

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 23-0996
LUHO Hearing Date: October 23, 2023
Requested Classification: 3-PS

1.0 APPLICATION SUMMARY

Applicant: Venkata Gudipati
Zoning: CN
FLU Category: RES-4
Service Area: Urban
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Special District: None
Use: Retail Liquor Store
Total Wet Zone Area Requested: 3,020 square feet
Inside Area Requested: 3,020 square feet
Outside Area Requested: None
Location: 5253 Ehrlich Road (Folio# 16223.0000)



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 3-PS Alcoholic Beverage Development Permit (AB) for the sale of beer, wine, and liquor sold in sealed containers only for consumption off the licensed premises (package sales). The wet zoning is sought for a proposed retail liquor store within an existing strip center. The property is zoned CN (Commercial Neighborhood), which allows the host use and consideration of the proposed wet zoning. The wet zoned area will comprise a footprint of 3,020 square feet of indoor area, as shown on a wet zone survey received September 8, 2023, with no outdoor area.

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

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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A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 certain community uses	500 feet	450 feet	50 feet

Applicant’s Justification:
 The wet zone survey shows that the distance between 14913 Hutchison Road (Northwest Community Church) and 5253 Ehrlich Road (Subject property) is 50 feet, however, according to google maps the walking distance between both locations is 528 feet (0.1 miles), therefore we request this to be waived.

 Based on the wet zone survey the approved alcoholic beverage permits are existing within 1,000 feet. Hence proposed use does not have a significant negative impact on surrounding land uses.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	183 feet	317 feet

Applicant’s Justification:
 The wet zone survey shows that the distance between 14920 Hutchison Road (Messiah Lutheran Church) and 5253 Ehrlich Road (Subject property) is 317 feet, however, according to google maps the walking distance between both locations is 1056 feet (0.2 miles), therefore we request this to be waived.

 Based on the wet zone survey the approved alcoholic beverage permits are existing within 1,000 feet. Hence proposed use does not have a significant negative impact on surrounding land uses.

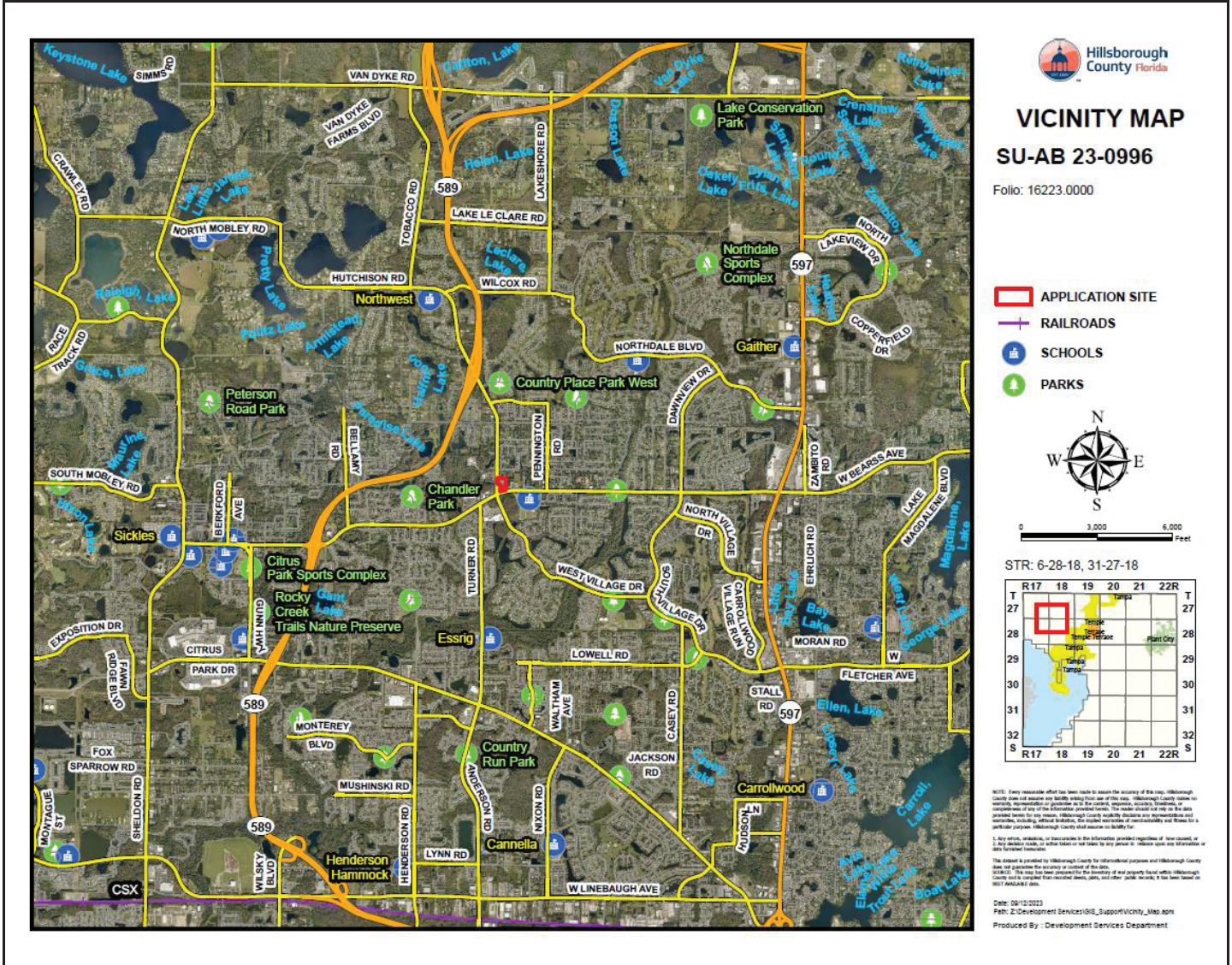
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	200 feet	50 feet

