

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 23-1027
LUHO Hearing Date: October 23, 2023
Requested Classification: 2-APS

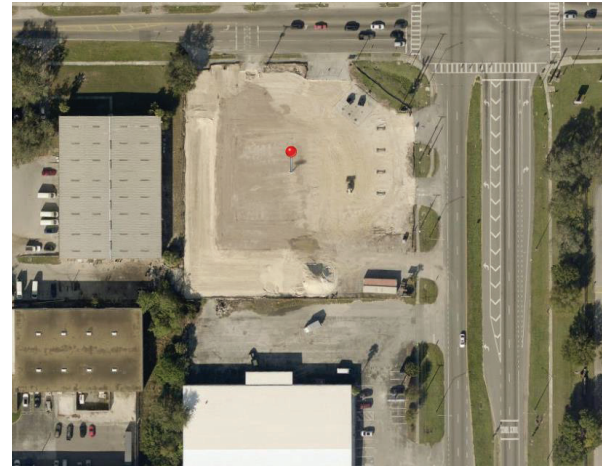


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Central Florida Petroleum Distribution LC
Zoning: CG CI
FLU Category: OC-20 LI
Service Area: Tampa Service Area
Community Plan Area: East Lake/Orient Park
Overlay: None
Special District: None
Use: Convenience Store
Total Wet Zone Area Requested: 4,793 +/- square feet
Location: 6820 N 56th St, Tampa 33617 | Parcel Folio(s): 39886.6050



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-APS Alcoholic Beverage Development Permit (AB) for the sale of beer and wine sold in sealed containers only for consumption off the licensed premises (package sales). The wet zoning is sought by an existing Convenience Store located at 6820 N 56th St, Tampa FL 33617. The wet zoned area will comprise a footprint of an increase of 1,998 square feet from 2,800 square feet to a total of 4,793 square feet of indoor area, as shown on a wet zone survey received September 19, 2023, with no outdoor area. Per the applicant’s request statement, the redevelopment of the subject site has triggered the increase and shift to the Total Wet Zone Area. The property is zoned CG and CI, which allows the host use and consideration of the proposed increase in wet zoning area.

| Distance Separation Requirements | Complies with Requirement |
|---|---------------------------|
| Distance to Certain Community Uses Shall Be 500 feet | No |
| Distance to Residentially Zoned Property Shall be 50 feet from the side yard(s) and 20 feet from the functional rear yard | Yes |

Development Services Recommendation:

Approvable

| | | | |
|---|----|--|---|
| Existing Alcoholic Beverage Permit Being Rescinded: | No | Existing Alcoholic Beverage Permit Number: | SU 06-0506 (legal does not overlap with proposed) |
|---|----|--|---|

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 | 190 feet | 310 feet |

Community use: King High School

Applicant's Justification:

The property has been used as a gas station/convenience store for a significant amount of time. Research indicates the first alcohol beverage license was a 1 APS issued in 1984. In 2006, through SU 06-0506, the then owner applied for zoning approval and state license for a 2APS. Today, the present owner and applicant of this petition is seeking a new 2APS license as is necessary for continued alcohol sale of beer and wine because the site has been redeveloped of site with a new, larger building footprint. The redevelopment of the site results in a net increase of convenience store floor area, from 2,800+/-feet to 4,793+/- square feet and requires zoning approval for a new 2APS license with a separation waiver resulting in 310-foot separation from King High School located at address 6815 N 56th Street.

The proposed alcohol beverage establishment is separated from King High School by North 56th Street, a 6-lane arterial roadway, which discourages pedestrian crossing. The actual travel distance from the proposed alcoholic beverage establishment to the buildings associated with the school is greater than 500 feet. The building is located at an intersection where two other gas stations/convenience stores are approved as alcohol beverage establishments, which are closer to the named community uses than the proposed convenience store/gas station.

| Requested Waiver | Required Separation | Waiver Distance | Resulting Separation |
|--|---------------------|-----------------|----------------------|
| Distance from proposed structure to certain community uses | 500 feet | 316 feet | 184 feet |

Community use: Living Faith Church

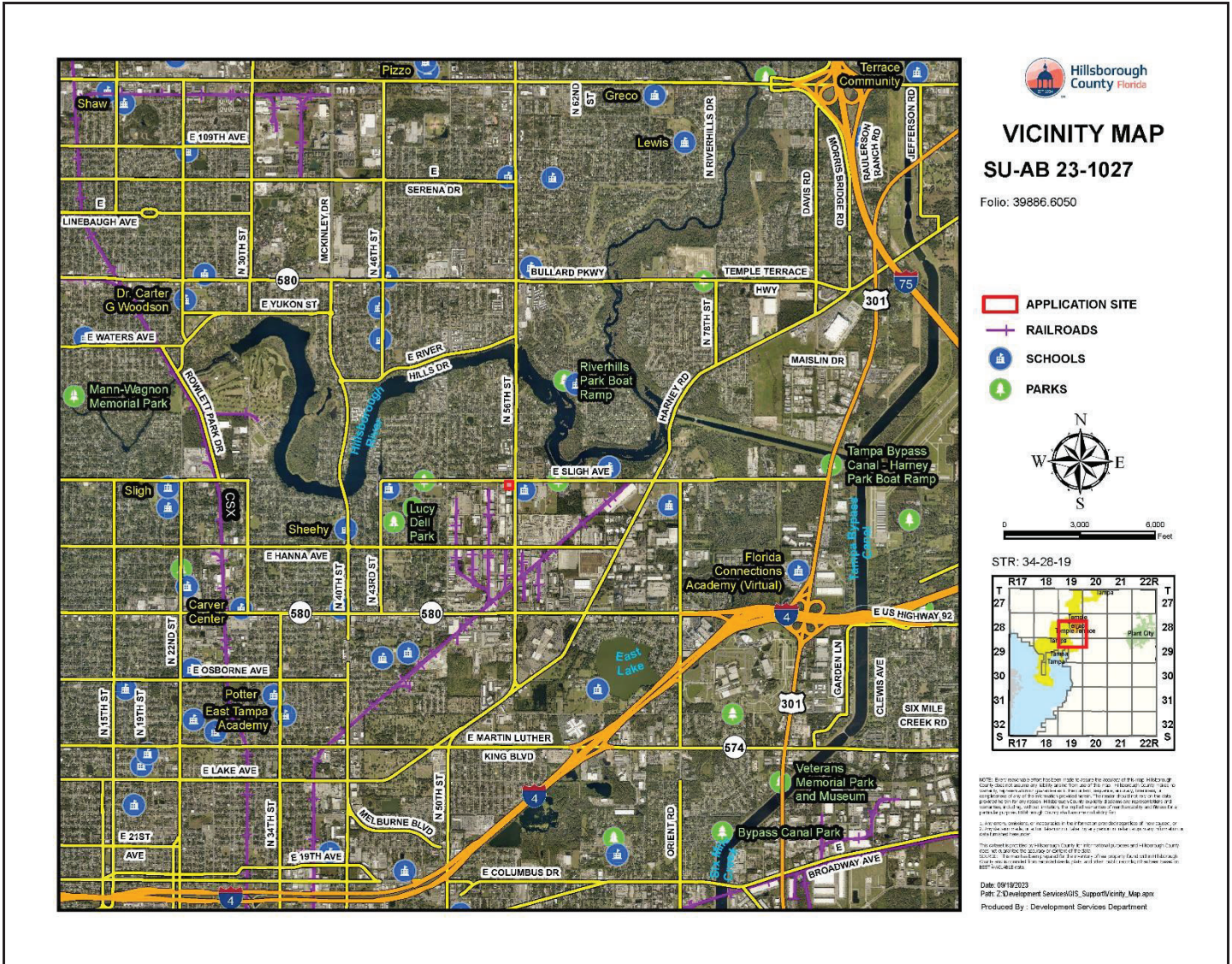
Applicant's Justification:

The property has been used as a gas station/convenience store for a significant amount of time. Research indicates the first alcohol beverage license was a 1 APS issued in 1984. In 2006, through SU 06-0506, the then owner applied for zoning approval and state license for a 2APS. Today, the present owner and applicant of this petition is seeking a new 2APS license as is necessary for continued alcohol sale of beer and wine because the site has been redeveloped of site with a new, larger building footprint. The redevelopment of the site results in a net increase of convenience store floor area, from 2800+/-feet to 4793+/- square feet and requires zoning approval for a new 2APS license with a separation wavier resulting in 184-foot separation from the Living Faith Church located at address 5500 East Sligh Avenue.

The proposed alcohol beverage establishment is separated from Living Faith Church by East Sligh Avenue, a 4-lane collector roadway, which discourages pedestrian crossing. The actual travel distance from the proposed alcoholic beverage establishment to the buildings associated with the church is greater than 500 feet. The building is located at an intersection where two other gas stations/convenience stores are approved as alcohol beverage establishments, which are closer to the named community uses than the proposed convenience store/gas station.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

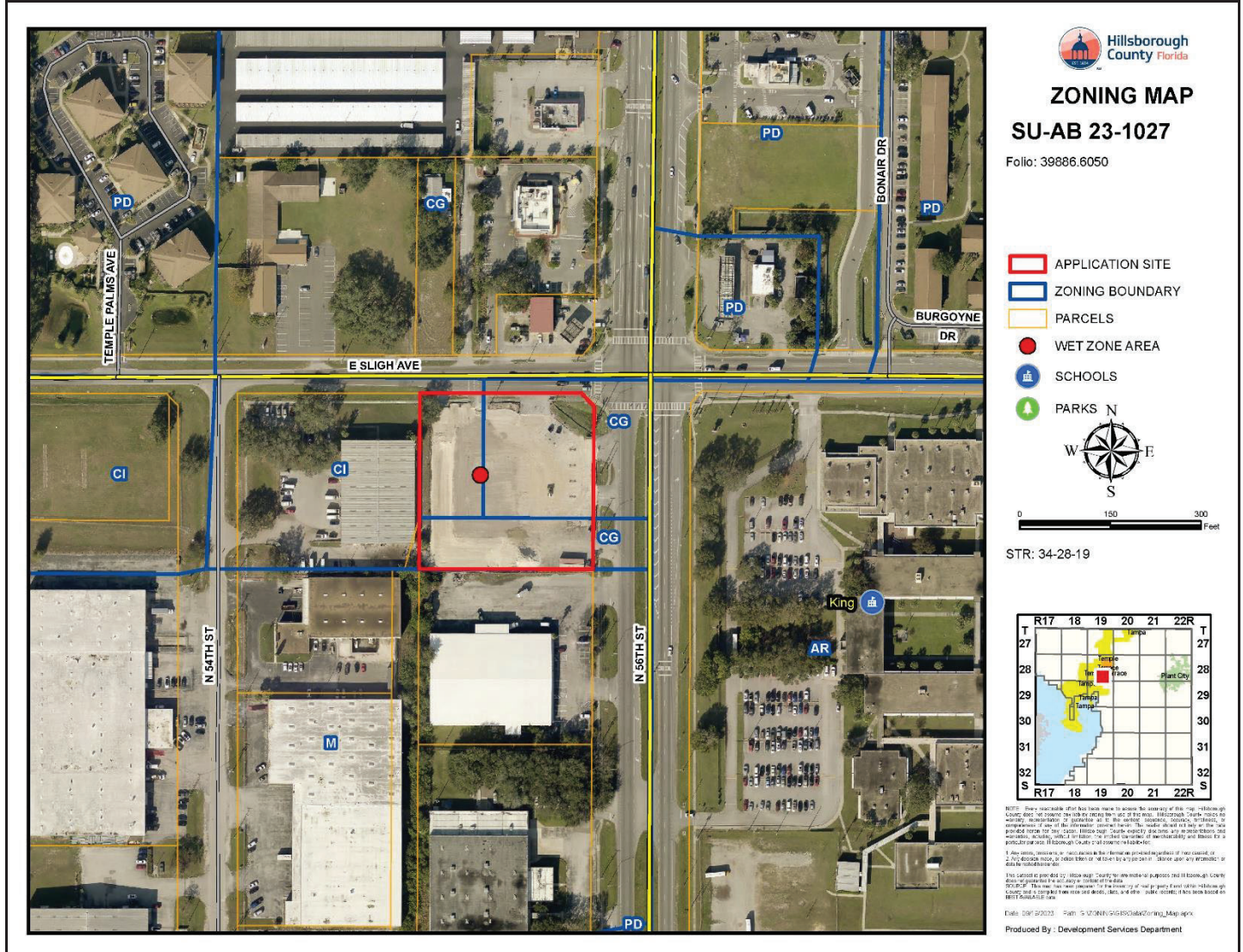


Context of Surrounding Area:

The subject parcel is located on the southwest corner of the intersection of E. Sligh Avenue and N. 56th Street. The adjacent properties are zoned: CG to the north, M to the South, CI to the west, and AR to the east. The adjacent properties' uses are as follows: Church, Auto Repair Shop & Fast-Food Restaurant with Drive-Thru to the north; Restaurant and Furniture store to the south; High School to the east; and Auto Repair Shop and HVAC Company Office.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Land Use: |
|-----------|-------------|---|
| North | CG | Church, Auto Repair Shop & Fast-Food Restaurant with Drive-Thru |
| South | M | Restaurant, Furniture Store |
| East | Roadway, AR | 56 th Street, Kings High School |
| West | CI | Auto Repair Shop & HVAC Company 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.”

The use of the subject site as a convenience store with gas with alcohol sales has existed on the site since 1985. The original gas station received an alcoholic beverage permit for a 1-APS license classification for sale of beer only in 1984. The site was redeveloped with a larger convenience store with gas in 2007, which received an alcoholic beverage permit approval under SU-AB 06-0506 for a 2-APS classification. The subject site is currently being redeveloped with a larger convenience store with gas in an area of the site approximately 48 feet west of the previous approval. The redevelopment of the site poses no significant impacts on the surrounding properties.

The proposed wet zone area on the subject site has shifted west by approximately 48 feet, further from King High School than the previously approved wet zone area. Additionally, N 56th Street is a major arterial roadway, with 6-lanes and a median dividing north and south bound traffic, as well as a right-of-way width of approximately 160 feet, limiting pedestrian travel across N 56th Street. The median also restricts vehicular traffic. The closest school buildings to the proposed wet zone area are over 500 feet away straight-line distance. The normal route of travel for vehicular traffic and pedestrian traffic between the proposed wet zone area and the school is far greater than 500 feet.

The proposed wet zone area is separated from Living Faith Church by East Sligh Avenue, a collector roadway with 4 lanes and approximately 60 feet of right-of-way width. While the straight-line distance from the wet zone area to the church property line is 184 feet, the normal route of pedestrian and vehicular travel is greater than 500 feet. Pedestrian traffic would require travel to the intersection of East Sligh Avenue and N 56th Street to cross East Sligh Avenue within the crosswalk and follow the sidewalk on the north side of East Sligh Avenue westward approximately 450 feet to the property line of the church, and approximately 150 feet to the entrance of the church building. Recent roadway improvements along East Sligh Avenue during the redevelopment of the subject site, created a 4-foot-wide raised traffic separator median between the east and westbound lanes on East Sligh Avenue, which restricts vehicles exiting the subject site onto East Sligh Avenue from turning left toward the church. Therefore, vehicular traffic exiting the site onto East Sligh Avenue must turn right and would be required to U-turn at the intersection of East Sligh Avenue and N 56th Street to drive westward toward the church, making the travel distance far greater than 500 feet.

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 SU-AB 23-1027 Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 4,793 square feet, as shown on the wet zone survey received September 19, 2023.

Zoning Administrator Sign Off:

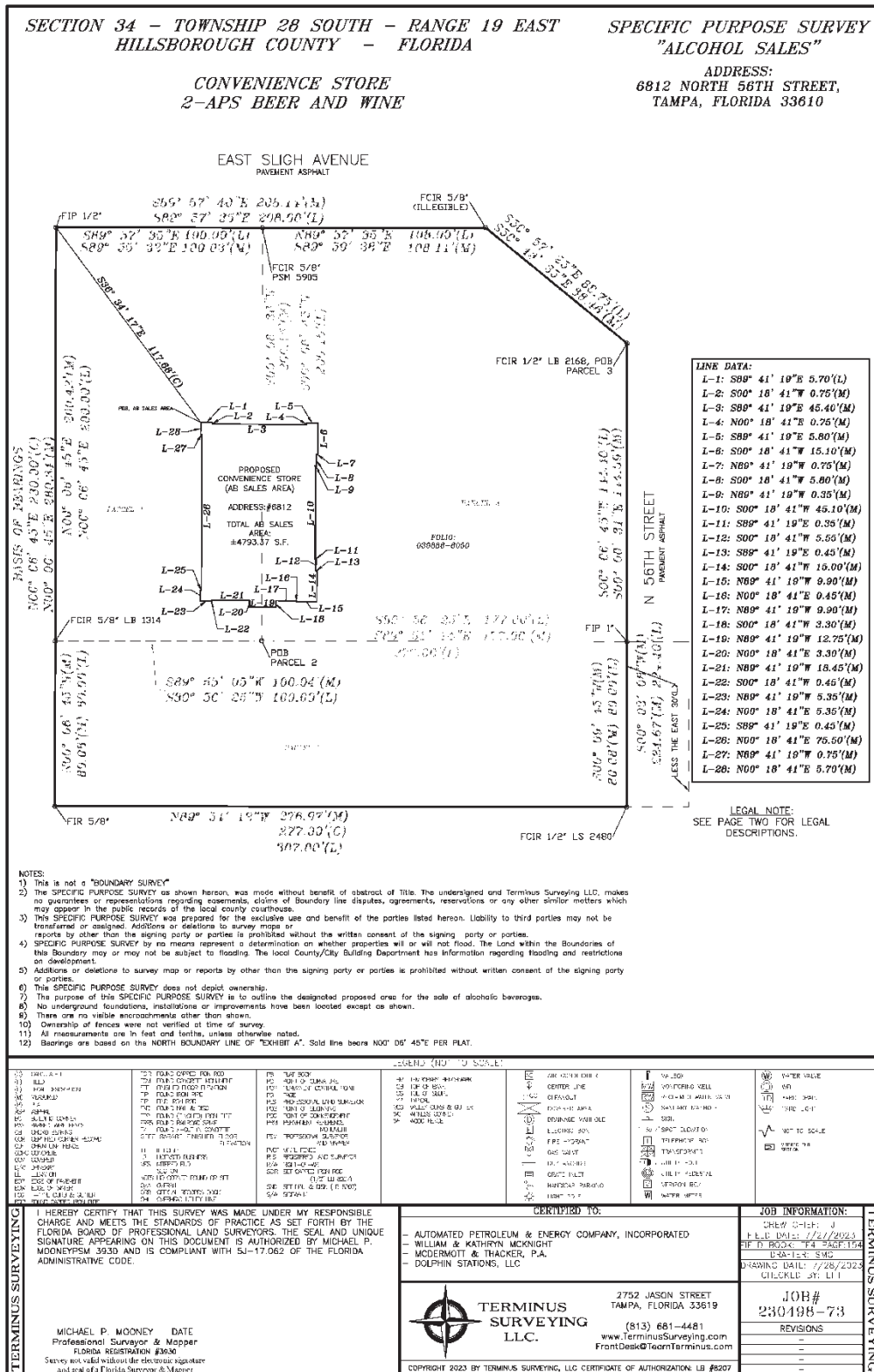


Colleen Marshall
Wed Oct 11 2023 13:24:07

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 PROPOSED WET ZONE SURVEY



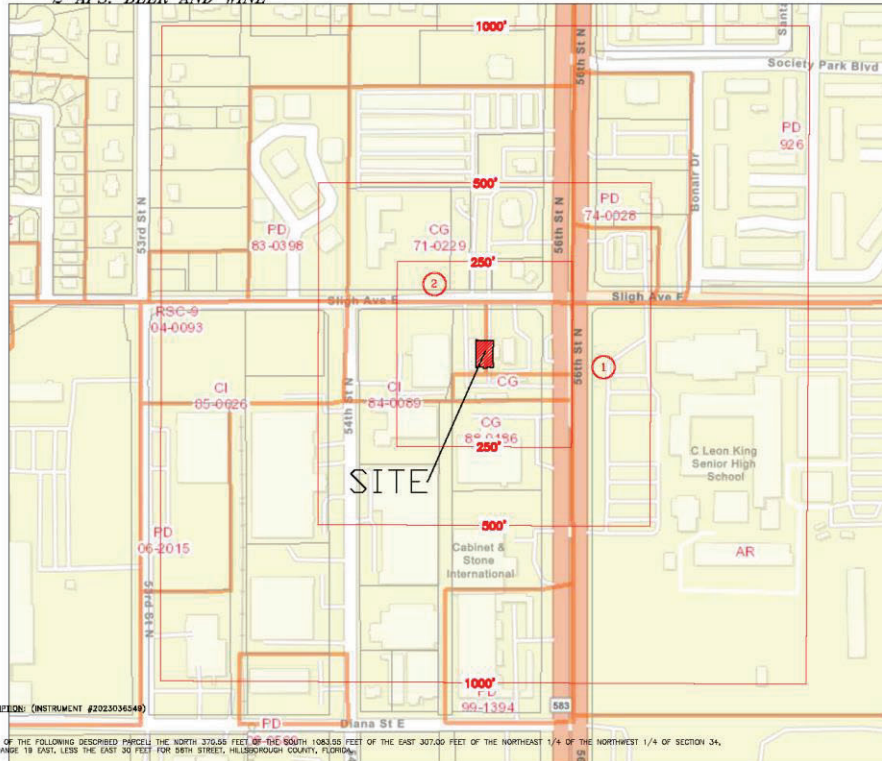
6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

SECTION 34 - TOWNSHIP 28 SOUTH - RANGE 19 EAST
HILLSBOROUGH COUNTY - FLORIDA

SPECIFIC PURPOSE SURVEY
"ALCOHOL SALES"

CONVENIENCE STORE
2-APS: BEER AND WINE

ADDRESS:
6812 NORTH 56TH STREET,
TAMPA, FLORIDA 33610



PARENT LEGAL DESCRIPTION: (INSTRUMENT #2023036549)

PARCEL 1: THE NORTH 80.00 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE NORTH 370.55 FEET OF THE SOUTH 1083.05 FEET OF THE EAST 307.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 19 EAST, LESS THE EAST 30 FEET FOR 56TH STREET, HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2: A TRACT IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, RUN SOUTH 0°08'45"WEST ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 98.00 FEET; RUN THENCE SOUTH 89°27'30"WEST, PARALLEL TO THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 38.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 56TH STREET (STATE ROAD NO. 5-5803); RUN THENCE SOUTH 0°08'45"WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 56TH STREET, WHICH RIGHT-OF-WAY LINE IS PARALLEL TO SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 144.40 FEET TO A POINT WHICH IS 1083.55 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 177.00 FEET TO A POINT-OF-BEGINNING; FROM SAID POINT-OF-BEGINNING, CONTINUE NORTH 89°28'25"WEST A DISTANCE OF 100.00 FEET; RUN THENCE NORTH 0°08'45"EAST, PARALLEL TO SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 320.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, WHICH POINT IS 43.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; RUN THENCE NORTH 89°27'30"EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, WHICH RIGHT-OF-WAY LINE IS PARALLEL TO SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 100.00 FEET; RUN THENCE SOUTH 0°08'45"WEST, PARALLEL TO SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 200.15 FEET TO THE POINT-OF-BEGINNING.

PARCEL 3 (09H 23031, PG 1810)
A TRACT IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, RUN SOUTH 0 DEGREES 05' 40" WEST ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 98.00 FEET; RUN THENCE SOUTH 89 DEGREES 27' 30" WEST, PARALLEL TO THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 30.00 FEET TO A POINT OF BEGINNING, WHICH POINT IS ON THE WEST RIGHT-OF-WAY LINE OF 56TH STREET (STATE ROAD NO. 5-5803); FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 05' 40" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 56TH STREET, WHICH RIGHT-OF-WAY LINE IS PARALLEL TO SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 144.40 FEET TO A POINT WHICH IS 1083.55 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; RUN THENCE NORTH 89 DEGREES 28' 25" WEST, PARALLEL TO SAID SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 177.00 FEET; RUN THENCE NORTH 0 DEGREES 05' 40"EAST, PARALLEL TO SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 200.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, WHICH POINT IS 43.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; RUN THENCE NORTH 89 DEGREES 27' 30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SLIGH AVENUE, WHICH RIGHT-OF-WAY LINE IS PARALLEL TO SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 100.00 FEET; RUN THENCE SOUTH 0 DEGREES 05' 40" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SLIGH AVENUE A DISTANCE OF 88.70 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PROPOSED ALCOHOL SALES (PROVIDED BY TERMINUS SURVEYING):
A PORTION OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2023036549 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT 1" F.P. BEING THE NORTHEAST CORNER OF PARCEL 3 AS DESCRIBED AT INSTRUMENT NUMBER 2023036949, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH 36°34'17"EAST, A DISTANCE OF 117.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'19" EAST, A DISTANCE OF 8.70 FEET; THENCE SOUTH 02°18'41" WEST, A DISTANCE OF 0.75 FEET; THENCE SOUTH 89°41'19" EAST, 45.40 FEET; THENCE NORTH 02°18'41" EAST, 0.75 FEET; THENCE SOUTH 89°41'19" EAST, 5.80 FEET; THENCE SOUTH 02°18'41" WEST, 0.35 FEET; THENCE SOUTH 89°41'19" WEST, 45.10 FEET; THENCE SOUTH 02°18'41" EAST, 0.35 FEET; THENCE SOUTH 02°18'41" WEST, 5.55 FEET; THENCE SOUTH 89°41'19" EAST, 0.45 FEET; THENCE SOUTH 02°18'41" WEST, 15.00 FEET; THENCE SOUTH 89°41'19" WEST, 9.90 FEET; THENCE NORTH 02°18'41" EAST, 0.45 FEET; THENCE NORTH 89°41'19" WEST, 9.90 FEET; THENCE SOUTH 02°18'41" WEST, 3.30 FEET; THENCE NORTH 89°41'19" WEST, 12.75 FEET; THENCE NORTH 02°18'41" EAST, 3.30 FEET; THENCE NORTH 89°41'19" WEST, 18.45 FEET; THENCE SOUTH 02°18'41" WEST, 0.45 FEET; THENCE NORTH 89°41'19" WEST, 9.30 FEET; THENCE NORTH 02°18'41" EAST, 5.30 FEET; THENCE SOUTH 89°41'19" EAST 0.45 FEET; THENCE NORTH 02°18'41" EAST, 70.50 FEET; THENCE NORTH 89°41'19" WEST, 0.75 FEET; THENCE NORTH 02°18'41" EAST, 5.70 FEET TO THE POINT OF BEGINNING.

2-APS REQUIREMENTS (PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 8.11.11-ALCOHOL BEVERAGE USE:
A. THE DISTANCE FROM THE PROPOSED STRUCTURE TO CERTAIN COMMUNITY USES SHALL BE 500 FEET (310'±) = SCHOOL
1) 6812 NORTH 56TH STREET, KING HIGH SCHOOL
(310'±) = SCHOOL
2) 5500 EAST SLIGH AVENUE, LIVING FAITH CHURCH
(384'±) = CHURCH
B. THE DISTANCE FROM THE PROPOSED STRUCTURE TO RESIDENTIALLY ZONED PROPERTY SHALL BE 50 FEET FROM THE SIDE YARD(S) AND 20 FEET FROM THE FUNCTIONAL REAR YARD.
NONE AT TIME OF SURVEY

PAGE 2 OF 2
NOT VALID WITHOUT PAGE 1 OF 2
THIS IS NOT A BOUNDARY SURVEY

LEGEND (NOT TO SCALE) table with columns for symbol, LEGAL DESCRIPTION, and other details.



TERMINUS SURVEYING



TERMINUS SURVEYING LLC.
2752 JASON STREET TAMPA, FLORIDA 33619
(813) 881-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

SURVEYORS CERTIFICATION:
This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogue, child care centers, public libraries, community recreational facilities, and parks within 500-foot straight-line distance from proposed site. An inspection of the proposed alcohol use permit 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 proposed site be indicated as defined in the Land Development Code, an inspection has been made and the finding indicated on the survey.

JOB INFORMATION:
CREW CHIEF: JT
FIELD DATE: 7/27/2023
FIELD BOOK: 1E4 PAGE: 15
DRAFTER: SWG
DRAWING DATE: 7/28/2023
CHECKED BY: EHT

JOB# 230498-73

TERMINUS SURVEYING

Folio Number: 39886.6050

Zone: CG and CI

Address: 6812 N. 56th Street

FLU:LI

Property Size: 1.91+/- acres

Community Plan Area: East Lake Orient Park

Request: Special Use for Alcohol Beverage Sales with Waivers for License Type 2-APS Beer and Wine:

- To reduce the distance of separation between the proposed alcohol beverage sales site and existing community uses

1.) **King High School, 6815 N 56th Street,**
 Distance of Separation Required: 500-feet
 Distance of Separation Proposed: 310-feet

2.) **Living Faith Church, 5500 East Sligh Avenue,**
 Distance of Separation Required: 500-feet
 Distance of Separation Proposed: 184-feet

Background: A Special Use for Alcohol Beverage Sales with waivers as listed above was granted in 2006, through SU 06-0506, allowing a 2-APS Alcohol Beverage Special Use Permit for the sale of beer and wine to be sold in sealed containers for off-site consumption (package sales). The Land Use Hearing Officer decision is attached as Exhibit A.

Ownership of the property changed in 2011, 2012, 2015, 2018, 2022 and most recently to the applicant on Jan 16, 2023, who has redeveloped the site with a larger convenience store. Redevelopment of the site resulted in a larger footprint, which necessitates a new Alcohol Beverage Special Use permit.

History The property has been used as a gas station/convenience store for a significant amount of time. Research indicates the first alcohol beverage license was a 1 APS issued in 1984.

In 2006, through SU 06-0506, the then owner applied for zoning approval and state license for a 2APS.

Today, the present owner and applicant of this petition is seeking a new 2APS license as is necessary for continued alcohol sale of beer and wine because the site has been redeveloped with a new, larger building. The redevelopment of the site results in a net increase of convenience store floor area, from 2800+/-feet to 4793+/- square feet, and requires zoning approval for a new 2APS license. The 2APS license is most appropriate because it restricts

alcohol sales beer and wine sold in sealed containers for off-site consumption; and is the typical license awarded to convenience stores.

Note

As a side note it is worth noting that the property previously contained three separate zoning lots identified as listed below. In 2023 the parcels were joined to form one folio number and address: 039886.6050 /6812 N 56th Street Tampa FL

This request does not meet the following location requirements:

The distance of separation between the proposed alcohol beverage sales site and existing community uses as listed below:

Part I King High School, 6815 N 56th Street,

Distance of Separation Required: 500-feet

Distance of Separation Proposed: 310-feet

Part II Living Faith Church, 5500 East Sligh Avenue,

Distance of Separation Required: 500-feet

Distance of Separation Proposed: 184-feet

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

Part I

- The proposed alcohol beverage establishment (i.e. “wet zone”) is separated from King High School by North 56th Street, a 6-lane arterial roadway, and from the Living Faith Church by East Sligh Ave, a four lane collector roadway. Both roads discourage pedestrian crossing.
- The actual travel distance from the proposed alcohol beverage establishment to the buildings associated with the school and the church area greater than 500-feet.
- The proposed alcohol beverage establishment is appropriately separated from residentially used and zoned property.
- The building is located at an intersection where two other gas stations/convenience stores approved as alcohol beverage establishments, exist; both are closer to the named community uses that the proposed convenience store/gas station.

Part II

- The proposed alcohol beverage establishment (i.e., “wet zone”) is separated from King High School by North 56th Street, a 6-lane arterial roadway, and from the Living Faith Church by East Sligh Ave, a four lane collector roadway. Both roads discourage pedestrian crossing.

- The actual travel distance from the proposed alcohol beverage establishment to the buildings associated with the school and the church area greater than 500-feet.
- The proposed alcohol beverage establishment is appropriately separated from residentially used and zoned property.
- The building is located at an intersection where two other gas stations/convenience stores approved as alcohol beverage establishments, exist; both are closer to the named community uses than the proposed convenience store/gas station.

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Prepared by and Return to:
Ricky L. Thacker, Esquire
791 West Lumsden Road
Brandon, Florida 33511
Telephone: (813) 684-3131
Our File No.: 22-0151 MCK

Consideration: \$427,755.00

WARRANTY DEED
(Statutory Form - Section 689.02, F.S.)

THIS INDENTURE, made this 16th day of January 2023, BETWEEN **DOLPHIN STATIONS LLC, a Florida limited liability company**, whose address is 1201 Oakfield Drive, Suite 109, Brandon, Florida 33511, grantor*, and **CENTRAL FLORIDA PETROLEUM DISTRIBUTORS, L.C., a Florida limited liability company**, whose address is 1201 Oakfield Drive, Suite 109, Brandon, Florida 33511, grantee*,

WITNESSETH that said grantor, for and in consideration of the sum of Ten Dollars and 00/100, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, the grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

See Exhibit "A" attached hereto.

Subject to:

Taxes for year of conveyance and subsequent years.

Zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.

Restrictions, conditions, easements and reservations and matters appearing on the plat or otherwise common to the subdivision.

Any matters (encroachments / excroachments, etc.) capable of being disclosed by an accurate survey of the premises.

This is not the homestead property of the grantor.

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.

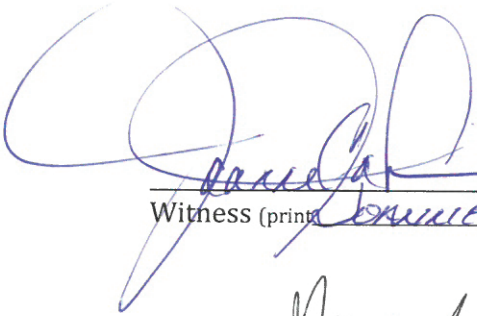
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

*"Grantor" and "grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, Sealed and Delivered
in Our Presence:


DOLPHIN STATIONS, LLC, a Florida limited liability company



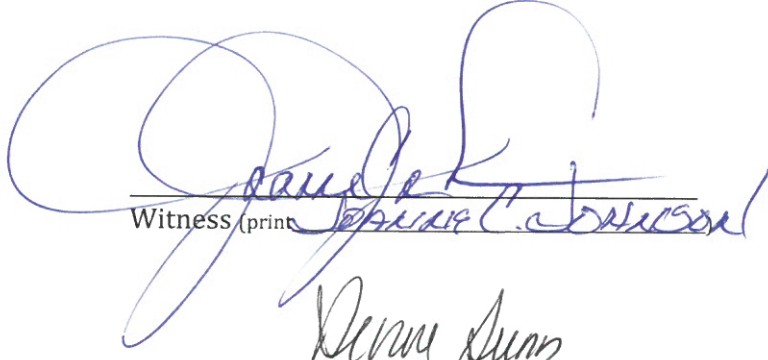
Witness (print Daniel C. Johnson)

By: 

WILLIAM D. MCKNIGHT, Co-Trustee
Managing Member




Witness (print Denise Sum)



Witness (print Daniel C. Johnson)

By: 

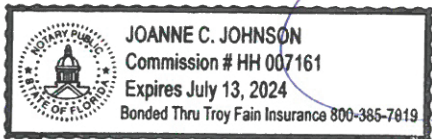
KATHRYN A. MCKNIGHT, Co-Trustee
Managing Member



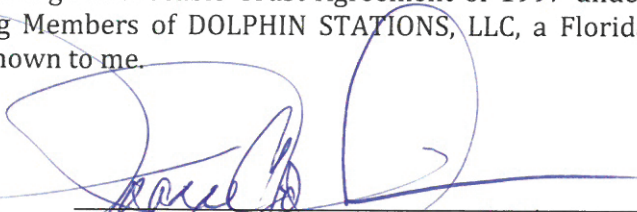
Witness (print Denise Sum)

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence this 11th day of January 2023, by WILLIAM D. MCKNIGHT and KATHRYN A. MCKNIGHT, Co-Trustees of the William D. McKnight Revocable Trust Agreement of 1997 under agreement dated June 24, 1997 and of the Kathryn A. McKnight Revocable Trust Agreement of 1997 under agreement dated June 24, 1997, the Managing Members of DOLPHIN STATIONS, LLC, a Florida limited liability company, who are personally known to me.



[Notary Seal]



NOTARY PUBLIC - STATE OF FLORIDA
Print Name: JOANNE C. JOHNSON
My Commission Expires: 7/13/24

EXHIBIT "A"

Parcel 1:

The North 80.00 feet of the following described parcel: The North 370.55 feet of the South 1083.55 feet of the East 307.00 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 28 South, Range 19 East, less the East 30 feet for 56th Street, Hillsborough County, Florida.

Parcel ID: 039886-6500

Property Address: 6806 N. 56th Street, Tampa, Florida 33610

Parcel 2:

A tract in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 28 South, Range 19 East, Hillsborough County, Florida, described as follows: From the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, run South $0^{\circ}06'45''$ West along the East boundary of said Northeast $\frac{1}{4}$ of the Northwest of Section 34 a distance of 98.00 feet; run thence South $89^{\circ}57'35''$ West, parallel to the North boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 30.00 feet to a point on the West right-of-way line of 56th Street (State Road No. S-583); run thence South $0^{\circ}06'45''$ West along said West right-of-way line of 56th Street, which right-of-way line is parallel to said East boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 144.40 feet to a point which is 1083.55 feet North of the South boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34; run thence North $89^{\circ}56'25''$ West, parallel to said South boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 177.00 feet to a point-of-beginning; From said point-of-beginning, continue North $89^{\circ}56'25''$ West a distance of 100.00 feet; run thence North $0^{\circ}06'45''$ East, parallel to said East boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 200.00 feet to a point on the South right-of-way line of Sligh Avenue, which point is 42.00 feet South of the North boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34; run thence North $89^{\circ}57'35''$ East along said South right-of-way line of Sligh Avenue, which right-of-way line is parallel to said North boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 100.00 feet; run thence South $0^{\circ}06'45''$ West, parallel to said East boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 200.15 feet to the point-of-beginning.

Parcel ID: 039886-6100

Property Address: 5505 E. Sligh Avenue, Tampa, Florida 33610

Parcel 3:

A tract in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 28 South, Range 19 East, Hillsborough County, Florida, described as follows: From the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, run South 0 degrees 06'45" West along the East boundary of said Northeast $\frac{1}{4}$ of the Northwest of Section 34 a distance of 98.00 feet; run thence South 89 degrees 57'35" West, parallel to the North boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 30.00 feet to a Point of Beginning, which point is on the West right-of-way line of 56th Street (State Road No. S-583); From said point of beginning, run thence South 0 degrees 06'45" West along said West right-of-way line of 56th Street, which right-of-way line is parallel to said East boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 144.40 feet to a point which is 1083.55 feet North of the South boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34; run thence North 89 degrees 56'25" West, parallel to said South boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 177.00; run thence North 0 degrees 06'45" East, parallel to said East boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 200.15 feet to a point on the South right-of-way line of Sligh Avenue, which point is 42.00 feet South of the North boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34; run thence North 89 degrees 57'35" East along said South right-of-way line of Sligh Avenue, which right-of-way line is parallel to said North boundary of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, a distance of 108.00 feet; run thence South 50 degrees 57'25" East along the Southerly right-of-way line of Sligh Avenue a distance of 88.75 feet to the Point of Beginning.

