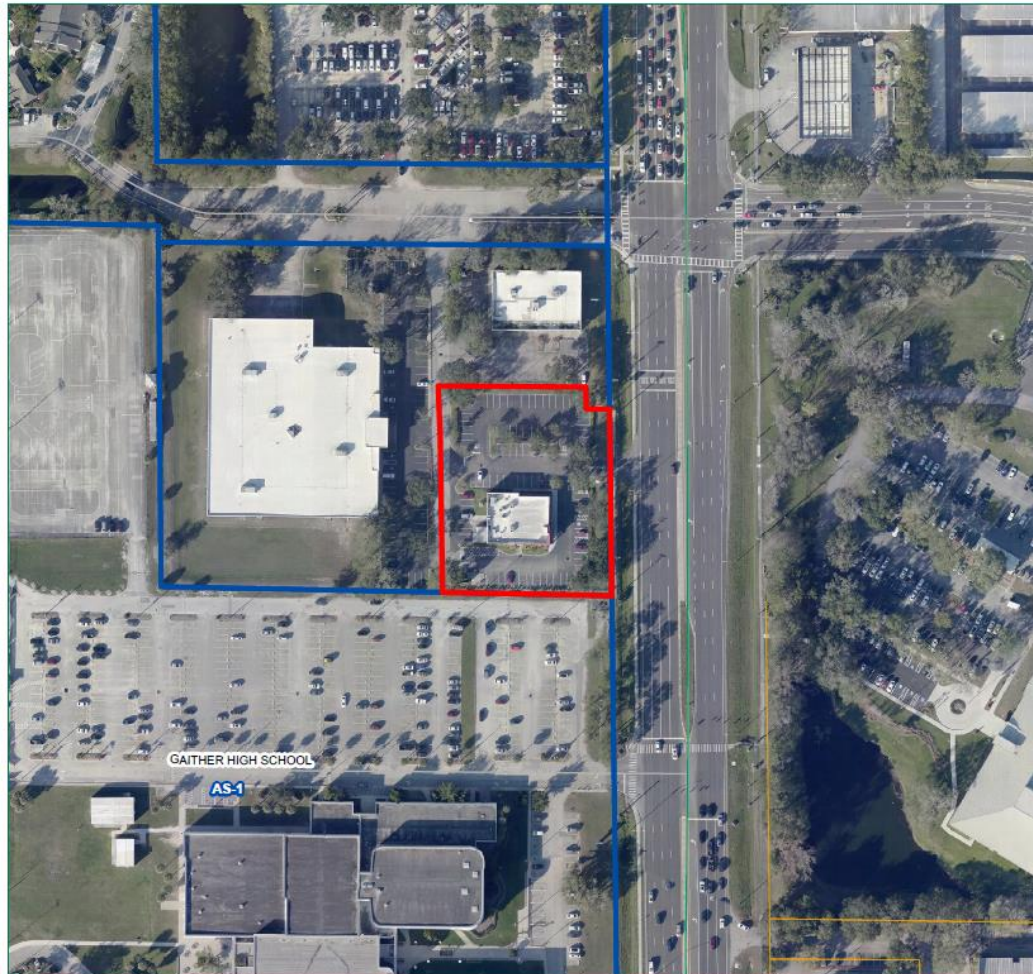




# Hillsborough County Florida

## Land Use Application Summary Report

Application Number:	SU-AB 21-0604	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 2-COP R Permit	North:	PD (92-0279)
		South:	AS-1 (Gaither High School)
Comp Plan Designation:	R-12 (Residential-12)	East:	N. Dale Mabry Hwy. ROW / PD (16-1217)
Service Area:	Urban	West:	PD (92-0279)

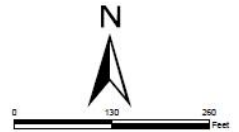


### Immediate Aerial Zoning Map

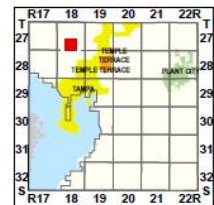
**SU-AB 21-0604**

Folio: 15909.0060

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 28-27-18



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

Date: 04/08/2021 File: G:\ZONING\GIS\DeskZoning\_Site.aprx

**Request Summary:**

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP-R Alcoholic Beverage Development Permit (AB) for the sale and consumption of beer and wine on and off the permitted premises (package sales) in connection with a restaurant. At least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages.

The wet zoning is sought for Bob Evans restaurant located at 16314 N. Dale Mabry Highway in a commercial center. The wet zoned area will comprise a total footprint of 5,219 square feet of indoor area as shown on the revised wet zone survey stamped received May 7, 2021.

The property is zoned Planned Development (PD 92-0279, MM 94-0067), which permits the proposed use and consideration of the requested AB permit.

**Distance Separation Requirements for a 2-COP-R AB Permit:**

Per LDC Section 6.11.11.D.4, the following distance separation requirements apply to the proposed wet zoning:

- The distance from the proposed structure to certain community uses shall be 500 feet. According to the survey submitted by the applicant, the request **does not** comply with this requirement. The proposed wet zoning is 68 feet from property occupied by Gaither High School.
- The distance from the proposed structure to residentially zoned property shall be 150 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement.

