



1.0 APPLICATION SUMMARY

Applicant: Terry A. Haley

Zoning: PD

FLU Category: RES-4

Service Area: Urban

Community Plan Area: Greater Carrollwood
Northdale

Overlay: None

Special District: None

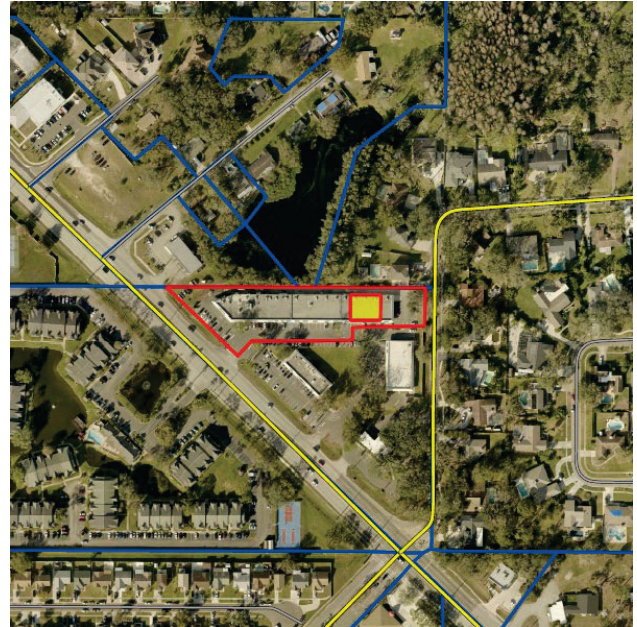
Use: Restaurant Beverage
Sales

Total Wet Zone Area Requested: 4,515 square feet

Inside Area Requested: 4,515 square feet

Outside Area Requested: None

Location: 4327 Gunn Hwy., Tampa; Folio: 23555.0300



Introduction Summary:

The applicant requests a 4-COP-RX Special Use Alcoholic Beverage Permit to allow for sale of beer, wine, and liquor for sale and consumption on the permitted premises only in connection with a restaurant. The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

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	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 81-0876
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	192 feet	58 feet

Residentially zoned property: 4507 Hudson Ln

Applicant's Justification:

Our business will operate as a neighborhood pizzeria located in an existing strip center of which the back side of each property back up to each other. This front of this strip center faces a very busy road (Gunn Hwy), which is a very commercial portion of the neighborhood. They are also separated by an 8ft block wall. Other properties are separated with natural foliage, fences, walls and streets, etc.

Our requested premise is located in a heavily commercially zoned area on one of the busiest roads in Hillsborough County- Gunn Hwy. All of the residentially properties are located within the surrounding neighborhoods are all behind the commercially establishments. In order to visit any one of these commercial properties- whether it be on foot or by vehicle will require a travel distance of well over 150 ft. Considering all of the currently existing businesses our approved zoning will create no negative impact.

