



Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 22-0421	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 2-COP AB Permit	North:	CG / Retail
		South:	CG / Tire Service
Comp Plan Designation:	OC-20 (Office Commercial 20)	East:	CI / Open Storage
Service Area:	Urban	West:	CN / Institutional



ZONING MAP SU-AB 22-0421

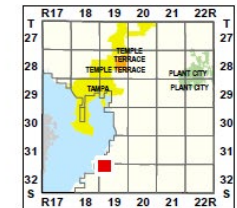
Folio: 55702.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- WET ZONE AREA
- Ⓜ SCHOOLS
- Ⓜ PARKS



0 75 150 Feet

STR: 5-32-19



NOTE: Every reasonable effort has been made to assure 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.
DISCLAIMER: This map has been prepared for the inventory of real property owned by Hillsborough County and is derived from parcel, deed, plat, and other public records. It has been based on the information available in the public records. 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.
Date: 01/28/2022 Path: G:\ZONING\GIS Data\Zoning_Map.aprx
Produced By: Development Services Department

Request Summary:

Pursuant to Land Development Code Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage (AB) Permit for an existing restaurant, Bucho's, located at 1110 N. U.S. Highway 41 to allow the sale and consumption of beer and wine on and off the permitted premises.

As shown on the revised survey received March 9, 2022, the proposed wet zone total area will have 1,618 square feet of total, with 1,054 square feet of indoor are and 564 square feet of outdoor area.

The property is zoned CG, which permits the proposed use and consideration of the requested AB permit.

Distance Separation Requirements:

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

- The distance from the proposed wet zoning 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 following community uses were identified within the required distance:
 1. Northside Baptist Church (tag #1 on the survey) is located 379 feet northeast of the proposed wet zoning. The applicant requests a 121-foot separation waiver.
 2. St. Anne Catholic Church (tag #2 on the survey) is located 153.2 feet southeast of the proposed wet zoning. The applicant requests a 346.8-foot separation waiver.
 3. J's Angels Learning child care center (tag #9 on the survey) is located 145.3 feet northwest of the proposed wet zoning. The applicant requests a 354.7-foot waiver separation.
 4. The survey identifies property at 1308 N. U.S. Highway 41 as owned by the Catholic Diocese of Saint Petersburg property (tag #11 on the survey). This property is located 338.9 feet north the proposed wet zoning and the applicant requests a 161.1-foot waiver separation. However, staff has determined this property does not contain a community use and therefore no waiver is required.
- The distance from the proposed wet zoning to residentially zoned property shall be 250 feet. According to the survey submitted by the applicant, the request **does** comply with this requirement.
- There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. According to the survey submitted by the applicant, the request **does** comply with this requirement.

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 Waivers

The applicant has provided the following justification for the requested separation waivers from the affected community uses:

The consumption of beer and wine will be complementary to the food being served at the restaurant.

Staff Findings:


LDC Section 6.11.11.E.3. provides for the 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.”

- Staff finds the requested separation waiver from the J’s Angels Learning center supportable because the child care center is located to the west on 1st Street and faces away from the proposed wet zoning. Additionally, direct access between the two uses is blocked by intervening buildings and fences, resulting in a normal route of travel of more than 1,000 feet.
- Staff finds the requested separation waiver from the Northside Baptist Church supportable because the church is separated from the proposed wet zoning by a four-lane divided highway. Additionally, the route of travel from the restaurant entrance to the church entrance is more than 700 feet.
- Staff finds the requested separation waiver from the St. Anne Catholic Church supportable because the church is separated from the proposed wet zoning by a four-lane divided highway. Additionally, the main entrance to the church faces east, away from the proposed wet zoning, and the normal route from the restaurant entrance to the church entrance is more than 800 feet.
- Staff has received no objections from the affected community uses.

Staff finds the proposed wet zoning consistent with the commercial/institutional character of Highway 41. Staff further finds the that due to the circumstances above, the proposed wet zoning does not pose significant impacts on surrounding land uses, thereby negating the necessity for the required separations.

Recommendation:

For the reasons discussed above, staff finds the request APPROVABLE. This recommendation is based upon the revised wet zone survey showing a wet zoned area 1618 square feet total area, including 1,054 square feet of indoor area and 564 square feet of outdoor area, received March 9, 2022.