Per LDC Section 6.11.11.E., waivers to the required 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 432-foot waiver to the required 500-foot separation from Gaither High School to allow a separation of 68 feet from the school property line. The applicant's justification for the waiver includes the following:

The proposed wet zoning is within a Planned Development which permits a restaurant. The applicant operates a family-style restaurant this is adjacent to the parking lot of Gaither High School. The restaurant's operations do not negatively affect any of the surrounding community or residential uses, including Gaither High School. Given the location of the subject property is not near the entrance/exit of the school building and is adjacent to the school's parking lot, the proposed use to allow the sale of beer and wine for consumption on and off the premises to accompany the already established restaurant's food and non-alcoholic beverage sales will not negatively affect the surrounding area or the adjacent school property. The restaurant will derive at least 51% of its gross sales revenue from the sale of food and nonalcoholic beverages.

**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 approximately 345 feet from the nearest building on the high school’s property. Additionally, the proposed wet zoning is separated from the high school by an existing chain-link fence and a vegetated buffer (see Figure 2 below) which prevents direct access from the restaurant to the school property. Therefore, the normal route of travel from the proposed alcoholic beverage use to the nearest school building is approximately 750 feet as shown in Figure 1, which exceeds the required separation distance.

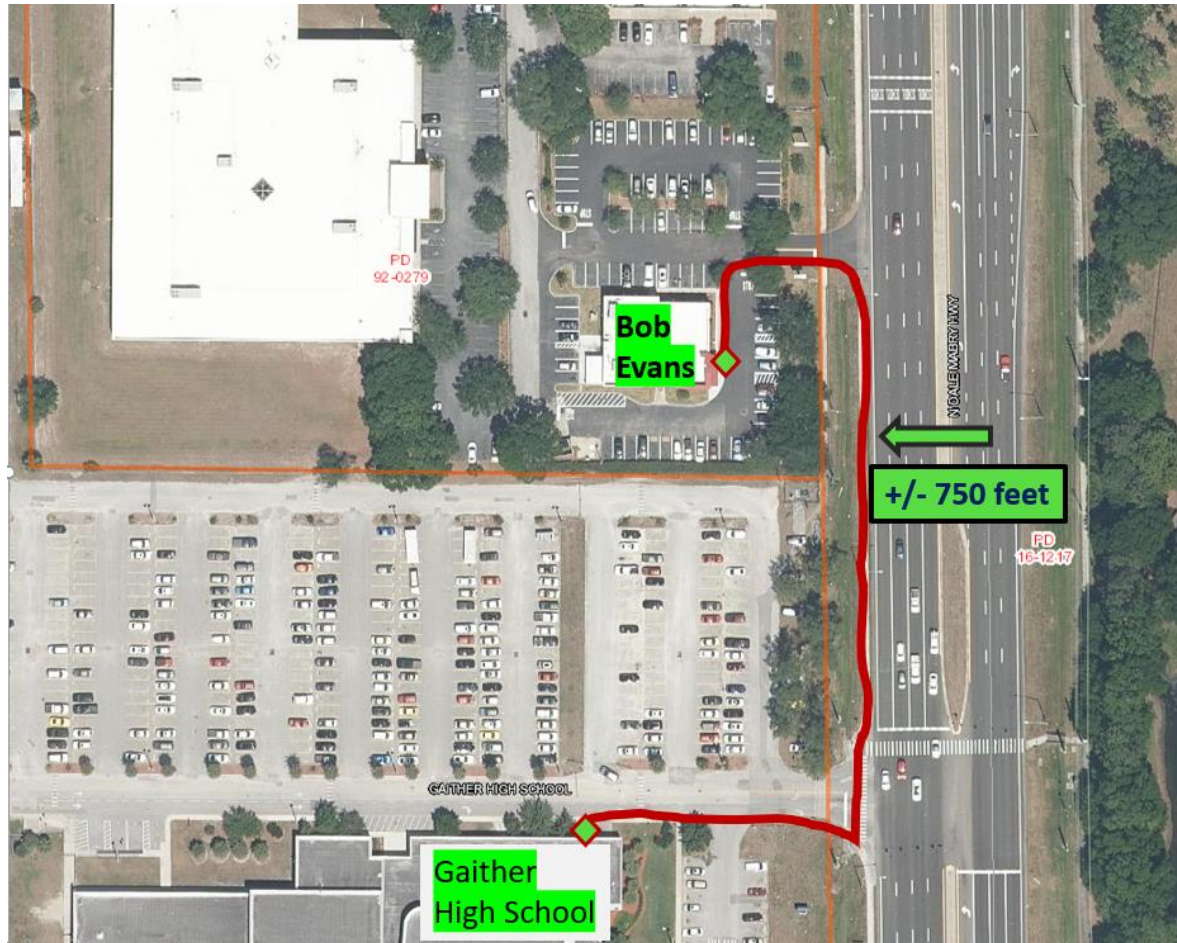


Figure 1: Distance Measurements



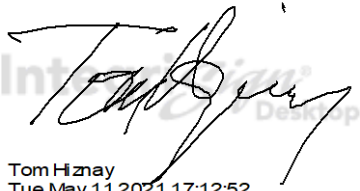


Figure 2: Existing Vegetative Buffer

- The proposed wet zoning is requested by an established restaurant, and the 2-COP-R category is restricted to restaurant use which requires that a majority of annual sales be from the sale of food and non-alcoholic beverages. Therefore, staff finds the addition of beer and wine sales does not represent a substantial change to the existing restaurant use.
- School District staff objects to the proposed wet zoning on the grounds that it does not meet separation requirements from Gaither High School. However, school staff objects to all requested separation waivers from schools and provides no basis for the objection, other than the lack of required separation. In the subject case, staff finds the circumstances discussed above mitigate the need for the required separation distance.
- For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on Gaither High School and other surrounding land uses.

