

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 26-0859
LUHO Hearing Date: June 15, 2026
Requested Classification: 4-COP-RX



1.0 APPLICATION SUMMARY

Applicant: La Cecilia Restaurant LLC
Zoning: CG
FLU Category: RES-12
Service Area: Urban
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 25,413.4 sq. ft.
Inside Area Requested: 3,416.9 sq. ft.
Outside Area Requested: 21,996.5 sq. ft.
Location: 210 East Fowler Ave. Tampa; Folio: 21377.0000



Introduction Summary:

Pursuant to LDC Section 6.11.11, the request is for a distance separation waiver for a 4-COP-RX Alcoholic Beverage Development Permit (AB) for the sale of beer, wine and liquor for sale and consumption on the permitted premises only in connection with a restaurant. 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. Notwithstanding, an existing establishment which has 2,500 square feet of service area, is equipped to serve meals to 150 persons at one time and derives at least 51 percent of its gross food and beverage revenue from the sale of food and non-alcoholic beverage may sell or deliver alcoholic beverages in a sealed container for off premises consumption in accordance with the requirements of F.S. Sections 561.20 and 564.09 and if authorized under its state alcoholic beverage license. The property is zoned CG (Commercial - General), which allows the host use and consideration of the proposed wet zoning. The restaurant is located within an existing hotel.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 150 Feet	No

Development Services Recommendation:

Approvable			
Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	NA

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	150 feet	130 feet	20 feet

Applicant’s Justification:

The nearest residentially zoned properties are located north of the proposed wet zone boundary along E. 119th Avenue and do not front the primary customer entrance to the establishment. The restaurant operates within an existing hotel, oriented south toward E. Fowler Avenue, a heavily traveled commercial corridor, thereby directing customer activity away from the residential edge. Several physical site features buffer the residential properties from the proposed wet-zoned area, including an 8-foot block wall, PVC fencing, existing driveway circulation, and both planted and natural landscape screening. According to the wet zone survey, the closest residential property—117 E. 119th Avenue—is located approximately 20.0 feet from the proposed wet zone envelope, with additional residences ranging from 20.0 to 120.9 feet away. Because the Land Development Code requires a minimum separation of 150 feet between the wet-zoned area and residentially zoned property, a waiver is necessary. Given the long-standing commercial use of the site, the building’s orientation toward Fowler Avenue, and the presence of substantial physical buffering, the applicant asserts that the reduced distance will not create adverse impacts on adjacent residential properties.