Applicant’s Justification:
 The wet zone survey shows that the distance between 14913 Hutchison Road (Northwest Community Church) and 5253 Ehrlich Road (Subject property) is 50 feet, however, according to google maps the walking distance between both locations is 528 feet (0.1 miles), therefore we request this to be waived.

 Based on the wet zone survey the approved alcoholic beverage permits are existing within 1,000 feet. Hence proposed use does not have a significant negative impact on surrounding land uses.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

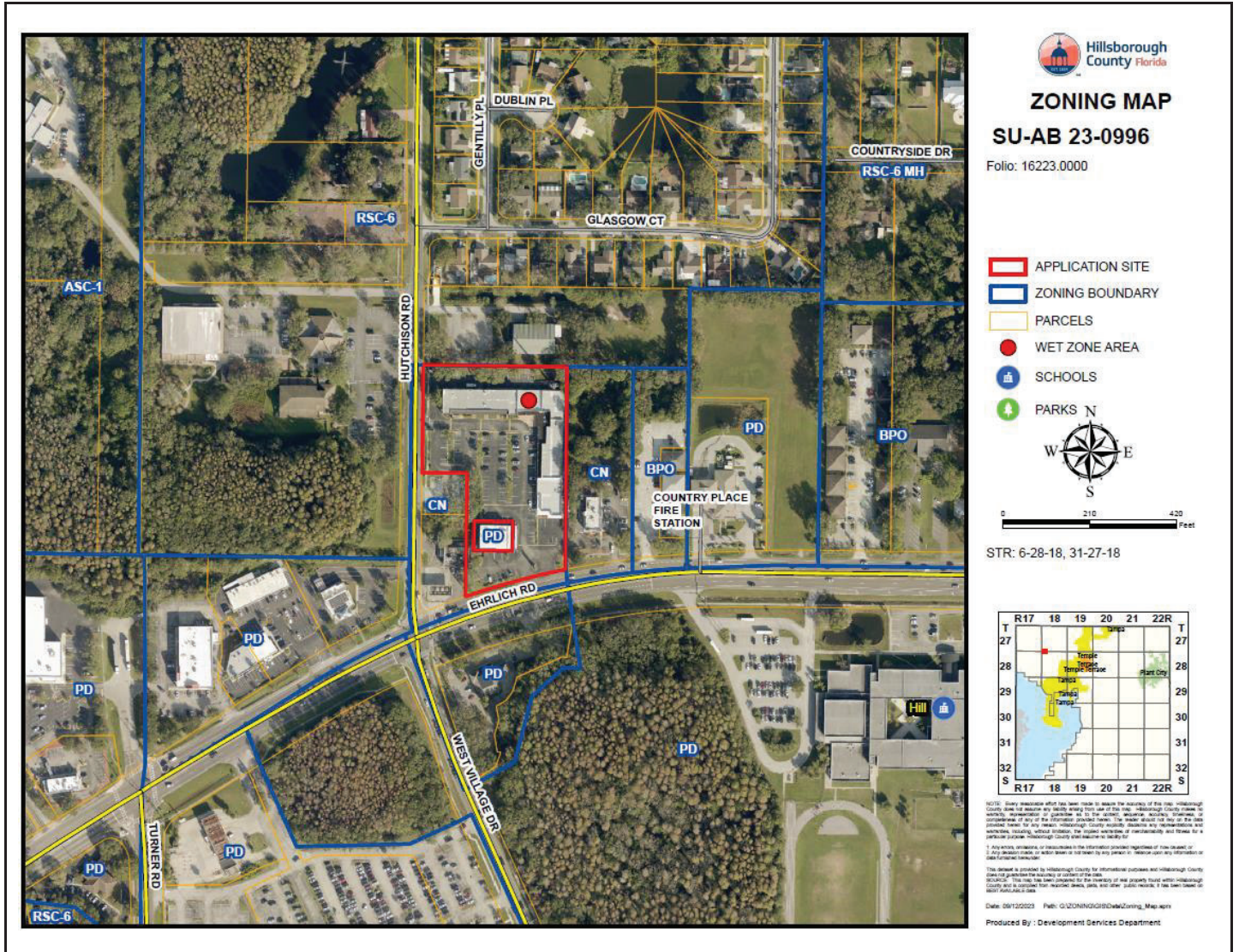


Context of Surrounding Area:

The surrounding area comprises of commercial and other non-residential uses situated along Ehrlich Road and residential uses to the north of the subject property. Development located further away from Ehrlich Road and the major arterial/collector roadways within the area is primarily comprised of residential subdivisions. Commercial uses in the vicinity comprise of banks, retail sales, gas stations, and offices. The residential neighborhoods in the area are under several different zoning districts such as RSC-4, RSC-6, and various PD districts.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RSC-6	Church
South	PD 88-0054	Bank
East	CN	Restaurant
West	RSC-6	Church

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 50 feet from Northwest Community Church to the north. The walking/driving distance from the entrance of the proposed wet zoning to entrance of the church is approximately 800 feet. The walking distance from the entrance of the proposed we zoning to the property line is approximately 380'. A six-foot solid wood fence separates the properties. On the account of the walking/driving distance and the presence of the fence, staff finds that the community use will not be significantly impacted by the proposed wet zoning.


Messiah Lutheran Church lies across Hutchison Road, a major roadway, to the west. The church structure is setback from the road approximately 180' and the walking distance from the proposed wet zoning is approximately 575'. With Hutchison Road being classified as a Major Roadway and the distance it takes to walk to the site, staff finds that the community use will not be significantly impacted by the proposed wet zoning.

The proposed wet zoning is located 50 feet from the nearest residentially zoned property, zoned RSC-6, directly to the north of the subject property. However, this property is developed with a church use. The closest residentially developed properties are located north of the existing church, approximately 250 feet straight line distance from the proposed wet zone area and approximately 800 feet walking/driving distance using the normal route of travel. The church has existed on the residentially zoned property to the north of the proposed wetzoning since 2000, therefore, it seems unlikely that the site will be redeveloped with residential use in the future. For these reasons, staff finds that the residentially zoned property will not be significantly impacted by the proposed wet zoning.