**Recommendation:**

Staff finds the proposed 2-COP-R wet zoning **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 5,219 square feet and received May 7, 2021.

Staff's Recommendation	<b>Approvable</b>
Zoning Administrator's Sign-Off	 Tom Hiznay Tue May 11 2021 17:12:52

SHEET NO. 1 OF 3  
**SPECIFIC PURPOSE SURVEY**  
**ALCOHOLIC BEVERAGE SURVEY**  
( NOT A BOUNDARY SURVEY )  
**2-COP-R**

DESCRIPTION: A parcel of land lying in the East 1/2 of Section 28, Township 27 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of that certain parcel of land described in Official Records Book 5148, Page 1658, of the Public Records of Hillsborough County, Florida, run thence along the West right-of-way line for NORTH DALE MABRY HIGHWAY (State Road No. 597), S.01°10'49"E., a distance of 327.33 feet; thence S.88°49'11"W., a distance of 85.92 feet, to the POINT OF BEGINNING; thence S.00°55'51"E., a distance of 63.30 feet; thence S.89°04'09"W., a distance of 79.70 feet; thence N.00°55'51"W., a distance of 67.50 feet; thence N.89°04'09"E., a distance of 41.40 feet; thence S.00°55'51"E., a distance of 4.20 feet; thence N.89°04'09"E., a distance of 38.30 feet, to the POINT OF BEGINNING.

Containing 5219 square feet, more or less.

"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. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1000-foot straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings indicated on the survey."

NOTE: See Sheet No. 2 for Location Sketch and Detail. See Sheet No. 3 for measurements.



This Survey Prepared For: *Bob Evans Restaurants*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revised distances	5/05/21	JMG	NN	NN	NNNN
Revised distances	5/7/21	JMG	NN	NN	NNNN

**SURVEYOR'S CERTIFICATE**  
This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
STATE OF FLORIDA  
Jack M. Greene, SURVEYOR & MAPPER NO. 6506  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**GeoPoint**  
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888  
Tampa, Florida 33605 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG | Checked: SEC | P.C.: BC | Date: FW 128  
Date: 12/14/20 | Dwg: Bob Evans 18314 AB | Order No.: NNNNNN  
Section 28, Township 27 South, Range 18 East

**SHEET NO. 2 OF 3**  
**SPECIFIC PURPOSE SURVEY**  
**ALCOHOLIC BEVERAGE SURVEY**  
**( NOT A BOUNDARY SURVEY )**  
**2-COP-R**

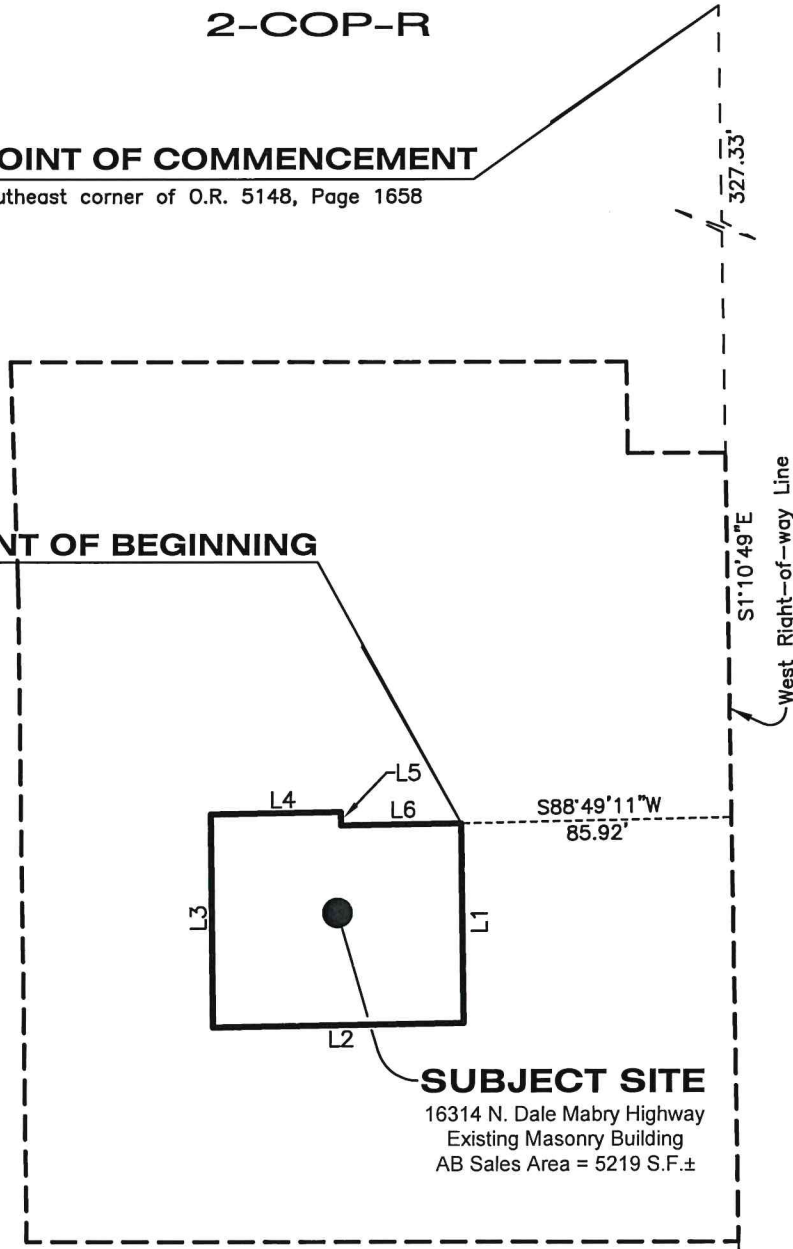
Scale: 1" = 60'