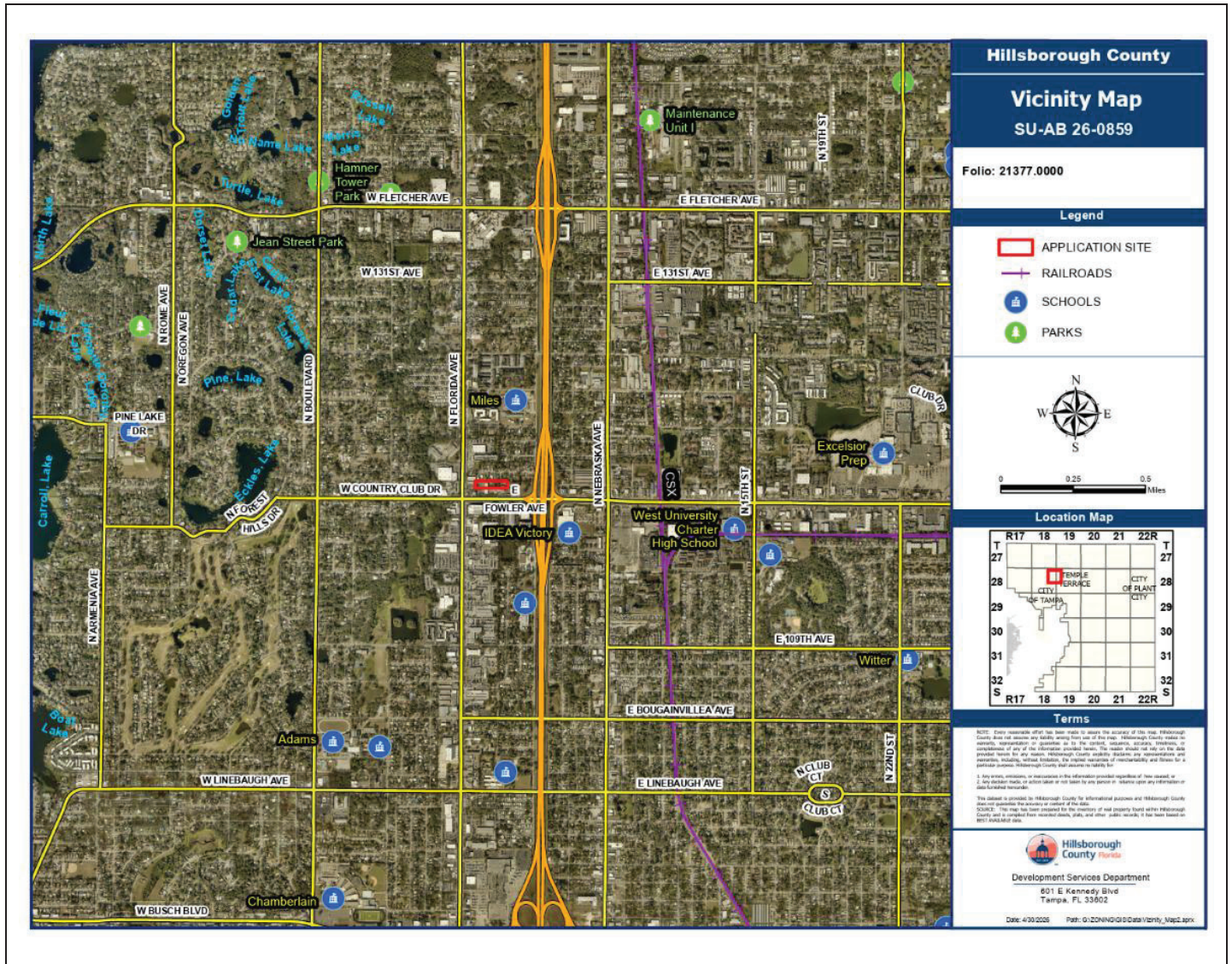
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

