



**Land Use Application Summary Report**

Application Number:	SU 22-0063AB	Adjacent Zoning and Land Uses:	
Request:	4-COP-RX Alcoholic Beverage Permit with Separation Waiver	North:	Residential Single Family Conventional -RSC-6 / Church
		East:	Commercial Neighborhood – CN / Retail
Comp Plan:	R-4	South:	PD 85-0331 / Commercial
Service Area:	Urban Service Area	West:	Residential Single Family Conventional -RSC-6 / Church Commercial Neighborhood – CN / Retail



**ZONING MAP**  
**SU-AB 22-0063**  
Folio: 16223.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 150 300 Feet

STR: 6-28-18, 31-27-18

T	R17	18	19	20	21	22R	T
27							27
28			■				28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTES: 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 purpose of real property located within Hillsborough County and is compiled from recorded deeds, plats, and other public records, if they have been filed or filed.

Users of this map are hereby notified that the electronic digital geospatial information sources should be consulted for verification of the information presented on this map.

Date: 10/27/2021 Path: G:\ZONING\GIS\GISData\Zoning\_Map.aprx  
Produced By: Development Services Department

**Request Details:**

The applicant seeks approval of a 4-COP-RX Alcoholic Beverage Permit for a restaurant at 5229 Ehrlich Road. The requested wet zoning allows the sale and consumption of beer, wine, and liquor for sale and consumption on the permitted premises only in connection with a restaurant, except as otherwise allowed for certain eating establishments pursuant to State law and the Land Development Code.

Per LDC Section 6.11.11.C.j, the restaurant shall have a patron seating capacity of at least 100 seats and a gross floor capacity (gross floor area plus covered patio area) of at least 2,500 square feet. Additionally, at least 51 percent of the restaurant's total biannual sales shall be derived from the sale of food and non-alcoholic beverages.

According to the survey submitted by the applicant, the proposed wet zone area will be 5,656.1 square feet in size, of which 4,242 square feet is indoor area and 1,414.1 square feet is outdoor seating area. Additionally, the applicant has stated there will be at least 100 patron seats.

The site currently has 4-COP-SRX wet zoning (AB 85-1216) for the sale and consumption of beer, wine, and liquor on the permitted premises only in connection with a restaurant. The currently approved wet zone area is 4,270 sq. ft. of enclosed space. The site is located in a shopping center at the northeast corner of Ehrlich Road and Hutchinson Road. The property is zoned CN which permits restaurants and consideration of the proposed wet zoning.

The subject wet zoning seeks to expand the current SU AB permit wet zone area to allow outdoor patio areas (1,414.1 square feet) along the west and south of the existing enclosed premises as indicated in the survey submitted on February 3, 2022. If the requested wet zoning is approved, the existing wet zoning will be rescinded.

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 residentially zoned property shall be 150 feet.  
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 not** comply with this requirement. As shown on the submitted survey, there are two churches and one public school within 500 feet.

Northwest Community Church

This church is located 272 feet to the north (tag # 4 on the survey). The applicant requests a 228-foot waiver separation.

Messiah Lutheran Church

This church is located 317 feet to the north (tag # 2 on the survey). The applicant requests a 183-foot waiver separation.

Ben Hill Middle School

The middle school is located 348 feet to the north (tag # 6 on the survey). The applicant requests a 152-foot waiver separation.

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

**Waiver Request:**

The applicant has submitted the following justification for the requested separation waiver:

Northwest Community Church

- Although the church is within 500 feet in a straight line, it is located behind the shopping center.
- The church is separated by a 6-foot high fence.
- The shopping center is L shaped and the proposed wet zone space is located at the furthest end of the retail building.

Messiah Lutheran Church

- The church is located on the west side of Hutchinson Rd.
- The church parking lot is within the 500 feet distance from the proposed wet zone space, but the church building is located more than 500 feet away.
- The actual walking distance to the church site is over 500 feet. To walk from the wet zone location to the church site, one would have to walk SW to the intersection of Ehrlich Rd. and Hutchinson Rd., over the crosswalk and go north along Hutchinson Rd. the church.
- There are two more restaurants selling alcoholic beverages between the proposed wet zone area and the church.

HC Ben Hill Middle School

- The restaurant has already an approved wet zone in place.
- The school building and student areas are outside the 500 feet radius.
- The school is on the south side of Ehrlich Rd.
- Ehrlich Rd. is a 4 lane busy road which separates the school from the subject site.

**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 will serve an existing restaurant and, if approved, replace an existing wet zoning which allows the same type of alcohol sales and consumption.
- The restaurant already has outdoor dining, which will be supplemented by the proposed alcoholic beverage service.
- The church located at the north of the site is separated by a fence and the walking distance, around the shopping center building and fence is over 500 feet.
- The proposed wet zone space is on the opposite end of the long, L shaped, shopping center.
- The church to the west is on the other side of Hutchison Rd. with a walking distance of over 500 feet.
- Parking areas and a retention pond are within 500 feet, but the church building sits more than 500 feet away.
- Ben Hill Middle School is located on the opposite side of Ehrlich Rd. which is a 4 lane, divided collector road.
- The school building is located more than 500 feet away from the subject site. The walking distance to the school site is also more than 500 feet.
- School District staff objects to the proposed wet zoning on the grounds that it does not meet separation requirements from Pinecrest Elementary 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 and the proposed condition mitigate the need for the required separation distance.