Staff's Recommendation:	Approvable
Zoning Administrator Sign-off:	 t Fri Mar 11 2022 13:24:56

SPECIFIC PURPOSE SURVEY

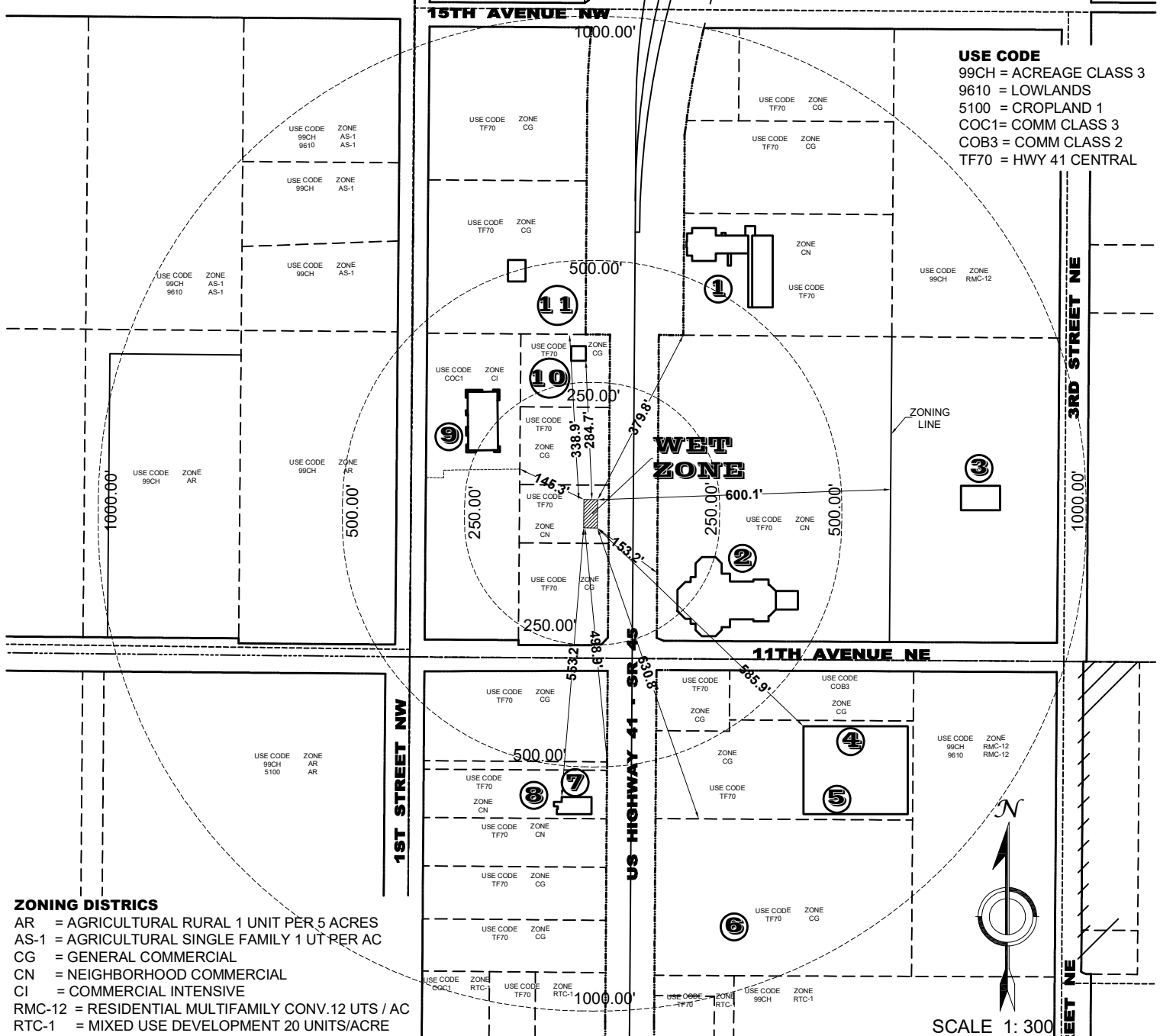
WET ZONE AREA

SPECIAL USE 2-COP

Development
Services
Received 03/09/22
SU-AB 22-0421

SECTION 5, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY FLORIDA

- FINDINGS**
- | | |
|---|---|
| <p>① 1301 N US HIGHWAY 41 RUSKIN (NORTHSIDE BAPTIST CHURCH) - 379.8'</p> <p>② 1131 N 41 HWY RUSKIN (ST ANNE CATHOLIC CHURCH) - 153.2'</p> <p>③ 1108 3RD ST NE _ RMC-12 ZONING DISTRICT - 600.1'</p> <p>④ 1023 N 41 HWY _ 07-0533, 2-APS - 585.9'</p> <p>⑤ 1023 N 41 HWY _ 74-0346, SWEETBAY, 2-APS - 585.9'</p> | <p>⑥ 911 N 41 HWY _ 84-1176, 1-APS - 630.8'</p> <p>⑦ 1010 N 41 HWY RUSKIN _ AB 04-0122 WITHDRAWN - 498.9'</p> <p>⑧ 1010 N 41 HWY RUSKIN _ 55687.0000 2-COP-R AB 82-0939 (PIZZA HUT) - 553.2'</p> <p>⑨ 1139 1ST ST RUSKIN (A J's ANGELS LEARNING, CHILD CENTER) 1-APS - 145.3'</p> <p>⑩ 1202 41 HWY, RUSKIN (SUNOCO GAS STATION & CONVENIENT STORE) 1-APS - 284.7'</p> <p>⑪ 1308 N 41 HWY (CATHOLIC DIOCESE OF ST PETERSBURG) - 338.9'</p> |
|---|---|