Applicant’s Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

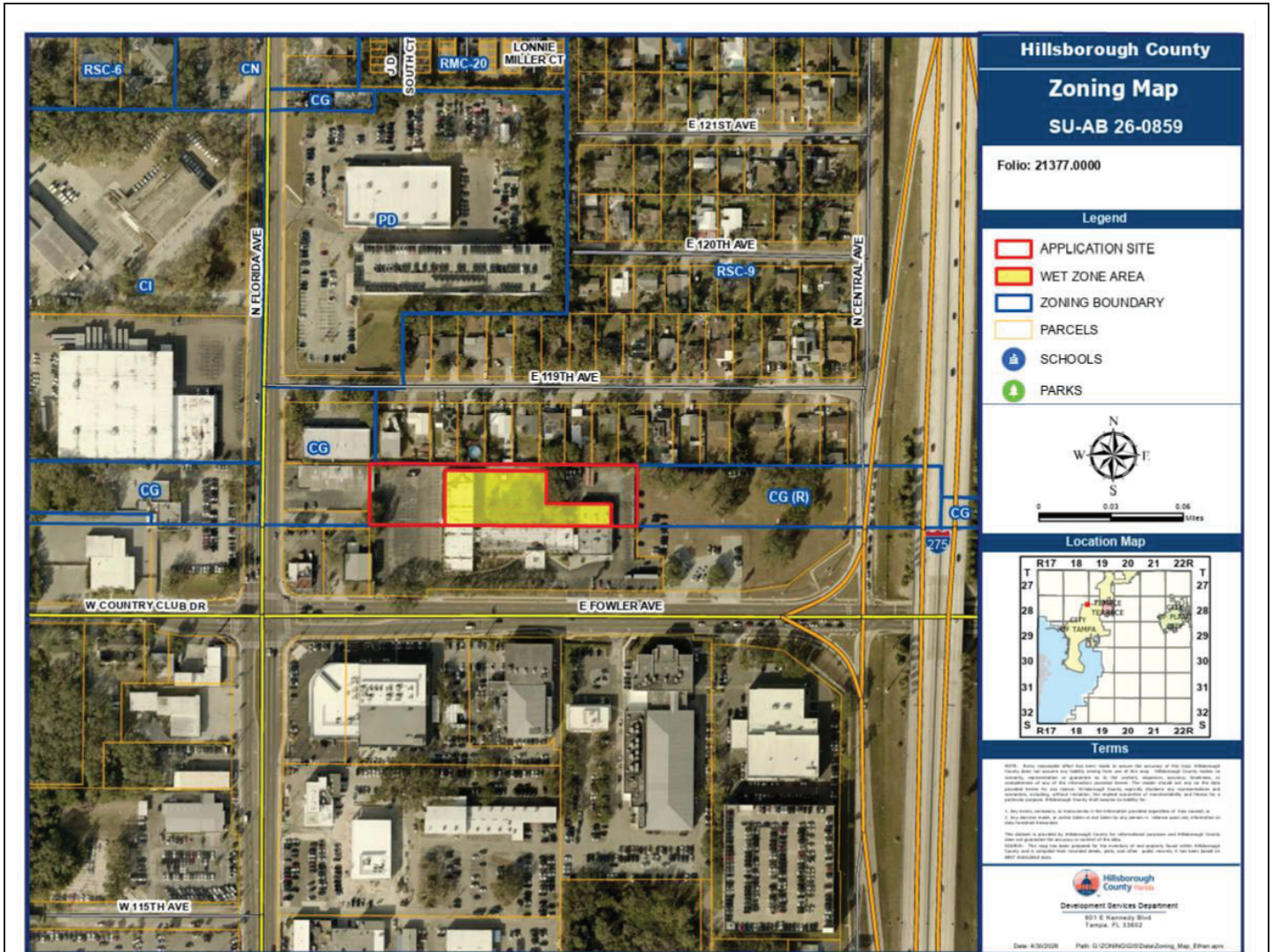


Context of Surrounding Area:

The surrounding area is a mixture of commercial and single-family uses. Adjacent to the north is single-family residential zoned RSC-9. Adjacent to the south is the southern portion of the subject hotel in the City of Tampa jurisdiction zoned CI. Adjacent to the east is a vacant parcel zoned CG. Adjacent to the west is an auto body shop zoned CG.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RSC-9	Single Family Residential
South	CI (City of Tampa)	Hotel
East	CG	Vacant
West	CG	Auto Body Shop

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 zone area is located within an existing hotel and restaurant development fronting E. Fowler Avenue, a major commercial corridor. The building and primary customer entrance are oriented south toward Fowler Avenue, directing activity away from the residentially zoned properties situated along E. 119th Avenue to the north. These residential parcels do not front the establishment and are separated from the proposed wet zone area by multiple intervening features, including an 8-foot block wall, PVC fencing, internal driveway circulation, and both planted and natural landscape buffers.

According to the wet zone survey, several residentially zoned properties lie within 150 feet of the proposed wet zone envelope, with the nearest—117 E. 119th Avenue—located approximately 20 feet away. Additional residences range from 20 feet to 120.9 feet from the proposed wet-zoned area.

While these measurements do not meet the required 150-foot separation, staff notes that the physical separation created by fencing, walls, and drive aisles reduces direct interaction between the wet-zoned area and the adjacent residential properties.

The hotel has operated on this site for more than 30 years within an established commercial corridor, and there is no record indicating prior compatibility issues between the hotel, its restaurant use, and nearby residences.


Pedestrian connectivity between the two areas is limited. No direct pedestrian routes or sidewalk links exist between the hotel property and the residential lots on E. 119th Avenue, reducing the likelihood of direct pedestrian conflicts. Vehicular access is also oriented south toward Fowler Avenue, further distancing site activity from the residential frontage.