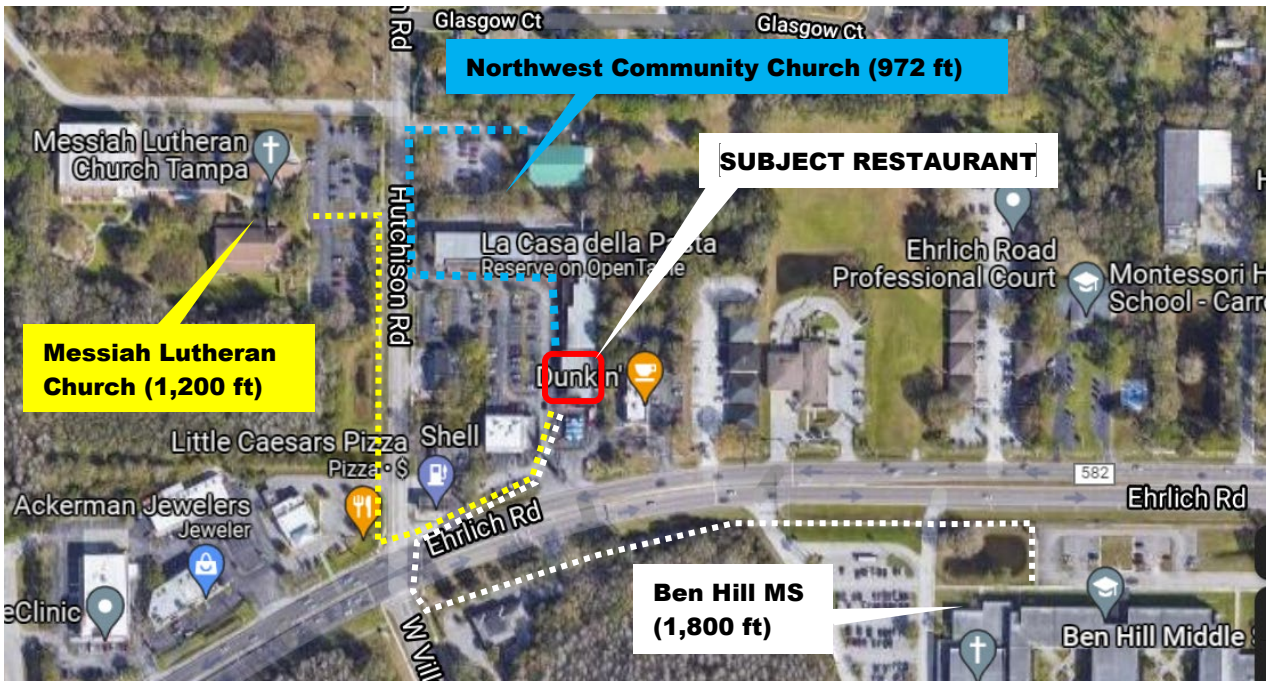


Figure 1. Walking paths and distances from the subject restaurant to the Community Uses.

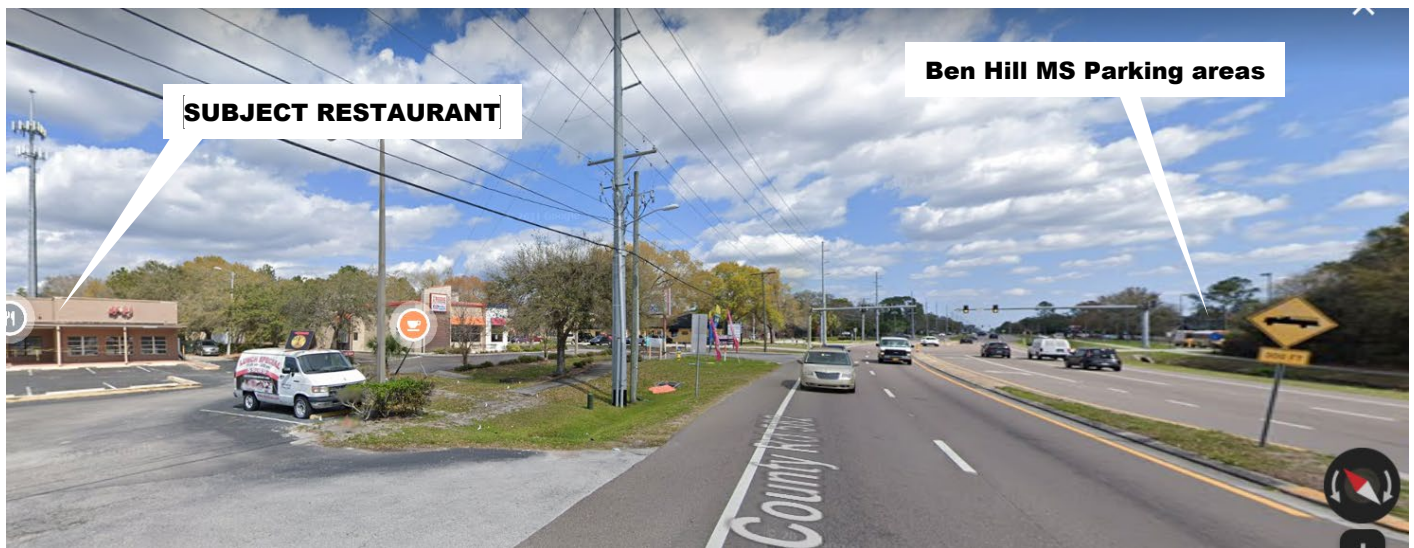


Figure 2. View of Ehrlich Rd. Separating the proposed wet zone site from the Ben Hill MS.

