



Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP-X Alcoholic Beverage Development Permit (AB) allow the sale of beer, wine, and liquor for consumption on the premises only for the Fox & Hound at 221 E. Brandon Boulevard.

The establishment has an existing 4-COP-X wet zoning (AB SU 15-0797) that was approved in 2015. The existing wet zone encompasses 6,313 total square feet, including 2,626 square feet of outdoor area 3,687 square feet of indoor area.

The proposed AB permit is sought to expand the wet zoned area include an additional 3,116 square feet of indoor area and 2,016 square feet of outdoor area, resulting in 6,803 square feet of indoor area and 4,544 square feet of outdoor area, for a total wet zoned area of 11,347 square feet of area as shown on the revised wet zone survey received May 13, 2022.

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

Distance Separation Requirements for a 4-COP-X AB Permit:

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

1. 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 located 471 feet from the First Presbyterian Church of Brandon.
2. The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request **does** comply with this requirement.
3. There shall be no more than three approved wet zonings of certain types within 1,000 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.

Applicant Justification:

The applicant is requesting a 29-foot waiver to the required 500-foot separation requirement from the First Presbyterian Church to allow a separation of 471 and has provided the following justification:

- The walking distance to the church is well over 500 feet from the proposed wet zoning.

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 whether certain circumstances negate the necessity for the specified distance requirements.”

- The proposed location is separated from the community use by Brandon Boulevard, an arterial roadway with substantial buffering characteristics.

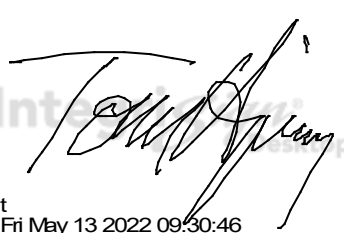
- Commercial uses are located between the subject site and the community use to further buffer the required distance.
- The normal route of travel between the proposed wet zoning and the church is substantially greater than 500 feet.
- The property next door is developed with an apartment building. However, it is zoned Commercial General and therefore the 250-foot separation requirement from residentially zoned property does not apply. Notwithstanding, the applicant has agreed to a condition to prohibit outdoor amplified music after 10:00 p.m. daily to mitigate potential compatibility issues with the apartments.

2.0 Recommendation:

For these 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 the recommended condition below**. Approval is based upon the wet-zone survey submitted May 13, 2022 showing a total footprint of 11,347 square feet, including 6,803 square feet of indoor area and 4,544 square feet of outdoor area.

2.1 Recommended Conditions

1. Outdoor amplified music shall be prohibited after 10:00 p.m. daily.
2. Upon approval of Alcoholic Beverage Permit SU-AB 22-0628, the existing 4-COP-X Alcoholic Beverage Permit on the property, SU AB 15-0797, shall be rescinded.

Staff's Recommendation:	Approvable with Conditions
Zoning Administrator Sign-off:	 t Fri May 13 2022 09:30:46

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SURVEYORS NOTES AND REPORT

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 2) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 3) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 4) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) THIS IS A SPECIFIC PURPOSE SURVEY, CERTIFIED TO ONLY THOSE LISTED AS THE OWNERS.
- 6) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARY AS ANY NEED MAY ARISE , THE FEES (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY

DESCRIPTION:

DESCRIPTION:
A TRACT OF LAND LYING IN THE NW ¼ OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 20 EAST, BEING 646.17 FEET EAST AND 141.40 FEET SOUTH NW CORNER OF SAID NW ¼ AND RUN THENCE S87°15'33"E A DISTANCE OF 23.26 FEET, THENCE S89°35'17"E A DISTANCE OF 36.32 FEET, THENCE S02°03'02"E A DISTANCE OF 1.38 FEET THENCE S87°56'58"E 50.48 FEET, THENCE S00°30'33"W A DISTANCE OF 67.30 FEET, THENCE N89°39'19"W A DISTANCE OF 28.16 FEET, THENCE N02°03'02"E A DISTANCE OF 21.59 FEET, THENCE N88°49'57"W A DISTANCE OF 26.10 FEET, THENCE S01°10'03"W A DISTANCE OF 10.80 FEET, THENCE N88°49'57"W A DISTANCE OF 17.30 FEET, THENCE N01°10'03"E A DISTANCE OF 10.80 FEET, THENCE N88°49'57"W A DISTANCE OF 13.50 FEET, THENCE S01°10'03"W A DISTANCE OF 11.40 FEET, THENCE N88°49'57"W A DISTANCE OF 25.40 FEET, THENCE N01°10'03"E A DISTANCE OF 11.40 FEET, THENCE N88°49'57"W A DISTANCE OF 0.67 FEET, THENCE S01°10'03"W A DISTANCE OF 12.66 FEET, THENCE N88°49'57"W A DISTANCE OF 84.00 FEET, THENCE N01°10'03"E A DISTANCE OF 61.11 FEET, THENCE S88°49'15"E A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11347 SQFT MORE OR LESS

