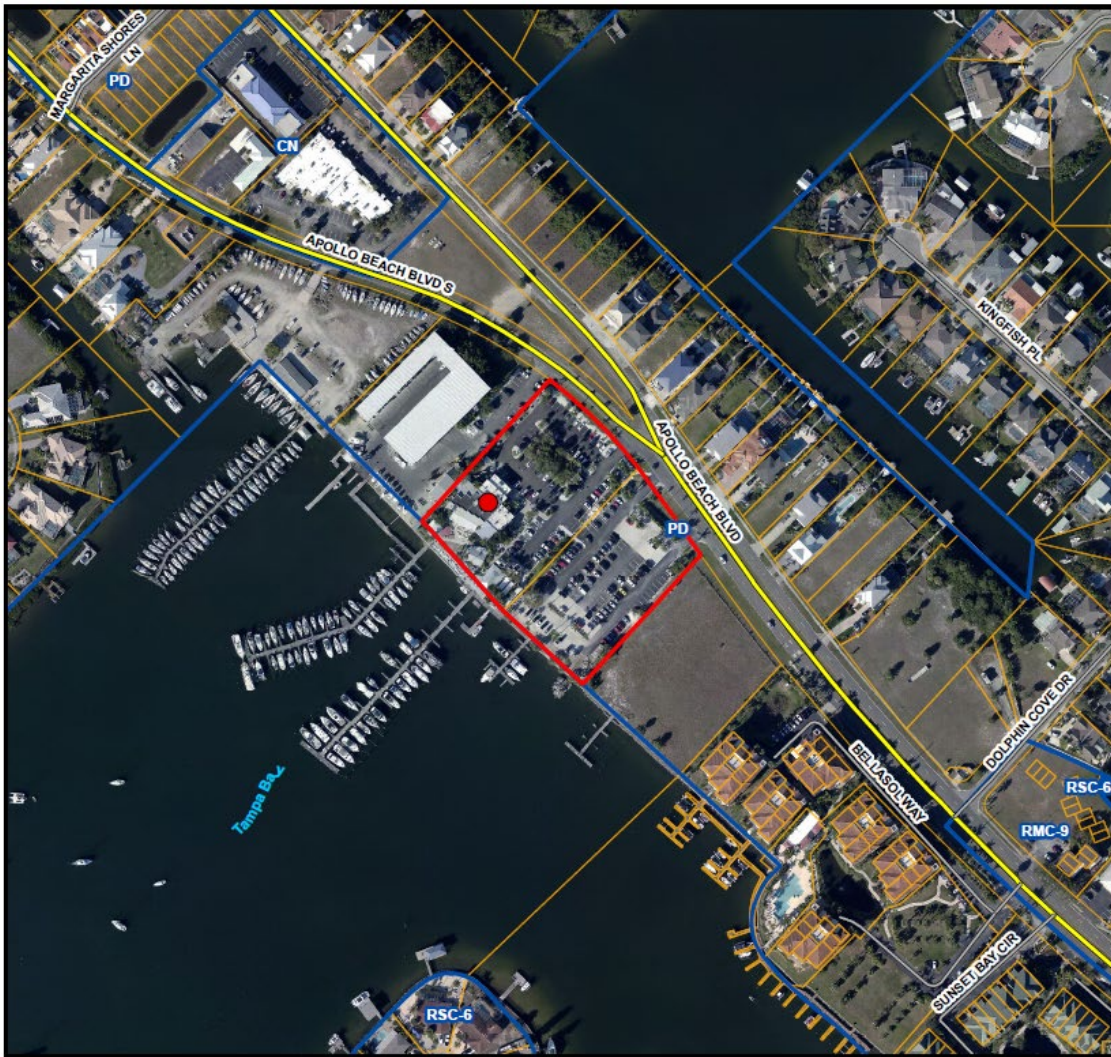




# Hillsborough County Florida

## Land Use Application Summary Report

Application Number:	SU-AB 22-0511	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 4-COP Permit	North:	PD / Apollo Beach Blvd ROW
		South:	PD / Vacant
Comp Plan Designation:	R-6 (Residential-6)	East:	PD / Apollo Beach Blvd ROW
Service Area:	Urban Service Area	West:	PD / Marina



### ZONING MAP SU-AB 22-0511

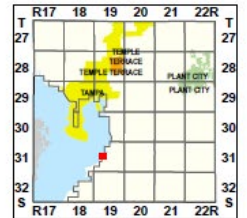
Folio: 52054.0300, 52066.2000

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



0 200 400 Feet

STR: 17-31-19



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, other expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared from the inventory of real property held within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It does not include all real property.