- Staff concurs with the applicant’s justification regarding the distance waiver request from the Community Uses. The proposed wet zone is within an established shopping center, located along a commercial corridor. The existing wet zoning permits the sale and on-premises consumption of beer, wine and liquor in connection with a restaurant as will the proposed wet zoning, with the only difference being the allowance to serve alcohol in new and existing outdoor seating areas.

**Recommendation:**

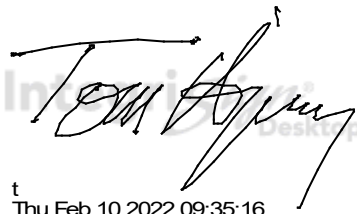
For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance separation requirements is negated by the circumstances identified above. Therefore, staff finds the request to be **APPROVABLE, subject to recommended conditions**. Approval is based upon the survey indicating a total wet zoned area of 5,656.1 square feet space (4,242 square feet indoor area and 1,414.1 square feet outdoor area) received February 3, 2022.

**Recommended Condition:**

- 1) Upon approval of SU AB 22-0063, the existing wet zoning of the premises, AB 85-1216, shall be rescinded.

Staff's Recommendation: **Approvable subject to conditions**

Zoning  
Administrator  
Sign-off:



t  
Thu Feb 10 2022 09:35:16



Patio facing  
Ehrlich Road



Patio facing  
Hutchison



View to school from  
patio

# SPECIFIC PURPOSE SURVEY

(ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY)  
4-COP-RX

CERTIFIED TO: SRJ RESTAURANTS INC.

**DESCRIPTION:**

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, LYING IN HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 31-27-18, S.89°50'44"W. A DISTANCE OF 1627.29 FEET; THENCE LEAVING SAID SOUTH BOUNDARY N.00°06'07"E. A DISTANCE OF 97.10 FEET TO A POINT OF BEGINNING; THENCE N.89°53'53"W. A DISTANCE OF 33.20 FEET; THENCE N.00°06'07"E. A DISTANCE OF 10.70 FEET; THENCE N.89°53'53"W. A DISTANCE OF 26.90 FEET; THENCE N.00°06'07"E. A DISTANCE OF 88.20 FEET; THENCE S.89°53'53"E. A DISTANCE OF 60.10 FEET; THENCE S.00°06'07"W. A DISTANCE OF 98.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 5656.1 SQUARE FEET, MORE OR LESS.

INDOOR AREA=4242.0 SQ. FEET

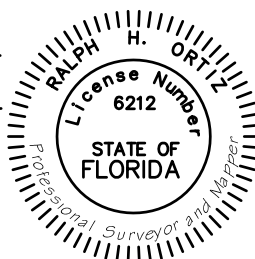
OUTDOOR AREA=1414.1 SQ. FEET

"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 FEET 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 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 SKETCH. SEE SHEET NO. 3 FOR MEASUREMENTS

*Ralph Ortiz*  
RALPH H. ORTIZ PSM 6212  
DATE: 11/23/2020

PROFESSIONAL SURVEYOR &  
MAPPER FLORIDA REGISTRATION  
NUMBER 6212  
NOT VALID WITHOUT ELECTRONIC  
SIGNATURE AND SEAL OF A  
FLORIDA LICENSED SURVEYOR &  
MAPPER



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY RALPH H. ORTIZ P.S.M. 6212 AND IS COMPLIANT WITH F.S. 61G17-7.0025(3)  
(a) (b) (c) (d)

FIELD	BC	DATE: 11/218/2020
DRAFT	BJC	DATE: 11/23/2020

JOB NO.  
5229 EHRLOCK RD  
WET ZONE



**ALPHA  
LAND  
SURVEYING**

PROFESSIONAL SURVEYORS & MAPPERS  
LB No. 7841

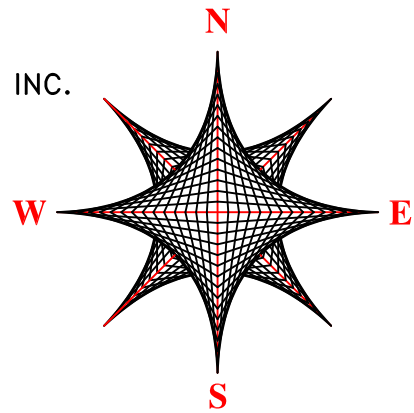
2108 NORTH TAMPA STREET  
TAMPA, FL 33602  
(813) 512-2347 ALT (813) 600-7172  
ALPHASURVEYINGTAMPA.COM  
ALPHALANDSURVEYING@GMAIL.COM

# SPECIFIC PURPOSE SURVEY

(ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY)

4-COP-RX

CERTIFIED TO: SRJ RESTAURANTS INC.