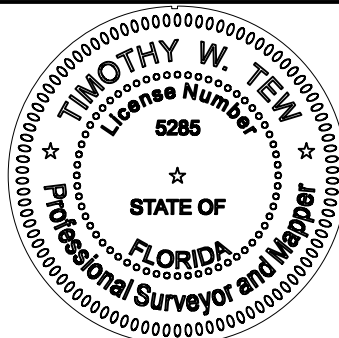
CERTIFICATIONS

ADDRESS 221,225 & 229 E. BRANDON BLVD.
11347 SQFT ± TO BE WETZONED
WET ZONING REQUEST FOR "4-COPX"

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C).

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



NOT VALID UNLESS ATTACHED WITH SHEET 2

HILLSBOROUGH
SURVEYING, INC

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

JOB # FOX & HOUND

LAST DATE IN FIELD:

MAPPING DATE: 1/26/2022

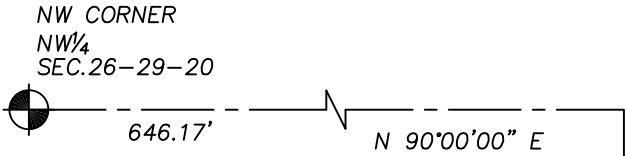
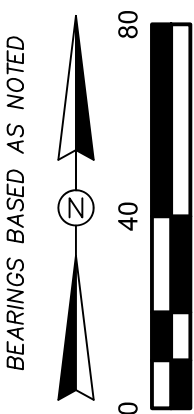
PROJECT NAME FOX & HOUN

CREW: WRT

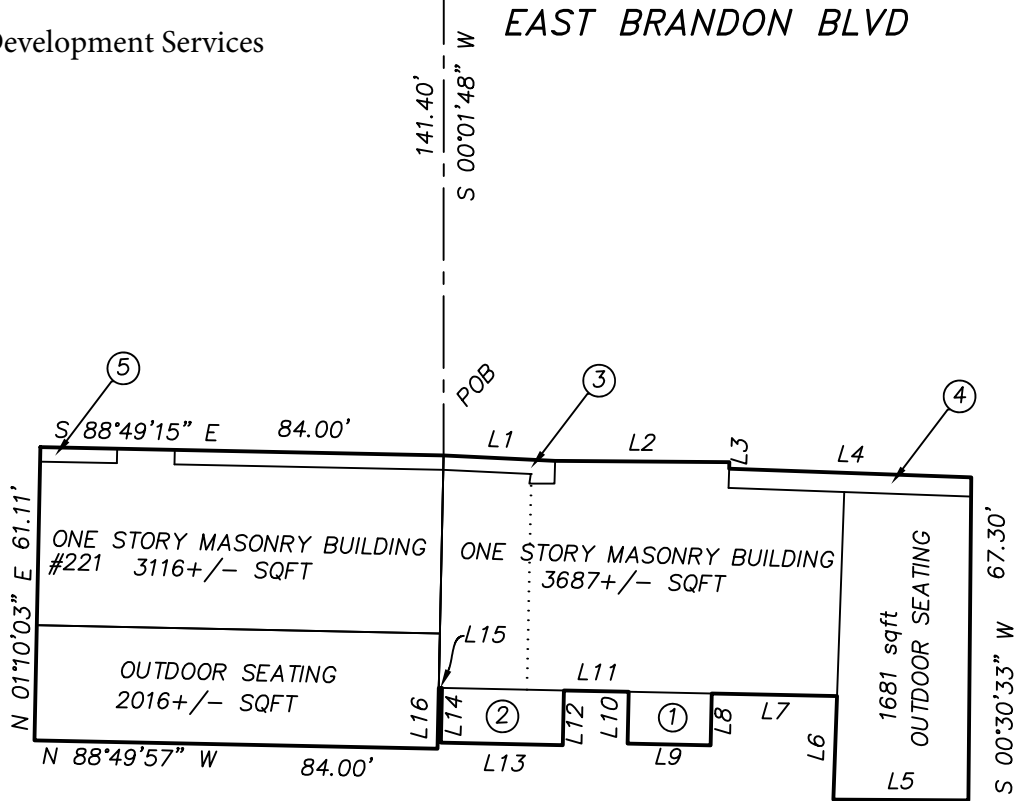
SHEET 1 OF 3

[illegible]