Users of this map are hereby notified that the aforementioned public property information becomes invalid as a result of the information contained on this map.

Date: 03/08/2022 Path: G:\ZONING\GIS\DateZoning\_Map.aprx  
Produced By: Development Services Department

**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 Alcoholic Beverage Permit to allow the sale of beer, wine, and liquor for consumption on and off the permitted premises (package sales). The wet zoned area will include 7,744-square-feet of indoor area and 32,223-square-feet outdoor area for a total area of 39,967 square feet, as shown on the revised wet zone survey received on May 12, 2022.

The property consists of two parcels that are primarily developed with a marina and Circles restaurant. The property is zoned PD (Planned Development) 77-0123, as most recently modified by PRS (Personal Appearance) 20-0384, which permits the proposed use and consideration of the requested AB permit.

There are two existing wet zonings on the property. A 4-COP (AB 00-0093) on the westerly parcel that was approved in 2000 for a 9,189-square-foot area, and a 4-COP-RX (AB 83-1024) on the easterly parcel that was approved in 1983 for an area approximately 3,720 square feet in size. Both wet zonings will be rescinded if the proposed wet zoning is approved.

**Distance Separation Requirements for a 4-COP 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. There is one community use, the Tampa Sailing Squadron, 329 feet from the proposed wet zoning.
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 3-PS, @-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX and 11-C (Social Club) wet zonings within 1,000 feet of the proposed wet zoning.
  - According to the survey submitted by the applicant, the request **does NOT comply** with this requirement. There are five approved wet zonings of the specific types within 1,000 feet.

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.

The applicant has submitted the following justifications for the waivers:

**Required Separation from Certain Community Uses**

The Tampa Sailing Squadron is located within 500 feet of the proposed AB location. The proposed wet zoning is located 329 feet from the community use according to wet zone survey. The applicant requests a 171-foot distance separation waiver from the 500-foot separation requirement from certain community uses on the grounds that approval of AB 00-0093 required a waiver from the sailing club and the footprint of the proposed wet zoning is no closer to the club than the existing wet zoning.

**More than 3 Approved ABs of a Specific Types**

The applicant requests a waiver on the following grounds:

- The requested wet zone is compatible with the surrounding development. The restaurant has been established for more than 20 years and is growing exponentially to meet the demands and needs of its patrons and the Apollo Beach community. Population based on the 2000 Census in the Apollo Beach area is 7,444 in contrast to the 2020 Census for the Apollo Beach area leaping to 26,002. This is a 349% increase in the population which is a substantial increase.
- The proposed alcoholic beverage special use permit is part of a self-contained multi-use facility consisting of a marina, an enclosed 3-story dry boat storage facility, retail facility, and the Circles at Land’s End Restaurant with adjacent parcel as an overflow parking lot and a proposed sandy beach area along the entire width of the site (75’-100’ back up from the seawall) in connection with the restaurant’s use.

**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.”



Figure 1: Community Use Distance

- The proposed wet zoning is separated from the sailing squadron structure by a three-story dry-boat storage building and fence. Additionally, Apollo Beach Boulevard is a 4-lane divided road way. Consequently, the normal vehicular route of travel between the two uses is approximately 1,400 feet long. Additionally, the boat storage facility will serve as a substantial buffer between the sailing squadron and the proposed wet zoning.


- The proposed wet zoning will replace two existing wet zonings, one of which is a 4-COP, thereby reducing the total number of wet zonings of all types in the area.
- Four of the five wet zonings of the specific types within 1,000 feet for which a waiver is requested are located almost 900 feet from the subject site. Additionally, most of them are located in separate commercial developments that have no functional relationship to the subject project. Staff finds these factors should mitigate the cumulative effect of the wet zonings.
- The applicant has proposed conditions to end alcohol sales at 1:00 a.m. each day, whereas the Land Development Code allows alcohol sales and service until 3:00 a.m. daily. Additionally, the applicant has proposed to prohibit outdoor amplified music at 11:00 p.m. daily.
- According to the survey submitted by the applicant, there are no residentially zoned properties within 250 feet of the proposed wet zoning.
- Staff finds the proposed wet zoning is located in a commercial pocket on the south side of Apollo Beach Boulevard, a four-lane divided road with a right-of-way width exceeding 100 feet and is consistent with the mixed-use character of the general area. Additionally, the proposed wet zoning is buffered from residential uses by the roadway or adjacent commercial uses on both sides. Additionally, much of the outdoor area will be located along the waterside frontage of the parcel with a separation of approximately 350 feet from the single-family homes across Apollo Beach Boulevard.
- Staff recognizes the proposed wet is substantially larger than the total existing wet zoned area on the subject property, but finds the proposed wet zoning will replace two wet zonings that allow the sale of beer, wine and liquor for on-premises consumption. Additionally, much of the outdoor area will be located along the waterside frontage of the parcel with a separation of approximately 350 feet from the single-family homes across Apollo Beach Boulevard.

## **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 conditions below**. Approval is based upon the wet-zone survey indicating a total of 7,744-square-feet of indoor area and 32,223-square-feet outdoor area for a total area of 39,967 square feet, as shown on the revised wet zone survey received on May 12, 2022.

### **2.1 Recommended Conditions:**

1. The sale and on-premises consumption of alcoholic beverages shall begin no earlier than 7:00 a.m. and end no later than 1:00 a.m. on Monday through Saturday, and begin no earlier than 11:00 a.m. and end no later than 1:00 a.m. on Sunday.
2. Outdoor amplified music shall end no later than 11:00 p.m. daily.
3. Upon approval of Alcoholic Beverage Permit SU AB 22-0511, the existing 4-COP Alcoholic Beverage Permit AB SU 00-0093 and the existing 4-COP-SRX Alcoholic Beverage Permit, AB SU 83-1024, on the premises, shall both be rescinded.

Staff's Recommendation:	<b>Approvable with recommended conditions</b>
Zoning Administrator Sign-off:	 t Thu May 12 2022 15:02:41

**SPECIFIC PURPOSE SURVEY  
ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY)  
SHEET No. 1 OF 5 SHEETS  
4-COP**

DESCRIPTION: A parcel of land lying in Section 17, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 16, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence along the North boundary of said Section 16, and the Westerly extension thereof, N.88°56'28"W., a distance of 5900.00 feet, to a point on the Bulkhead Line, per plat thereof as recorded in Plat Book 35, Page 16, of the Public Records of Hillsborough County, Florida; thence along said Bulkhead Line, the following two (2) courses: 1) S.34°59'22"W., a distance of 2288.40 feet; 2) S.45°37'51"W., a distance of 1640.00 feet; thence S.44°22'01"E., a distance of 1645.44 feet, to a point on a curve on the Southerly right-of-way line of APOLLO BEACH BOULEVARD; thence along said Southerly right-of-way line, Southeasterly, 235.90 feet along the arc of a non-tangent curve to the right having a radius of 1021.17 feet and a central angle of 13°14'10" (chord bearing S.58°44'50"E., 235.38 feet); thence S.42°37'15"W., a distance of 301.09 feet, to the POINT OF BEGINNING; thence S.47°22'45"E., a distance of 10.76 feet; thence N.42°37'51"E., a distance of 30.32 feet; thence S.47°22'09"E., a distance of 10.27 feet; thence N.42°37'51"E., a distance of 12.70 feet; thence S.47°22'09"E., a distance of 11.73 feet; thence N.42°37'51"E., a distance of 12.70 feet; thence S.47°22'09"E., a distance of 11.73 feet; thence N.42°37'51"E., a distance of 12.70 feet; thence N.47°22'09"W., a distance of 11.73 feet; thence N.42°37'51"E., a distance of 34.83 feet; thence S.47°58'51"E., a distance of 107.93 feet; thence S.42°37'12"W., a distance of 93.22 feet; thence S.47°22'48"E., a distance of 89.29 feet; thence S.42°37'21"W., a distance of 42.62 feet; thence S.47°22'48"E., a distance of 200.02 feet; thence S.42°38'42"W., a distance of 47.00 feet; thence N.47°22'48"W., a distance of 314.81 feet; thence N.44°22'48"W., a distance of 115.35 feet; thence N.42°37'15"E., a distance of 72.42 feet, to the POINT OF BEGINNING.

Containing 39,967 square feet, more or less.


Indoor AB Sales Area = 7744 square feet, more or less.

Outdoor AB Sales Area = 32,223 square feet, more or less.

Overall AB Sales Area = 39,967 square feet, more or less.

NOTE: See Sheet No. 2 for location; See Sheet No. 3 for detail; See Sheet No. 4 for Measurement Locations, See Sheet 5 for Measurement Table and Certification.

This Survey Prepared For: **Land's End Marina of Tampa, LLC**

REVISIONS						SURVEYOR'S CERTIFICATE	 <b>GeoPoint</b> Surveying, Inc.	
Description	Date	Dwn.	Ck'd	P.C.	Order No.			
						This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  Jack M. Greene FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506	213 Hobbs Street Tampa, Florida 33619 www.geopointsurvey.com Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768	
								Drawn: JMG    Checked: SEC    P.C.: Date: 1/11/22    Dwg: CIRCLES-AB    Order No.:
								Section 17, Township 31 South, Range 19 East

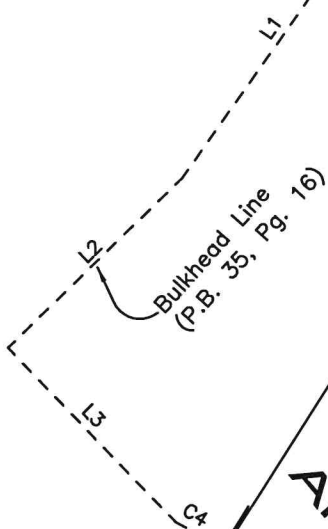
# SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (NOT A BOUNDARY SURVEY) SHEET No. 2 OF 5 SHEETS 4-COP

Scale: 1" = 200'

NOTE: Linework to reach the POINT OF BEGINNING shown hereon, is foreshortened.

N88°56'28"W ----- 5900.00'  
North boundary of Section 16-31-19

**POINT OF COMMENCEMENT**  
Northeast corner of Section 16-31-19



**SUBJECT SITE**

#1212  
Indoor AB Area = 7744 S.F.  
Outdoor AB Area = 32,223 S.F.  
Overall AB Area = 39,967 S.F.  
Existing One Story Building  
(See Sheet No. 3 for Detail)

APOLLO BEACH  
BOULEVARD

TAMPA  
BAY

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 34°59'22" E	2288.40'
L2	N 45°37'51" E	1640.00'
L3	N 44°22'01" W	1645.44'
L4	S 42°37'15" W	301.09'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	1021.17'	13°14'10"	235.90'	235.38'	N 58°44'50" W

NOTE: See Sheet No. 1 for Legal Description; See Sheet No. 3 for Detail; See Sheet No. 4 for Measurement Locations; See Sheet 5 for Measurement Table and Certification.

This Survey Prepared For: **Land's End Marina of Tampa, LLC**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Jäck M. Greene**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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

GeoPoint  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurveying.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JMG	Checked: SEC	P.C.:	Data Coll. File:
Date: 1/11/22	Dwg: CIRCLES-AB	Order No.:	
Section 17, Township 31 South, Range 19 East			

**SPECIFIC PURPOSE SURVEY  
ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY)  
SHEET No. 3 OF 5 SHEETS  
4-COP**

Scale: 1" = 80'



**POINT OF BEGINNING**

**SUBJECT SITE**

#1212  
Indoor AB Area = 7744 S.F.  
Outdoor AB Area = 32,223 S.F.  
Overall AB Area = 39,967 S.F.  
Existing One Story Building

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	S 47°22'45" E	10.76'
L6	N 42°37'51" E	30.32'
L7	S 47°22'09" E	10.27'
L8	N 42°37'51" E	12.70'
L9	S 47°22'09" E	11.73'
L10	N 42°37'51" E	12.70'
L11	S 47°22'09" E	11.73'
L12	N 42°37'51" E	12.70'
L13	N 47°22'09" W	11.73'
L14	N 42°37'51" E	34.83'
L15	S 47°58'51" E	107.93'
L16	S 42°37'12" W	93.22'
L17	S 47°22'48" E	89.29'
L18	S 42°37'21" W	42.62'
L19	S 47°22'48" E	200.02'
L20	S 42°38'42" W	47.00'
L21	N 47°22'48" W	314.81'
L25	N 44°22'48" W	115.35'
L26	N 42°37'15" E	72.42'

TAMPA  
BAY

NOTE: See Sheet No. 1 for Legal Description; See Sheet No. 2 for location; See Sheet No. 4 for Measurement Locations; See Sheet 5 for Measurement Table and Certification.