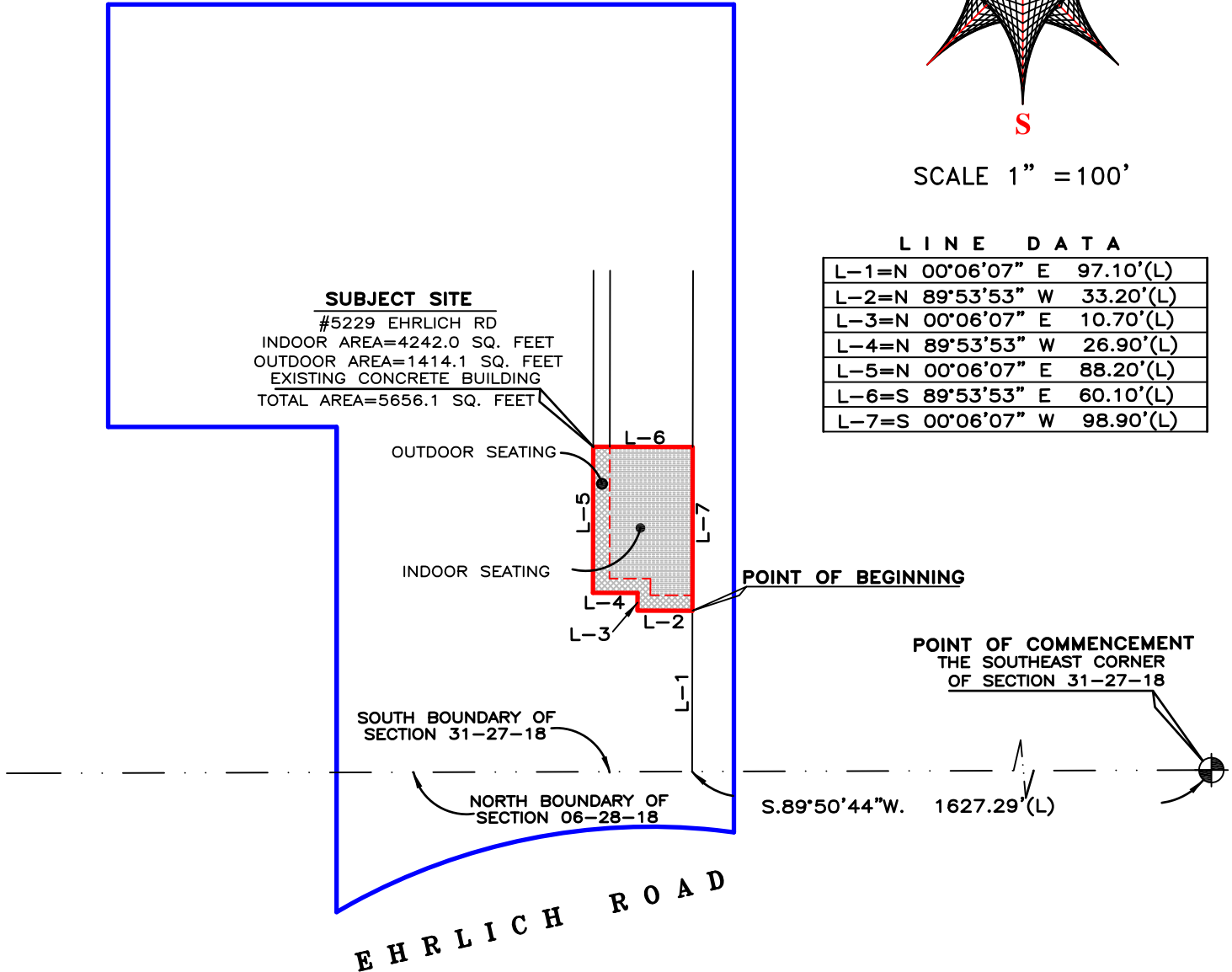


SCALE 1" = 100'

**LINE DATA**

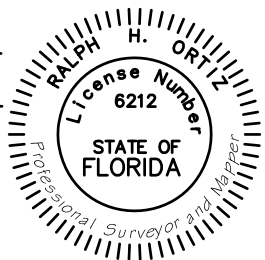
L-1=N 00°06'07" E	97.10'(L)
L-2=N 89°53'53" W	33.20'(L)
L-3=N 00°06'07" E	10.70'(L)
L-4=N 89°53'53" W	26.90'(L)
L-5=N 00°06'07" E	88.20'(L)
L-6=S 89°53'53" E	60.10'(L)
L-7=S 00°06'07" W	98.90'(L)

**SUBJECT SITE**  
#5229 EHRLICH RD  
INDOOR AREA=4242.0 SQ. FEET  
OUTDOOR AREA=1414.1 SQ. FEET  
EXISTING CONCRETE BUILDING  
TOTAL AREA=5656.1 SQ. FEET