SPECIFIC PURPOSE SURVEY
Section 26, Township 27 South, Range 18 East
Hillsborough County, Florida



Received by Development Services
5/13/2022



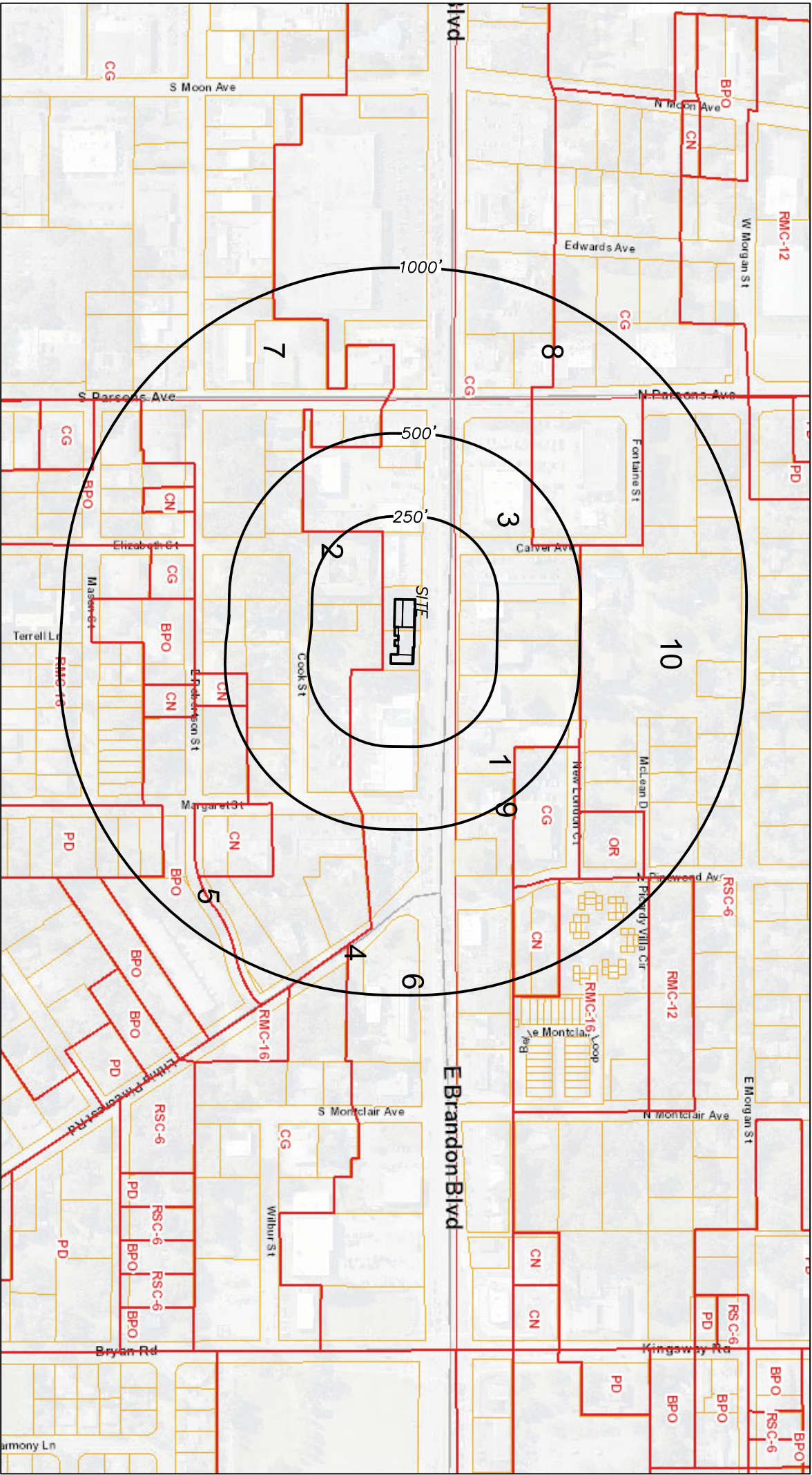
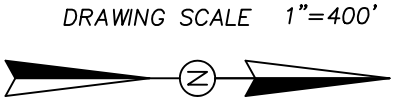
- ① COVERED CONCRETE 187 sqft
- ② COVERED CONCRETE 290 sqft
- ③ CONCRETE 154 sqft
- ④ CONCRETE 168 sqft
- ⑤ CONCRETE 48 sqft