This Survey Prepared For: **Land's End Marina of Tampa, LLC**


REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA  
**Jack M. Greene**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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



**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

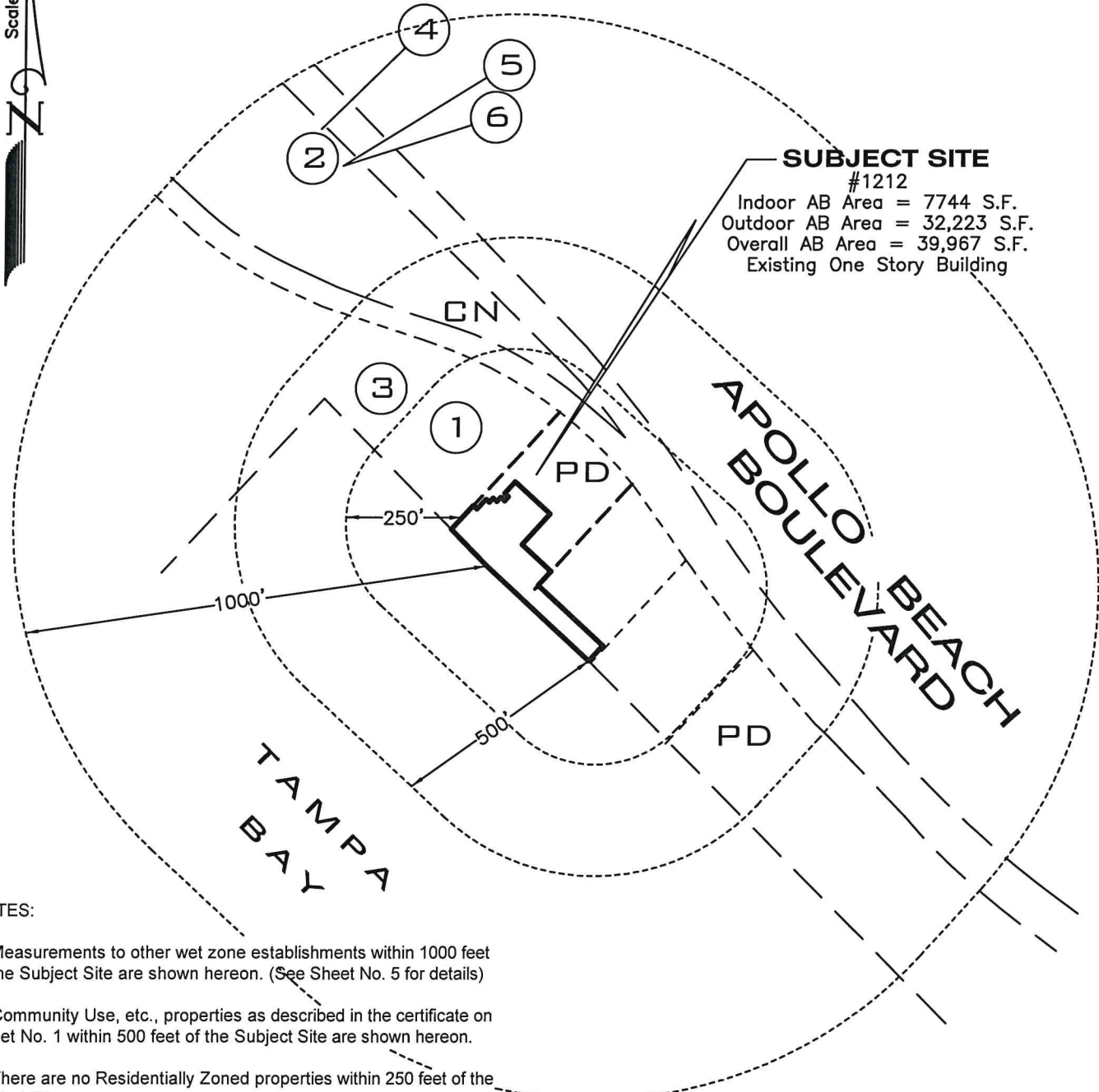
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JMG    Checked: SEC    P.C.:  
Date: 1/11/22    Dwg: CIRCLES-AB    Order No.:  
Section 17, Township 31 South, Range 19 East



# SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (NOT A BOUNDARY SURVEY) SHEET No. 4 OF 5 SHEETS 4-COP

Scale: 1" = 350'



**NOTES:**

- 1) Measurements to other wet zone establishments within 1000 feet of the Subject Site are shown hereon. (See Sheet No. 5 for details)
- 2) Community Use, etc., properties as described in the certificate on Sheet No. 1 within 500 feet of the Subject Site are shown hereon.
- 3) There are no Residentially Zoned properties within 250 feet of the Subject Site.

NOTE: See Sheet No. 1 for Legal Description; See Sheet No. 2 for location; See Sheet No. 3 for detail; See Sheet 5 for Measurement Table and Certification.

This Survey Prepared For: **Land's End Marine of Tampa, LLC**


REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA  
**Jack M. Greene**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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



**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JMG	Checked: SEC	P.C.:	Data File:
Date: 1/11/22	Dwg: CIRCLES-AB	Order No.:	

Section 17, Township 31 South, Range 19 East

**SPECIFIC PURPOSE SURVEY  
ALCOHOLIC BEVERAGE SURVEY  
(NOT A BOUNDARY SURVEY)  
SHEET No. 5 OF 5 SHEETS  
4-COP**

MEASUREMENT TABLE

SUBJECT SITE Circles 1212 Apollo Beach Boulevard 4-COP 0 feet	4) AB84-1116 1319 Apollo Beach Boulevard 2-COP Q890 FEET
1) Lands End Marina 1220 Apollo Beach Boulevard 4-COP 78 feet	5) SU13-895AB 1432 Apollo Beach Boulevard 2-COP 890 feet
2) Cigars On The Boulevard 1438 Apollo Beach Boulevard 4-COP 890 feet SU 21-0174	6) SU15-197AB 1430 & 1432 Apollo Beach Boulevard 2-COP 890 feet
3) SU00-0093-RU(AB) In use as Community Use Tampa Sailing Squadron 329 feet	

"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 1000-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 indicated on the survey."

NOTE: See Sheet No. 1 for Legal Description; Sheet No. 2 for location; See Sheet No. 3 for detail; See Sheet No. 4 for Measurement Locations.

This Survey Prepared For: **Land's End Marina of Tampa, LLC**

REVISIONS				
Description	Date	Dwn.	Ck'd	P.C. Order No.

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA

**Jack M. Greene**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **6506**

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



**GeoPoint**  
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888  
 Tampa, Florida 33619 Fax: (813) 248-2266  
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG	Checked: SEC	P.C.:	Data Coll. File:
Date: 1/11/22	Dwg: CIRCLES-AB	Order No.:	

Section 17, Township 31 South, Range 19 East



# Additional / Revised Information Sheet

Office Use Only		
Application Number:	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: \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

Reviewing Planner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

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): \_\_\_\_\_

### 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 next 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 next page.

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

Signature

Date





# Additional / Revised Information Sheet

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

**Included** **Submittal Item**

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

**X**

---



---



---



---

\*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.



## H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 \* PHONE: (813) 962-6230 \* FAX: (813) 962-6420

E-MAIL: [htmai@aol.com](mailto:htmai@aol.com)

CERTIFICATE OF AUTHORIZATION NO. 6542

### **PROJECT NARRATIVE** ***SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT): 4-COP***

The applicant/owner, Land's End Marina of Tampa, LLC owns two (2) parcels having Folio No. 052066.2000 and Folio No. 052054.0300 consisting of 3.55+/- acres in Section 17, Township 31, Range 19 in Hillsborough County. Parcel having Folio No. 052066.2000 which has a physical address of 1212 S. Apollo Beach Blvd., Apollo Beach, FL 33572 currently has a 4-COP [SU 00-0093- RU (AB)] permit. The approved permit encompassed a 7,395 SF existing restaurant, 354 SF tiki bar, and a 1,440 SF retail building for package sales off the parking area (**EXHIBIT A**) for a total of 9,189 SF area. The applicant is requesting to expand the existing 4-COP Special Use (Alcoholic Beverage Permit). The request encompasses a 7,744 SF of indoor AB sales area and 33,715 SF of outdoor AB sales area. The overall total AB sales area is 41,459 SF (**EXHIBIT B**).