**POINT OF COMMENCEMENT**

Southeast corner of O.R. 5148, Page 1658

**POINT OF BEGINNING**

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°55'51" E	63.30'
L2	S 89°04'09" W	79.70'
L3	N 00°55'51" W	67.50'
L4	N 89°04'09" E	41.40'
L5	S 00°55'51" E	4.20'
L6	N 89°04'09" E	38.30'

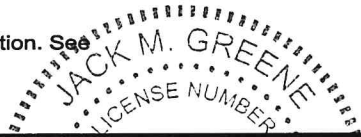


**NORTH DALE MABRY HIGHWAY**  
**(STATE ROAD NO. 597)**

**SUBJECT SITE**

16314 N. Dale Mabry Highway  
Existing Masonry Building  
AB Sales Area = 5219 S.F.±

NOTE: See Sheet No. 1 for legal description and certification. See Sheet No. 3 for measurements.



This Survey Prepared For: *Bob Evans Restaurants*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revised distances	5/05/21	JMG	nn	nn	nnnn
Revised distances	5/7/21	JMG	nn	nn	nnnn

**SURVEYOR'S CERTIFICATE**  
This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

**Jack M. Greene**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Drawn: JMG Checked: SEC P.C.: BC Date: FW 126  
Date: 12/14/20 Dwg: Bob Evans 16314 AB Order No.: nnnnnn  
Section 28, Township 27 South, Range 18 East



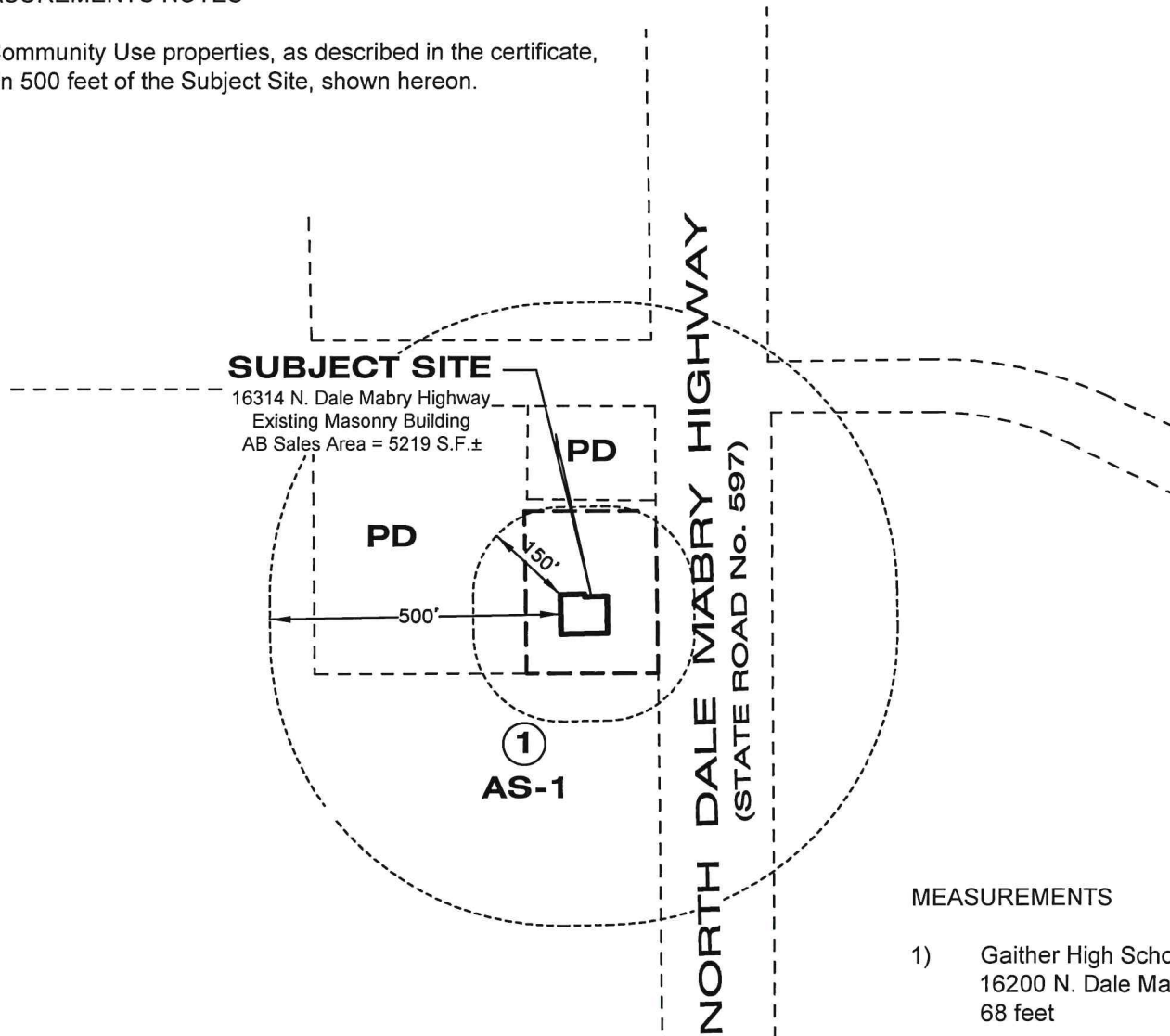
SHEET NO. 3 OF 3  
**SPECIFIC PURPOSE SURVEY**  
**ALCOHOLIC BEVERAGE SURVEY**  
( NOT A BOUNDARY SURVEY )