ZONING DISTRICTS

AR = AGRICULTURAL RURAL 1 UNIT PER 5 ACRES
 AS-1 = AGRICULTURAL SINGLE FAMILY 1 UT PER AC
 CG = GENERAL COMMERCIAL
 CN = NEIGHBORHOOD COMMERCIAL
 CI = COMMERCIAL INTENSIVE
 RMC-12 = RESIDENTIAL MULTIFAMILY CONV. 12 UTS / AC
 RTC-1 = MIXED USE DEVELOPMENT 20 UNITS/ACRE

CERTIFICATION

THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN 500-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. 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 1,000-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 ARE INDICATED ON THE SURVEY.

SCALE 1: 300

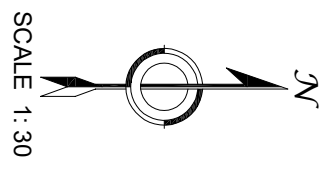
PROPERTY ADDRESS: 1110 N 41 HWY, RUSKIN FL 33570

SPECIAL USE 2-COP

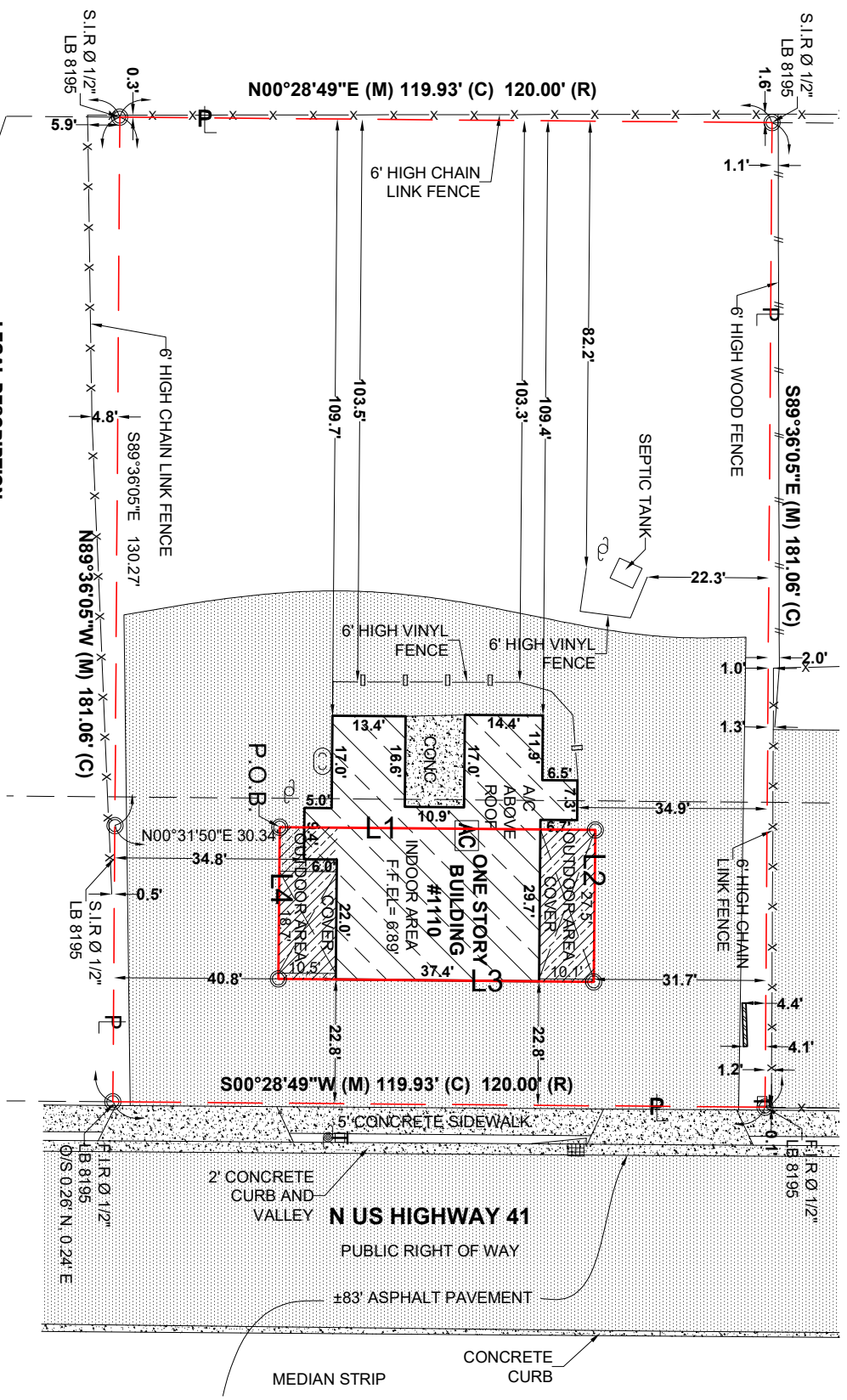
WET ZONE AREA

SECTION 5, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY FLORIDA

- ABBREVIATIONS**
- (C) = CALCULATED
 - F.I.P. = FOUND IRON PIPE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - RNG = RANGE
 - S.I.R. = SET IRON ROD
 - SEC = SECTION
 - TWP = TOWNSHIP

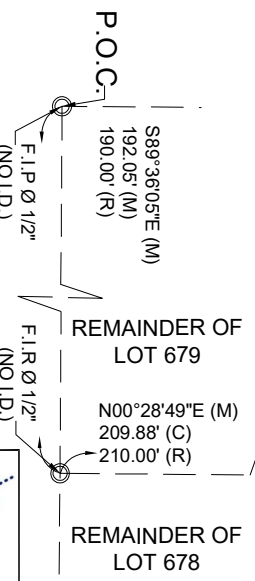


LINE	BEARING	DISTANCE
L1	N00°31'50"E	58.00'
L2	S89°28'10"E	27.90'
L3	S00°31'50"W	58.00'
L4	N89°28'10"W	27.90'



LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 679 OF "RUSKIN COLONY FARMS SECOND EXTENSION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 37 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN S89°36'05"E ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 679 A DISTANCE OF 192.05 FEET, THENCE RUN N00°28'49"E A DISTANCE OF 209.88 FEET, THENCE RUN S89°36'05"E A DISTANCE OF 130.27 FEET, THENCE RUN N00°31'50"E A DISTANCE