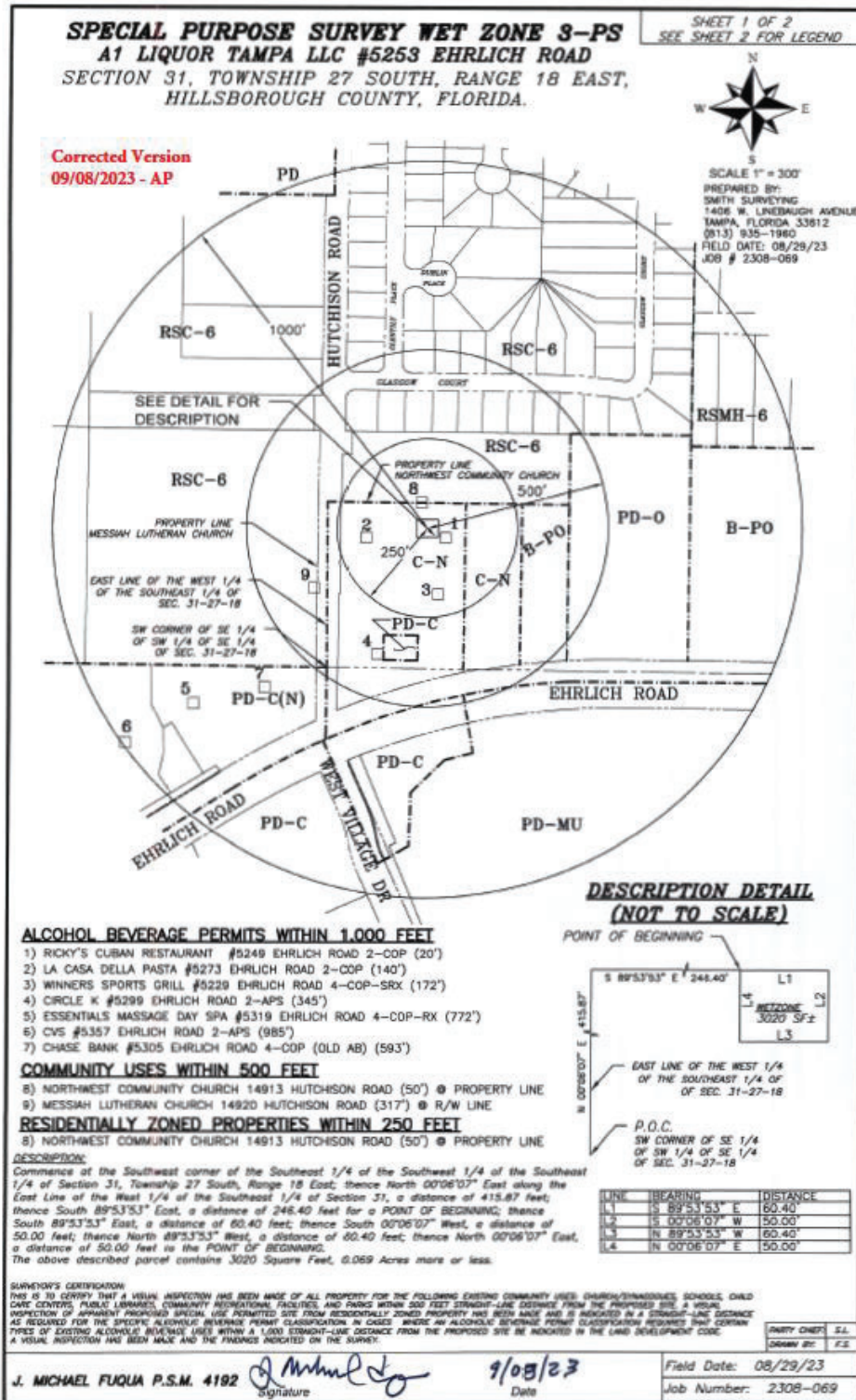
For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 3-PS Alcoholic Beverage Permit to be APPROVABLE. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,020 square feet, as shown on the wet zone survey received September 8, 2023.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Mon Oct 9 2023 10:56:57</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