NOTE: SEE SHEET NO. 1 FOR LEGAL DESCRIPTION AND CERTIFICATE. SEE SHEET NO. 3 FOR MEASUREMENTS

*Ralph H. Ortiz*  
RALPH H. ORTIZ PSM 6212  
DATE: 11/23/2020



PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NUMBER 6212  
NOT VALID WITHOUT ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



**ALPHA LAND SURVEYING**

PROFESSIONAL SURVEYORS & MAPPERS  
LB No. 7841

2910 W NORTH STREET  
TAMPA, FL 33614  
(813) 600-7172  
ALPHASURVEYINGTAMPA.COM  
ALPHALANDSURVEYING@YAHOO.COM

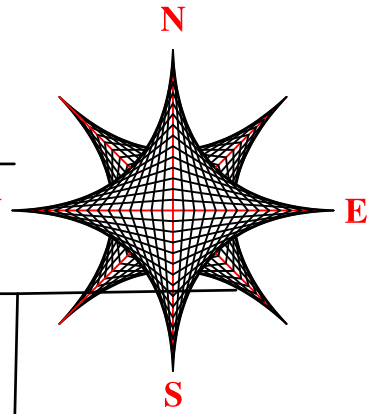


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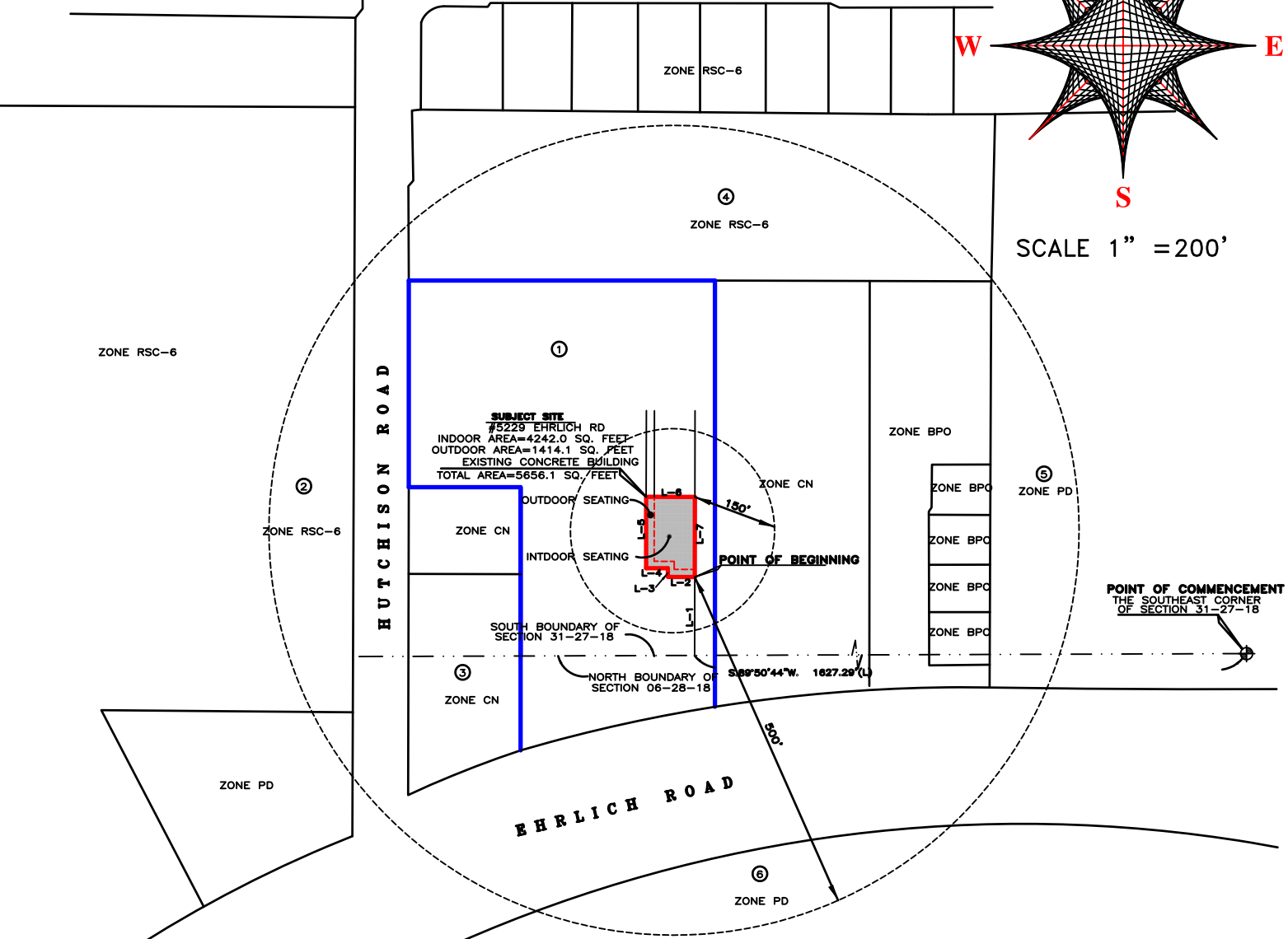
(ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY))

4-COP-RX

CERTIFIED TO: SRJ RESTAURANTS INC.