OF 30.34 FEET TO THE POINT OF BEGINNING, THENCE RUN N00°31'50"E A DISTANCE OF 58.00 FEET, THENCE RUN S89°28'10"E A DISTANCE OF 27.90 FEET, THENCE RUN S00°31'50"W A DISTANCE OF 58.00 FEET, THENCE RUN N89°28'10"W A DISTANCE OF 27.90 FEET TO THE POINT OF BEGINNING, LIVING IN HILLSBOROUGH COUNTY, CONTAINING 1618 SQUARE FEET TOTAL AREA, 1054 SQUARE FEET INDOOR & 564 SQUARE FEET OUTDOOR.



PROPERTY ADDRESS: 1110 N 41 HWY, RUSKIN FL 33570



PROFESSIONAL SURVEYOR AND MAPPER
 PHONE: (813) 423-3483
 FAX: (813) 398-0111
 www.gpsflorida.net

ORIGINAL FIELD DATE: 05/31/2021

JOB NO. 21-3260
 DRAWN: CAM / JB

SHEET 1/5

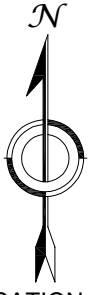
LEGAL DESCRIPTION
WET ZONE AREA
SPECIAL USE 2-COP

1110 N 41 HWY, RUSKIN FL 33570

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 679 OF "RUSKIN COLONY FARMS SECOND EXTENSION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 37 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE RUN S89°36'05"E ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 679 A DISTANCE OF 192.05 FEET, THENCE RUN N00°28'49"E A DISTANCE OF 209.88 FEET, THENCE RUN S89°36'05"E A DISTANCE OF 136.22 FEET, THENCE RUN N00°23'55"W A DISTANCE OF 40.87 FEET TO THE **POINT OF BEGINNING**. THENCE RUN N00°31'50"E A DISTANCE OF 48.00 FEET, THENCE RUN S89°28'10"E A DISTANCE OF 27.90 FEET, THENCE RUN S00°31'50"W A DISTANCE OF 48.00 FEET, THENCE RUN N89°28'10"W A DISTANCE OF 27.90 FEET, **TO THE POINT OF BEGINNING**. LYING IN HILLSBOROUGH COUNTY,

CONTAINING 1618 SQUARE FEET TOTAL AREA, 1054 SQUARE FEET INDOOR & 564 SQUARE FEET OUTDOOR



LOCATION MAP
(NOT TO SCALE)