#### **Waiver Requests:**

Applicant/owner is requesting the following waivers:

- a) **A waiver of 171 feet from the 500 feet distance requirement from a community use. The Tampa Sailing Squadron (community use) is located 329 feet northwest of the proposed AB area. There are several unique circumstances mitigating the need for the distance requirement. They are as follows:**
  - There is no vehicular or pedestrian access between the sites.
  - The existing chain link fence and 3-story enclosed dry boat storage facility serve as a substantial buffer between the community use and the proposed AB.
  - The actual lineal travel distance (walking) from the structures to the community use is more than 700 feet. The one-way road arrangements make westerly vehicle travel much farther.
  
- b) **A waiver of five (5) existing alcoholic beverage uses within 1,000 feet requirement. There are several unique circumstances mitigating the need for the distance requirement. They are as follows:**
  - The proposed alcoholic beverage special use permit is part of a self-contained multi-use facility consisting of a marina, an enclosed 3-story dry boat storage facility, retail facility, and the Circles at Land's End Restaurant with adjacent parcel as an overflow parking lot and a proposed sandy beach area along the entire width of the site (75'-100' back up from the seawall) in connection with the restaurant's use.

- There is no vehicular or pedestrian access between the sites.
- The Special Use (AB Permit) was approved under SU 00-0093-RU on January 7, 2000 to allow for the sale of beer, wine, and liquor for on-premise and off-premise consumption in connection with the restaurant, “tiki” bar and retail sales. The total area of wet zone is 9,189 SF.
- The requested wet zone is compatible with the surrounding development. The restaurant has been established for more than 20 years and is growing exponentially to meet the demands and needs of its patrons and the Apollo Beach community. Population based on the 2000 Census in the Apollo Beach area is 7,444 in contrast to the 2020 Census for the Apollo Beach area leaping to 26,002. This is a 349% increase in the population which is a substantial increase.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Prepared By and Return To:

Alfred A. Colby, Attorney  
Mechanik Nuccio Hearne & Wester, P.A.  
305 South Boulevard  
Tampa, Florida 33606

Telephone: (813) 276-1920

Tax Folio Number: 052054-0300

**SPECIAL WARRANTY DEED**

THIS INDENTURE made as of the 1st day of January, 2011, between **1700 Enterprises, Inc., a Florida corporation**, of 1220 Apollo Beach Boulevard, Apollo Beach, Florida 33572 ("Grantor"), and **Land's End Marina of Tampa, LLC, a Florida limited liability company**, of 1220 Apollo Beach Boulevard, Apollo Beach, Florida 33572 ("Grantee").

Grantor, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and Grantee's successors, heirs and assigns forever, all that certain parcel of land lying and being in Hillsborough County, Florida, more particularly described on **Exhibit A** attached hereto (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or pertaining to the Property.

TO HAVE AND TO HOLD the Property in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey such land; that Grantor hereby fully warrants the title to such land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject, however to (a) ad valorem real estate taxes and assessments for 2011 and subsequent years, (b) all applicable zoning restrictions, prohibitions and other requirements imposed by governmental authority and (c) that certain Order Imposing Fine in favor of Hillsborough County, as described in instrument recorded in O.R. Book 7564, Page 1973, of the Public Records of Hillsborough County, Florida.

---

**NOTICE TO RECORDER:** This instrument conveys unencumbered real property to a business entity that is wholly owned by the owners of Grantor, whose percentage of ownership in Grantor and Grantee are identical before and after the transfer of the real property, without any other consideration being given for the transfer of the real property. Pursuant to the case of *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005), and Florida Department of Revenue Technical Assistance Advisement 06B4-005 (June 2, 2006), this instrument is subject to only nominal Florida documentary stamp taxes in the amount of seventy cents.

22-0511

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first written above.

Signed, sealed and delivered  
in the presence of:

**1700 Enterprises, Inc.,**  
a Florida corporation

Helen Reinke  
Witness sign  
Print Name: HELEN REINKE

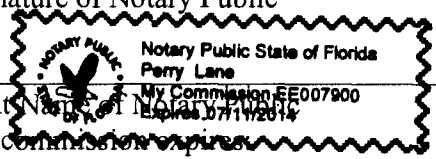
LHM  
Witness sign  
Print Name: Kevin Howell

By: [Signature]  
Vic F. Granowicz, its President

STATE OF FLORIDA                    )  
COUNTY OF HILLSBOROUGH    )

The foregoing instrument was acknowledged before me this 28 day of January, 2011, by Vic F. Granowicz, in his capacity as President of 1700 Enterprises, Inc., a Florida corporation. He  is personally known to me or  produced FDL as identification.