SHEET 2 OF 2
SEE SHEET 1 FOR SKETCH

SPECIAL PURPOSE SURVEY WET ZONE 3-PS A1 LIQUOR TAMPA LLC #5253 EHRLICH ROAD SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**Corrected Version
09/08/2023 - AP**

Legend

PC	:Point of Curvature	(U)	:Upland
PE	:Point of Tangency	(W)	:Wetland
PE	:Point of Reverse Curvature	(C)	:Calculation
POC	:Point of Compound Curvature	(M)	:Mark Measured
P	:Point of Intersection	(W)	:Wetland Corner
PI	:Point	Sec	:Section
S.Z.I.P.	:Set Capped Iron Rod (1/2" dia)	Sp	:Stake
F.C.I.R.	:Found Capped Iron Rod	SW	:Overhead
F.I.R.	:Found Iron Rod	E	:Centerline
F.U.P.	:Found Iron Pipe	A/C	:Air Conditioner
F.U.P.	:Found Unfound Iron Pipe	Op	:Overhead
C.M.	:Found Concrete Monument	Conc	:Concrete
S.C.M.	:Set Concrete Monument	AP.G	:A Part Of
SPNAIL	:Set P-1 Nail & Disk	TM	:Trenchmark
FRM/MS	:Found P-1 Nail & Disk	BM	:Benchmark
I.R. Sp.	:Found Railroad Spike	Sp	:Stake
N.C.F.	:No Corner Found or Set	COG	:Covered
P.R.M.	:Permanent Reference Monument	MCS	:Masonry
Sp	:Stake	MS	:Masonry
R/W	:Right of Way	MS	:Masonry
	:Blood Fence (BF)	MS	:Masonry
	:Chain Link Fence (CLF)	P.C.	:Peg
P.O.B.	:Point of Beginning	P.C.	:Peg
P.O.C.	:Point of Commencement	PP	:Power Pole
W.C.	:Witness Corner	R/W	:Right Of Way
d/b/y	:Dining Building As	SP	:Special

Surveyor's Note:

Legend

Petition Prefixes

- RZ Reasoning
- MM Major Modification
- PIG Pet and/or Appearance
- SU Special Use
- Variance
- APP Appeal

Comprehensive Plan Categories

- AM Agricultural/Mining (1 unit per 20 acres)
- A Agriculture (1 unit per 10 acres)
- AR Agriculture/Rural (1 unit per 5 acres)
- AC Agriculture Estate (1 unit per 2.5 acres)
- Res-1 Residential Planned-1 (1 unit per 1 acre)
- Res-2 Residential Planned-2 (1 unit per acre)
- Res-3 Residential Planned-3 (2 units per acre)
- Res-4 Residential Planned-4 (4 units per acre)
- Res-5 Residential Planned-5 (5 units per acre)
- Res-6 Residential Planned-6 (6 units per acre)
- Res-7 Residential Planned-7 (7 units per acre)
- Res-8 Residential Planned-8 (8 units per acre)
- Res-9 Residential Planned-9 (9 units per acre)
- Res-10 Residential Planned-10 (10 units per acre)
- Res-11 Residential Planned-11 (11 units per acre)
- Res-12 Residential Planned-12 (12 units per acre)
- Res-13 Residential Planned-13 (13 units per acre)
- Res-14 Residential Planned-14 (14 units per acre)
- Res-15 Residential Planned-15 (15 units per acre)
- Res-16 Residential Planned-16 (16 units per acre)
- Res-17 Residential Planned-17 (17 units per acre)
- Res-18 Residential Planned-18 (18 units per acre)
- Res-19 Residential Planned-19 (19 units per acre)
- Res-20 Residential Planned-20 (20 units per acre)
- OC Office Commercial
- UMU Urban Mixed Use-20
- RMU Regional Mixed Use-35
- RSC Research/Corporate Park
- LI-P Light Industrial Planned
- LI Light Industrial
- HI Heavy Industrial
- DPGF Electrical Power Generation Facility
- P Public/Quasi-Public
- E Environmentally Sensitive Areas
- N Natural Preservation
- S Scientific Corridor

