54'19" East, a distance of 50.0 feet to a point on the East right-of-way line of Bell Shoals Road for a Point of Beginning.

Thence North 00°05'41" West along the East right-of-way line of Bell Shoals Road a distance of 105.8 feet; thence North 89°54'19" East a distance of 152.12 feet; thence South 00°05'41" East a distance of 35.0 feet; thence North 89°54'19" East, a distance of 147.96 feet; thence North 26°53'08" East, a distance of 22.69 feet; thence North 50°25'07" East, a distance of 41.09 feet; thence North 00°05'41" West, a distance of 176.48 feet to a point on curve; said point being on the South right-of-way line of Glenhaven Drive; thence on an arc to the left in a Easterly direction along the South right-of-way line of Glenhaven Drive a distance of 197.69 feet with a radius of 1242.0 feet, subtended by a chord of 197.48 feet; chord bearing North 83°15'30" East to a point on curve; thence South a distance of 546.49 feet; thence South 89°54'19" West a distance of 537.33 feet to a point on the East right-of-way line of Bell Shoals Road; thence North 00°05'41" West along the East right-of-way line of Bell Shoals Road a distance of 230.0 feet to the Point of Beginning.

**TOGETHER WITH**

Nonexclusive, perpetual easements for ingress and egress, created by and set forth in that certain Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 4691, Page 1980, of the Public Records of Hillsborough County, Florida, and as supplemented and amended by Supplement and First Amendment to Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 5166, Page 189, of the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

TE DEUM LAND COMPANY, a Florida corporation

By: James R. Mikes  
James R. Mikes, its President

WITNESSES:

Betsy McCoy  
Print Name: Betsy McCoy

Tyler Hill  
Print Name: Tyler Hill

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on June 21, 2006, by James R. Mikes, as President of TE DEUM LAND COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a valid driver's license as identification.



Tyler Hill

Notary Public

My Commission Expires:

**EXHIBIT "A"**

**Legal Description**

A parcel of land lying in the Northwest 1/4 of Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida.

Commence at the Northwest corner of stated Section 13, thence South 00°05'41" East, along the West boundary of the Northwest 1/4 of stated Section 13 a distance of 1524.29 feet; thence North 89°54'19" East, a distance of 50.0 feet to a point on the East right-of-way line of Bell Shoals Road for a Point of Beginning.

Thence North 00°05'41" West along the East right-of-way line of Bell Shoals Road a distance of 105.8 feet; thence North 89°54'19" East a distance of 152.12 feet; thence South 00°05'41" East a distance of 35.0 feet; thence North 89°54'19" East, a distance of 147.96 feet; thence North 26°53'08" East, a distance of 22.69 feet; thence North 50°25'07" East, a distance of 41.09 feet; thence North 00°05'41" West, a distance of 176.48 feet to a point on curve; said point being on the South right-of-way line of Glenhaven Drive; thence on an arc to the left in a Easterly direction along the South right-of-way line of Glenhaven Drive a distance of 197.69 feet with a radius of 1242.0 feet, subtended by a chord of 197.48 feet; chord bearing North 83°15'30" East to a point on curve; thence South a distance of 546.49 feet; thence South 89°54'19" West a distance of 537.33 feet to a point on the East right-of-way line of Bell Shoals Road; thence North 00°05'41" West along the East right-of-way line of Bell Shoals Road a distance of 230.0 feet to the Point of Beginning.

**TOGETHER WITH**

Nonexclusive, perpetual easements for ingress and egress, created by and set forth in that certain Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 4691, Page 1980, of the Public Records of Hillsborough County, Florida, and as supplemented and amended by Supplement and First Amendment to Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 5166, Page 189, of the Public Records of Hillsborough County, Florida.



**EXHIBIT "B"**

1. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants and Restrictions for Bloomingdale Commercial Properties recorded in Official Records Book 4140, Page 293, of the Public Records of Hillsborough County, Florida.
3. Restrictions, covenants and conditions as contained in Declaration of Restrictions recorded in Official Records Book 4412, Page 1347, of the Public Records of Hillsborough County, Florida.
4. Drainage Easement in favor of Hillsborough County set forth in instrument recorded in Official Records Book 4459, Page 1347, of the Public Records of Hillsborough County, Florida.
5. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 4691, Page 1980; and Supplement and First Amendment to Declaration of Conditions, Covenants, Restrictions and Dedication and Reservation of Easements for Glenhaven Plaza recorded in Official Records Book 5166, Page 189, of the Public Records of Hillsborough County, Florida.
6. Restrictions, covenants and conditions as contained in Declaration of Restrictions recorded in Official Records Book 4793, Page 298, of the Public Records of Hillsborough County, Florida.
7. Easement in favor of Tampa Electric Company set forth in instrument recorded in Official Records Book 4858, Page 715; as affected by Subordination recorded in Official Records Book 5126, Page 570, of the Public Records of Hillsborough County, Florida.
8. Matters shown on the survey prepared by American Surveying Inc., by Milton R. Gill Professional Surveyor and Mapper Florida Registration #5455, dated February 1, 2006, revised June 15, 2006, Job Order Number 01013706A: (a) Encroachments of asphalt pavement and parking spaces over Tampa Electric Company Easement Official Records Book 4858, Page 715; (b) Overhead utility lines and utility poles and also a utility pole and guy wire upon and over portions of caption property, located outside recorded utility easement; and (c) Any encroachments of underground installations or improvements not disclosed on said survey, by virtue of Surveyor's Note No. 1 on said survey stating that no underground installations or improvements were located as a part of this survey.



