

**Special Use-Alcoholic Beverage  
Permit with Waivers Application:**

**SU-AB 25-0471**

**LUHO Hearing Date:**

March 31, 2025

**Requested Classification:**

2-COP



**Hillsborough  
County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

Applicant: John Weissfisch (Rock N Roll Sushi)  
Zoning: PD  
FLU Category: RES-4  
Service Area: Urban  
Community Plan Area: Boyette  
Overlay: None  
Special District: None  
Use: Restaurants (Eating Establishment)  
Total Wet Zone Area Requested: 3,093 Sq. Ft.  
Inside Area Requested: 1,437 Sq. Ft.  
Outside Area Requested: 1,656 Sq. Ft.  
Location: 5629 Circa Fishhawk Blvd. Lithia, FL 33547



**Introduction Summary:**

The applicant, Rock N Roll Sushi, requests a 2-COP Special Use Alcoholic Beverage Permit to allow for sale of beer and wine for sale and consumption on and off the permitted premises. A Distance separation waiver is sought for the restaurant, as the proposed wet zone area is within 500 of a community use and 250 from residentially zoned properties.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

**Development Services Recommendation:**

Approvable

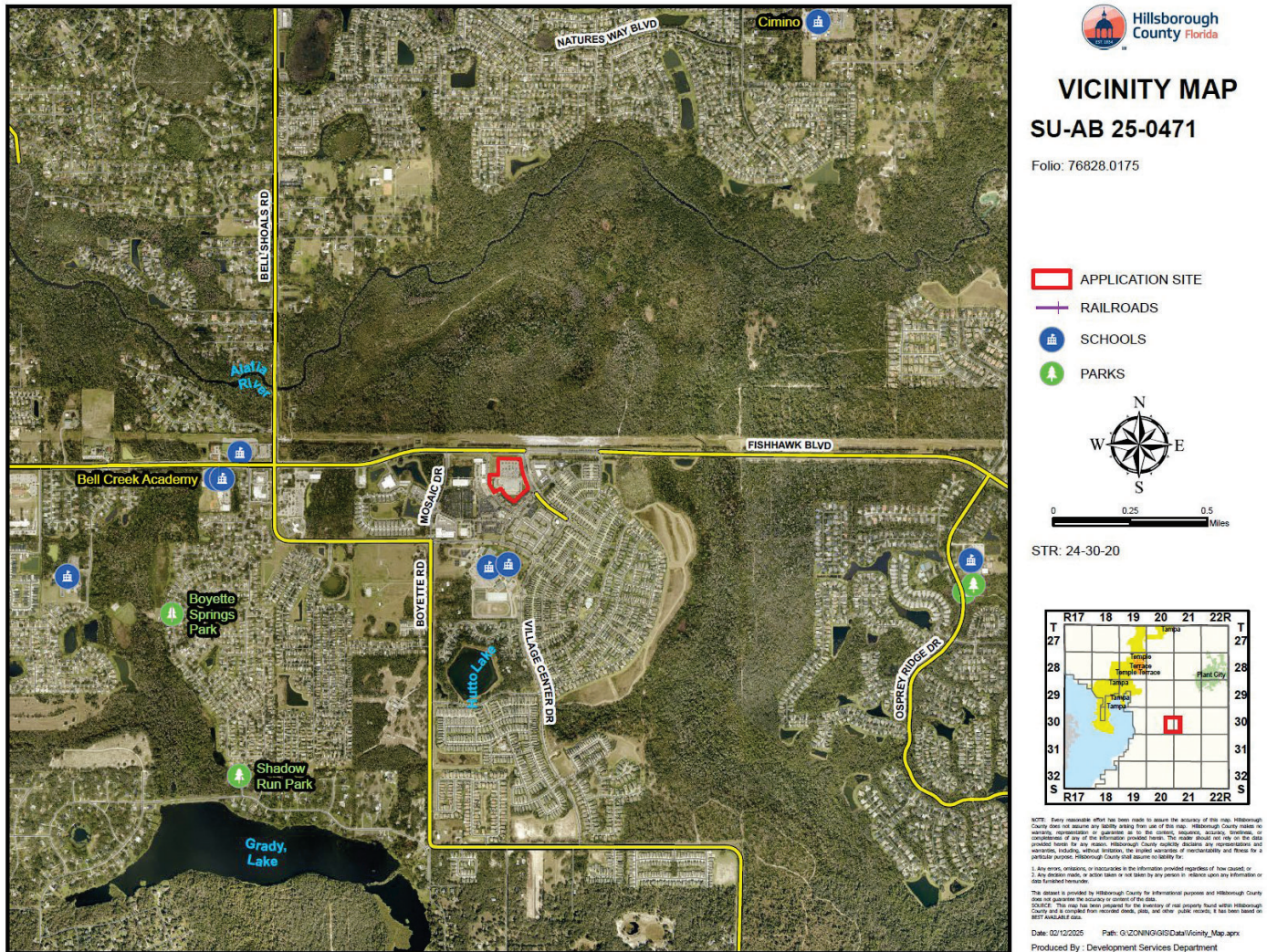
Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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**2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS**

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	170.3'	79.7'
Applicant's Justification:			
The restaurant with the proposed alcoholic beverage use is located in a mixed-use development of commercial, retail, and residential uses. The unit the restaurant in located in is within a shopping center that is separated for the community use and residential uses by fencing, landscaping, and parking areas.			
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	291'	209'
Community Use:	Tampa Bay Speech, Language and Reading Clinic		
Applicant's Justification:			
The restaurant with the proposed alcoholic beverage use is located in a mixed-use development of commercial, retail, and residential uses. The unit the restaurant in located in is within a shopping center that is separated for the community use and residential uses by fencing, landscaping, and parking areas.			

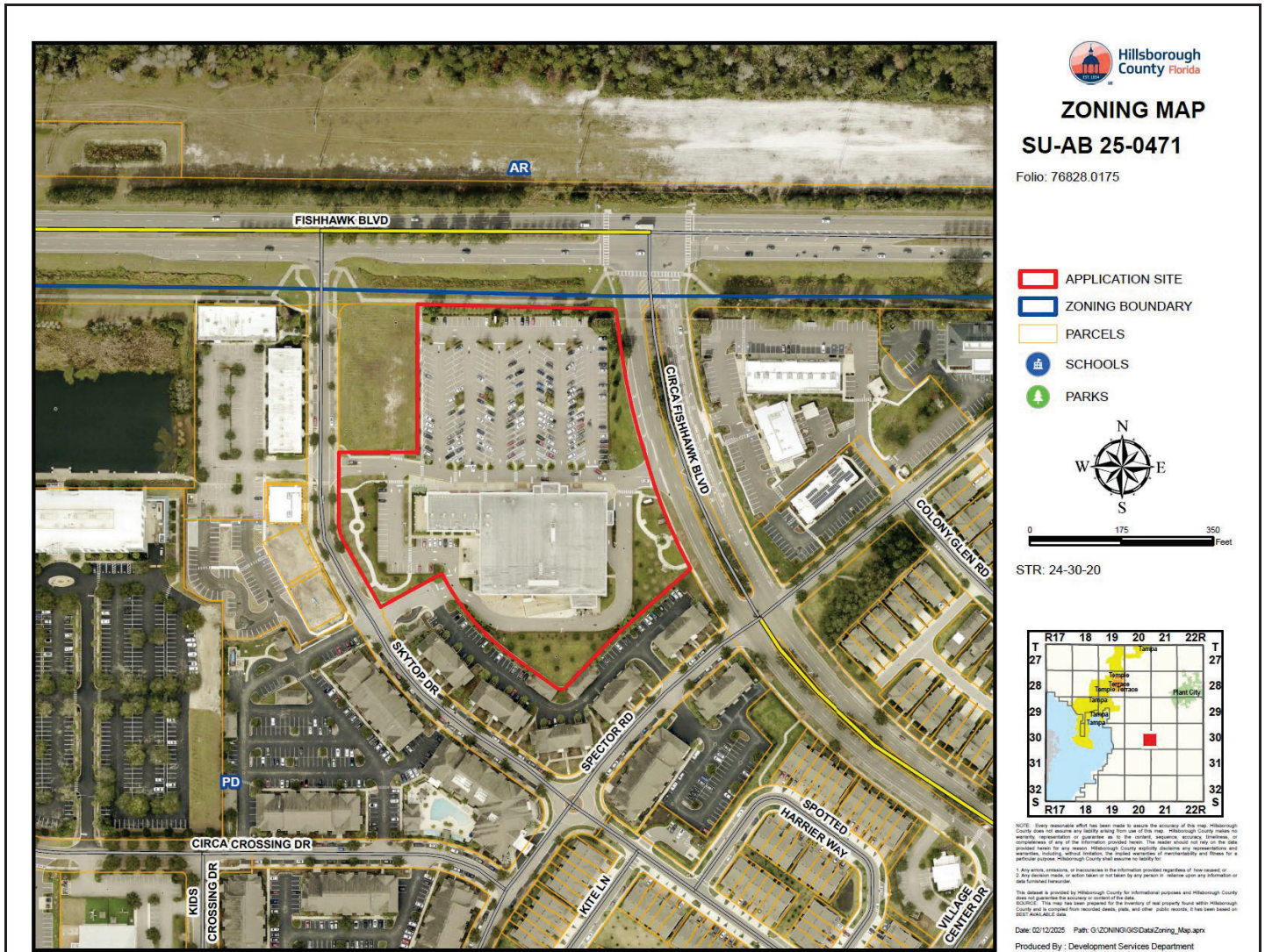
### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map



#### Context of Surrounding Area:

The proposed wet zoning is located on the south side of Fishhawk Boulevard, east of Bell Shoals Road in a mixed use Planned Development. The immediate surrounding area south of Fishhawk Boulevard is all within the same mixed-use Planned Development, most recently zoned PRS 18-1417. North of Fishhawk Boulevard from Bell Shoals Road to the subdivision FishHawk Ranch east of the subject site is undeveloped zoned for agriculture.

**3.0 LAND USE MAP SET AND SUMMARY DATA****3.2 Immediate Area Map****Adjacent Zonings and Uses**

Location:	Zoning:	Land Use:
North	AR	Agricultural Rural
South	PD (PRS 18-1417)	Residential and Commercial
East	PD (PRS 18-1417)	Residential and Commercial
West	PD (PRS 18-1417)	Residential and Commercial

#### 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 proposed wet zoning is located on the south side of Fishhawk Boulevard, east of Bell Shoals Road in a mixed use Planned Development. There is one approved Alcoholic Beverage (AB) permit within 60 feet of the proposed wet zone area for the Publix located in the same shopping center as the restaurant. The subject restaurant is separated from the community use by Skytop Drive and a building located within the strip center. Most of the residential uses are separated from the proposed wet zone area by Skytop Drive and Spector Drive, while the apartments located directly behind the shopping center are separated from the proposed wet zone area by parking, landscape areas and a 6-foot-high PVC fence. The subject PD is specifically designed with a mixture of uses, allowing for the commercial parcel adjacent to the multifamily residential parcel. The proposed wet zone area is separated from the existing community use by Skytop Drive, and multiple commercial buildings. While the distance from the proposed wet zone area is 209.2 feet from the property line of the parcel that contains the community use, the building where the community use is located is approximately 400 feet away.

For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.




LUHO HEARING DATE:MARCH 31, 2025

REQUESTED CLASSIFICATION:2-COP

Case Reviewer: Carolanne Peddle

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

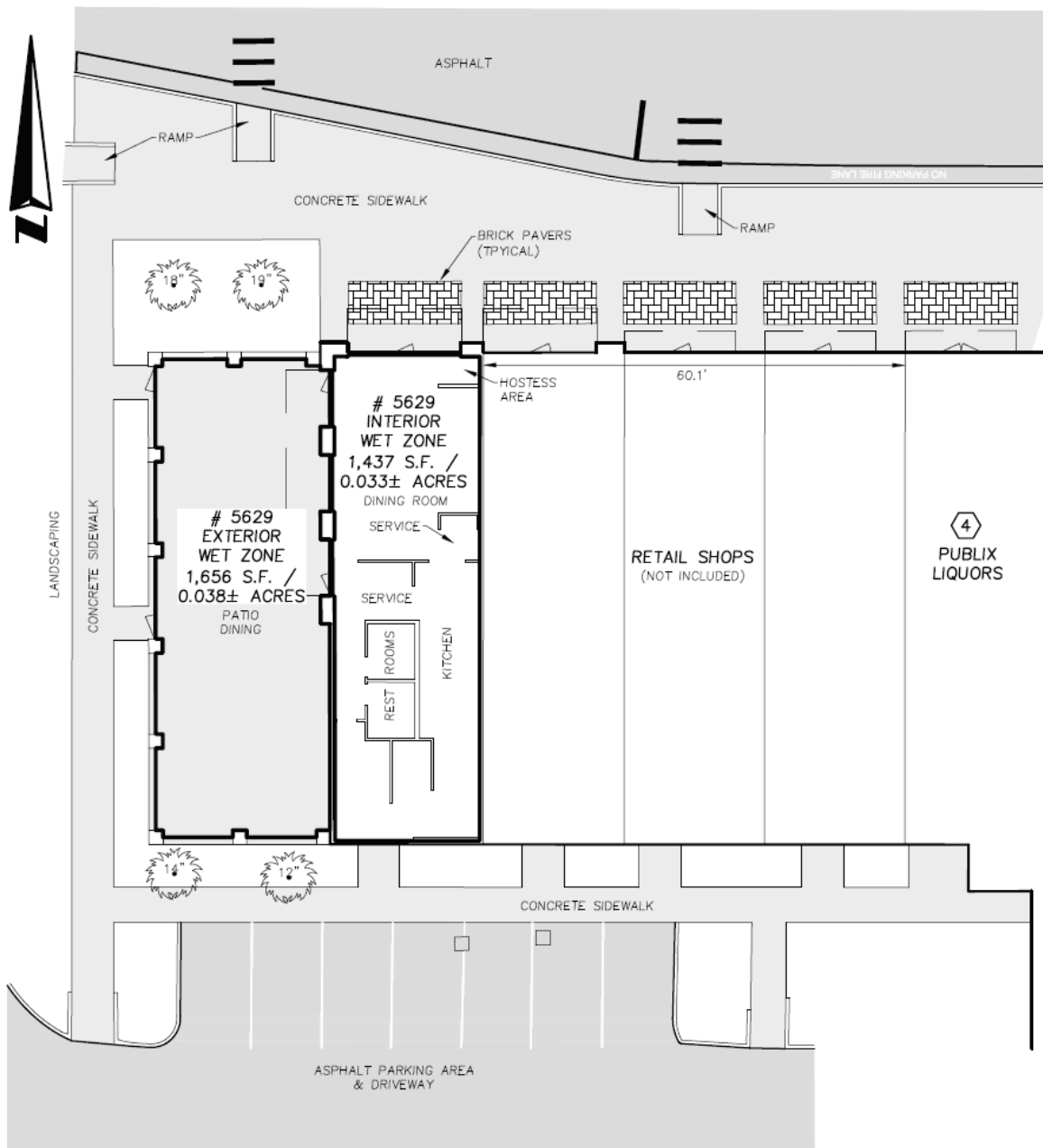
Staff finds the proposed 25-0471 Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,093 Sq. Ft., as shown on the wet zone survey received March 11, 2025.

<div>Zoning Administrator Sign Off:</div>	<div> Colleen Marshall Thu Mar 13 2025 15:41:02</div>
<div><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b> 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.</div>	

## 6.0 PROPOSED WET ZONE SURVEY

WET ZONE SURVEY (2-COP)

SEE WET ZONE AREA DETAILS ON SHEETS 6 &amp; 7



## LEGEND OF ABBREVIATIONS:

L#	=	LINE NUMBER (SEE LINE TABLE)
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
R/W	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
SSMC	=	SOUTHEASTERN SURVEYING & MAPPING CORPORATION

Drawing No. 71613001  
Job No. 71613  
Date: 03/10/2025 REV2  
SHEET 5 OF 7  
See Sheet 3 for Overall View

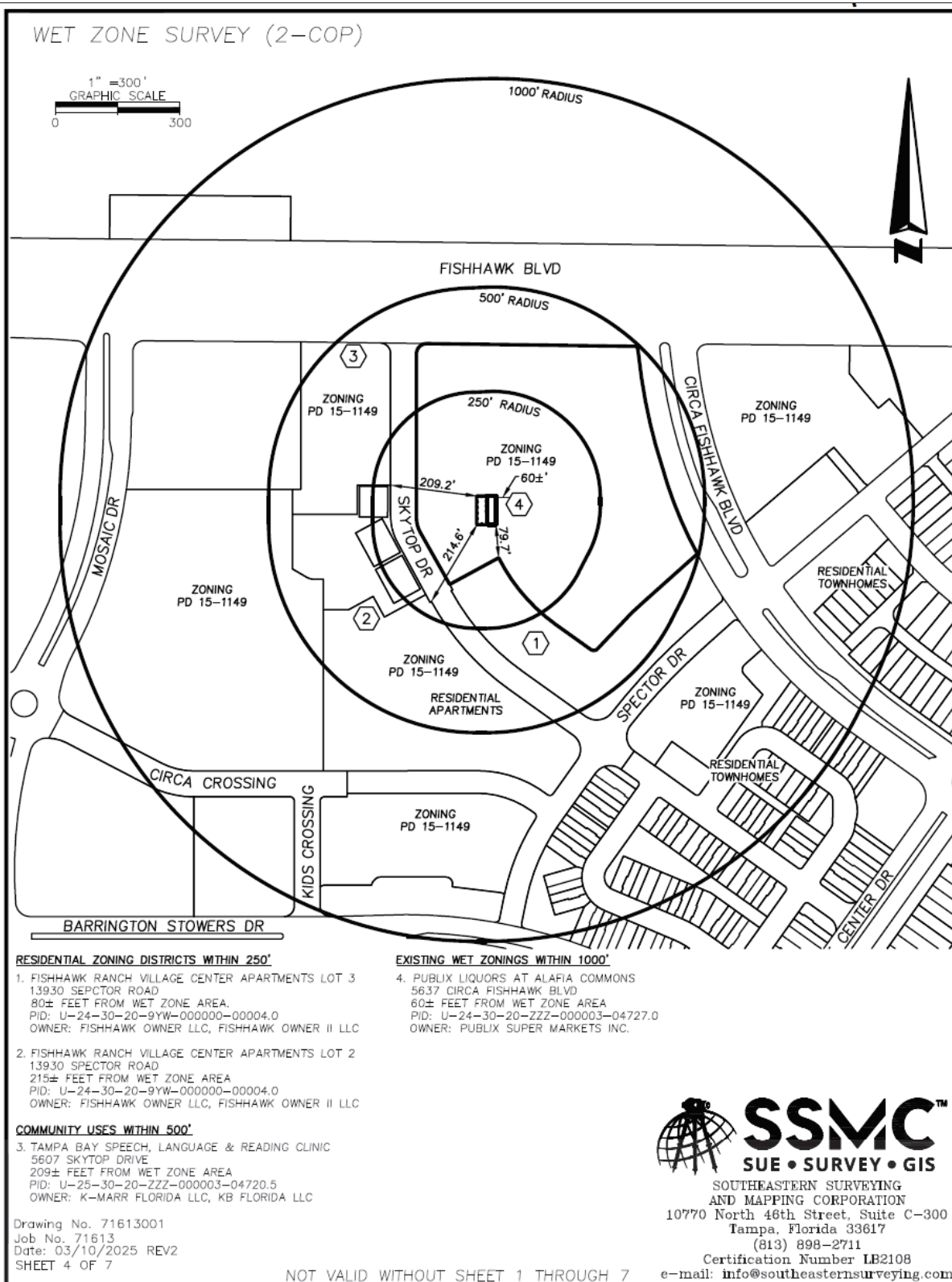
NOT VALID WITHOUT SHEET 1 THROUGH 7



**SSMC™**  
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
10770 North 46th Street, Suite C-300  
Tampa, Florida 33617  
(813) 898-2711  
Certification Number LB2108  
e-mail: [info@southeasternsurveying.com](mailto:info@southeasternsurveying.com)

## 6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)



To Whom It May Concern,

I am applying for a Beer and Wine license for my Rock N Roll sushi franchised location located at 5629 Circa Fishhawk Blvd. Lithia, FL 33547. It is standard for all our locations to provide beer, wine, and sake. We will only have beer, wine, and sake in cans and bottles stored in the 3 lockable coolers highlighted in yellow in section 4 of ABT-6001 application.

Thank You,

A handwritten signature in blue ink, appearing to read 'John Weissfisch', with a stylized, flowing script.

John Weissfisch



## Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

Hillsborough County land development code section 6.11.11 requires separation of the proposed special use building footprint to residentially zoned property shall be 250 feet. This proposed special use lies within roughly 100 feet of the residentially zoned property.

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

The entrance to the restaurant is on the opposite side of the residential zone. The residential zone is located on the back side of the restaurant which has significant barriers between the shopping center and the residentially zoned property ~~which include~~ These include landscaping buffer areas, parking lot, and ~~fencing~~ fencing. Therefore this mitigates the negative impact to the residentially zoned property located to the southwest of the shopping plaza.

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

The restaurant will sell beer and wine to only be consumed on premise. We do not sell alcohol to go. The restaurant is within a retail shopping center with other retail uses. The design of the restaurant and shopping plaza negates the necessity for the specified distance separation requirement to the residentially zoned property. Every restaurant customer will have their ID checked if they order alcohol and our staff is ~~the~~ trained on all that is alcohol sales and consumption per franchise and government regulations.

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver



## **Alcoholic Beverage Special Use Distance Waiver Request**

[Land Development Code Section 6.11.11.D](#) prescribes separation requirements for proposed Alcoholic Beverage Permits, which are:

- (1) 1-APS and 2-APS
  - A. The distance from the "permitted" structure to certain community uses<sup>2</sup> shall be at least 500 feet.
  - B. The distance from the "permitted" structure to residentially zoned property shall be at least 50 feet from the side yard(s) and 20 feet from the functional rear yard.
- (2) 1-APS-IS and 2-APS-IS
  - A. The distance from the proposed structure to schools shall be 500 feet.
- (3) 2-COP-R, 2-COP-RX, 4-COP-RX, AND 11C (Golf Clubs, Tennis and Racquetball Clubs, Wedding and Special Occasion Reception Halls)
  - A. The distance from the "permitted" structure to certain community uses shall be at least 500 feet.
  - B. The distance from the "permitted" structure to residentially zoned property shall be at least 150 feet.
- (4) 3-P S, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Clubs) and Bottle Clubs
  - A. The distance from the "permitted" structure to certain community uses shall be at least 500 feet.
  - B. The distance from the "permitted" structure to residentially zoned property shall be at least 250 feet.
  - C. 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 Use Permits within 1,000 feet of the proposed Special Use as measured from the "permitted" structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments.

<sup>2</sup>"Certain community uses" shall include churches/synagogues, schools, child care centers, public libraries, community recreational facilities and parks.