For the reasons discussed above, including the building orientation, longstanding commercial use of the site, presence of physical buffers, and limited pedestrian connectivity—staff finds that the proposed wet zoning does not pose significant impacts on surrounding residential uses and that the necessity for the specified 150-foot distance requirement is effectively negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 25,413.4 square feet, as shown on the wet zone survey received May 29, 2026.

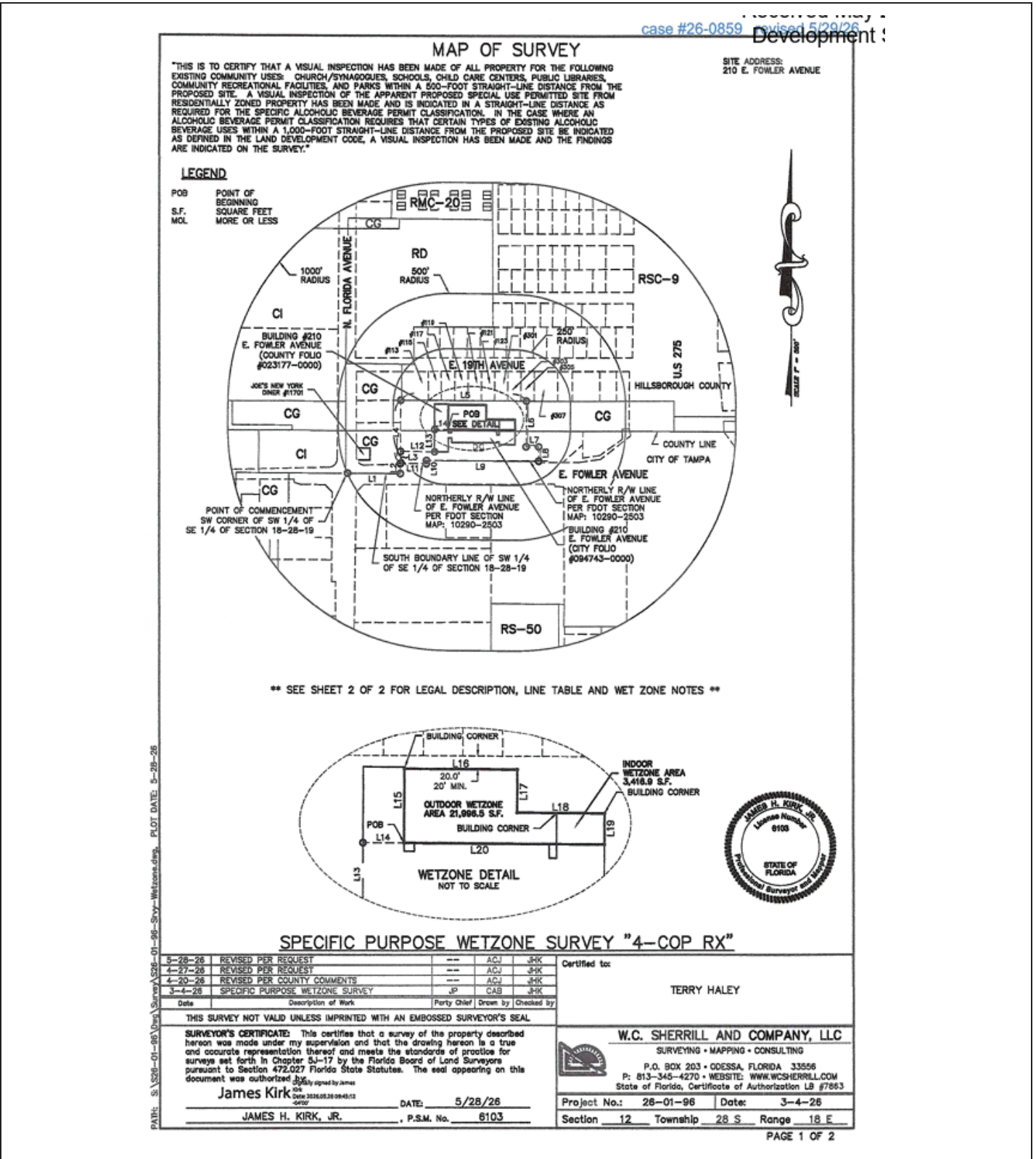
Zoning Administrator Sign Off:


Colleen Marshall
Tue Jun 2 2026 10:12:38

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

6.0 PROPOSED WET ZONE SURVEY

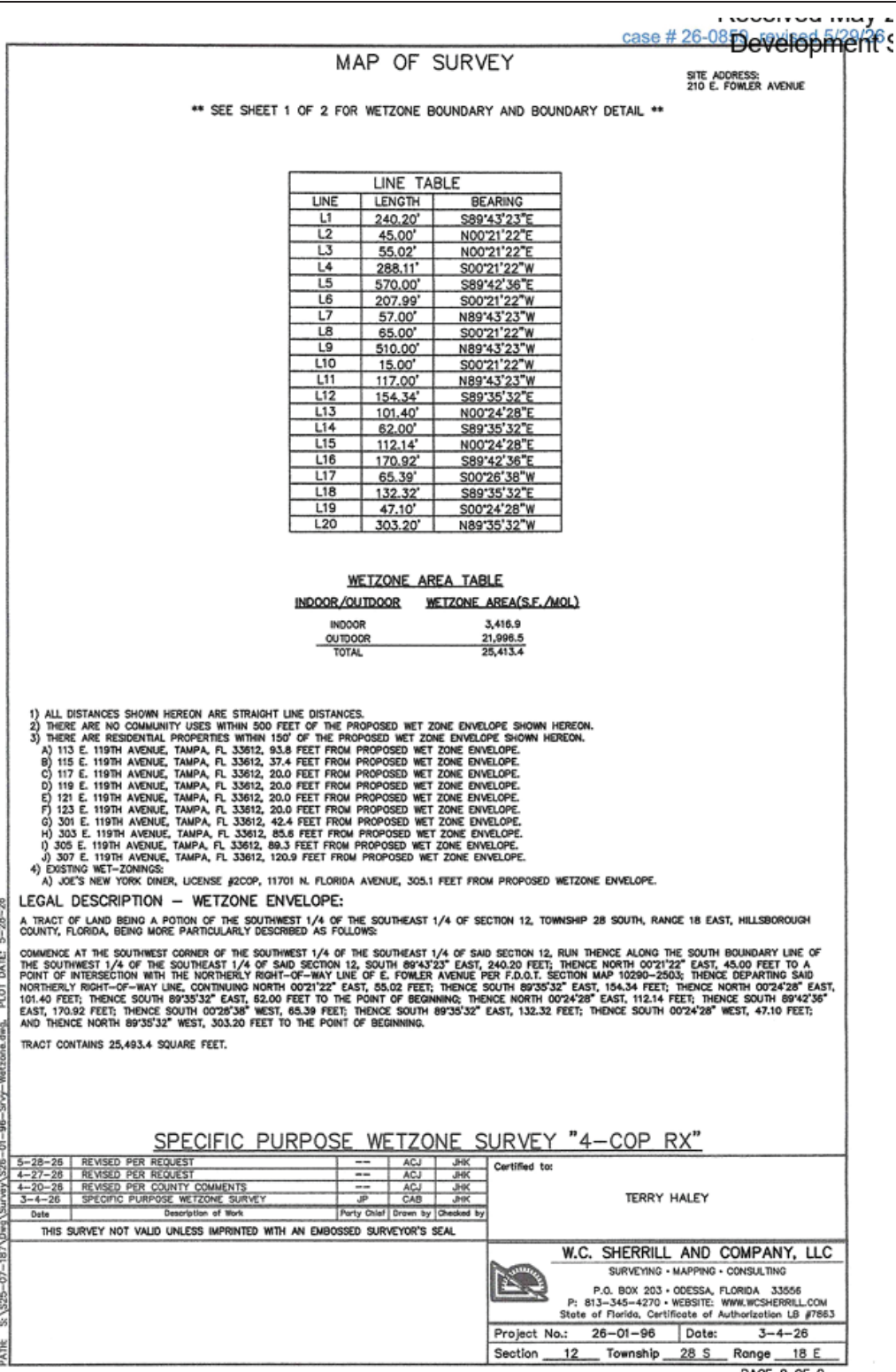


PATH: S:\26-01-96\01-96\01-96-Survey-Wetzone.dwg, PLOT DATE: 5-28-26

Date	Description of Work	Party Chief	Drawn by	Checked by
5-28-26	REVISED PER REQUEST	---	ACJ	JHK
4-27-26	REVISED PER REQUEST	---	ACJ	JHK
4-20-26	REVISED PER COUNTY COMMENTS	---	ACJ	JHK
3-4-26	SPECIFIC PURPOSE WETZONE SURVEY	JP	CAB	JHK

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL		Certified to: TERRY HALEY	
SURVEYOR'S CERTIFICATE: This certifies that a survey of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter SJ-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by me. I, James Kirk , J.S. Date: 05/28/26 09:45:12 JAMES H. KIRK, JR., P.S.M. No. 6103			
W.C. SHERRILL AND COMPANY, LLC SURVEYING • MAPPING • CONSULTING P.O. BOX 203 • ODESSA, FLORIDA 33556 P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM State of Florida, Certificate of Authorization LB #7863			
Project No.:	26-01-96	Date:	3-4-26
Section	12	Township	28 S
Range	18 E		

6.0 PROPOSED WET ZONE SURVEY (Page 2)



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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: 26 0859	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 26 0859 Applicant's Name: Terry A. Haley

Reviewing Planner's Name: Chris Grandlienard Date: 05/29/2026

Application Type:

- Planned Development (PD)
- Minor Modification/Personal Appearance (PRS)
- Standard Rezoning (RZ)
- Variance (VAR)
- Development of Regional Impact (DRI)
- Major Modification (MM)
- Special Use (SU)
- Conditional Use (CU)
- Other _____

Current Hearing Date (if applicable): 06/15/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.


Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

 TERRY A. HALEY
Signature

05/29/2026
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 26 0859