Received  
03/26/21  
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: 4330 Bell Shoals Rd City/State/Zip: Valrico, FL 33596 TWN-RN-SEC: 30-20-13  
Folio(s): 074750-0125 Zoning: PO Future Land Use: \_\_\_\_\_ Property Size: 4.79 ACRE

#### Property Owner Information

Name: Joseph J. Massaro Daytime Phone: (813) 376-3875  
Address: 6214 Kennebunk Pl. City/State/Zip: Riverview, FL 33578  
Email: melj@msn.com FAX Number: \_\_\_\_\_

#### Applicant Information

Name: TRIPEL TAURUS LLC Daytime Phone: (813) 363-5784  
Address: 5205 Culasaja Circle City/State/Zip: Valrico, FL 33596  
Email: threebullstnb@gmail.com FAX Number: \_\_\_\_\_

#### Applicant's Representative (if different than above)

Name: Terry A. Haley Daytime Phone: (813) 453-4251  
Address: 108 Clock Tower Dr. #157 City / State/Zip: Branford, FL 33510  
Email: terryahaley@aol.com 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.

Signature of Applicant

James P. Melloy, Jr  
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.

Signature of Property Owner

Joseph J. Massaro  
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 03/26/21  
Case Number: 21-0595 Public Hearing Date: 05/24/21 Receipt Number: 21-0595  
Type of Application: SU-AB

**Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor**

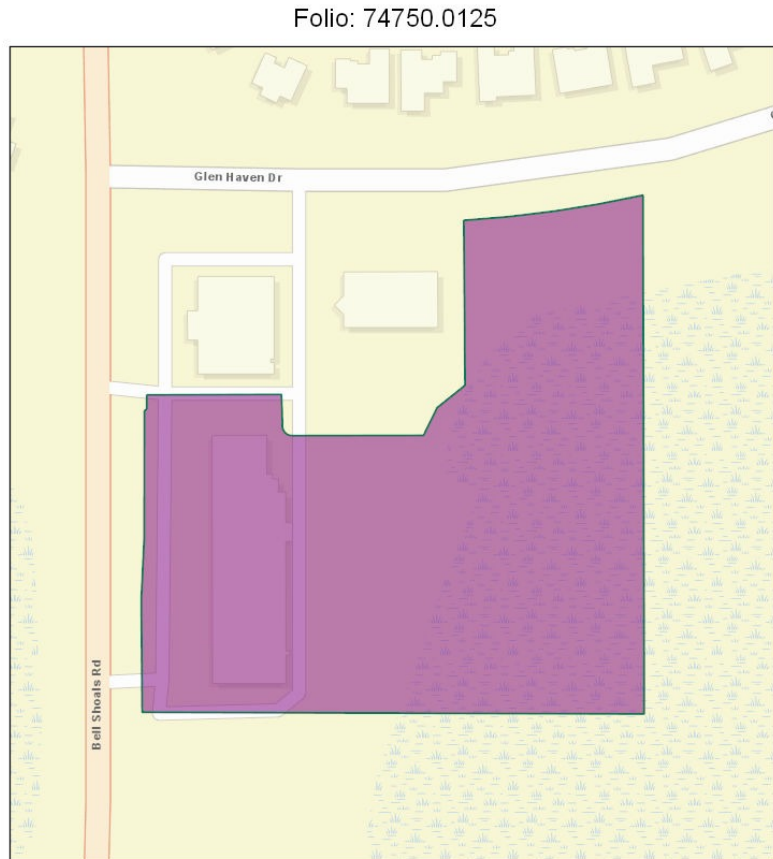
Revised 07/02/2014

21-0595



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	ZC
ZC	92-0382
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0394H
FIRM Panel	12057C0394H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0507H
FIRM Panel	12057C0507H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120507C
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Note	OLD RZ 74-0010, 75-0021, 81-0228
Major Modifications	93-0343
Personal Appearances	08-1205,03-0139,00-0261, 97-0047,98-1205,98-1400, 97-0143,98-0595, 18-0510, 19-1447
Census Data	Tract: 013415 Block: 1016
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



March 26, 2021

1:1,299  
0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

Hillsborough County Florida

**Folio: 74750.0125**  
**PIN: U-13-30-20-ZZZ-000002-88250.0**  
**O'BRADY'S ARK LLC**  
**Mailing Address:**  
 6214 KENNEBUNK PL  
 RIVERVIEW, FL 33578-4670  
**Site Address:**  
 4322 BELL SHOALS RD  
 VALRICO, FL 33596  
**SEC-TWN-RNG: 13-30-20**  
**Acreage: 4.78844976**  
**Market Value: \$1,857,100.00**  
**Landuse Code: 1630 STORE/SHP CENTE**

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0595

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >