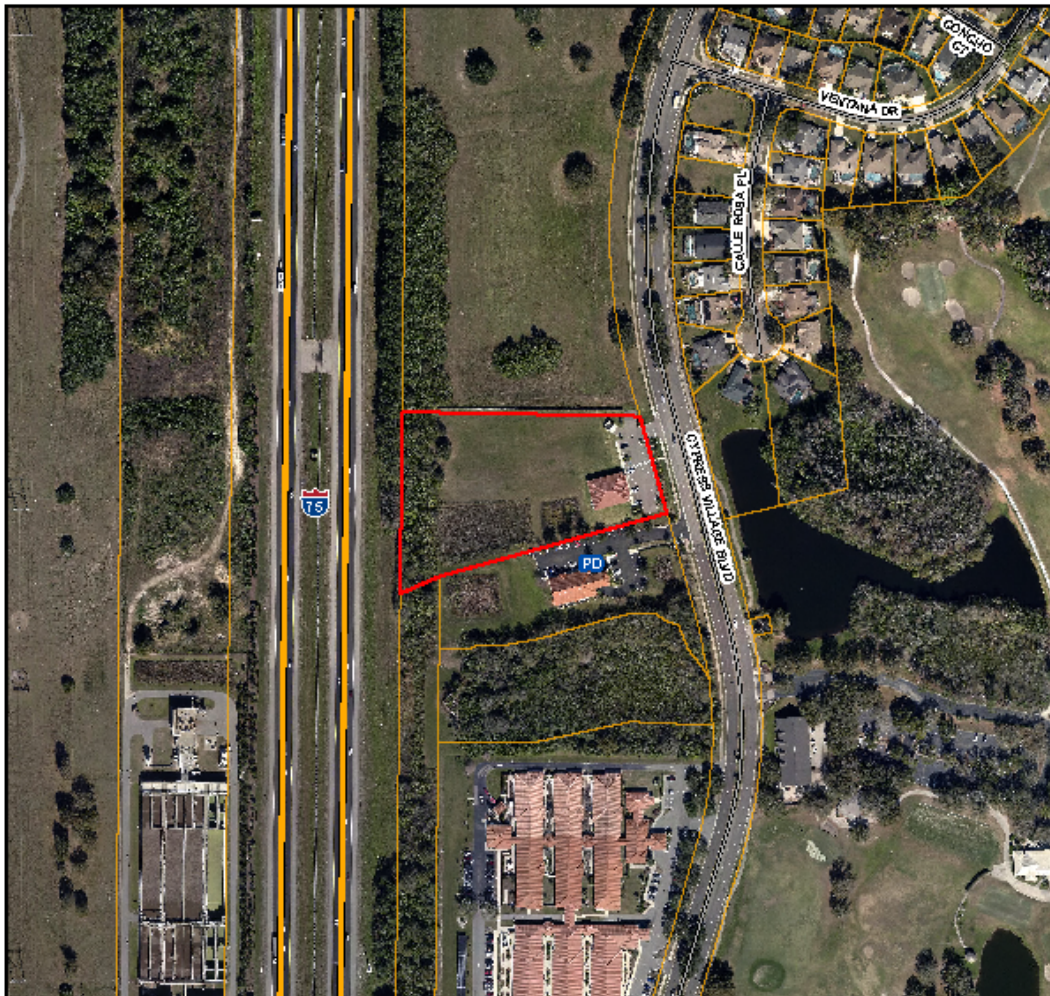




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 22-0356	Adjacent Zoning and Land Uses:	
Request:	2-COP AB Permit with Distance Separation Waiver	North:	PD 73-0186 (Planned Development) and SMU-6 (Suburban Mixed Use – 6)
		South:	PD 73-0186 and SMU-6
Comp Plan Designation:	SMU-6	East:	PD 73-0186 and SMU-6
Service Area:	Urban	West:	PD 73-0186 and SMU-6



ZONING MAP

SU-AB 22-0356

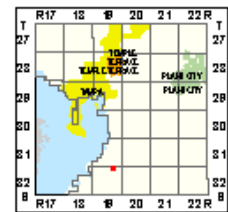
Folio: 54245D63D

- ▭ APPLICATION SITE
- ▭ ZONING BOUNDARY
- ▭ PARCELS
- SCHOOLS
- PARKS



0 200 400 Feet

STR: 2-32-19



DATE: 08/10/2022 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 PROJECT NO: SU-AB 22-0356
 FOLIO: 54245D63D
 PROJECT NAME: DEVELOPER SERVICES DEPARTMENT

Request 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) for the sale and consumption of beer and wine on and off the permitted premises in connection with a proposed home brewing business (equipment, supplies and instruction) and microbrewery to be located at 1050 Cypress Village Boulevard. The wet zoned area will comprise a footprint of 1,533 square feet of indoor area only, as shown on the revised wet zone survey stamped received January 19, 2022.

The wet zoning application includes a letter from the property owner stating the proposed business will operate from 4:00 p.m. to 8:00 p.m. However, the applicant, who will operate the business, has advised staff that he is not proposing to limit the requested alcoholic beverage use to those hours, nor any other limit that is more restrictive than those allowed by statute. Therefore, per LDC Section 6.11.11.I, if the requested wet zoning is approved, the sale or consumption of alcoholic beverages shall be permitted Monday through Friday from 7:00 a.m. to 3:00 a.m. the next day, and on Sunday from 11:00 a.m. to 3:00 a.m. the next day.

The property is zoned PD 73-0186 (Planned Development) which permits the proposed use and consideration of the requested AB permit, per minor modification PRS 22-0243 which was approved by the Board of County Commissioners on March 8, 2022.

Distance Separation Requirements for a 2-COP AB Permit:

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

- The distance from the proposed structure to residentially zoned property shall be 250 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 177 feet from residentially zoned property to the east that is developed with single-family homes.
- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. According to the survey submitted by the applicant, the request **does** comply with this requirement.
- 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** comply with this requirement.

Per LDC Section 6.11.11.E., waivers to the required separation distances may be requested by applicants at a noticed public hearing. The hearing officer may consider such requests on the basis of whether special or unique circumstances exist such that the proposed alcoholic beverage use does not pose significant impacts on the surrounding uses, and whether certain circumstance exist such that the necessity for the separation requirement(s) is negated.

Requested Separation Waiver

The applicant requests a 73-foot waiver to the required 250-foot separation from the residentially zoned property to allow a separation of 177 feet. The applicant's justification for the waiver includes the following:

- The two single-family lots that are within 250 feet of the proposed wet zoning do not have frontage on Cypress Village Boulevard. The 250 feet encompasses the residences' backyards only. The residences have frontage on Calle Rosa Pl that is part of their own subdivision.
- The proposed wet zoning is 177 feet from the backyards of the two single-family lots but is 250 feet from the homes on those lots.
- The host business for the proposed wet zoning is not a bar. Rather, the host business will sell home brewing equipment and supplies, offer classes on home brewing, demonstrate the home brewing equipment, and sell the demonstrated sample products.

- The single-family homes have a buffer that includes a 6-foot-high masonry wall covered in vegetation that limits visibility from their backyards to the proposed wet zoning premises on the other side of Cypress Village Boulevard. The roofs are the only thing that can be seen. The residents cannot see the proposed wet zoning premises from their backyards.

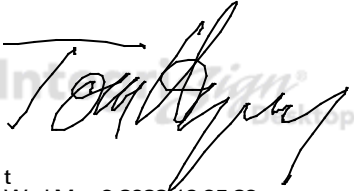
Staff Findings:

- 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 single-family lots that are located within 250 feet of the subject property are separated from the proposed wet zoning by Cypress Village Boulevard, a four-lane road with a median. Additionally, the front of the homes face away from the proposed wet zoning and their rear yards are screened by a vegetated masonry wall.
- The conditions of approval for PD 73-0186, as modified by PRS 22-0243, limit the use of the site to a home brewing business and microbrewery.
- The normal route of travel from the entrance of the proposed wet zoned premises to the single-family lots within 250 feet is more than 1,500 feet.
- Staff received no objections from property owners in the area or reviewing agencies.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses, thereby negating the necessity for the prescribed separation requirements.

Recommendation:

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE, subject to the recommended condition below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 1,533 square feet (+/-), as shown on the revised wet zone survey received January 19, 2022.

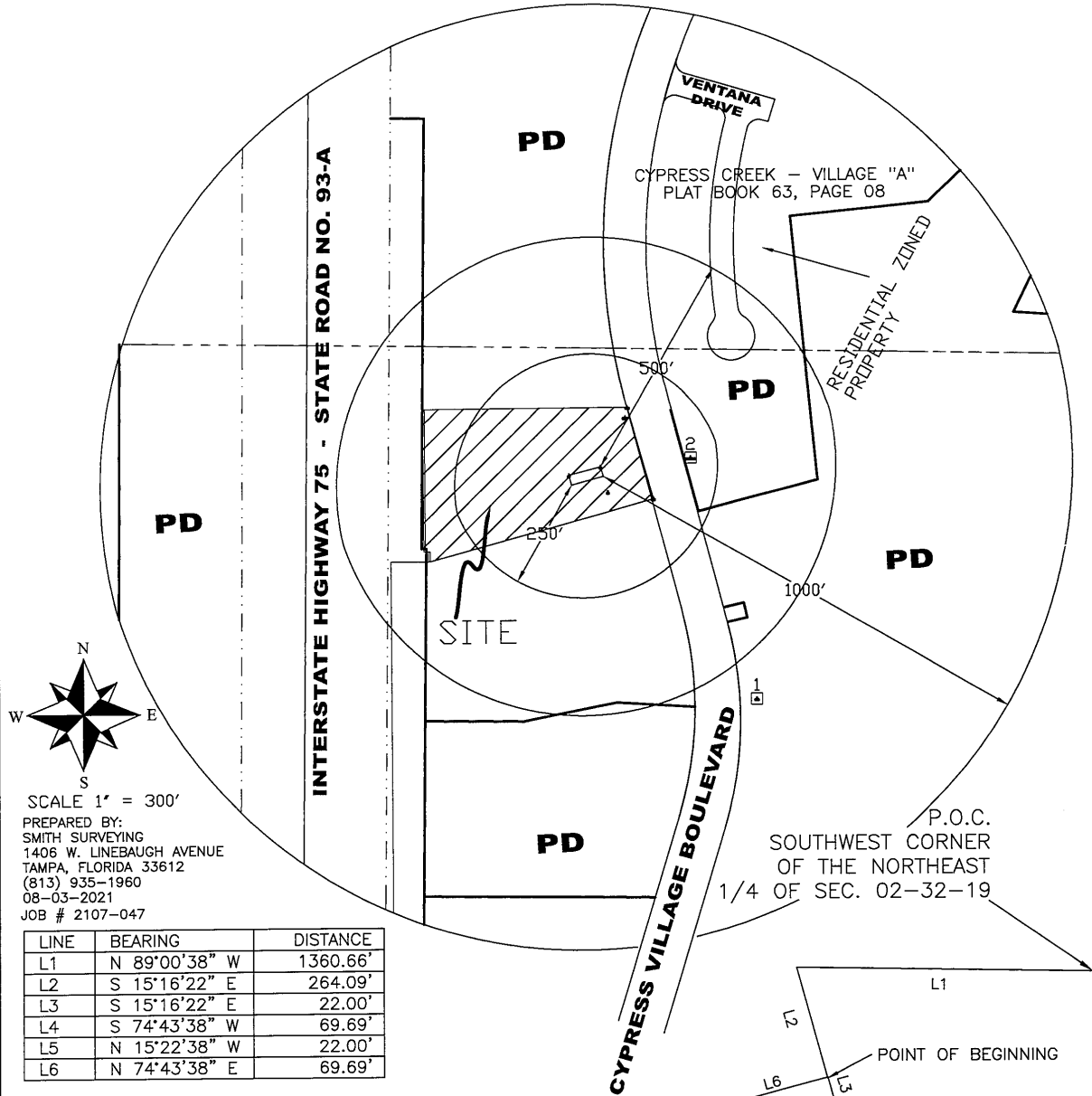
1. The permitted alcoholic beverage use shall be limited to a home brewing business (equipment, supplies and instruction) and microbrewery, pursuant to Condition 19 of PD 73-0186 as modified by PRS 22-0243.

Staff's Recommendation	Approvable, subject to recommended conditions.
Zoning Administrator's Sign-Off	 t Wed Mar 9 2022 16:35:29

SPECIAL PURPOSE SURVEY WET ZONE 2-COP
THE LOCAL BREW COMPANY # 1050 CYPRESS VILLAGE BLVD.
 SECTION 02, TOWNSHIP 32 SOUTH, RANGE 19 EAST,
 HILLSBOROUGH COUNTY, FLORIDA.

SHEET 1 OF 2
 SEE SHEET 2 FOR LEGEND

Received January 19, 2022
 Development Services



SCALE 1" = 300'
 PREPARED BY:
 SMITH SURVEYING
 1406 W. LINEBAUGH AVENUE
 TAMPA, FLORIDA 33612
 (813) 935-1960
 08-03-2021
 JOB # 2107-047

LINE	BEARING	DISTANCE
L1	N 89°00'38" W	1360.66'
L2	S 15°16'22" E	264.09'
L3	S 15°16'22" E	22.00'
L4	S 74°43'38" W	69.69'
L5	N 15°22'38" W	22.00'
L6	N 74°43'38" E	69.69'

ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET

- 1) CYPRESS CREEK GOLF CLUB #1003 CYPRESS VILLAGE BLVD. (575)
 AB 881473-11C & AB 90009-11CX

RESIDENTIALLY ZONED PROPERTIES WITHIN 250 FEET

- 2) RESIDENTIALLY ZONED PROPERTIES (177') TO PROPERTY LINE OF CYPRESS CREEK VILLAGE

COMMUNITY USES WITHIN 500 FEET

NO COMMUNITY USES WITHIN 500 FEET

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE N.89°00'38"W., A DISTANCE OF 1360.66 FEET; THENCE S.15°16'22"E., A DISTANCE OF 264.09 FEET TO THE POINT OF BEGINNING; THENCE S.15°16'22"E., A DISTANCE OF 22.00 FEET; THENCE S.74°43'38"W., A DISTANCE OF 69.69 FEET; THENCE N.15°22'38"W., A DISTANCE OF 22.00 FEET; THENCE N.74°43'38",E A DISTANCE OF 69.69 FEET TO THE POINT OF BEGINNING. CONTAINING 1533 SQUARE FEET.

SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN 500-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. AN INSPECTION OF THE 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, AN INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

Digitally signed

by James Michael

Florida S.M. 4192

Date: 2022.01.13

11:13:05 -05'00'

James Michael 1/13/22
 Signature Date

Job Number: 2107-047



Legend

- Petition Prefixes**
 RZ Rezoning
 MM Major Modification
 PRS Personal Appearance
 SU Special Use
 VAR Variance
 APP Appeal
- Comprehensive Plan Categories**
 AM Agricultural/Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture/Rural (1 unit per 5 acres)
 AE Agriculture Estate (1 unit per 2.5 acres)
 Res-1 Residential-1 (1 unit per 1 acre)
 RP-1 Residential Planned-1 (1 unit per acre)
 Res-2 Residential-2 (2 units per acre)
 RP-2 Residential Planned-2 (2 acres per unit)
 NNU Neighborhood Mixed Use-4
 Res-4 Residential-4 (4 units per acre)
 Res-6 Residential-6 (6 units per acre)
 SMU Suburban Mixed Use-6
 Res-9 Residential-9 (9 units per acre)
 Res-12 Residential-12 (12 units per acre)
 CMU Community Mixed Use-12
 Res-20 Residential-20 (20 units per acre)
 DC Office Commercial
 UMU Urban Mixed Use-20
 RMU Regional Mixed Use-35
 RCP Research/Corporate Park
 LI-P Light Industrial Planned
 LI Light Industrial
 HI Heavy Industrial
 EPGF Electrical Power Generation Facility
 P Public/Quasi-Public
 E Environmentally Sensitive Areas
 N Natural Preservation
 S Scenic Corridor

- Service Areas**
 USA Urban Service Area
 UEA Urban Expansion Area
 RSA Rural Service Area

- Zoning Districts**
 AM Agricultural Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture Rural (1 unit per 5 acres)
 AS-0.4 Agricultural, Single-Family Estate (1 unit per 2.5 acres)
 AS-1 Agricultural, Single-Family (1 unit per acre)
 ASC-1 Agricultural, Single-Family Conventional (1 unit per acre)
 AI Agricultural Industrial
 RSC-2 Residential, Single-Family Conventional (2 units per acre)
 RSC-3 Residential, Single-Family Conventional (3 units per acre)
 RSC-4 Residential, Single-Family Conventional (4 units per acre)
 RSC-6 Residential, Single-Family Conventional (6 units per acre)
 RSC-9 Residential, Single-Family Conventional (9 units per acre)
 MH Residential, Single-Family Mobile Home Overlay
 RDC-6 Residential, Duplex Conventional (6 units per acre)
 RDC-12 Residential, Duplex Conventional (12 units per acre)
 RMC-6 Residential, Multi-Family Conventional (6 units per acre)
 RMC-9 Residential, Multi-Family Conventional (9 units per acre)
 RMC-12 Residential, Multi-Family Conventional (12 units per acre)
 RMC-16 Residential, Multi-Family Conventional (16 units per acre)
 RMC-20 Residential, Multi-Family Conventional (20 units per acre)
 BPD Business, Professional Office
 OR Office Residential
 CN Commercial, Neighborhood
 CG Commercial, General
 CI Commercial, Intensive
 M Manufacturing
 SB Show Business Overlay
 SPI-HC Historic and Cultural Conservation
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 SPI-UC-1 Special Public Interest-University Community
 SPI-UC-2 Special Public Interest-University Community
 SPI-UC-3 Special Public Interest-University Community
 SPI-AP-1 Special Public Interest-Airport
 SPI-AP-2 Special Public Interest-Airport
 SPI-AP-3 Special Public Interest-Airport
 SPI-AP-4 Special Public Interest-Airport
 SPI-AP-5 Special Public Interest-Airport
 SPI-AP-V Special Public Interest-Airport
 SPI-NMD Special Public Interest-North Dale Mabry Overlay
 PD Planned Development
 PD-C PLANNED DEVELOPMENT COMMERCIAL
 IPD-1 Interstate Planned Development
 IPD-2 Interstate Planned Development
 IPD-3 Interstate Planned Development

- Definitions for Special Uses (alcoholic beverages)**
 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S 1, Laws of Florida).
 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
 2-CDP Beer and wine for sale and consumption on and off the licensed premises.
 2-CDP-X Beer and wine for sale and consumption on the licensed premises only.
 2-CDP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
 2-CDP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
 4-CDP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS: UNIVERSITY COMMUNITY AREA - MAIN STREET
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 UCA-NHO: UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend	
PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
PI	:Point of Intersection
(P)	:Plot
S.C.I.R.	:Set Capped Iron Rod 1/2" # 6962
F.C.I.R.	:Found Capped Iron Rod
F.I.R.	:Found Iron Rod
F.I.P.	:Found Iron Pipe
F.F.I.P.	:Found Finched Iron Pipe
F.C.M.	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SPK&Disk	:Set P-K Nail & Disk
FPK&Disk	:Found P-K Nail & Disk
F.R. Spk.	:Found Railroad Spike
N.C.F.	:No Corner Found or Set
P.R.M.	:Permanent Reference Monument
Rge.	:Range
R/W	:Right of Way
	:Wood Fence (WF)
	:Chain Link Fence (CLF)
P.D.B.	:Point of Beginning
P.D.C.	:Point of Commencement
W.C.	:Witness Corner
(D)	:Deed
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
W.C.	:Witness Corner
Sec.	:Section
Twp.	:Township
O/H	:Overhead
CL	:Centerline
A/C	:Air Conditioner
O/A	:Overall
Conc.	:Concrete
A.P.D.	:A Part Of
TBM	:Temporary Benchmark
BM	:Benchmark
CDV	:Covered
MAS.	:Masonry
RES.	:Resident
P.B.	:Plot Book
PG.	:Page
PP	:Power Pole
R/W	:Right Of Way
TYP.	:Typical

Surveyor's Notes:

September 13, 2021

VILLAGES AT CYPRESS CREEK MPOA
C/O UNIQUE PROPERTY SERVICES INC.
P.O. Box 2878
Riverview, FL 33568
Phone: 813-879-1139

**RE: Home Brewing Neighborhood Business
1050 Cypress Village Boulevard, Ruskin, FL.**

Dear Board Members,

My name is Craig E. Amshel, M.D. and I own the office duplex located at 1046/1050 Cypress Village Boulevard, Ruskin, FL. I also own and manage “Absolute Surgical Specialists” located at 1046 Cypress Village Boulevard, Ruskin, FL. The 1050 Cypress Village Boulevard, Ruskin, FL part of the office duplex is currently vacant. I am interested in leasing it to Mr. Aaron Schmalzle owner of “The Local Brew Company”. Mr. Schmalzle as well as several his family members reside in our community. Mr. Schmalzle would like to open a home brewing neighborhood business which supports our community. Neighborhood business operations consists of: selling home brewing equipment, offering classes on home brewing, demonstrations of home brewing equipment, and the sales of the sample products produced from the demonstrations. The sales of the sample products will be sold to the public instead of disposing it down the drain. This will help alleviate the additional burden to the county sanitary sewer system.

The home brewing equipment is capable of producing beer, wine, soda pop, and cold brew coffee. The hours of operation will be approximately from 4:00 p.m. to 8:00 p.m. from Monday through Saturday.

“The Local Brew Company” has contracted with “A.D. Engineering, P.A.” (ADE) to assist them with the Hillsborough County process to obtain approval of the “Special Use (Alcoholic Beverage Permit)”. See attached email from Hillsborough County Zoning Department.

ADE has contacted Mr. Roger Kessler (Unique Property Services) and he was very helpful with informing ADE with the deed restrictions of “Villages at Cypress Creek MPOA”. Mr. Kessler sent ADE, via email, the web link to the regulations of the “Villages at Cypress Creek MPOA”. ADE and Mr. Kessler spoke on the telephone and he suggested that I, as the owner of the property, will need to fill out and send the “Villages at Cypress Creek Master Property Owners Association Design Review Application” (DRC application) for your review and approval. See attached the emails from Mr. Kessler.

22-0356

There will be a sign for the proposed neighborhood business. I am aware that a separate DRC application will need to be submitted to the “Villages at Cypress Creek MPOA” with the proposed sign documentation at a later date. The proposed neighborhood business will be using the same parking spaces as “Absolute Surgical Specialists” since the hours of operations will not overlap. This proposed neighborhood business will mainly be attracting the local community for educational classes and home brewing supplies.

In conclusion, I would like to request that the “Villages at Cypress Creek MPOA” approve the use of the proposed neighborhood business mentioned above. This proposed neighborhood business will be a good addition to the community. Hillsborough County has requested documented approval from the Villages at Cypress Creek MPOA.

If you have any questions, please contact me.

Sincerely,

Craig E. Amshel, M.D.

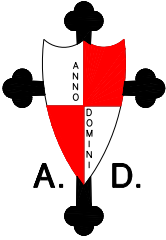
“Absolute Surgical Specialists”

1046 Cypress Village Boulevard, Ruskin, FL.

Email: camshel@absolutesurg.com

Phone: (813) 633-0082

C/O Mr. Aaron Schmalzle - The Local Brew Company and Mr. Roger Kessler - Unique Property Services Inc.



A.D. ENGINEERING, P.A.
"ENGINEERING EXCELLENCE"

SPECIAL USE ALCOHOLIC BEVERAGE WITH WAIVERS

WRITTEN PROJECT NARRATIVE:

This written statement is for the 250' residentially zoned property that is not met. The Wet Zone Survey illustrates that there is 177' when encountering the residentially zoned properties. **This is the only waiver that needs to be applied for.**

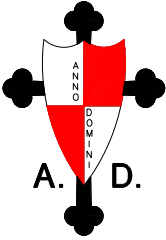
Below is a narrative of the proposed Home Brewing Neighborhood Business:

A.D. Engineering, P.A. (ADE) is assisting Mr. Aaron Schmalzle owner of "The Local Brew Company with the Hillsborough County process to obtain approval of the "Special Use (Alcoholic Beverage Permit) (Waiver Required) Application".

Mr. Schmalzle is interested in leasing from an office duplex located at 1046/1050 Cypress Village Blvd., Ruskin, Florida from the current owner, Craig E. Amshel, M.D.-DeGrouch LLC. Craig E. Amshel, M.D. owns and operates "Absolute Surgical Specialists" located at 1046 Cypress Village Blvd., Ruskin, Florida. The 1050 Cypress Village Boulevard, Ruskin, FL address is part of the office duplex that is currently vacant. Mr. Schmalzle as well as several family members reside in this community. Mr. Schmalzle would like to operate a home brewing neighborhood business which supports the community. Neighborhood business operations will consist of: selling home brewing equipment and supplies, offering classes on home brewing, demonstrating the home brewing equipment, and selling the demonstrated sample products. The sample products will be sold to the public instead of disposing it down the drain. This will help alleviate the additional burden to the Hillsborough County sanitary sewer system.

The home brewing equipment is capable of producing beer, wine, soda pop, and cold brew coffee. The hours of operation will be approximately from 4:00 p.m. to 8:00 p.m. from Monday through Saturday.

ADE assisted Mr. Aaron Schmalzle in contacting Hillsborough County (HC) Zoning Department to request a Zoning Verification Letter for this property. See attached Hillsborough County Zoning Verification Letter (Zoning Verification 21-1394 dated



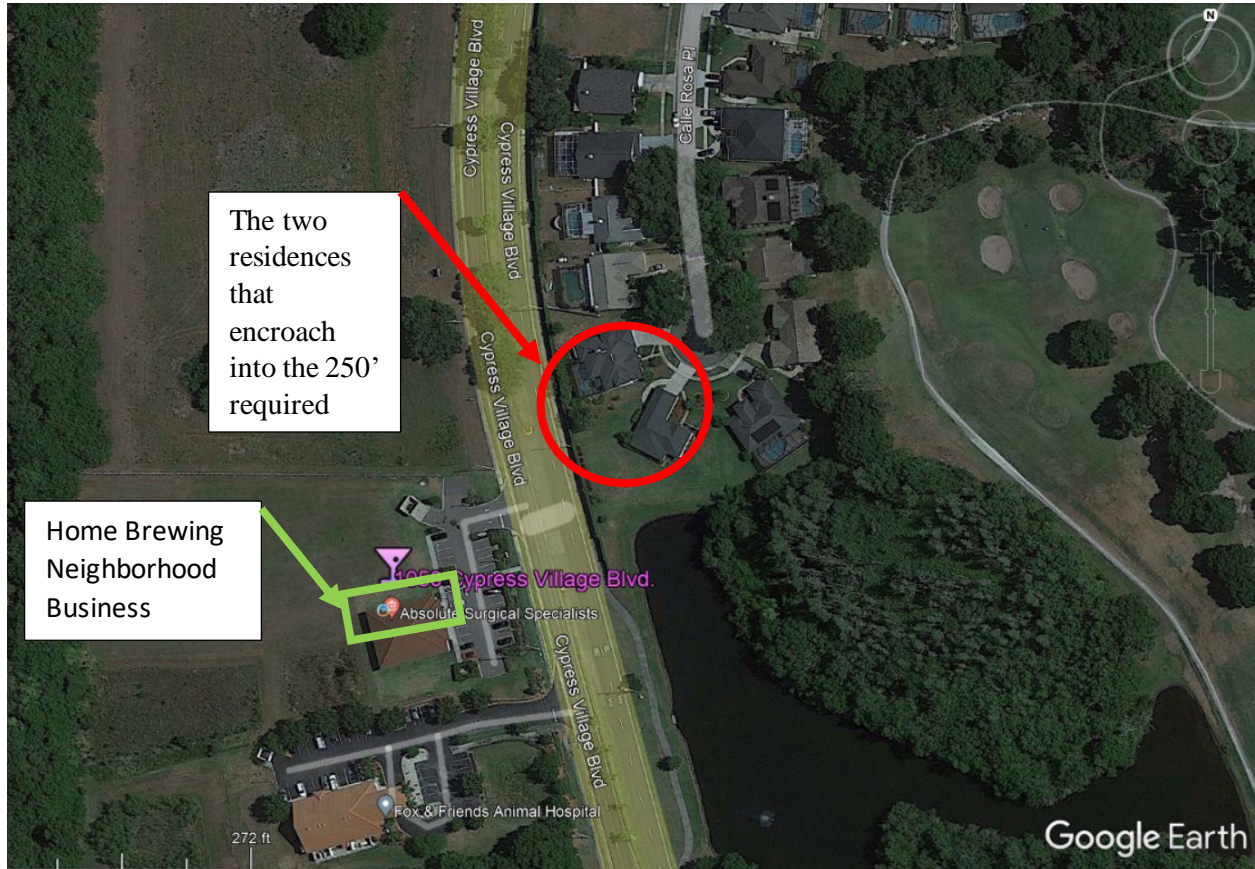
A.D. ENGINEERING, P.A.
"ENGINEERING EXCELLENCE"

October 22, 2021) and the request documentation. ADE is currently assisting Mr. Schmalzle with a "Personal Appearance (Noticed) Application (Minor Modification to PD). The BOCC hearing for the PD Minor Modification is scheduled and approved for February 8, 2022. **The PD minor mod application number is 22-0243.**

ADE also assisted Mr. Aaron Schmalzle in contacting "Unique Property Services" that manages "Villages at Cypress Creek MPOA" for their approval per the HOA deed restrictions. The "Villages at Cypress Creek MPOA" approved the Home Brewing Neighborhood Business. See Attached documentation.

Folio 054245-0630 – Home Brewing Neighborhood Business

Google Earth Images for the two residences encroaching into the required 250' residentially zoned property.





Buffer Wall between the two residences that encroach in the 250' required and the Home Brewery Neighborhood Business.

Planning Information Map App (PIMA)

Land Use Acreage Matrix for Folio: 54245.0630

DISCLAIMER: The information provided here is for illustrative purposes only, and may not be relied upon as an official land use determination. To verify land use, contact Planning Commission staff at (813) 272-5940.

JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE	ACREAGE	SQFT
HILLSBOROUGH COUNTY	SUBURBAN MIXED USE-6 (.35 FAR)		Light Commercial	null	3.31	144,277.41
TOTAL					3.31	144,277.41

Map Layer: Parcels	
<i>FOLIO</i>	54245.0630
<i>PARCEL ACREAGE</i>	3.31215
<i>TYPE</i>	
<i>PIN</i>	U-02-32-19-ZZZ-000001-76260.4
<i>DOR USE CODE</i>	1910
<i>DOR DESCRIPTION</i>	MEDICAL OFF A
<i>EXISTING LAND USE</i>	LC
<i>OWNER</i>	DEGROUCH LLC
<i>OWNER ADDR1</i>	725 EAGLE LN
<i>OWNER ADDR2</i>	
<i>OWNER CITY</i>	APOLLO BEACH
<i>OWNER STATE</i>	FL
<i>OWNER ZIP</i>	33572-2718
<i>OWNER COUNTRY</i>	
<i>DOING BUSINESS AS</i>	ABSOLUTE SURGICAL SPECIALISTS
<i>SUBDIVISION CODE</i>	ZZZ
<i>SITE ADDRESS</i>	1046 CYPRESS VILLAGE BLVD
<i>SITE CITY</i>	RUSKIN
<i>SITE ZIP</i>	33573
<i>LEGAL1</i>	A PARCEL OF LAND LYING IN W 1/2 OF SEC 2-32-19
<i>LEGAL2</i>	BEING MORE DESC AS: COM AT SE CO RFO NE 1/4 OF
<i>LEGAL3</i>	SEC 11-32-19 RUN THN S 00 DEG 01 MIN 41 SEC E
<i>LEGAL4</i>	120.55 FT TO PT ON N R/W LINE OF SR 674 THN ALG
<i>NEIGHBORHOOD CODE</i>	228004
<i>TAX DISTRICT CODE</i>	U
<i>MARKET VALUE</i>	\$989,652.00
<u>View Property Appraiser Info</u>	

22-0356

Map Layer: Parcels	
<i>ASSESSED VALUE</i>	\$989,652.00
<i>TAXABLE VALUE</i>	\$989,652.00
<i>ACTUAL YEAR BUILT</i>	2016
<i>EFFECTIVE YEAR BUILT</i>	2016
<i>SALE DATE</i>	2008/07/09
<i>HEATED AREA - SQFT</i>	2,450
<i>TOTAL LIVING UNITS</i>	0
<i>TOTAL BUILDINGS</i>	1
<i>STRAP</i>	193202ZZZ000001762604U
<i>SECTION-TOWNSHIP-RANGE</i>	023219
<i>JURISDICTION CODE</i>	HC
<i>OWNER1</i>	DEGROUCH LLC
<i>STREET NAME</i>	CYPRESS VILLAGE
<i>Shape</i>	Polygon
<i>Shape.STArea()</i>	144277.41376
<i>Shape.STLength()</i>	1623.676116
View Property Appraiser Info	

Copyright © 2013-2021, [Hillsborough County City-County Planning Commission](#), Tampa, FL

22-0356



Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: _____ Applicant's Name: _____

Reviewing Planner's Name: _____ Date: _____

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): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the next page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the next page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

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.

Daniel C. Peters

Signature

Date



Additional / Revised Information Sheet

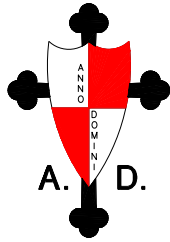
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter**** If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****
- 7 **Legal Description of the Subject Site****
- 8 **Close Proximity Property Owners List****
- 9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



A.D. ENGINEERING, P.A.
"ENGINEERING EXCELLENCE"

Application No: SU-AB 22-0356-1050 Cypress Village Blvd, Ruskin, FL
Justification for the Granting of the Waiver
(Residentially Zoned Properties Within 250')

The applicant is requesting a granting of the waiver for his "*home brewing neighborhood business*". The "*home brewing neighborhood business*" is 177' to the backyard area of the residential properties but there is 250' from the "*home brewing neighborhood business*" to the residence itself (building to building).

The "*home brewing neighborhood business*" is not a bar and will not employ bartenders. The "*home brewing neighborhood business*" will be catering to the neighborhood. The "*home brewing neighborhood business*" operations will consist of selling home brewing equipment and supplies, offering classes on home brewing, demonstrating the home brewing equipment, and selling the demonstrated sample products.

There is a vegetative/masonry wall across the street by the residential side that acts as a nice buffer. The residents cannot see the "*home brewing neighborhood business*" from their backyards.

Return To:

PREPARED BY: Thomas R. Tatum, Esq.
Brinkley, Morgan, Solomon, Tatum,
Stanley, Lunny & Crosby, LLP
P. O. Box 522
Fort Lauderdale, FL 33302-0522

Parcel Folio No. 54245-0600

WARRANTY DEED

THIS INDENTURE, made this 9 day of July, 2008, between CYPRESS CREEK LAND CORP., a Florida corporation, f/k/a Miller Florida Homes, Inc., with an address of 3634 Gaviota Drive, Ruskin, Florida 33573, grantor*, and DEGROUCH, LLC, Series 1, a Delaware series limited liability company, with an address of 725 Eagle Lane, Apollo Beach, Florida 33572, grantee*,

WITNESSETH that said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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, and grantee's heirs and assigns forever, the following described land situate, lying and being in Hillsborough County, Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS
EXHIBIT "A"

SUBJECT TO easements, restrictions and reservations of record, if
any, and taxes for the year 2008 and subsequent years.

SUBJECT FURTHER TO the Deed Restrictions attached hereto as
Exhibit "B."

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or 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:

CYPRESS CREEK LAND CORP., a
Florida corporation

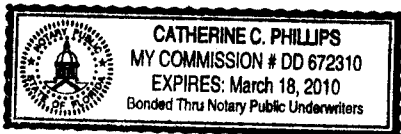
Patricia K. Coburn
Print Name: PATRICIA K. COBURN

By: [Signature]
Michael L. Miller, Vice President

Mary T. Carter
Print Name: MARY T. CARTER

STATE OF FLORIDA)
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 9th day of July, 2008, by Michael L. Miller, as Vice President of CYPRESS CREEK LAND CORP., a Florida corporation, f/k/a Miller Florida Homes, Inc., on behalf of the corporation, who is personally known to me or who has produced DRIVERS LICENSE as identification.



[Signature]
Notary Public
Print Name: _____
My Commission expires: _____

EXHIBIT "A"**Legal Description:**

A parcel of land lying in the West 1/2 of Section 2, Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 11, Township 32 South, Range 19 East, Hillsborough County, Florida; run thence South 00°01'41" East, 120.55 feet to a point on the North right-of-way line of State Road 674; thence along said North right-of-way line of the following two (2) courses: 1) South 89°17'02" West, 109.53 feet; 2) North 87°53'21" West, 3432.44 feet to a point on the Easterly limited access right-of-way line of Interstate Highway No. 75, said point being on a curve; thence along said Easterly limited access right-of-way line the following five (5) courses: 1) Northwesterly 1081.94 feet along the curve to the right having a radius of 1179.24 feet and a central angle of 52°34'05" (chord bearing North 50°59'22" West, 1044.39 feet to a point of compound curvature; 2) Northwesterly, 971.77 feet along the arc of a curve to the right having a radius of 1815.86 feet and a central angle of 30°39'44" (chord bearing North 09°22'27" West, 960.22 feet) to a point of reverse curvature; 3) Northeasterly, 1002.22 feet along the arc of a curve to the left having a radius of 7861.95 feet and a central angle of 07°18'14" (chord bearing North 02°18'18" East, 1001.54 feet), 4) North 01°22'40" West, 221.17 feet; 5) North 00°13'55" West, 2047.42 feet; thence leaving said Easterly limited access right-of-way, South 89°46'05" East, 80.00 feet, to the POINT OF BEGINNING of the herein described parcel; thence North 00°13'55" West 22.22 feet; thence South 89°46'05" West, 10.00 feet; thence North 00°13'55" West, 306.77 feet; thence North 89°46'05" East, 433.20 feet to a point on the Westerly right-of-way line of Cypress Village Boulevard (90 feet wide); thence South 15°33'00" East, along said Westerly right-of-way line, 205.50 feet; thence leaving said Westerly right-of-way line, South 74°27'00" West 495.08 feet to the POINT OF BEGINNING.

Containing 2.84 acres more or less.

Subject to easements, reservations and restrictions of record, if any.

05/20/2008 Legal Description



1823 S.E. FORT KING STREET, SUITE 100
OCALA, FLORIDA 34471
(LOCAL) 852-732-3848
(TOLL FREE) 1-888-221-9499
FAX: 852-482-1874
www.AmericanHeritageFL.com
Land Surveying Business - L.B. No. 7532

DATE : 01/11/2008
DRAWN BY: HMM SCALE: N.T.S.
SHEET 1 OF 1 FILE NO. 07.00237

EXHIBIT "B"

DEED RESTRICTIONS

1. These restrictions shall be effective in perpetuity and constitute a covenant running with the land, and shall be binding on Grantor and Grantee's successors and assigns. The use of the property shall be limited to general office, corporate research and development, corporate office, medical office, or ambulatory or outpatient surgical center, so long as said uses are approved by Hillsborough County ("Permitted Uses"). This restriction prohibits banks, bank drive throughs, hotels, convention facilities, assisted congregate living facilities, nursing homes, motels, restaurants, recreational clubs, and associated amenities. All uses are subject to the approval of the applicable Design Review Committee of the Cypress Creek Master Property Owners Association, its successors and assigns. The cessation of any Permitted Use for any period of time shall not terminate these restrictions and these restrictions shall continue to be effective upon the recommencement of any Permitted Use.

2. The Permitted Uses shall comply with all governmental rules, ordinances, statutes, codes and licensing requirements for the Permitted Uses.

3. These restrictions incorporate by reference the Villages at Cypress Creek Master Property Owners Association Design Review Guidelines – Non-Residential ("Design Review Guidelines"). The Design Review Guidelines incorporate by reference all future amendments as promulgated by the Villages at Cypress Creek Design Review Committee.

4. The restriction set forth in paragraph 1 herein shall remain in full force and effect after the property is annexed into the Villages at Cypress Creek Master Property Owners Association ("Association"). Paragraph 1 herein shall supersede any conflicting provision of the Declaration of Covenants, Conditions and Restrictions for the Villages at Cypress Creek recorded in Official Records Book 5730, Page 1630 of the Public Records of Hillsborough County, Florida, as amended now or in the future, and any of the Design Review Guidelines promulgated by the Association from time-to-time.

5. Grantor, its successors and assigns, shall be entitled to enforce these restrictions in an action in law or equity, including injunctive relief. In any action brought by Grantor to enforce the provisions hereof, whether legal or equitable, Grantor shall be entitled to reasonable attorney's fees, including attorney's fees incurred in connection with appellate proceedings.

6. Grantor's, its successors' and assigns', right of enforcement of the restrictions in paragraph 1 of this Warranty Deed shall exist contemporaneously with any right of the Association or Design Review Committee arising from the Declaration or Design Review Guidelines, if such documents become effective as a result of the annexation of the Property into the Association. Grantor may assign the right to enforce the restriction in paragraph 1 of the Warranty Deed to the Association at any time after such annexation.

**LEGAL DESCRIPTION FOR 1046/1050 CYPRESS VILLAGE BLVD.,
RUSKIN, FL (FOLIO NO: 054245-0630)**

A PARCEL OF LAND LYING IN W 1/2 OF SEC 2-32-19 BEING MORE DESC AS: COM AT SE CO RFO NE 1/4 OF SEC 11-32-19 RUN THN S 00 DEG 01 MIN 41 SEC E 120.55 FT TO PT ON N R/W LINE OF SR 674 THN ALG SD R/W S 89 DE G17 MIN 02 SEC W 109.53 FT THN N 87 DEG 53 MIN 21 SEC W 3432.44 FT TO PT ON ELY LTD ACCESS R/W LINE OF INTERSTATE HWY 75 SD PT BEING ON A CURVE THN NWLY 1081.94 FT ALG CURVE TO RIGHT RAD OF 1179.24 FT CHD BRG N 50 DEG 59 MIN 22 SEC W 1044.39 FT TO COMPOUND CURVE TO RIGHT W/RAD OF 1815.86 FT CHD BRG N 09 DEG 22 MIN 27 SEC W 960.22 FT TO PT OF REVERSE CURVE TO LEFT W/ RAD OF 7861.95 FT CHD BRG N 02 DEG 18 MIN 18 SEC E 1001.54 FT THN N 01 DEG 22 MIN 40 SEC W 221.17 FT N 00 DEG 13 MIN 55 SEC W 2047.42 FT THN LEAVING ACCESS LTD R/W S 89 DEG 46 MIN 05 SEC E 80 FT TO POB THN N 00 DEG 13 MIN 55 SEC W 22.22 FT THN S 89 DEG 46 MIN 05 SEC W 10 FT THN N 00 DEG 13 MIN 55 SEC W 306.77 FT THN N 89 DEG 46 MIN 05 SEC E 433.2 FT TO PT ON WLY R/W LINE OF CYPRESS VILLAGE BLVD (90 FT WIDE) THN S 15 DEG 33 MIN 00 SEC E 205.50 FT THN LEAVING SD WLY R/W LINE S 74 DEG 27 MIN 00 SEC W 495.08 FT TO POB A PARCEL OF LAND LYING IN W 1/2 OF SEC 2-32-19 DESC AS: COM AT SE COR OF NE 1/4 OF SEC 11-32-19 THN S 00 DEG 01 MIN 41 SEC E 120.55 FT TO PT ON N R/W LINE OF SR 674 THN ALG SD R/W S89 DEG 17 MIN 02 SEC W 109.53 FT N 87 DEG 53 MIN 21 SEC W 3432.44 FT TO PT ON ELY LTD ACCESS R/W LINE OF INTERSTATE 75 SD PT BEING ON A CURVE TO THE RIGHT W/ RADIUS OF 1179.24 FT CHD BRG N 50 DEG 59 MIN 22 SEC W 1044.39 FT TO PT OF COMPOUND CURVE TO RIGHT W/RAD OF 1815.86 FT CHD BRG N 09 DEG 22 MIN 27 SEC W 960.22 FT TO PT OF REV CURVE TO LEFT W/RAD OF 7861.95 FT CHD BRG N 02 DEG 18 MIN 18 SEC E 1001.54 FT THN N 01 DEG 22 MIN 40 SEC W 221.17 FT THN N 00 DEG 13 MIN 55 SEC W 2047.42 FT THN LEAVING ELY LTD ACCESS R/W S 89 DEG 46 MIN 05 SEC E 80 FT TO POB THN N 00 DEG 13 MIN 55 SEC W 22.22 FT THN S 89 DEG 46 MIN 05 SEC W 10 FT THN N 00 DEG 13 MIN 55 SEC W 306.77 FT THN S 89 DEG 46 MIN 05 W 70 FT S 00 DEG 13 MIN 55 SEC E 350.90 FT N 74 DEG 27 MIN 00 SEC E 82.95 FT TO POB



Received
12/28/2021
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: 1050 Cypress Village Blvd. City/State/Zip: Ruskin, FL 33573 TWN-RN-SEC: 02-32-19
Folio(s): 054245-0630 Zoning: PD Future Land Use: SMU-6 Property Size: 3.31 acres

Property Owner Information

Name: Craig E. Amshel, M.D.-DeGrouch LLC Daytime Phone: 813-633-0081
Address: 1046 Cypress Village Blvd. City/State/Zip: Ruskin, FL 33573
Email: camshel@absolutesurg.com FAX Number: N/A

Applicant Information

Name: Aaron Schmalzle Daytime Phone: 414-828-4459
Address: 3709 Mollie Lane City/State/Zip: Sun City Center, FL 33573
Email: schmalzle@icloud.com FAX Number: N/A

Applicant's Representative (if different than above)

Name: Daniel C. Peters, P.E. Daytime Phone: 813-765-6214
Address: 6720 E. Fowler Ave., Suite 170 City / State/Zip: Temple Terrace, FL 33617
Email: amy@adengineeringpa.com FAX Number: N/A

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

Aaron Schmalzle

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

Craig Amshel

Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 12/28/21
Case Number: 22-0356 Public Hearing Date: 02/21/2022 Receipt Number: _____
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd, 19th Floor

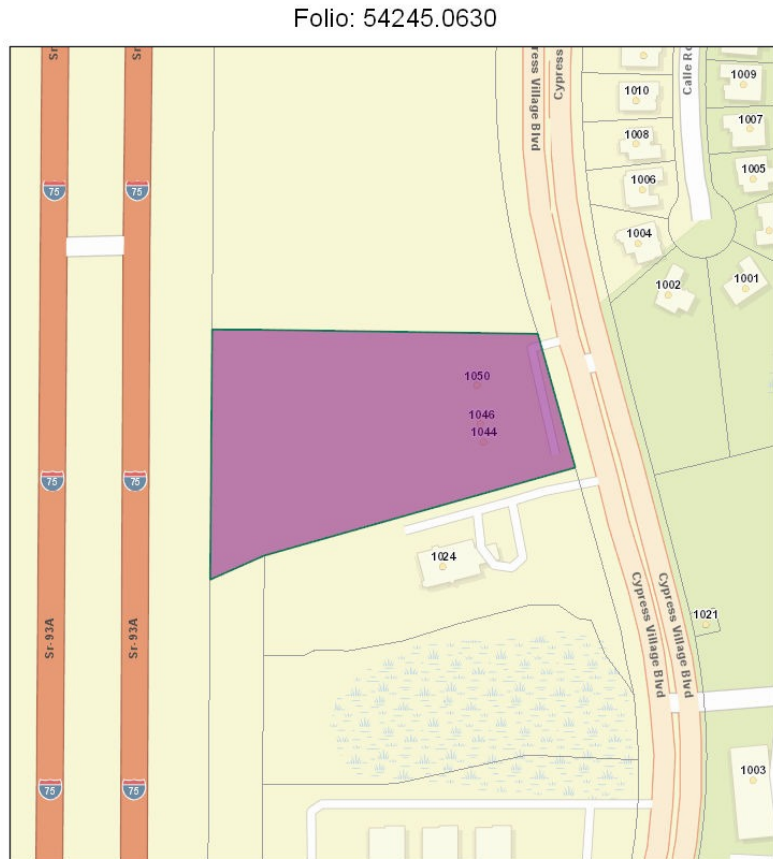
Revised 07/02/2014

22-0356

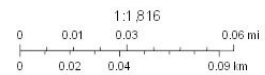


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	73-0186
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0657H
FIRM Panel	12057C0657H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120660C
County Wide Planning Area	Sun City Center
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Planned Development	PD
Re-zoning	73-1086
Note	01-1436 DENIED
Minor Changes	20-0605
Major Modifications	93-0338,96-0244, 93-0179
Personal Appearances	10-0403,09-0835,08-0999, 07-1758,06-0814,05-1002, 97-0329,96-0227,90-0081, 99-0010,00-0260,00-1331, 03-0516,04-1026,01-0192, 99-1096,13-0465, 96-0227, 90-0081S,10-1011,11-0397, 03-1575,06-0064,99-1395, 98-1322
Census Data	Tract: 014009 Block: 1006
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



December 28, 2021



RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 54245.0630
PIN: U-02-32-19-ZZZ-000001-76260.4
DEGROUCH LLC
Mailing Address:
 725 EAGLE LN
 APOLLO BEACH, FL 33572-2718
Site Address:
 1046 CYPRESS VILLAGE BLVD
 RUSKIN, FL 33573
SEC-TWN-RNG: 02-32-19
Acreage: 3.31215
Market Value: \$1,024,369.00
Landuse Code: 1910 COMM./OFFICE

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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.

22-0356