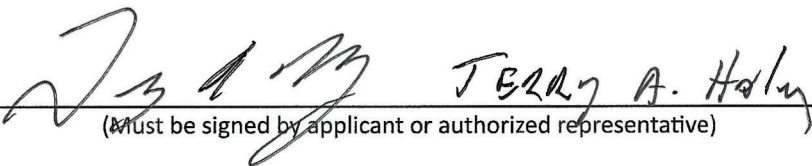
Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- | | |
|----|--|
| 1 | <input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included |
| 2 | <input type="checkbox"/> Revised Application Form** |
| 3 | <input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added |
| 4 | <input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added |
| 5 | <input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added |
| 6 | <input type="checkbox"/> Property Information Sheet** |
| 7 | <input type="checkbox"/> Legal Description of the Subject Site** |
| 8 | <input checked="" type="checkbox"/> Close Proximity Property Owners List** |
| 9 | <input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter. |
| 10 | <input type="checkbox"/> Survey |
| 11 | <input checked="" type="checkbox"/> Wet Zone Survey |
| 12 | <input type="checkbox"/> General Development Plan |
| 13 | <input checked="" type="checkbox"/> Project Description/Written Statement |
| 14 | <input type="checkbox"/> Design Exception and Administrative Variance requests/approvals |
| 15 | <input type="checkbox"/> Variance Criteria Response |
| 16 | <input type="checkbox"/> Copy of Code Enforcement or Building Violation |
| 17 | <input type="checkbox"/> Transportation Analysis |
| 18 | <input type="checkbox"/> Sign-off form |
| 19 | <input checked="" type="checkbox"/> Other Documents (please describe): |

Written Statement
Distance Waiver Request
proof of mailings for distance waiver addresses

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

WRITTEN STATEMENT

CASE # 26-0859

La Cecilia Restaurant LLC dba Ibizas

Ibizas is going to operate as a restaurant offering alcoholic beverages to his clients. They wish to obtain a 4-COP RX alcoholic beverage license. Owners are aware that this type of license requires 51% or more of their sales is to be food. Alcohol is merely an amenity to the restaurant.