SITE PLAN

WET ZONE AREA

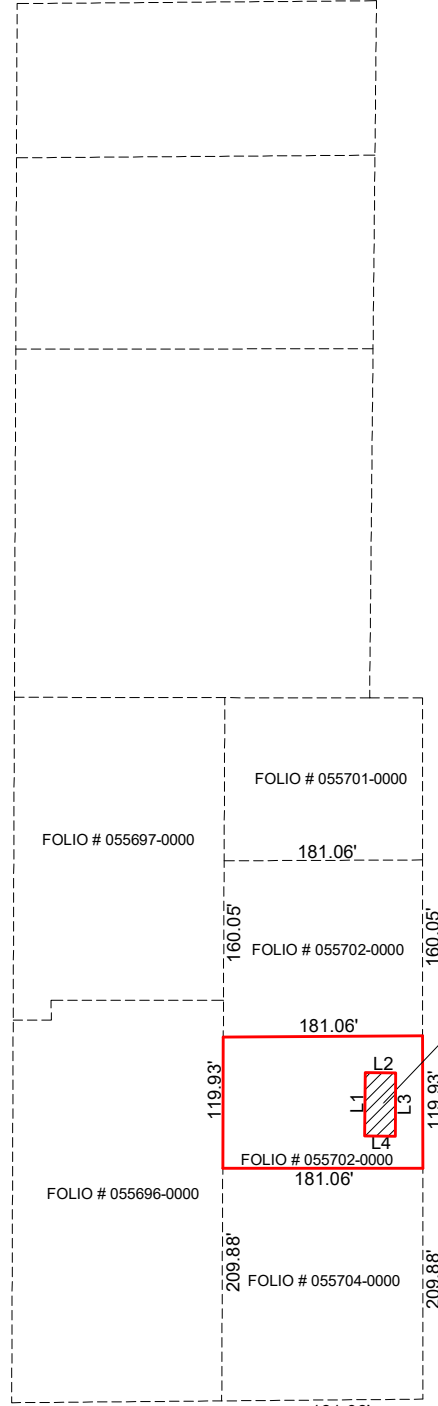
SPECIAL USE 2-COP

SECTION 5, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY FLORIDA

15TH AVE NW

1ST ST NW

N US HIGHWAY 41



**PROPOSED
WET
ZONE
AREA**

WET ZONE LINES		
LINE	BEARING	DISTANCE
L1	N00°31'50"E	58.00'
L2	S89°28'10"E	27.90'
L3	S00°31'50"W	58.00'
L4	N89°28'10"W	27.90'