LINE	BEARING	DISTANCE
L1	N 87°15'33" W	23.26'
L2	S 89°35'17" E	36.32'
L3	N 02°03'02" E	1.38'
L4	S 87°56'58" E	50.48'
L5	S 89°39'19" E	28.16'
L6	N 02°03'02" E	21.59'
L7	N 88°49'57" W	26.10'
L8	N 01°10'03" E	10.80'
L9	N 88°49'57" W	17.30'
L10	N 01°10'03" E	10.80'
L11	S 88°49'57" E	13.50'
L12	N 01°10'03" E	11.40'
L13	N 88°49'57" W	25.40'
L14	N 01°10'03" E	11.40'
L15	N 88°49'57" W	0.67'
L16	S 01°10'03" W	12.66'

ADDRESS 221,225 & 229 E. BRANDON BLVD.
11347 SQFT ± TO BE WETZONED
WET ZONING REQUEST FOR "4-COPX"

Received by Development Services
5/13/2022

ADDRESS 221.225 & 229 E. BRANDON BLVD.
11347 SQFT ± TO BE WETZONED
WET ZONING REQUEST FOR "4-COPX"



WET ZONE ESTABLISHMENTS

1. Jimmy Hulo312 E. Brandon Blvd
4-cop-x **435'**

2. Shells 115 E. Brandon Blvd
4-cop-rx **293'**

3. Wdgreens 128 E. Brandon Blvd
2-ops **380'**

4. Keith's Bar and Grill 108 lithia
Pinecrest rd 4-cop-rx **551'**

5. Brandon Beverage Castle 117
Margaret St 2-ops **877'**

6. Thortons 425 E. Brandon Blvd
2-ops **877'**

7. Pink Boutique 106 W. Robertson
St 2-ops **706'**

8. Thai Boat 120 N. Parsons Ave
2-cop-r **876'**

9. Velocity Automotive Service 314
E. Brandon Blvd. 2-cop-rx **386'**

10. COMMUNITY ESTABLISHMENTS WITHIN 500 FEET
First Presbyterian Church Of Brandon
121 Carver Ave 471' Zoning RSC-6

RESIDENTAL ZONING WITHIN 250 FEET
NONE

TOTAL WETZONE AREA =11347 SQFT
TOTAL INSIDE = 6803 SQFT
TOTAL OUTSIDE = 4544 SQFT

ALL NOTES AND LEGENDS ON SHEET 1 APPLY TO THIS PAGE !
PRODUCT OF HILLSBOROUGH SURVEYING
(813) 707-9086 PROJECT FOX & HOUND

FEB 28, 2022

4COPX

Fox and Hound Pub LLC
221 E Brandon Blvd
Brandon, FL 33511

Requesting for an additional
unit to be added to the
existing building. Also
outdoor area in rear.

The building will contain 3116
the outside will contain 2016

TOTAL SF 5132

Requesting an approval for a waiver
of 29 feet the church is 471 feet
away. The walking distance is
well over the 500 feet
if approved please rescind SU 15-0797

Thank you

Prepared by and return to:

Christopher C. Sanders

President

Sanders Title Company

2958 1st Avenue North

St. Petersburg, FL 33713-8635

727-328-7755

File Number: 20-208

Parcel Identification No.: U-26-29-20-ZZZ-000002-62290.0

Consideration: \$1,370,000.00

(Space Above This Line For Recording Data)

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of December, 2020 between Nancy Carrier Vildibill, as Trustee under that certain Trust dated February 5, 2007 whose post office address is 1 Beach Dr. S.E., #902, Saint Petersburg, FL 33701 of the County of Pinellas, State of Florida, grantor*, and Fox and Hounds Pub, LLC, a Florida limited liability corporation whose post office address is 2516 Wrencrest Cir., Valrico, FL 33596 of the County of Hillsborough, State of Florida, grantee*:

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida to-wit:

Section 26, Township 29 South, Range 20 East, Map 38 of Lot beginning 523.5 feet East and 84.04 feet South of the Northwest corner of the Northwest 1/4 and run South 124.96 feet East, 232 feet North, 124.96 feet West, 232 feet to the Point Of Beginning, Less Highway and Less the East 110.00 feet thereof.

and

Section 26, Township 29 South, Range 20 East, Map 38 of Lot beginning 523.5 feet East and 84.04 feet South of the Northwest corner of the Northwest 1/4 and run South 124.96 feet East, 232 feet North, 124.96 feet West, 232 feet to the Point of Beginning, Less Highway and Less the West 122.00 feet thereof.