Scale: 1" = 300'

**2-COP-R**

MEASUREMENTS NOTES

- Community Use properties, as described in the certificate, within 500 feet of the Subject Site, shown hereon.



MEASUREMENTS

- Gaither High School  
16200 N. Dale Mabry Hwy.  
68 feet

NOTE: See Sheet No. 1 for legal description and certification. See Sheet No. 2 for Location Sketch and Detail.

This Survey Prepared For: *Bob Evans Restaurants*

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revised distances	5/05/21	JMG	NN	NN	NNNN
Revised distances	5/7/21	JMG	NN	NN	NNNN

JACK M. GREENE  
LICENSE NUMBER 6506

**SURVEYOR'S CERTIFICATE**  
This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA  
Jack M. Greene  
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Tampa, Florida 33605 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7763

Drawn: JMG Checked: SEC P.C.: BC Date: FW 125  
Date: 12/14/20 Dwg: Bob Evans 16314 AB Order No.: NNNNNN  
Section 28, Township 27 South, Range 18 East



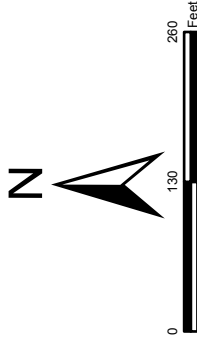


# Immediate Aerial Zoning Map

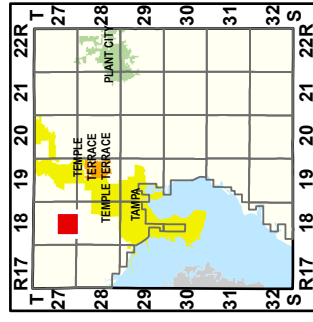
## SU-AB 21-0604

Folio: 15909.0060

- Application Site
- Zoning Boundary
- Parcels



STR: 28-27-18

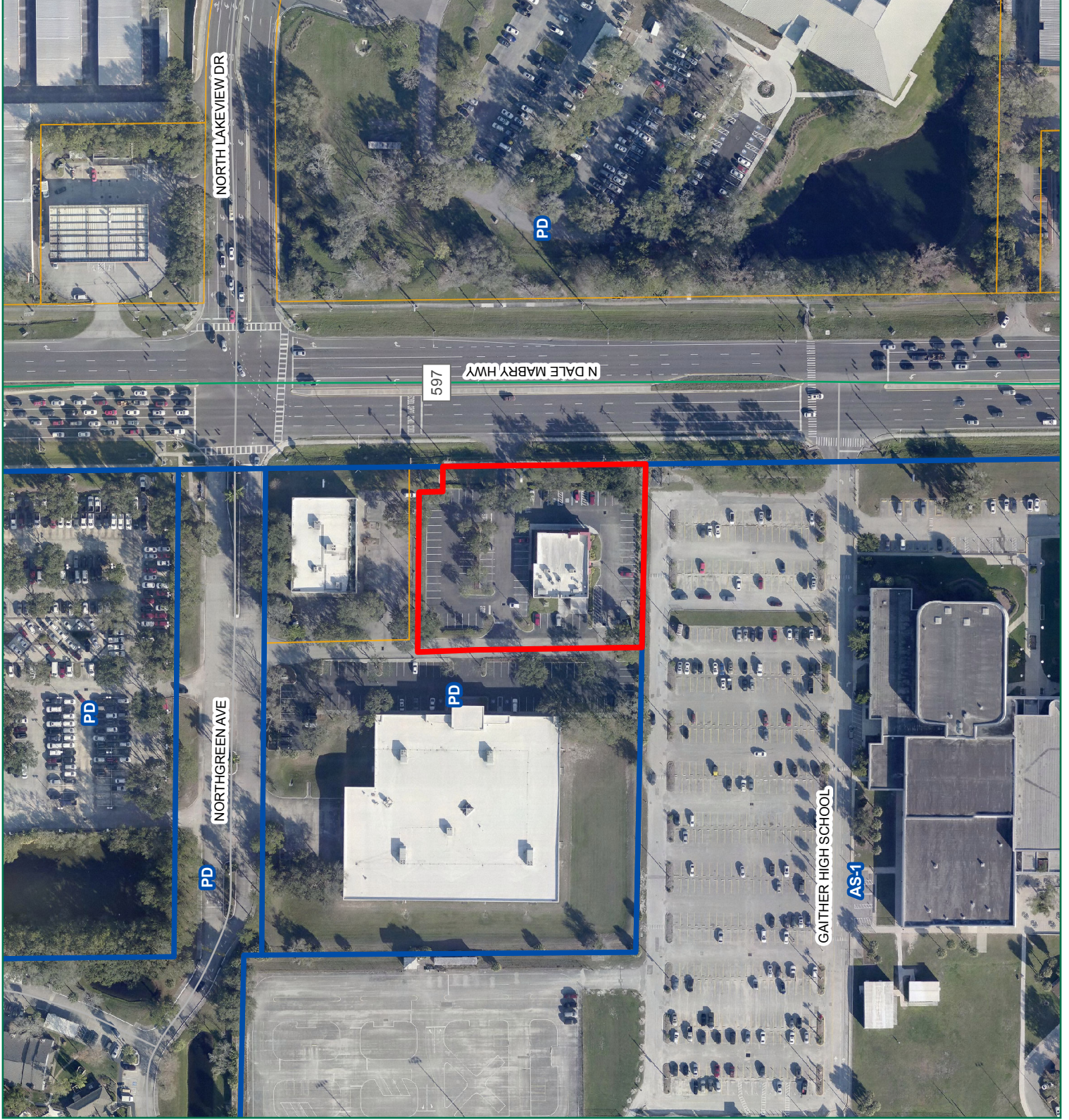


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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

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





## ATTACHMENT B (Page 2 of 2)

### 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:

As required by Section 6.11.11, Hillsborough County Code of Ordinances, the distance from the permitted structure to community uses shall be 500 feet.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property, 16314 North Dale Mabry Hwy., Tampa, FL 33618, is located within a Planned Development ("PD") as a permitted use. The subject property operates as a family-style restaurant, which is adjacent to the parking lot of Gaither High School. The subject property's operations do not negatively affect any of the surrounding community or residential uses, including Gaither High School. There should not be a negative impact on the immediate or surrounding areas to the subject property, given that the proposed use is to allow for the sale of beer and wine for on and off premises consumption in conjunction with the operation of a bona fide family-style restaurant. The restaurant is not seeking to be able to sell liquor for consumption on or off the premises; instead, the restaurant wishes to sell beer and wine to accompany guests meals. The restaurant will derive at least 51% of its gross sales revenue from the sales of food and nonalcoholic beverages at all times.  