PROFESSIONAL
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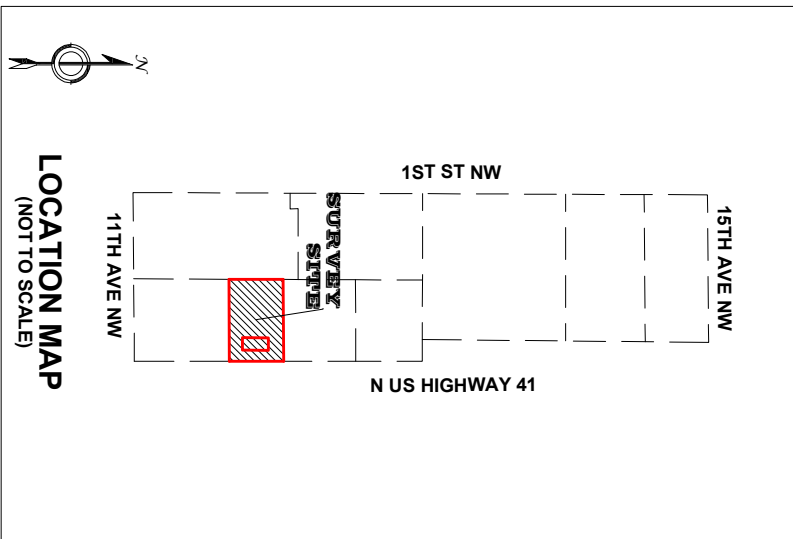
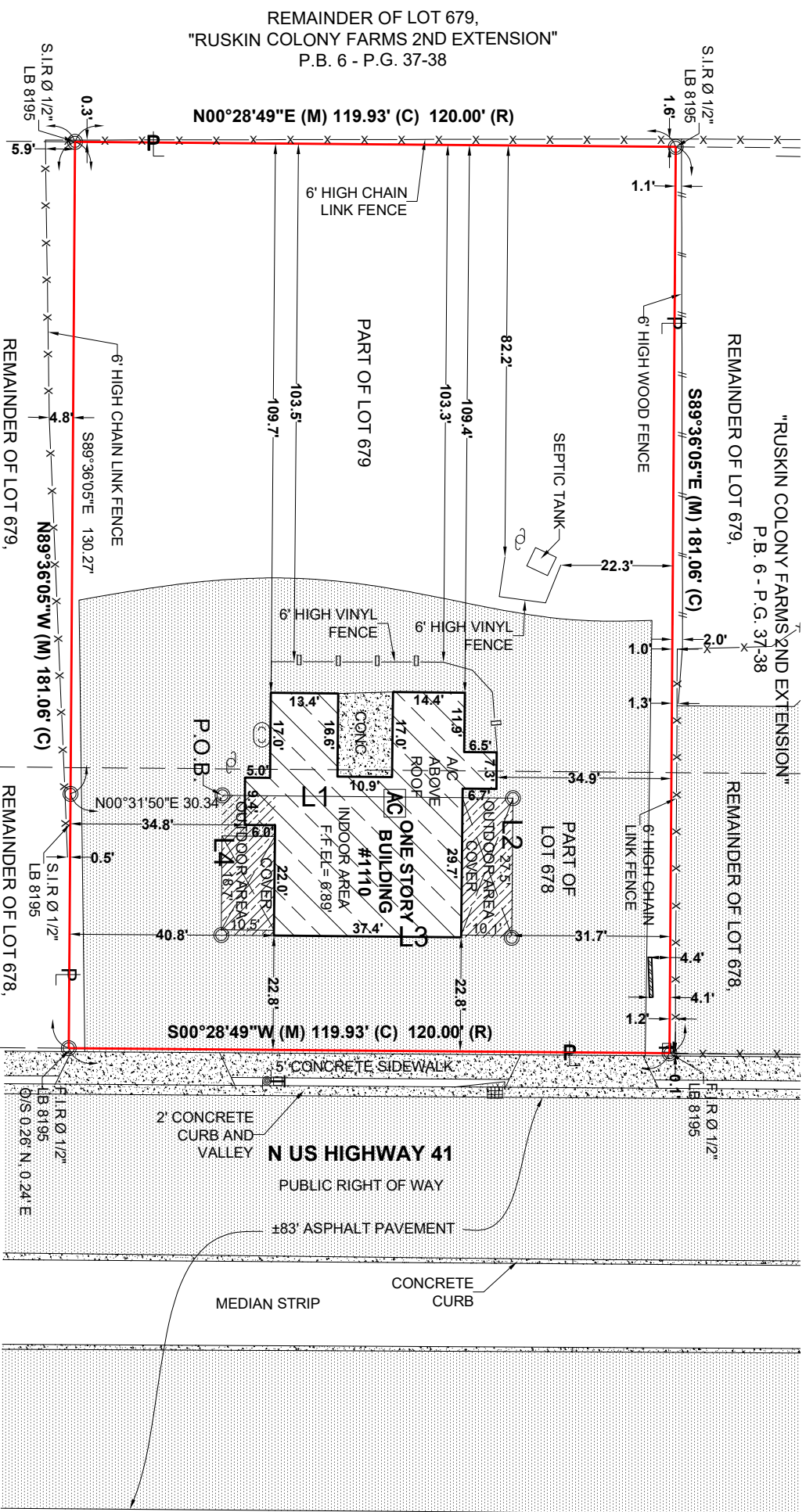
ORIGINAL FIELD DATE 05/31/2021
REVISIONS:

JOB NO. 21-3260
DRAWN CAM / JB

SHEET 3/5

BOUNDARY SURVEY

SECTION 05, TOWNSHIP 32S, RANGE 19E, HILLSBOROUGH COUNTY



PROPERTY ADDRESS:
 1110 N 41 HWY, RUSKIN, FL 33570
 (FOLIO NO. 055702-0000)

DESCRIPTION:
 THE NORTH 120.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 125.00 FEET OF TRACT 679 AND THE NORTH 120.00 FEET OF THE SOUTH 330.00 FEET OF THAT PART OF TRACT 678 LYING AND BEING WEST OF U.S. 41 OF "RUSKIN COLONY FARMS SECOND EXTENSION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 37 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: HILLSBOROUGH COUNTY-120112
 MAP/PANEL NO.: 12057C0656H
 SUFFIX: H
 FIRM DATE: 08/28/2008
 FLOOD ZONE: AE + 9

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S00°28'49"W FOR THE WEST RIGHT OF WAY LINE OF N US HIGHWAY 41 AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
TIBURCIO RAMIREZ
I AM HAPPY LLC

SURVEYOR'S CERTIFICATION:

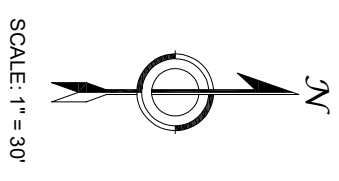
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ABBREVIATIONS

- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORDED
- ⊕=TYPICAL
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- S.I.R. = SET IRON ROD
- ID = IDENTIFICATION
- B.M. = BENCHMARK

LEGEND

- ⊕ CENTER LINE
- ⊙ PROPERTY CORNER
- ⊔ PROPERTY LINE
- ⚡ POWER POLE WITH TRANSFORMER
- ⚡ UTILITY POLE
- ⊔ TELEPHONE PEDESTAL
- ⊔ CATCH BASIN
- ⊔ GAS TANK



GPS
 GLOBAL PROJECTS SURVEYING

PROFESSIONAL SURVEYOR AND MAPPER
 PHONE: (813) 423-3483
 FAX: (813) 398-0111
 www.gpsflorida.net

ORIGINAL FIELD DATE	05/31/2021
REVISIONS:	
JOB NO.	21-3260
DRAWN	CAM / JB
SHEET	5/5

Nicolas Romero

1110 N US HWY 41, Ruskin FL 33570
Phone: 727 810 7472

► **Hillsborough County**

Zoning

REF: Code of compliance

Dear representative,

Bucho's Restaurant is a Mexican restaurant selling Tex-Mex food located at 1110 N US HWY 41, Ruskin FL 33570. The restaurant currently does not serve alcoholic beverages although it has services for both lunch and dinner. We are seeking to expand the offering of the restaurant menu and request a license to be able to serve beer and wine alcohol beverages under a 2COP license. This would allow drinks to complement the food menu selection offered.

Although, to the best of our knowledge, the request complies to all other stated requirements, complying with section 5.2.1 point 4, we would like to inform that the business is within 500 feet of a community use structure (church).

We kindly request a distance waiver for our intended purpose.

Thank you for your consideration.

Best regards,



Nicolas Romero
Agent
Bucho's Restaurant
1/11/2022

22-0421

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Prepared by and return to:

Terence Matthews, Attorney at Law
Terence Matthews, Chartered
5190 26th Street West, Suite D
Bradenton, Florida 34207
941-755-8583
File Number: 19M-116

[Space Above This Line For Recording Data]

Rec. Deed--\$ 27.00
Doc. Stamps--\$ 0.70
TOTAL--\$ 27.70

Quit Claim Deed

This Quit Claim Deed made this 23rd day of August, 2019 between

Grantors:

Rafael Romo Fuentes, a married person, whose post office address is 7616 41st Avenue East, Bradenton, FL 34208, and Marlene Romo-Ramirez, a single person, whose post office address is 11808 Crawford Parrish Lane, Parrish, FL 34219;

and

Grantee:

I AM HAPPY LLC, a Florida Limited Liability Company, whose post office address is 491 Cortez Road West, Bradenton, FL 34207.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantors have in and to the following described land, situate, lying and being in **Hillsborough County, Florida** to-wit:

The North 120 feet of the South 330 feet of the East 125 feet of Tract 679 and the North 120 feet of the South 330 feet of that part of Tract 678 lying and being West of U.S. 41, of RUSKIN COLONY FARMS SECOND EXTENSION, according to the Plat thereof, as recorded in Plat Book 6, Page 37, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: 055702-0000
Also known as 1110 N 41 Hwy, Ruskin, FL

22-0421

Grantors warrant that at the time of this conveyance, the subject properties are not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead addresses are:

Rafael Romo Fuentes, 7616 41st Avenue East, Bradenton, FL 34208;

Marlene Romo-Ramirez, 11808 Crawford Parrish Lane, Parrish, FL 34219.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF TITLE EXAMINATION. THE PREPARER MAKES NO REPRESENTATIONS CONCERNING THE MARKETABILITY OF TITLE, AND IS NOT INSURING TITLE.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

X Terence Matthews

Signature - Witness #1

Printed Name: Terence Matthews

As to Rafael Romo Fuentes

X Rafael Romo Fuentes

(Seal)

Rafael Romo Fuentes

X Lisa Sanford

Signature - Witness #2

Printed Name: Lisa Sanford

As to Rafael Romo Fuentes

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 23rd day of August, 2019 by **Rafael Romo Fuentes**, a **married** person, who is personally known or has produced FL Dr Lic Driver's License as identification.

[Notary Seal]



X Lisa Sanford
Notary Public
Printed Name: _____
My Commission Expires: _____

X Terene Matthews
Signature - Witness #1
Printed Name: Terene Matthews
As to **Marlene Romo-Ramirez**

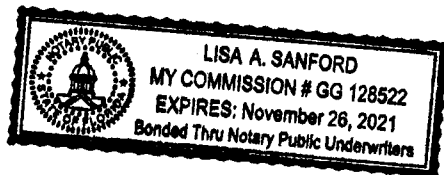
X [Signature] (Seal)
Marlene Romo-Ramirez

X Lisa Sanford
Signature - Witness #2
Printed Name: Lisa Sanford
As to **Marlene Romo-Ramirez**

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 23rd day of August, 2019 by **Marlene Romo-Ramirez**, a single person, who are personally known or have produced FL Driver's License as identification.