Service Areas

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

Zoning Districts

- AM Agricultural Mining (1 unit per 20 acres)
- A Agriculture (1 unit per 10 acres)
- AR Agriculture Rural (1 unit per 5 acres)
- AS-0.4 Agriculture, Single-Family Estate (1 unit per 2.5 acres)
- AS-1 Agriculture, Single-Family (1 unit per acre)
- AS-1 Agriculture, Single-Family Conventional (1 unit per acre)
- AI Agricultural Industrial
- RSC-2 Residential, Single-Family Conventional (2 units per acre)
- RSC-3 Residential, Single-Family Conventional (3 units per acre)
- RSC-4 Residential, Single-Family Conventional (4 units per acre)
- RSC-5 Residential, Single-Family Conventional (5 units per acre)
- RSC-6 Residential, Single-Family Conventional (6 units per acre)
- RSC-7 Residential, Single-Family Conventional (7 units per acre)
- RSC-8 Residential, Single-Family Conventional (8 units per acre)
- RSC-9 Residential, Single-Family Conventional (9 units per acre)
- MH Residential, Single-Family Mobile Home Overlay
- RDC-6 Residential, Duplex Conventional (6 units per acre)
- RDC-12 Residential, Duplex Conventional (12 units per acre)
- RMC-6 Residential, Multi-Family Conventional (6 units per acre)
- RMC-9 Residential, Multi-Family Conventional (9 units per acre)
- RMC-12 Residential, Multi-Family Conventional (12 units per acre)
- RMC-16 Residential, Multi-Family Conventional (16 units per acre)
- RMC-20 Residential, Multi-Family Conventional (20 units per acre)
- BPO Business Professional Office
- OR Office Residential
- CH Commercial, Neighborhood
- CG Commercial, General
- CI Commercial, Intensive
- M Manufacturing
- SB Show Business Overlay
- SH-HC Historic and Cultural Conservation
- SH-RV Recreational Vehicle & Pleasure Craft Residential Overlay
- SH-UC-1 Special Public Interest-University Community
- SH-UC-2 Special Public Interest-University Community
- SH-UC-3 Special Public Interest-University Community
- SH-AP-1 Special Public Interest-Airport
- SH-AP-2 Special Public Interest-Airport
- SH-AP-3 Special Public Interest-Airport
- SH-AP-4 Special Public Interest-Airport
- SH-AP-5 Special Public Interest-Airport
- SH-AP-6 Special Public Interest-Airport
- SH-AP-7 Special Public Interest-Airport
- SH-MD Special Public Interest-North Dale Mabry Overlay
- PD Planned Development
- PD-C PLANNED DEVELOPMENT COMMERCIAL
- PD-1 Interstate Planned Development
- PD-2 Interstate Planned Development
- PD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages):

- 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding malt beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-302.5, Laws of Florida).
- 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 2-COP Beer and wine for sale and consumption on and off the licensed premises.
- 2-COP-E Beer and wine for sale and consumption on the licensed premises only.
- 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
- 2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (3) above.
- 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

USA-UC UNIVERSITY COMMUNITY AREA - MAIN STREET
UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
USA-WO UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

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Statement

I Venkata Gudipati the owner of the A1 LIQUOR TAMPA LLC.

I am planning to open 3PS package store at 5253 Ehrlich Road, Tampa FL 33624.

I am applying for the waiver request for the 5253 Ehrlich Road.

Please find the details below.

Folio Number:016223-0000

Property Address (Business Location)

5253 Ehrlich Road, Tampa FL 33624.

The Distance waiver notification list is below.

Community Uses within 500 Feet

1) Northwest Community Church, 14913 Hutchison Road (227') @ R/W LINE

2) Messiah Lutheran Church 14920 Hutchison Road (317') @ R/W INE

If you have any questions or concern, I can be reached at 904-378-6065 or email.