\_\_\_\_\_  
\_\_\_\_\_

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

The subject property is located within a Planned Development permitting restaurant uses. Given the location of the subject property is not near the entrance/exit of the school property and is adjacent to the parking lot of the school, the proposed use to allow for the sale of beer and wine for consumption on and off the premises to accompany the already established restaurant's food and nonalcoholic beverage sales will not negatively affect the surrounding areas or the adjacent school property. Given the variety of uses available within the Planned Development, including both the restaurant and the school, there should not be any new or unusual interference to the school property, given the restaurant is already existing and is located near the parking lot of the school grounds.  
\_\_\_\_\_  
\_\_\_\_\_

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

**WRITTEN STATEMENT/PROJECT DESCRIPTION AND CODE COMPLIANCE PURSUANT  
TO SECTION 5.2.1.1 AND SECTION 5.2.1, HILLSBOROUGH COUNTY CODE**

**SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVERS REQUIRED)**

**2-COP-R ALCOHOLIC BEVERAGE LICENSE**

**BOB EVANS RESTAURANTS, LLC D/B/A BOB EVANS RESTAURANT 502**

**16314 NORTH DALE MABRY HWY., TAMPA, FL 33618**

This Special Use (Alcoholic Beverage Permit) (Waivers Required) application is for a 2-COP-R permit for the sale of beer and wine for consumption on and off the permitted premises (package sales) in connection with a restaurant, Bob Evans Restaurants, LLC d/b/a Bob Evans Restaurant 502 located at 16314 North Dale Mabry Hwy., Tampa, FL 33618. At least 51 percent of the restaurant's total biannual sales are derived from the sale of food and non-alcoholic beverages. Bob Evans is a bona fide restaurant offering a variety of prepared meals for dine-in and take-out to consumers, including bakery and desserts, steak and seafood, soups and salads, turkey and chicken, burgers and sandwiches, hotcakes, omelets and skillet, family meals, breakfast, other prepared food items and nonalcoholic beverages.