SCALE 1" = 200'



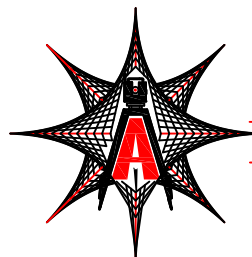
1. #5271 EHRlich RD, LA CASA DELLA PASTA 4 COP RX
2. #14920 HUTCHISON RD, MESSIAH LUTHERAN CHURCH INC. DISTANCE=317'
3. #5299 EHRlich RD, CIRCLE K 4 COP RX
4. #14913 HUTCHISON RD, NORTHWEST COMMUNITY CHURCH INC. DISTANCE=272'
5. #5209 EHRlich RD, HILLSBOROUGH COUNTY FIRE AND RESCUE
6. #5200 EHRlich RD, HILLSBOROUGH COUNTY MIDDLE SCHOOL DISTANCE=348'

**MEASUREMENT NOTS:**

- 1) MEASUREMENTS TO OTHER WET ZONE ESTABLISHMENTS ARE NOT REQUIRED FOR 4-COP-RX CLASSIFICATION.
- 2) THERE ARE SCHOOLS OR OTHER COMMUNITY USE PROPERTIES, AS DESCRIBED IN THE CERTIFICATE ON SHEET NO. 1, WITHIN 500 FEET OF THE SUBJECT SITE.
- 3) THERE ARE NO RESIDENTIALLY ZONED PROPERTIES WITHIN 150 OF THE SUBJECT SITE.

**LINE DATA**

L-1=	S 89°46'15"	W 105.00'(L)
L-2=	S 00°50'00"	E 85.50'(L)
L-3=	S 89°46'15"	W 61.00'(L)
L-4=	N 00°50'00"	W 26.00'(L)
L-5=	N 47°35'12"	W 13.73'(L)
L-6=	N 00°50'00"	W 50.20'(L)
L-7=	N 89°46'15"	E 71.00'(L)



**ALPHA  
LAND  
SURVEYING**

PROFESSIONAL SURVEYORS & MAPPERS  
LB No. 7841

2910 W NORTH STREET  
TAMPA, FL 33614  
(813) 600-7172  
ALPHASURVEYINGTAMPA.COM  
ALPHALANDSURVEYING@YAHOO.COM

## Written Statement

The subject property is located at 5229 Ehrlich Road, Tampa, 33624 in the Bourbon Street Plaza. The building is a 4 cop rx wet zone.

Winners Sports Grill is a family oriented full service restaurant and we have moved our restaurant from 6254 Gunn Hwy to this new location. We are requesting to the outside seating area to be included in the wet zone. The food sales have consistently been greater than 75% of gross sales.

There are no residentially zoned properties within 150' of the location.

There are 4 community use properties within 500 feet, A middle school across a very busy 4 lane highway with the school building and student area well out of the 500 ' distance requirement, 2 churches which have already waived the distance requirement for the 2 other 4 cop rx in the same shopping center and a fire station.

During this pandemic, diners have shown they are more willing to eat out if there is an outside eating area. We would like to provide those diners with the full service that we give our inside diners.

Application Number: SU-AB-220063

## 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:

Within 500 ft. of Ben Hill Middle School.

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

The building is already wet zoned. Including the patio which, will be enclosed by fencing, should have no negative impact.

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

The school building and student area is well out of the 500' required. Only a small portion of the property is within 500'. The school is also on the other side of Ehrlich Road which is a 4 lane very busy street that separates the area in question from the school.

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

Application Number: SU-AB-220063

## ATTACHMENT B (Page 2 of 2)

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This request does not meet the following locational requirements:

Within 500 ft of Northwest Community Church,  
\_\_\_\_\_  
\_\_\_\_\_

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

This waiver request is to include the outside patio of  
already wet zoned area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Although the straight line distance to the Northwest Community Church is within 500 ft, it is behind the strip center in which we are located with a 6 foot privacy fence separating the properties. The complex is L-shaped and we are the furthest business from the church.

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

Application Number: SU-AB-220063

## ATTACHMENT B (Page 2 of 2)

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This request does not meet the following locational requirements:

Within 500 feet of Messiah Lutheran Church.

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

This waiver request is to include the outside patio of already wet zoned area, with 2 other 4cop Rx's closer to the church.

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

The Messiah Lutheran Church is north west of our location across Hutchison Road. The church parking lot is with-in the 500 ft radius, but the Church building is not. To walk from our location to the church building, one would have to walk SW to the crosswalk of Ehrlich and Hutchison the north along Hutchison.