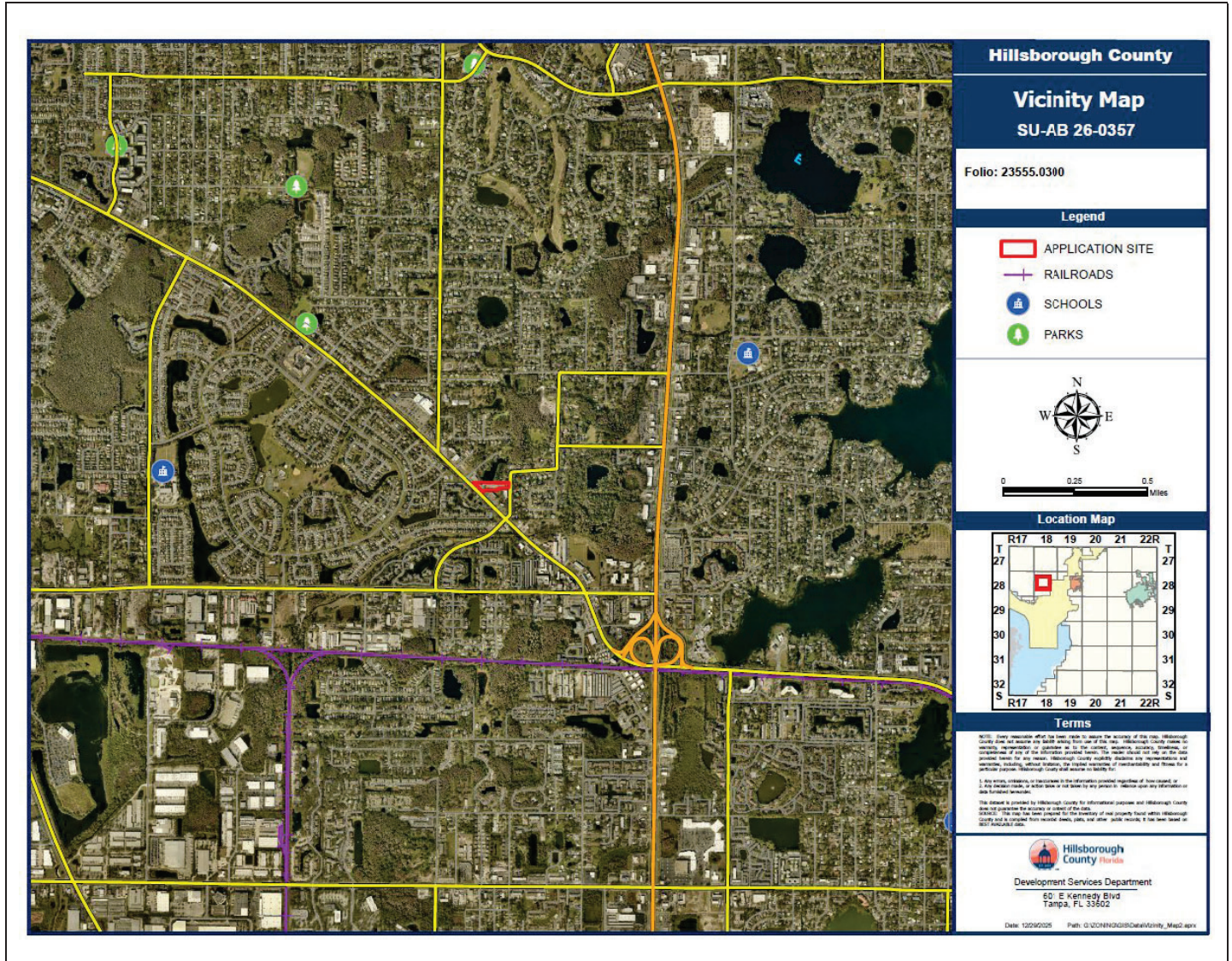
Requested Waiver	# Approved Permits
Not Applicable	

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The site is located within the Urban Service Area and is located within the Greater Carrollwood Northdale community planning area. Nearby uses include single family and multifamily residential, and commercial uses.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD, RSC-6	Motor Vehicle Repair, Single Family Residential
South	PD	Commercial Plaza
East	RSC-6	Single Family Residential
West	PD	Multifamily Residential

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 nearest residentially zoned property is located north of the proposed premises. No outdoor areas of the premises abut the residential side yard. The sites are separated by a PVC fence, which effectively screens the residential property from view. Additionally, the proposed premises face south, while the residential building faces east, further reducing visual and functional interaction. Access is provided from Hudson Lane; however, the commercial plaza is fully fenced, with intervening parking areas that create additional separation between the uses. Furthermore, the walking distance between the nearest residential property and the premises access exceeds 600 feet, and there is no direct sidewalk connection providing pedestrian access to the commercial plaza.


These physical and visual barriers provide substantial buffering and eliminate direct line-of-sight between the proposed use and the residential properties.

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

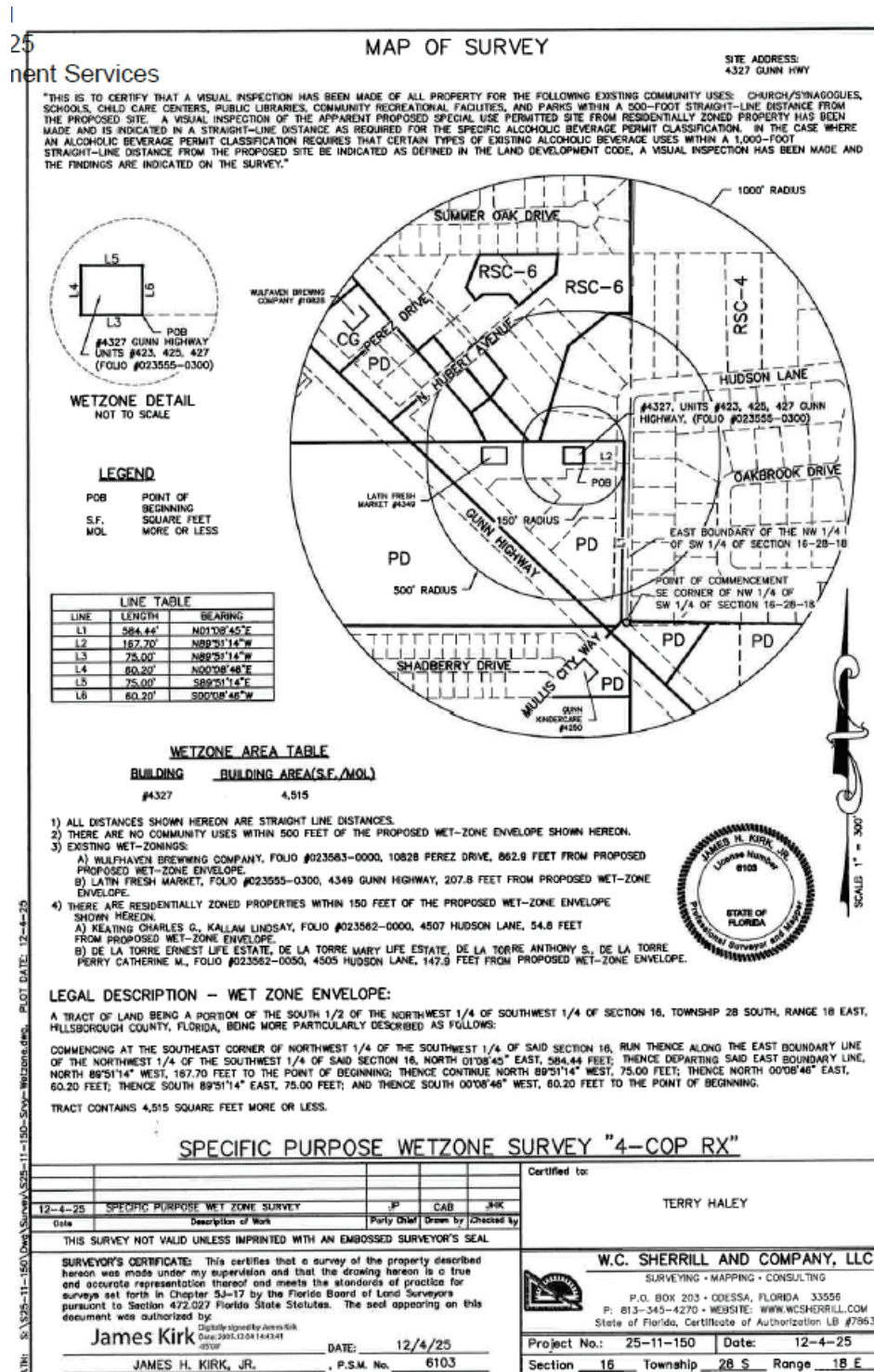
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP-RX Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 4,515 square feet, as shown on the wet zone survey received December 16, 2025.

- 1. Upon approval of SU-AB 26-0357, the portion of SU-AB 81-0876 within the same legal description area as SU-AB 26-0357 shall be rescinded.

Zoning Administrator Sign Off:	 Colleen Marshall Mon Feb 2 2026 13:10:42
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



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

WRITTEN STATEMENT Case # _____

Farandulero Pizzeria LLC -request for 4-COP (RX) AB Zoning

December 8, 2025

Farandulero Pizzeria LLC wishes to open the Farandulero Pizzeria at 4327 Gunn Highway in Tampa.

This is an independently owned and operated Italian restaurant offering many family recipes for the surrounding neighborhoods to enjoy. They would like to also offer as an amenity to their guests (for consumption on premise only) an array of alcoholic beverages featuring liquor, beer and wine. Keep in mind Farandulero's main goal is to provide the best Italian food in the area!

Farandulero is to be located in a commercial strip center that is located at the SE corner of Gunn Hwy & Hudson Lane. Gunn Hwy is very commercialized Hwy which is surrounded with lots of local neighborhood dwellings.

We do meet ALL of the zoning requirements to qualify for the requested zoning except for one. A 4- COP (RX) beverage license requires that - **The distance from the "permitted" structure to residentially zone property shall be at least 150 feet.**

In our case, we are requesting a distance waiver or 95.2 feet since the nearest residentially zoned property is located 54.8 ft from our defined premise. We believe that because of natural foliage and an 8ft concrete wall separating the two properties our rezoning will present no negative impact to the area.

We hope that your determination will be a positive one so that we can proceed forward in opening yet another successful independently owned and operated operation here in Hillsborough County!

December 16, 2025

phillipsch@hillsboroughcounty.org

Charles,

Per our short phone conversation, find attached the revised application for 4327 Gunn Hwy Tampa.

Questions: (813) 453-4251

Thank you and Happy Holidays!



Terry A. Haley

450,100

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF
FLORIDA IN AND FOR HILLSBOROUGH COUNTY

GENERAL CIVIL DIVISION

CASE NO: 11-CA-004942 Division I

CSMC 2007-C1 GUNN HIGHWAY LLC

PLAINTIFF(S)

vs.

PLANTATION PLAZA CENTER LLC, et al

DEFENDANT(S)

FILED
NOV 15 2011 **FP**
CLERK OF CIRCUIT COURT
CIRCUIT CIVIL DEPT.

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on November 03, 2011, for the property described herein and that no objection to the sale has been filed within the time allowed for filing objections.

The following property in Hillsborough County, Florida:

SEE ATTACHED EXHIBIT "1"

was sold to: CSMC 2007-C1 GUNN HIGHWAY LLC

C/O RUMBERGER KIRK & CALDWELL

PO BOX 3390

TAMPA, FL 33601-3390

WITNESS my hand and the seal of this court on November 15th 2011

Pat Frank



[Signature]
FELICIA PATTERSON

THIS INSTRUMENT PREPARED BY: Felicia Patterson
Pat Frank, CLERK OF THE CIRCUIT COURT
P O BOX 989, TAMPA FL 33601

RETURN TO CIRCUIT CIVIL

EXHIBIT 1**PARCEL "A":**

A TRACT OF LAND IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, RUN SOUTH 88°46.15. WEST (ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, 51.14 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GUNN HIGHWAY; THENCE NORTH 47°13.16. WEST ALONG SAID SOUTHEASTERLY EXTENSION AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GUNN HIGHWAY, A DISTANCE OF 340.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 47°13.16. WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GUNN HIGHWAY, A DISTANCE OF 95.00 FEET (POINT A); THENCE NORTH 42°46.44. EAST, A DISTANCE OF 37.00 FEET; THENCE NORTH 47°13.16. WEST ALONG A LINE 37.00 FEET NORTHEAST OF AND PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GUNN HIGHWAY, A DISTANCE OF 135.00 FEET; THENCE NORTH 42°46.44. EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 88°42.31. EAST ALONG A LINE SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 87.66 FEET; THENCE SOUTH 00°41.04. EAST, A DISTANCE OF 104.68 FEET; THENCE SOUTH 42°46.44. WEST, A DISTANCE OF 142.00 FEET; (POINT A); THENCE NORTH 47°13.16. WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GUNN HIGHWAY, A DISTANCE OF 526.50 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE NORTH 88°42.31. EAST ALONG THE STATED NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 697.91 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HUDSON LANE; THENCE SOUTH 00°41.04. EAST ALONG THE WEST RIGHT-OF-WAY LINE OF HUDSON LANE, A DISTANCE OF 303.79 FEET; THENCE SOUTH 89°18.56. WEST, A DISTANCE OF 122.51 FEET; THENCE SOUTH 42°46.44. WEST, A DISTANCE OF 180.65 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY FOR GUNN HIGHWAY (COUNTY ROAD 587), BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 5016, PAGE 1727

PARCEL "B":

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IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA

CSMC 2007-C1 GUNN HIGHWAY, LLC,
a Florida limited liability company,

Plaintiff,

vs.

CASE NO.: 11-00394

DIVISION: I

PLANTATION PLAZA CENTER, LLC,
a Florida limited liability company, and
HAROLD R. KOSTER, an individual,

Defendant.

AMENDED AND CORRECTED CERTIFICATE OF TITLE

THE UNDERSIGNED CLERK OF THE COURT certifies that he or she executed and filed a Certificate of Sale in this action on November 3, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Hillsborough County, Florida:

SEE ATTACHED EXHIBIT 1

was sold to Plaintiff's assignee, Gator Gunn Tampa, LLC. Pursuant to the Assignment of Final Judgment of Foreclosure and Right to Bid, recorded on October 28, 2011, at Book 20779, Page 1835, Official Records of Hillsborough County, Florida, title is hereby issued in the name of Gator Gunn Tampa, LLC, a Florida limited liability company.

This Amended and Corrected Certificate of Title amends, corrects, and replaces the Certificate of Title that was mistakenly issued to 2007-C1 Gunn Highway, LLC, on November

RETURN TO CIRCUIT CIVIL

15, 2011, and recorded on November 18, 2011, at Book 20813, Page 395, Official Records of Hillsborough County, Florida.

DEC 06 2011

WITNESS my hand and the seal of the Court on this _____ day of _____, 2011.

Clerk of the Circuit Court

By: 

Deputy Clerk

FELICIA PATTERSON

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished by U.S. Mail to **Horace Knowlton, Esq.**, 805 W Azeele Street Tampa, Florida 33606, and **William P. Keith, Esq.**, Rumberger, Kirk, and Caldwell, P.A., Post Office Box 3390, Tampa, Florida 33601-3390 this _____ day of _____, 2011.

Deputy Clerk

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0357

Hearing(s) and type: Date: 02/09/2026

Date: _____

Type: LUHO

Type: _____

Intake Date: 12/16/2025

Receipt Number: 543428

Intake Staff Signature: Charles Phillips

Property Information

Address: 4327 Gunn Hwy

City/State/Zip: Tampa, FL 33618

TWN-RN-SEC: 28-18-16

Folio(s): 023555-0300

Zoning: PD

Future Land Use: R-4

Property Size: 82,882 sq ft

Wet-zoned area is:
4515 sq ft

Property Owner Information

Name: Gator Gunn Tampa LLC

Daytime Phone: (813) 345-8503

Address: 7850 NW 146th St-FL 4th

City/State/Zip: Miami Lakes, FL 33016-1564

Email: terryahaley@aol.com

Fax Number: _____

Applicant Information

Name: Farandulero Pizzeria LLC - Luis E. Remedios Sr.

Daytime Phone: (813) 345-8503

Address: 4327 Gunn Hwy

City/State/Zip: Tampa, FL 33618

Email: receptionist@dcaccountingpa.com

Fax Number: _____

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

Luis E Remedios Avila

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 the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)