Obtaining a 4-COP RX alcoholic Beverage Lic has several Restrictions that must be met before the zoning is granted. In our case we are requesting a distance waiver because of the proximity to surrounding residential properties. This license classification requires there be no residential properties located within 250 feet of the requested premise.

Our wet zone survey indicates that the closest residential property to our requested premise is 117 E. 119th Avenue which is located only 20.0 feet away, thus we are requesting a waiver of 230.0 ft.

Some circumstances which support this request for a waiver are that our restaurant is located within a hotel which has existed for 30 plus years. It is located on Fowler Ave, a major roadway within Hillsborough County. Our location is also separated from the residential Properties with the combination of 8 -foot block walls and PVC fencing Along with buffering landscaping and a paved driveway.

We do not foresee any negative impact to the residential properties because of the commercial location and its previous existence.

We are hoping that you will grant us this waiver to obtain the proper zoning so that we can open yet another successful independently owned and operated business within Hillsborough County.

Prepared by and return to:
John Patterson, Esquire
SHUTTS & BOWEN LLP
1858 Ringing Blvd., Suite 300
Sarasota, FL 34236

Consideration: \$6,400,000.00

Parcel ID No.: U-12-28-18-ZZZ-000000-86370.0
A-12-28-18-ZZZ-000005-34960.0

WARRANTY DEED

THIS WARRANTY DEED, made this ^{ya}30 day of December, 2021, by **RORE INVESTMENT CAPITAL LLC**, a Delaware limited liability company, whose address is 3500 Cardinal Pointe Drive, Suite #2, Jacksonville, FL 32257 (jointly, the "Grantor"), to **210 EAST FOWLER AVE., LLC**, a Florida limited liability company, whose address is 2080 Ringling Boulevard, Suite 301, Sarasota, FL 34237 (the "Grantee").

(Wherever 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 companies, corporations and other entities)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Hillsborough County, more particularly described on Exhibit "A" attached hereto

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all liens, except easements, restrictions and reservations of record, and taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered in the presence of:

RORE INVESTMENT CAPITAL LLC, a Delaware limited liability company

By: [Signature]
Shmuel Bonnardel, as the Sole Member

Address: is 3500 Cardinal Pointe Drive, Ste #2
Jacksonville, FL 32257

[Signature]
Signature of Witness

Erik Matthew Hanson
Printed Name of Witness

[Signature]
Signature of Witness
Sabrina Lomastro
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2021, by Shmuel Bonnardel, as the Sole Member of RORE INVESTMENT CAPITAL LLC, a Delaware limited liability company, on behalf of the company, who is personally known or who produced FL Driver License as identification.

[Signature]
Notary Public - State of Florida
My Commission Expires: _____



SABRINA LOMASTRO
Commission # GG 198142
Expires May 6, 2022
Bonded Thru Budget Notary Services

EXHIBIT A

LEGAL DESCRIPTION

Tract of land situate, lying and being in Hillsborough County, Florida, to-wit:

The East 420.0 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 and the West 150.0 feet of the South 330.0 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the South 125.0 feet of the East 57.0 feet of the West 207.0 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, all being in Section 12, Township 28 South, Range 18 East, Hillsborough County, Florida, LESS AND EXCEPT that part lying within the right-of-way of Fowler Avenue (State Road 582-A, formerly State Road 93).

Together with that certain Sign Easement recorded in Official Records Book 9189, Page 637, Public Records of Hillsborough County, Florida, over the following described property:

From the Northeast corner of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 28 South, Range 18 East, Hillsborough County, Florida, run thence S 89 deg. 35 min. 45 sec. E, 284.48 feet to the limited access right-of-way line of Interstate Route 275; thence S 00 deg. 29 min. 55 sec. W, 128.16 feet, along said limited access right-of-way line; thence N 79 deg. 29 min. 36 sec. W, 8.63 feet to the Point of Beginning; thence N 89 deg. 30 min. 05 sec. W, 30.0 feet; thence N 00 deg. 29 min. 55 sec. E, 4.0 feet; thence S 89 deg. 30 min. 05 sec. E, 30.0 feet; thence S 00 deg. 29 min. 55 sec. W, 4.0 feet to the Point of Beginning.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0859
Hearing(s) and type: Date: 06/15/2026
Date: _____