The overall indoor alcoholic beverage sales area for Bob Evans Restaurant 502 is 5,219 square feet. The distance separation requirement for a 2-COP-R use is 500 feet from certain community uses and 150 feet from residentially zoned property as set forth in Section 6.11.11(D), Hillsborough County Land Development Code. As indicated on the Wet-Zone Survey and the Special Use Site Plan, there is one community use, Gaither High School, within 68 feet of the subject property. There are no other community uses within 500 feet of the subject property. As also shown on the Wet-Zone Survey, there are no residentially zoned properties within 150 feet of the subject property. Therefore, Waivers are required to exempt the distance separation requirement from the Gaither High School community use.

The proposed use will not negatively affect the community use of Gaither High School given that the proposed use is the sale of beer and wine for consumption on and off the premises in connection with the operation of the family-style restaurant, which is a permitted use in the subject Planned Development ("PD"). The subject restaurant is located adjacent to the parking lot for Gaither High School, and is a further distance away from any entrance and/or exit to the actual high school building. Given the restaurant's proximity from the actual Gaither High School building, there should not be any new or unusual interference to the community use property.

Bob Evans Restaurants, LLC d/b/a Bob Evans Restaurant 502 will operate in complete compliance with all Hillsborough County Code of Ordinances and Land Development Code regulations governing the sale and service of alcoholic beverages pursuant to the 2-COP-R license classification to permit the sale of beer and wine for consumption on and off the permitted premises (package sales) in connection with a restaurant. At least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages.



Maggie Schultz, Esq. and Amanda Hessein, Esq.

Authorized Representatives for Bob Evans Restaurants, LLC

21-0604



Parcel Identification No: A0159090060

Address: 16314 North Dale Mabry Hwy  
Tampa, Florida

**This Instrument Prepared By:**

FisherBroyles, LLP  
Tarun J. Chandran  
4505 N Lincoln Avenue  
Chicago, IL 60625

**After recording, please return to:**

Badema Pupovic  
Fidelity National Title  
485 Lexington Ave 18th Floor  
New York, NY 10017

(Space above this line reserved for recording office use only)

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **BER Real Estate Investments I, LLC**, a Delaware limited liability company (hereinafter, the "**Grantor**"), whose address is One Embarcadero Center, 39th Floor, San Francisco, CA 94111, hereby grants, bargains, sells and conveys to **TAMBOB BB LLC**, a Florida limited liability company, whose address is C/O Orion Investment and Management Ltd. Corp., 200 S. Biscayne Blvd., 6<sup>th</sup> Floor, Miami, FL 33131 (hereinafter, the "**Grantee**"), the following described real property:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "**Property**").

Prior Instrument Reference: No. 2017176432; Book 24922, Page 1399

together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid, non-delinquent general and special taxes, bonds and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

TO HAVE AND TO HOLD the premises aforesaid unto said Grantee and its successors and assigns forever; and that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

**DATED:** July 31, 2017

**RETURN TO:**  
**FIDELITY NATIONAL TITLE**  
**ATTN: JENNIE CLAYTON**  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
File No. FTP17-45368

*[Signature page follows]*

Witnesses:

By: [Signature]  
Name: Laura Calcezas

By: [Signature]  
Name: Lisa Hansen

**GRANTOR:**

BER REAL ESTATE INVESTMENTS I, LLC, a  
Delaware limited liability company

By: [Signature]  
Name: Joshua Cohen  
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) §  
County of San Francisco )

On July 21, 2017, before me, Julintip Thirasilpa a  
Notary Public, personally appeared Joshua Cohen who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct

WITNESS my hand and official seal.

[Signature]  
Signature of Notary



(Affix seal here)



EXHIBIT "A"

Legal Description

**Bob Evans Restaurant No. 0502 Tampa, Florida (16314 North Dale-Mabry Hwy, Tampa, FL 33618)**

PARCEL I:

A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5148, PAGE 1658, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND SHOWN AS "PARCEL III — EASEMENT FOR INGRESS/EGRESS" ON THAT CERTAIN BOUNDARY SURVEY OF HILLSBORO FARMS, DATED JANUARY 11, 1994, JOB #94-30, PREPARED BY JOHNNY H. FLETCHER, PROFESSIONAL LAND SURVEYOR #2696; THENCE SOUTH 01 DEGREES 10 MINUTES 49 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH DALE MABRY AS SHOWN ON SAID BOUNDARY SURVEY FOR 212.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 10 MINUTES 49 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 249.89 FEET TO THE SOUTHEAST CORNER OF SAID BOUNDARY SURVEY; THENCE NORTH 89 DEGREES 57 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID BOUNDARY SURVEY FOR 226.14 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 32 SECONDS WEST FOR 207.25 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 27 SECONDS WEST FOR 71.49 FEET; THENCE EAST FOR 196.26 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 31.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SAID NORTH DALE MABRY; THENCE SOUTH 01 DEGREES 10 MINUTES 49 SECONDS EAST ALONG SAID PARALLEL LINE FOR 29.01 FEET; THENCE EAST 31.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR PARKING, INGRESS AND EGRESS, AND ACCESS CREATED AND GRANTED AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS EXECUTED BY HAVERTY FURNITURE COMPANIES, INC., A MARYLAND CORPORATION, DATED APRIL 4, 1995 AND RECORDED APRIL 7, 1995 IN OFFICIAL RECORDS BOOK 7719, PAGE 1651, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