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3P

RETURN TO:
911131 ✓

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

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

Documentary Tax Pd - F.S. 201.02 \$ 3900⁰⁰
Documentary Tax Pd - F.S. 201.08 \$
Intangible Tax Pd - F.S. 199 \$
Richard Ake, Clerk Hillsborough County
By: F. Deen Deputy Clerk

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

QUIT CLAIM DEED

91247513

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 B. Johnson
Name: Linda B. Johnson

FEDERAL DEPOSIT INSURANCE CORPORATION, as Manager of FSLIC Resolution Fund as Receiver of Sunrise Savings and Loan Association
By: Joseph F. Ferlo *PLB*
Name: JOSEPH F. 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 JAN. 03, 1993.
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.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 23-0996 Intake Date: 09/08/2023
 Hearing(s) and type: Date: 10-23-2023 Type: LUHO Receipt Number: 302056
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 5253 Ehrlich Road City/State/Zip: Tampa, FL 33624
 TWN-RN-SEC: 27-18-31 Folio(s): 016223-0000 Zoning: CN Future Land Use: R-4 Property Size: 44390 Sqft.

Property Owner Information

Name: ST STEPHEN'S INTERNATIONAL INC Daytime Phone: 813 908 9754
 Address: 5277 Ehrlich Rd. City/State/Zip: Tampa, FL 33624
 Email: kathy@northdaledevelopment.com Fax Number: _____


Applicant Information

Name: VENKATA GUDIPATI Daytime Phone: 9043786065
 Address: 12194 Hazelmoor Ct. City/State/Zip: Jacksonville, FL 32258
 Email: a1discountliquortampa1@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
VENKATA GUDIPATI
 Type of 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.

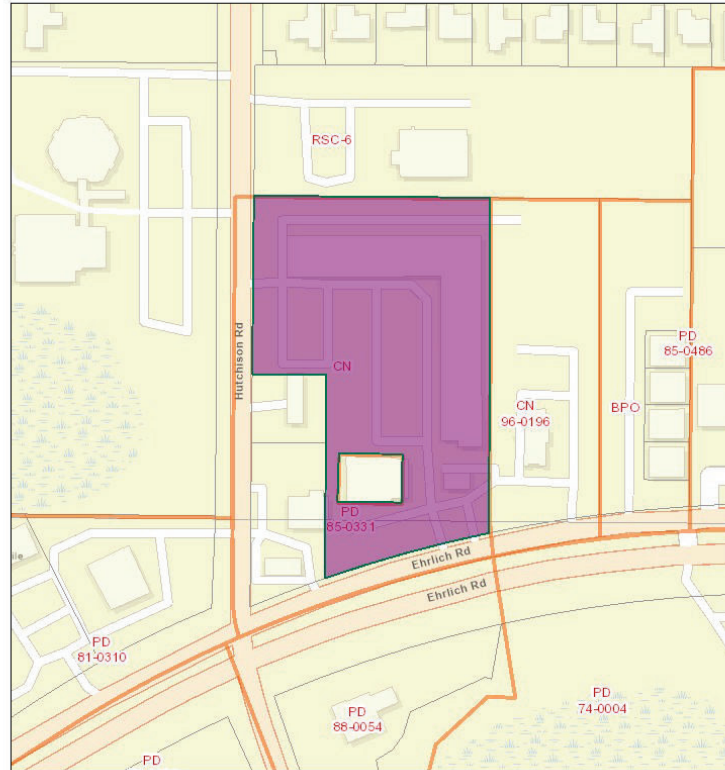

 Signature of the Owner(s) - (all partners on the deed must sign)
STEPHEN J DEBBS
 Type of print name



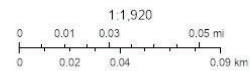
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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
Future Landuse	R-4
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

Folio: 16223.0000



September 8, 2023



RD: Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swgion, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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
 null
 Tampa, Fl 33624-2042
Site Address:
 5277 Ehrlich Rd
 Tampa, Fl 33624
SEC-TWN-RNG: 31-27-18
Acreage: 3.37735009
Market Value: \$3,268,500.00
Landuse Code: 1630 Store/shp Cente

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.