Type: LUHO
Type: _____

Intake Date: 04/21/2026
Receipt Number: 588168
Intake Staff Signature: Charles Phillips

Property Information

Address: 210 E. Fowler Ave. City/State/Zip: Tampa, FL 33612
28-18-12 COUNTY 021377-0000 CG R-12 1.79 ACRES
TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: 210 East Fowler Ave. LLC Daytime Phone (941) 266-0300
Address: 2080 Ringling Blvd Ste. 301 City/State/Zip: Sarasota, FL 34237-7098
Email: terryahaley@aol.com Fax Number X

Applicant Information

Name: La Cecilia Restaurant LLC Daytime Phone (727) 793-8076
Address: 210 E. Fowler Ave. City/State/Zip: Tampa, FL 33612
Email: terryahaley@aol.com Fax Number X

Applicant's Representative (if different than above)

Name: Terry A. Haley Daytime Phone (813) 453-4251
Address: 108 Clocktower Dr. #160 City/State/Zip: Brandon, FL 33510
Email: terryahaley@aol.com Fax Number X

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
HUGO GAGLIARDI
Type or 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.

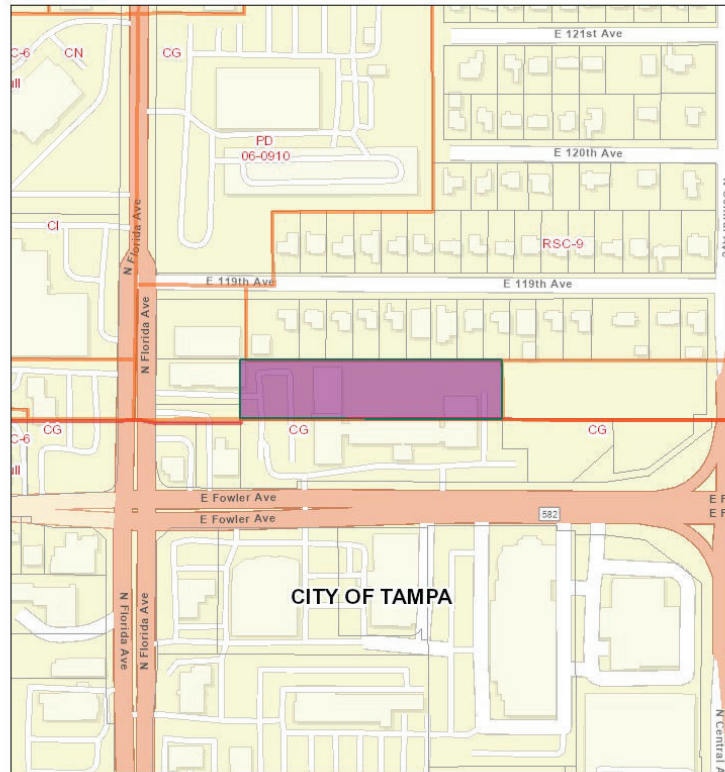
Signature of the Owner(s) -- (All parties on the deed must sign)
ZUZET GONZALEZ RODRIGEZ
Type or print name



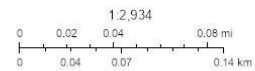
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:AE	BFE = 31.9 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0212H
FIRM Panel	12057C0212H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120212D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011206 Block: 2018
Future Landuse	R-12
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 21377.0000



April 21, 2026



ESRI Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satelligence, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 21377.0000
PIN: U-12-28-18-ZZZ-000000-86370.0
210 East Fowler Ave Llc
Mailing Address:
2080 Ringling Blvd Ste 301
null
Sarasota, FL 34237-7098
Site Address:
210 E Fowler Ave
Tampa, FL 33612
SEC-TWN-RNG: 12-28-18
Acreage: 1.79
Market Value: \$547,600.00
Landuse Code: 3923 COMM./OFFICE

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.