6 of 8  
35  
This instrument prepared by  
(and after recording return to):

Jessica Paz Mahoney, Esq,  
Feldman & Mahoney, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Folio Number: 076828-0175

### SPECIAL WARRANTY DEED

**NNP IV – LAKE HUTTO, LLC**, a Delaware limited liability company (“**Grantor**”), whose mailing address is 777 South Harbour Island Boulevard, Suite 320, Tampa, Florida 33602, in consideration of ten dollars (\$10.00) and other valuable considerations received from **PUBLIX SUPER MARKETS, INC.**, a Florida corporation (“**Grantee**”), whose mailing address is Post Office Box 407, Lakeland, Florida 33802-0407, hereby grants and conveys to Grantee the real property in Hillsborough County, Florida, described on the attached **Exhibit A**, along with any rights, privileges, hereditaments, appurtenances, reversions and easements appurtenant to such real property.

This conveyance is subject to real estate taxes for 2018 and subsequent years, and the matters described on **Exhibit B**.

Grantor hereby covenants and warrants that the property is free of all encumbrances except as otherwise expressly provided herein, that lawful seisin of and good right to convey the property are vested in Grantor, and that Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but one other.


DATED this 20<sup>th</sup> day of December, 2017.

[SIGNATURE PAGE FOLLOWS]

Signed in the presence of:

NNP IV – LAKE HUTTO, LLC,  
a Delaware limited liability company

  
 (print name): Kirsten Lycett

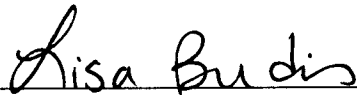
  
 (print name): Lisa Budronis

By:   
 Rick Stevens, Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was signed and acknowledged before me this 18<sup>th</sup> day of December, 2017, by Rick Stevens, as Vice President of NNP – IV Lake Hutto, LLC, a Delaware limited liability company, on behalf of the company. Such person is / personally known to me or / produced \_\_\_\_\_ as identification.

  
 Printed/typed name: \_\_\_\_\_  
 Notary Public-State of \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

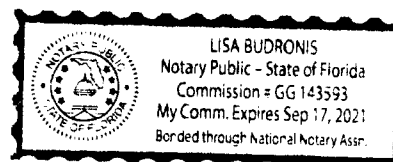


EXHIBIT A TO SPECIAL WARRANTY DEED

## Property Description

A parcel of land lying in the Southeast 1/4 of Section 24, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows: COMMENCE at the Westerlymost corner common to TRACT "A" (Skytop Drive) and LOT 3, according to the plat of FISHHAWK RANCH VILLAGE CENTER APARTMENTS, as recorded in Plat Book 123, Pages 258 through 263, inclusive, of the Public Records of Hillsborough County, Florida, for a POINT OF BEGINNING, run thence along the Easterly boundary of the Right-of-Way for Skytop Drive Extension, the following four (4) courses: 1) N.28°30'00"W., 149.60 feet to a point of curvature; 2) Northerly, 34.32 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 28°30'00" (chord bearing N.14°15'00"W., 33.97 feet) to a point of tangency; 3) NORTH, 392.61 feet to a point of curvature; 4) Northeasterly, 39.50 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°32'10" (chord bearing N.45°16'05"E., 35.52 feet) to a point of tangency on the South boundary of the Right-of-Way for FISHHAWK BOULEVARD, also being the South boundary of Right-of-Way PARCEL 7, as recorded in Official Records Book 8602, Page 299, and in Official Records Book 19165, Page 789, of the Public Records of Hillsborough County, Florida; thence along said South boundary of the Right-of-Way for FISHHAWK BOULEVARD, and said South boundary of Right-of-Way PARCEL 7, S.89°27'50"E., 480.29 feet to a point of curvature, said point also being the Northwestern corner of the Right-of-Way for CIRCA FISHHAWK BOULEVARD, as described and recorded in Official Records Book 19165, Page 767, of the Public Records of Hillsborough County, Florida; thence along the Southwesterly boundary of the Right-of-Way for said CIRCA FISHHAWK BOULEVARD, the following three (3) courses: 1) Southeasterly, 36.42 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 83°27'50" (chord bearing S.47°43'55"E., 33.28 feet) to a point of tangency; 2) S.06°00'00"E., 12.06 feet to a point of curvature; 3) Southerly, 493.87 feet along the arc of a curve to the left having a radius of 1305.00 feet and a central angle of 21°41'00" (chord bearing S.16°50'30"E., 490.93 feet) to the Northerlymost corner common to said Southwesterly boundary of the Right-of-Way for CIRCA FISHHAWK BOULEVARD and the aforesaid LOT 3; thence along the Northerly boundary of said LOT 3, the following seven (7) courses: 1) S.48°15'48"W., 180.63 feet to a point of curvature; 2) Southwesterly, 44.48 feet along the arc of a curve to the left having a radius of 540.67 feet and a central angle of 04°42'48" (chord bearing S.45°54'24"W., 44.46 feet) to a point of tangency; 3) S.43°33'00"W., 105.53 feet to a point of curvature; 4) Westerly, 17.65 feet along the arc of a curve to the right having a radius of 12.34 feet and a central angle of 81°57'00" (chord bearing S.84°31'30"W., 16.18 feet) to a point of tangency; 5) N.54°30'00"W., 103.11 feet to a point of curvature; 6) Northwesterly, 197.55 feet along the arc of a curve to the right having a radius of 435.33 feet and a central angle of 26°00'00" (chord bearing N.41°30'00"W., 195.86 feet) to a point of tangency; 7) N.28°30'00"W., 15.00 feet; thence along the Westerly boundary of said LOT 3, S.61°30'00"W., 133.67 feet to the POINT OF BEGINNING.