Parcel ID: 039886-6050

Property Address: 6812 N. 56th Street, Tampa, Florida 33610



Property/Applicant/Owner Information Form

Official Use Only

Application No: FT-SU-AB 23-1027

Intake Date: 09/19/2023

Hearing(s) and type: Date: 10/23/2023

Type: LUHO

Receipt Number: 304800

Date:

Type:

Intake Staff Signature: Keshia Rivas

Property Information

Address: 6812 N 56th City/State/Zip: Tampa FL 33610
TWN-RN-SEC: 34-28-19 Folio(s): 39886.6050 Zoning: CG& CI Future Land Use: OC 20 & LI Property Size: 1.91

Property Owner Information

Name: Central Florida Petroleum Distributors LC Daytime Phone: 813-817-8492
Address: 1201 Oakfield Drive City/State/Zip: Brandon FL 33511
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant Information

Name: Central Florida Petroleum Distributors LC Daytime Phone: 813-817-8492
Address: 1201 Oakfield Drive City/State/Zip: Brandon FL 33511
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

Applicant's Representative (if different than above)

Name: Patricia Ortiz, AICP of Ortiz Planning Solutions, LLC Daytime Phone: 813-817-8492
Address: 2810 N. Central Ave City/State/Zip: Tampa FL 33602
Email: OrtizPlanningSolutions@gmail.com Fax Number: NA

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 William D. McKnight]

Signature of the Applicant

William D. McKnight

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 William D. McKnight]

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

William D McKnight

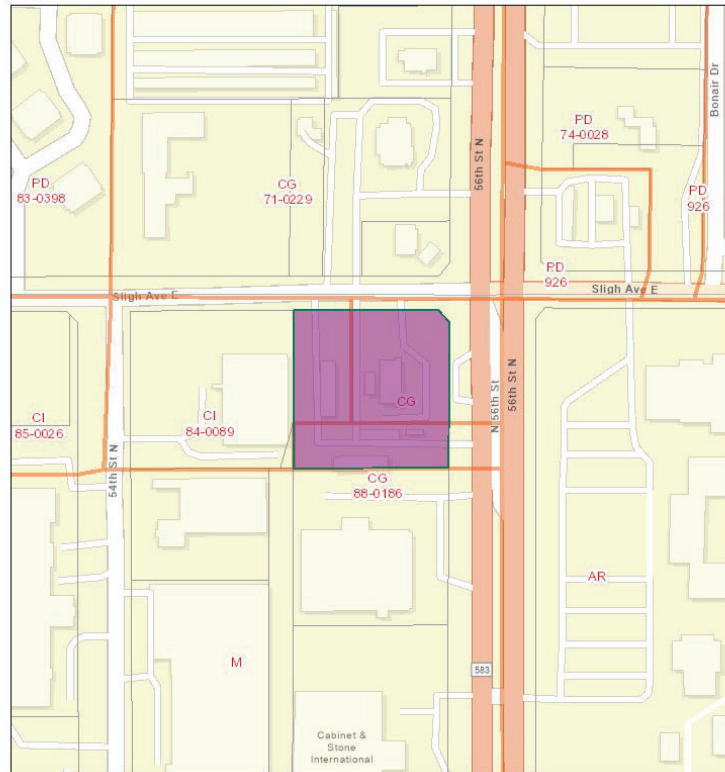
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

| | |
|--|--------------------------------|
| Jurisdiction | Unincorporated County |
| Zoning Category | Commercial/Office/Industr |
| Zoning | CG |
| Description | Commercial - General |
| RZ | 88-0186 |
| Zoning Category | Commercial/Office/Industr |
| Zoning | CI |
| Description | Commercial - Intensive |
| RZ | 84-0089 |
| Zoning Category | Commercial/Office/Industr |
| Zoning | CG |
| Description | Commercial - General |
| Flood Zone:X | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel | 0219H |
| FIRM Panel | 12057C0219H |
| Suffix | H |
| Effective Date | Thu Aug 28 2008 |
| Pre 2008 Flood Zone | X |
| Pre 2008 Firm Panel | 1201150005E |
| County Wide Planning Area | East Lake Orient Park |
| Community Base Planning Area | East Lake Orient Park |
| Census Data | Tract: 010502 Block: 2015 |
| Future Landuse | LI |
| Future Landuse | OC-20 |
| Future Landuse | OC-20 |
| Future Landuse | LI |
| Future Landuse | LI |
| Future Landuse | OC-20 |
| 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 | 2 |
| Fire Impact Fee | Northeast |
| Parks/Schools Impact Fee | NORTHEAST |
| ROW/Transportation Impact Fee | ZONE 4 |
| Wind Borne Debris Area | 140 MPH Area |
| Aviation Authority Height Restrictions | 150' AMSL |
| Competitive Sites | NO |
| Redevelopment Area | 56th Street Redevelopment Area |

Folio: 39886.6050



September 19, 2023

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Hillsborough County Florida

Folio: 39886.6050
PIN: U-34-28-19-ZZZ-000001-40390.0
Central Florida Petroleum Distributors Lc

Mailing Address:
 1201 Oakfield Dr Ste 109
 null
 Brandon, FL 33511-4932

Site Address:
 6812 N 56th St
 Tampa, FL 33617
SEC-TWN-RNG: 34-28-19

Acreage: 1.91466999
Market Value: \$1,393,572.00
Landuse Code: 1422 Invalid Code

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