Received  
03/30/2021  
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: 16314 North Dale Mabry Hwy. City/State/Zip: Tampa, FL 33618 TWN-RN-SEC: 28-18E-27S  
Folio(s): 015909-0060 Zoning: PD Future Land Use: Comm. Property Size: 62,130 SF

#### Property Owner Information

Name: Tambob BB LLC Daytime Phone: 305-278-8400  
Address: 200 S. Biscayne Blvd., 7th Floor City/State/Zip: Miami, FL 33131  
Email: ssantovenia@orionmiami.com FAX Number: \_\_\_\_\_

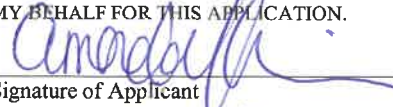
#### Applicant Information

Name: Bob Evans Restaurants, LLC Daytime Phone: 813-684-1638  
Address: 8111 Smith's Mill Road City/State/Zip: New Albany, OH 43054  
Email: Emily.crandell@bobevans.com FAX Number: \_\_\_\_\_

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

Name: Maggie Schultz and Amanda Hessein of Rutledge Ecenia, PA. Daytime Phone: 850-681-6788  
Address: 119 S. Monroe St., Ste. 202 City / State/Zip: Tallahassee, FL 32301  
Email: maggie@rutledge-ecenia.com and amanda@rutledge-ecenia.com FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

  
Signature of Applicant  
Amanda Hessein  
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  
Amanda Hessein  
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 03/30/2021  
Case Number: 21-0604 Public Hearing Date: 05/24/2021 Receipt Number: 21-0604  
Type of Application: SU-AB

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

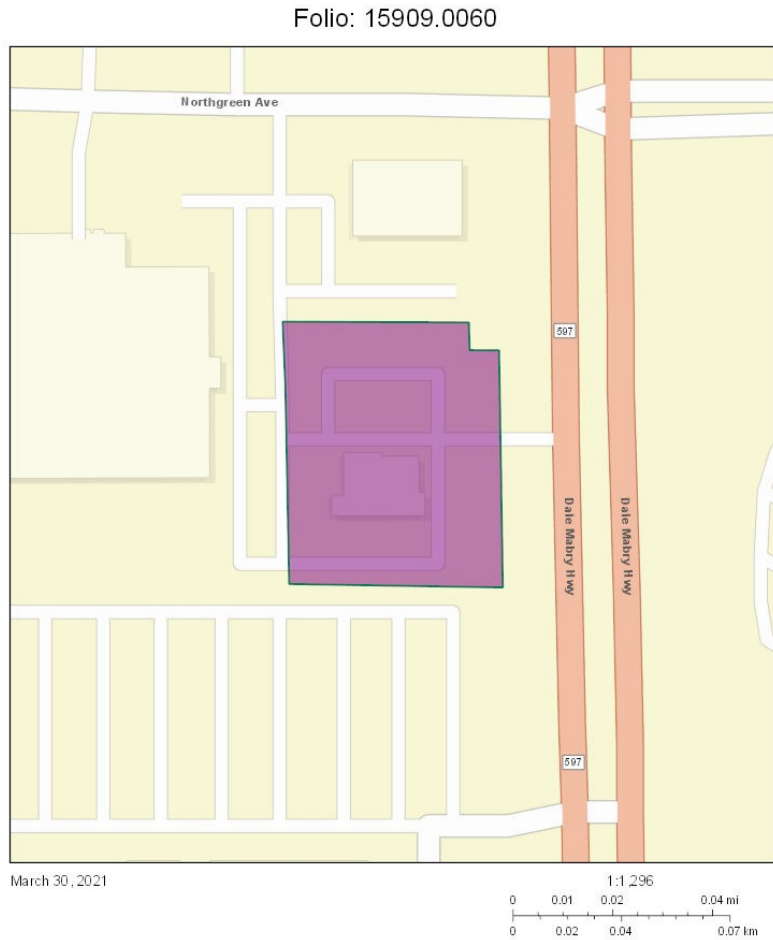
Revised 07/02/2014

21-0604



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	92-0279
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0182H
FIRM Panel	12057C0182H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Major Modifications	94-0067
Census Data	Tract: 011524 Block: 2000
Future Landuse	R-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



**Folio:** 15909.0060  
**PIN:** U-28-27-18-ZZZ-000000-67300.1  
**TAMBOB BB LLC**  
**Mailing Address:**  
 C/O ORION INVESTMENT AND MANAGEMENT LTD CORP  
 200 S BISCAYNE BLVD FL 6TH  
 MIAMI, FL 33131-5351  
**Site Address:**  
 16314 N DALE MABRY HWY  
 TAMPA, FL 33618  
**SEC-TWN-RNG:** 28-27-18  
**Acreage:** 1.42445004  
**Market Value:** \$1,579,283.00  
**Landuse Code:** 2102 COMM./OFFICE

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21-0604



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