EXHIBIT B TO SPECIAL WARRANTY DEED

1. Notice of Adoption of the Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 17257, Page 376; as supplemented and affected by documents recorded in Official Records Book 17793, Page 185; Official Records Book 18406, Page 1979; Official Records Book 20920, Page 758; Official Records Book 20928, Page 533; and Official Records Book 22713, Page 1548; Official Records Book 23349, Page 216; Official Records Book 23780, Page 308; Official Records Book 23834, Page 72; Official Records Book 24210, Page 627; Official Records Book 24551, Page 1; and Official Records Book 24552, Page 1814, all of the Public Records of Hillsborough County, Florida.
2. Restrictions, covenants, terms, conditions and easements, which include provisions for (i) an easement on the land; (ii) a lien for liquidated damages; and (iii) a private charge or assessments, as contained in that certain Charter for Circa FishHawk Village Center recorded in Official Records Book 19146, Page 309; as supplemented and amended by First Amendment to Charter for Circa FishHawk Village Center recorded in Official Records Book 19945, Page 94; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 19945, Page 97; Second Amendment to Charter for Circa FishHawk Village Center recorded in Official Records Book 20450, Page 1133; Supplement to the Charter for Circa FishHawk Village Center (Village Center Apartments) recorded in Official Records Book 23181, Page 629; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 23181, Page 637; Supplement to the Charter for Circa FishHawk Village Center (Eaton Parcel) recorded in Official Records Book 23450, Page 1821; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 24199, Page 1138; Third Amendment to Charter for Circa FishHawk Village Center recorded in Official Records concurrent with this Special Warranty Deed; and Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records concurrent with this Special Warranty Deed, all of the Public Records of Hillsborough County, Florida, as amended.
3. Brick Wall Easement Agreement by and between NNP IV-Lake Hutto, LLC, a Delaware limited liability company and FishHawk Community Development District IV, recorded November 16, 2017 in Official Records Book 25368, Page 1311, of the Public Records of Hillsborough County, Florida.
4. Development Rights Agreement recorded concurrent with this Special Warranty Deed.
5. Declaration of Restrictions and Covenants (Publix) recorded concurrent with this Special Warranty Deed.

# Special Use Alcoholic Beverage Permit Application Package (Waiver Required)



Hillsborough  
County Florida  
Development Services

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

## Instructions to Applicants for Requests Requiring Public Hearing:

### I. Prior to completing this application:

If you have any questions regarding your request or requirements prior to submittal of this application, please email [ZoningIntake-DSD@HCFL.Gov](mailto:ZoningIntake-DSD@HCFL.Gov).

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting [Sunbiz.org](http://Sunbiz.org).
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at [HCPAFL.org](http://HCPAFL.org) and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing [gisdept@hcpafl.org](mailto:gisdept@hcpafl.org). Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

### II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to [ZoningIntake-DSD@HCFL.Gov](mailto:ZoningIntake-DSD@HCFL.Gov). Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

**IMPORTANT:** Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

### III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Close Proximity Property Owners List, the Distance Waiver Notification list and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-0471 Intake Date: 2/7/25  
Hearing(s) and type: Date: 03/31/25 Type: LUHO Receipt Number: 447774  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Cierra James

### Property Information

Address: 5629 Circa Fishhawk Blvd City/State/Zip: Lithia, FL 33547  
TWN-RN-SEC: 24-30-20 Folio(s): 76828.0175 Zoning: PD Future Land Use: R-4 Property Size: 8.27592 acres

### Property Owner Information

Name: Publix Super Markets INC Daytime Phone \_\_\_\_\_  
Address: P.O. Box 32018 City/State/Zip: Lakeland, FL 33802-2018  
Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