James A. Goldsmith

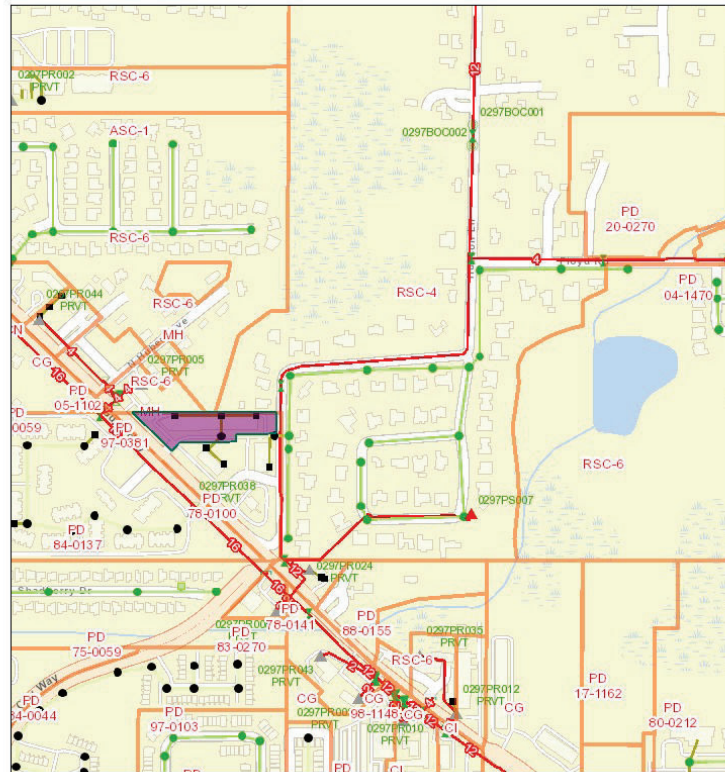
Type or print name



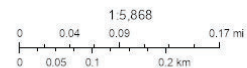
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	78-0100
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0192H
FIRM Panel	12057C0192H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120192D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	14-0392
Census Data	Tract: 011409 Block: 2002
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: 23555.0300



December 16, 2025



Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc., METANASA, USGS, EPA, NOAA, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 23555.0300
PIN: U-16-28-18-ZZZ-000000-88630.0
Gator Gunn Tampa Llc
Mailing Address:
 7850 Nw 146th St Fl 4th
 null
 Miami Lakes, Fl 33016-1564
Site Address:
 4321 Gunn Hwy
 Tampa, Fl 33618
SEC-TWN-RNG: 16-28-18
Acreage: 1.66
Market Value: \$2,603,400.00
Landuse Code: 1630 STORE/SHP CENTE

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



(SU-AB Waiver) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: Dec 8, 2025 Type: _____ Intake Staff Signature: _____

Applicant/Representative: Terry A. Haley Phone: (813) 453-4251

Representative's Email: terryahaley@aol.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B of this packet.



Specific Submittal Requirements for Special Use Alcoholic Beverage Permit (waiver required)

This application is for proposed Alcoholic Beverage Permits, commonly known as “wet zonings,” which do not meet the separation requirements found in [Section 6.11.11 of the Land Development Code](#) for the specific category of Alcoholic Beverage permit being requested. This application requires review by a Land Use Hearing Officer (LUHO) through a noticed public hearing process in accordance with [LDC Section 10.02.00](#). The required information below is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

Part B: Project Information

Additional Submittal Requirements for a Special Use - Alcoholic Beverage Permit (waiver required)

- 1 ☒ **Project Description/Written Statement**
- 2 ☒ **Site Plan** - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- 3 ☒ **Wetzone Survey** - prepared by a Florida registered land surveyor in accordance with [DRPM Section 4.1.2.C.7](#)
- 4 ☒ **Distance Waiver Request Form**
- 5 ☒ **Distance Waiver Notification List** - As specified in [DRPM 12.5.A.3](#).
- 6 ☐ **Supplemental Information** (optional)

Please note: To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an [Alcoholic Beverage Sign Off/Verification application](#) as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the [Alcoholic Beverage Sign Off/Verification application](#) provided that it's submitted simultaneously with this wet zoning application. All other Alcoholic Beverage Sign Off/Verification applications, including those related to this application but submitted at a later date, will be assessed a separate [fee](#) for each sign-off.

- 7 ☐ **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
 - 8 ☒ **State of Florida DBPR Application Sections** - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
 - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals
- OR**
- 9 ☐ **State of Florida DBPR Application Sections** - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
 - Include Section 1 -Check Transaction, Series or Type Requested, Section 3 – Description of Premises to be Licensed, and Section 4 – Application Approvals/Zoning.