Parcel Identification Number: U-26-29-20-ZZZ-000002-62290.0

and

Parcel Identification Number: U-26-29-20-ZZZ-000002-62290.1

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written,

Signed, sealed and delivered in our presence:

Witness Name: Peter Morrow

Witness Name: Carly Vance

Nancy C. Vildibill
Nancy C. Vildibill, Trustee

State of Florida
County of Pinellas

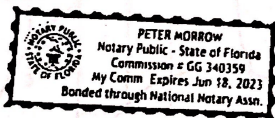
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 18th day of December, 2020 by Nancy Carrier Vildibill, as Trustee under that certain Trust dated February 5, 2007, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



Received *just*
03-03-2022 *March 1 2022*

#3017.21

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: 281 E. Brandon Blvd City/State/Zip: Brandon Blvd 33511 TWN-RN-SEC: _____
Folio(s) 070488-0050 Zoning: CG Future Land Use: _____ Property Size: _____

Property Owner Information

Name: Fox and Hounds Pub LLC Daytime Phone: _____
Address: 2516 Wrencrest Cir City/State/Zip: Valrico FL 33596
Email: publife11@gmail.com FAX Number: _____

Applicant Information

Name: Tracey Adelhouser Daytime Phone: 316-200-8215
Address: 227 E. Brandon Blvd City/State/Zip: Brandon FL 33511
Email: _____ FAX Number: _____

Applicant's Representative (If different than above)

Name: Steve Liberty Daytime Phone: 813 817 8585
Address: 200 Adams Ave City / State/Zip: Hopkinsville Ky 42240
Email: _____ 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

TRACEY ADELHOUSER

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

Type or Print Name

Intake Staff Signature: Clare Odell *Office Use Only* Intake Date: 03-03-22
Case Number: 22-0628 Public Hearing Date: 05/23/2022 Receipt Number: 136473
Type of Application: Special Use- Alcohol and Beverage

Development Services, 601 E Kennedy Blvd. 1st Floor

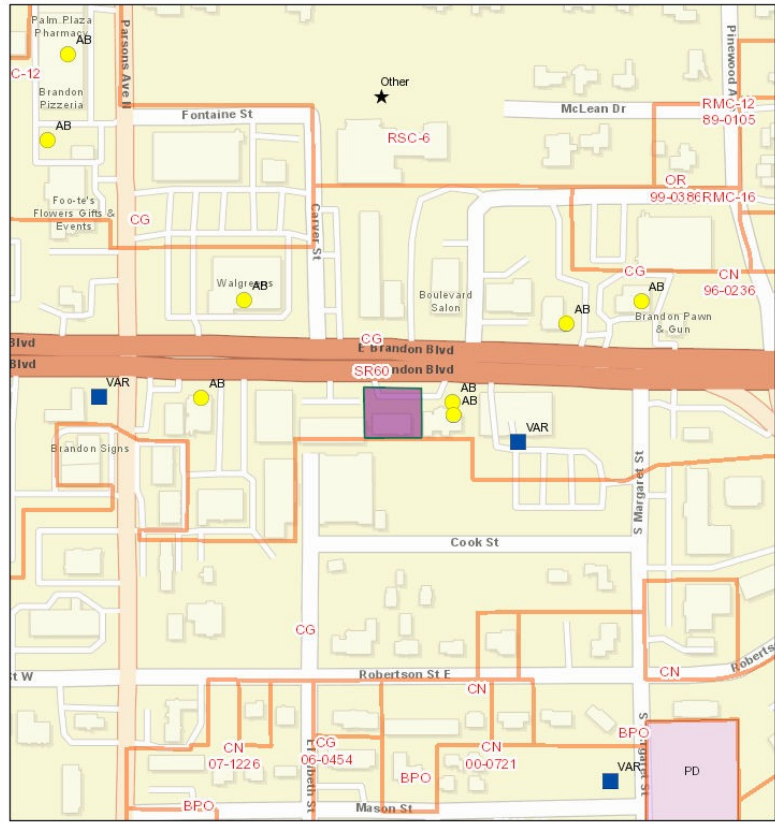
Revised 07/02/2014



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Overlay	SR60
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0391H
FIRM Panel	12057C0391H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013311 Block: 1000
Future Landuse	UMU-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	SR 60 - Brandon Boulevard
Competitive Sites	NO
Redevelopment Area	NO

Folio: 70488.0050



March 4, 2022

1:2661
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Hillsborough County Florida

Folio: 70488.0050
PIN: U-26-29-20-ZZZ-000002-62290.1

FOX AND HOUNDS PUB LLC

Mailing Address:

2516 WRENCREST CIR
VALRICO, FL 33596-6319

Site Address:

221 E BRANDON BLVD
BRANDON, FL 33511-

SEC-TWN-RNG: 26-29-20

Acreage: 0.30960399

Market Value: \$349,641.00

Landuse Code: 1130 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.