### Applicant Information

Name: John Weissfisch (Rock N Roll sushi) Daytime Phone 305 926 2484  
Address: 1218 Howell creek dr City/State/Zip: Winter Springs, FL 32708  
Email: RNRsushi.tampa@gmail.com Fax Number \_\_\_\_\_

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

Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

John Weissfisch

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

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

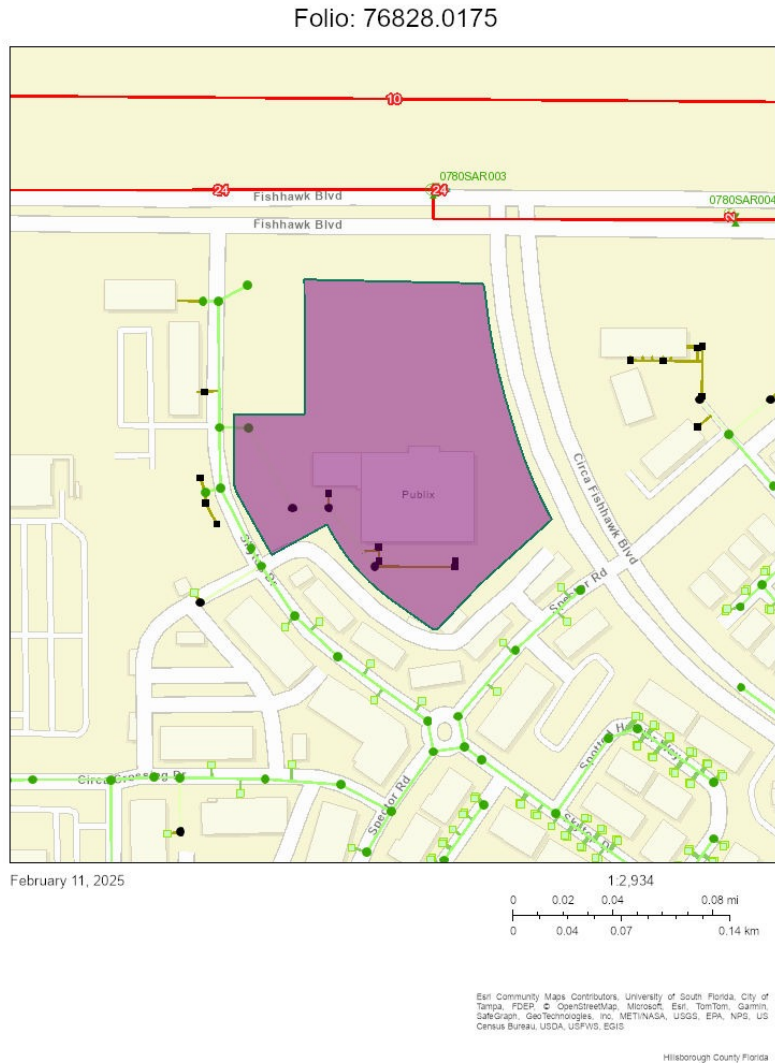
John Weissfisch

Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
INFL	i
Zoning	PD
Description	Planned Development
RZ	15-1149
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0507H
FIRM Panel	12057C0507H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120507C
County Wide Planning Area	Boyette
Community Base Planning Area	SouthShore
Planned Development	PD
Re-zoning	15-1149
Note	
Minor Changes	08-0311
Major Modifications	11-0630,17-0794
Personal Appearances	09-0027,09-0171,14-0728, 15-0672, 18-1417
Census Data	Tract: 013923 Block: 1023
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 76828.0175**  
**PIN: U-24-30-20-ZZZ-000003-04727.0**  
**Publix Super Markets Inc**  
**Mailing Address:**  
 Po Box 32018  
 null  
 Lakeland, FL 33802-2018  
**Site Address:**  
 5637 Circa Fishhawk Blvd  
 Lithia, FL 33547-  
**SEC-TWN-RNG: 24-30-20**  
**Acreage: 7.3**  
**Market Value: \$9,735,200.00**  
**Landuse Code: 1610 STORE/SHP CENTE**

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**Hillsborough  
County Florida**  
Development Services

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

### Official Use Only

Application No: \_\_\_\_\_

Intake Date: \_\_\_\_\_

Hearing(s) and type: Date: \_\_\_\_\_

Type: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: John Weissfish Phone: 305 926 2484

Representative's Email: RNRSushitampa@gmail.com

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

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

### Part A: Property Information & Owner Authorization Requirements

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

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



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

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

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

### Part B: Project Information

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

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

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

- 7 ☒ **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
  - 8 ☒ **State of Florida DBPR Application Sections** - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
    - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals
- OR**
- 9 ☐ **State of Florida DBPR Application Sections** - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
    - Include Section 1 -Check Transaction, Series or Type Requested, Section 3 – Description of Premises to be Licensed, and Section 4 – Application Approvals/Zoning.