If more than one waiver is requested, please submit a separate Attachment B for each waiver

RETURN TO:  
911131 ✓  
Executive Title of Fla., Inc.  
112 E. Bloomingdale Avenue  
Brandon, Florida 33511

3P

RETURN TO:

O.R. BOOK 6451 PAGE 1473

THIS INSTRUMENT PREPARED BY:  
Robert L. Beals, Esquire  
Federal Deposit Insurance Corporation  
P.O. Box 725003  
Orlando, Florida 32872-5003  
(407) 281-0543

1991 DEC -5 PM 12:44

91247513

Documentary Tax Pd - F.S. 201.02 \$ 3900<sup>00</sup>  
Documentary Tax Pd - F.S. 201.08 \$         
Intangible Tax Pd - F.S. 199 \$         
Richard Ake, Clerk Hillsborough County  
By: G. Deen Deputy Clerk

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

QUIT CLAIM DEED

THIS INDENTURE made this 13 day of NOVEMBER, 1991, by FEDERAL DEPOSIT INSURANCE CORPORATION, as Manager of the FSLIC Resolution Fund as Receiver of Sunrise Savings and Loan Association, whose post office address is 5778 South Semoran Boulevard, Orlando, Florida 32822, hereinafter referred to as the Grantor, and St. Stephen's International, Inc., a Florida Corporation, whose address is c/o Realtyland of Florida, Inc., 4247 West Kennedy Boulevard, Tampa, Florida 33609, hereinafter referred to as the Grantee, whose tax identification number is \_\_\_\_\_.

When used herein, the terms "Grantor" and "Grantee", include all parties to this instrument, their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration, paid by the Grantee, receipt and sufficiency hereof is hereby acknowledged, does hereby remise, release and forever quit claim unto the Grantee, his heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property situated in Hillsborough County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax I.D. Number: \_\_\_\_\_

THIS DEED IS WITHOUT ANY WARRANTY (WHETHER STATUTORY, EXPRESS OR IMPLIED), AND GRANTOR DOES NOT WARRANT TITLE TO THE REAL PROPERTY HEREBY CONVEYED.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its Attorney-In-Fact this 13 day of NOVEMBER 1991.

WITNESSES

Ted Nesmith  
Name: Ted Nesmith  
Linda S. Johnson  
Name: Linda S. Johnson

FEDERAL DEPOSIT INSURANCE CORPORATION, as Manager of FSLIC Resolution Fund as Receiver of Sunrise Savings and Loan Association  
By: Joseph Ferlo Pub  
Name: JOSEPH FERLO  
Its: Attorney-in-Fact  
5778 South Semoran Boulevard  
Orlando, Florida 32822

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 13 day of NOVEMBER, 1991, before me personally appeared JOSEPH FERLO, as Attorney-in-Fact, for FEDERAL DEPOSIT INSURANCE CORPORATION, as Manager of FSLIC Resolution Fund as Receiver of Sunrise Savings and Loan Association, to me known to be the person who signed the foregoing instrument as such Attorney-in-Fact and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Orlando, Florida in the County of Orange.

Ronald Wentz  
NOTARY PUBLIC  
My Commission Expires THRU NOTARY PUBLIC UNDERWRITERS  
Name: RONALD WENTZ  
[NOTARIAL SEAL]

EXHIBIT "A"

O.R. BOOK 6451 PAGE 1475

The East 240.0 feet of the West 378.0 feet of the South 208.0 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 31, Township 27 South, Range 18 East, Hillsborough County, Florida.

TOGETHER WITH THAT PART OF THE East 1/2 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida, lying within the Southerly projection of the East and West boundaries of the aforesaid described tract and the Northerly curved Right-of-Way line of Ehrlich Road, said curved Right-of-Way line being 33 feet Northerly and concentric to the centerline of the pavement of said Ehrlich Road,

AND

The West 378.0 feet of the Southeast quarter of the SW quarter of the SE quarter of Section 31, Township 27 S., Range 18 E., LESS AND EXCEPT the South 208.0 feet and LESS the North 198 feet thereof, and LESS road right-of-way along the West boundary thereof, all lying and being in Hillsborough County, Florida.

**LESS AND EXCEPT:**

Commencing at the S.W. corner of the S.E. 1/4 of the S.W. 1/4 of the S.E. 1/4 of Section 31, Township 27S, Range 18E, Hillsborough County, Florida; Thence run S 89°57'50" E, along the South boundary of said Section 31, a distance of 156.0' to a point; thence run North, parallel to the West boundary of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 31, a distance of 23.0' to a Point of Beginning; thence continue to run North a distance of 70' to a point; thence run S 89°57'50" E, parallel to the South boundary of said Section 31, a distance of 95.0' to a point; thence run South 70.0' to a point 23.0' North of the South Boundary of Section 31; Thence run N 89°57'50" W, parallel to said South boundary of Section 31, a distance of 95.0' to the POINT OF BEGINNING.

**LESS AND EXCEPT:**

A portion of:

The West 378' of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 27 South, Range 18 East, Hillsborough County, Florida, less the South 208' and less the North 198' thereof.

Said portion being described as follows:

Commencing at the Southeast corner of Section 31, Township 27 South, Range 18 East, Hillsborough County, Florida; thence South 89°50'44" West along the South line of said Section 31 a distance of 1993.20' to the East line of the West 1/4 of the Southeast 1/4 of said Section 31; thence North 00°06'07" East along said East line a distance of 208.00' to the POINT OF BEGINNING.