[Notary Seal]



X Lisa Sanford
Notary Public
Printed Name: _____
My Commission Expires: _____

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Received
01/18/2022
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: 1110 N US HWY 41 City/State/Zip: RUSKIN, FL 33570 TWN-RN-SEC: 05-32-19
Folio(s): 055702-0000 Zoning: CN Future Land Use: OC-20 Property Size: 824 SQ FT

Property Owner Information

Name: I AM HAPPY LLC Daytime Phone: (678) 364-9441
Address: 491 CORTEZ ROAD WEST City/State/Zip: BRADENTON, FL 34207
Email: _____ FAX Number: _____

Applicant Information

Name: TIBURCIO RAMIREZ Daytime Phone: (941) 896-0588
Address: 1220 24TH AVE WEST City/State/Zip: PALMETTO, FL 34221
Email: BUCHOSRESTAURANT@GMAIL.COM FAX Number: _____

Applicant's Representative (if different than above)

Name: NICOLAS ROMERO Daytime Phone: (727) 810-7427
Address: 2114 DREW ST SUITE D City / State/Zip: CLEARWATER, FL 33765
Email: NICOLASR@JNBUSINESSSUPPORT.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

TIBURCIO RAMIREZ

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

I AM HAPPY LLC - MARIA ROMO

Type or Print Name

Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 01/18/2022
Case Number: 22-0421 Public Hearing Date: 03/21/2022 Receipt Number: 122220
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd, 19th Floor

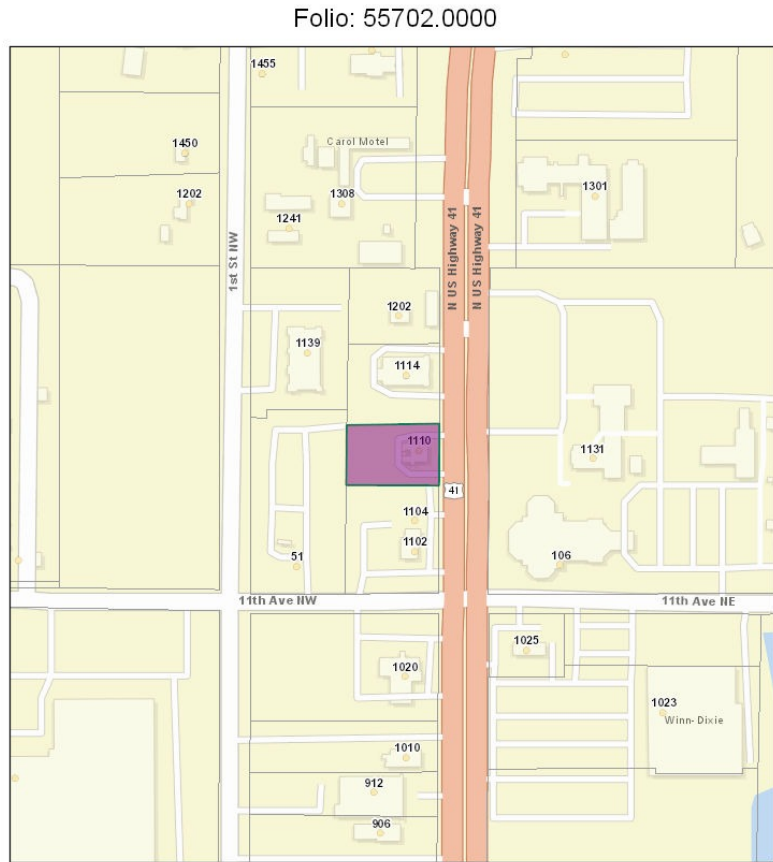
Revised 07/02/2014

22-0421

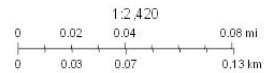


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CN
Description	Commercial - Neighborhood
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0656H
FIRM Panel	12057C0656H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120656C
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Census Data	Tract: 014121 Block: 1082
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



January 18, 2022



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

Hillsborough County Florida

Folio: 55702.0000
PIN: U-05-32-19-1V4-000000-00678.2
I AM HAPPY LLC
Mailing Address:
 491 CORTEZ RD W
 BRADENTON, FL 34207-1544
Site Address:
 1110 N 41 HWY
 RUSKIN, FL 33570
SEC-TWN-RNG: 05-32-19
Acreage: 0.50477898
Market Value: \$220,011.00
Landuse Code: 2104 COMM./OFFICE

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22-0421