Thence continue along said East line North 00°06'07" East, a distance of 257.24' to a point lying 198.00' South of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 31; thence South 89°54'00" East and parallel with said North line a distance of 32.78'; Thence South 00°05'34" West, a distance of 103.12'; thence South 01°37'24" East, a distance of 46.40'; thence South 88°22'36" West, a distance of 3.20'; thence South 01°37'24" East, a distance of 7.00'; thence North 88°22'36" East, a distance of 3.20'; thence South 01°37'24" East, a distance of 17.70'; thence South 00°03'51" West, a distance of 82.85' to a point lying 208.00' North of the South line of said Section 31; thence North 89°50'44" West and parallel with said South line a distance of 35.00' to the POINT OF BEGINNING.

Less existing maintained right-of-way as shown on maintained right-of-way map in Map Book 2, Page 44 of the Public Records of Hillsborough County, Florida.

Containing 1262 square feet, more or less.





Received  
10/13/2021  
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: 5277 Ehrlich Rd City/State/Zip: Tampa FL 33624 TWN-RN-SEC: 31-27-18  
Folio(s): 016223.0000 Zoning: CN Future Land Use: CN Property Size: 338 Acres

#### Property Owner Information

Name: St STEPHENS INTERNATIONAL Daytime Phone: 813 908 9754  
Address: 5277 Ehrlich Road City/State/Zip: Tampa FL 33624  
Email: Stephen.dibbs@northdaledevelopment.com FAX Number: 813 908 9794

#### Applicant Information

Name: SRT Restaurants Inc Daytime Phone: 813-963-3200  
Address: 22638 Eagles Watch Dr. City/State/Zip: Land O Lakes FL 34639  
Email: srjrestaurants@yahoo.com FAX Number: 813-948-6254

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

Name: Sherrie Alday Daytime Phone: 813-410-4906  
Address: 22638 Eagles Watch Dr City / State/Zip: Land O Lakes FL 34639  
Email: sherriealday@yahoo.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.

Sherrie Alday  
Signature of Applicant

Sherrie Alday  
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.

Stephen J Dibbs  
Signature of Property Owner

Stephen J Dibbs  
Type or Print Name

ANA LIZARDO

Office Use Only

Intake Staff Signature: \_\_\_\_\_ Intake Date: 10/13/21

Case Number: 22-0063 Public Hearing Date: 12/13/21 Receipt Number: \_\_\_\_\_

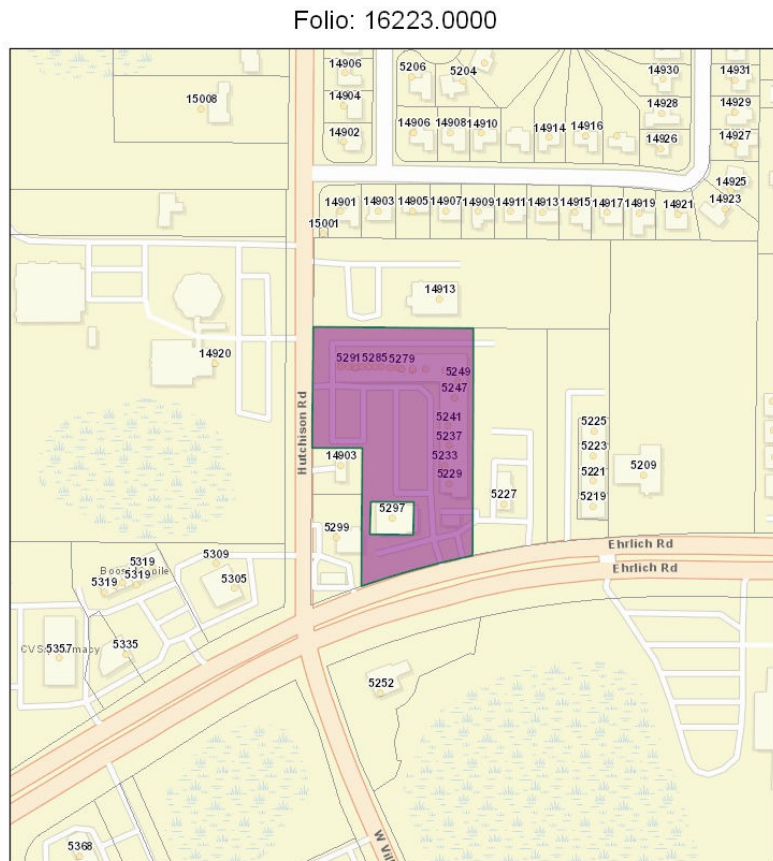
Type of Application: SU-AB

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

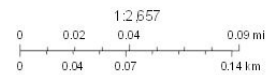


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
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
Census Data	Tract: 011515 Block: 1011
Future Landuse	R-4
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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO



October 14, 2021



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

Hillsborough County Florida

**Folio: 16223.0000**  
**PIN: U-31-27-18-ZZZ-000000-70520.0**  
**ST STEPHEN'S INTERNATIONAL INC**

**Mailing Address:**

5277 EHRlich RD  
TAMPA, FL 33624-2042

**Site Address:**

5277 EHRlich RD  
TAMPA, FL 33624

**SEC-TWN-RNG: 31-27-18****Acreage: 3.37735009****Market Value: \$2,983,400.00****Landuse Code: 1630 STORE/SHP CENTE**

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0063