Perry Lane  
Signature of Notary Public  
Print Name of Notary Public: Perry Lane  
My Commission Expires: 07/11/2014



**EXHIBIT A**

**(Legal Description of Property)**

Commence Northeast corner of Section 16 run N. 88°56'28" West 5900 feet along North Section line & Westerly Extend S. 34°59'22" West 2288.4 feet S. 45°37'51" West 379.67 feet S. 44°22'9" East 327 feet S. 45°37'51" West 1085 feet S. 44°22'9" East 1083 feet S. 45°37'51" West 30 feet S. 44°22'9" East 532.52 feet to a Curve Concave to Northeast W/Rad 2060 feet Southeasterly 107.86 feet Chord S. 45°52'9" East 107.85 feet S. 47°22'9" East 48.83 feet South 42°37'51" West 87.36 feet for Point of Beginning Continue S. 42°37'51" West 372.64 feet S. 47°22'9" East 200 feet N. 42°37'51" East 333.22 feet to Southerly Right-of-Way line of Apollo Beach Blvd. N. 35°41'9" West 141.59 feet to Curve Concave to Southwest W/Rad 1021.17 feet Northwesterly 62.30 feet Chord N. 37°26' West 62.28 feet to Point of Beginning recorded in the Public Records of Hillsborough County, Florida all lying and being in Section 17, Township 31 South, Range 19 East.

*Holden  
Fidelity National  
w/c*

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

INSTR # 2000210443  
OR BK 10292 PG 1805  
RECORDED 07/26/2000 01:22 PM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DEPUTY CLERK P Howell

3

**This Represents the Validation Required Pursuant to Florida Statute 695.26.(1)(e) and/or Rule 2.055 (c) of the Rules of Judicial Administration for the recordation of the following document in the Official Records of Hillsborough County, Florida**

\$15.00

Recording Fee 15.00  
Downing stamp 1,715.70

RECORD VERIFIED  
Richard Ake  
Clerk of Circuit Court  
Hillsborough County, Fla.  
By Luis M. LeDuc, D.C.

OFF. REC. 712411213

Bok

Above Space Reserved for Use by Clerk of Circuit Court

**SPECIAL WARRANTY DEED OR BK 10292 PG 1806**

**THIS INDENTURE** is made as of the 1st day of August, 1993, by and between **SUNBELT ACQUISITION I, INC.**, a Florida corporation ("Grantor"), whose Federal Employer Identification Number is 59-2864885 and whose mailing address is 6429 Harney Road, Tampa, Florida 33610, and **LAND'S END MARINA HOLDING COMPANY, INC.**, a Florida corporation ("Grantee"), whose Federal Employer Identification Number is 59-3183734 and whose mailing address is 6429 Harney Road, Tampa, Florida 33610.

**RICHARD AKE**  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

**WITNESSETH:**

Documentary Tax Pd - F.S. 201.02 \$ 1,715.70  
Documentary Tax Pd - F.S. 201.08 \$ 0  
Intangible Tax Pd - F.S. 199 \$ 0  
Richard Ake, Clerk Hillsborough County  
By [Signature] Deputy Clerk

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, all that certain real property in the State of Florida and County of Hillsborough, Folio Number 52066.2000, as is more particularly described on Exhibit A attached hereto as a part hereof (the "Property").

**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 Grantor covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on Following Page]

Prepared by [Redacted]  
Ronald G. Hock, Esq. ✓  
Langford, Hill, Trybus & Whalen, P.A.  
P.O. Box 3277  
Tampa, FL 33601-3277

[Signature]  
Don Grancowicz  
6429 Harney Rd  
Tampa, FL 33610

22-0511

1500792

THIS DEED BEING RECORDED TO CORRECT ERRORS IN LEGAL DESCRIPTION

1993 AUG 29 PM 4:11  
99225951

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its properly authorized officers, the day and year first above written.

ATTEST:

SUNBELT ACQUISITION I, INC.,  
a Florida corporation

William T. Hall  
WILLIAM T. HALL  
Secretary

By: Donald E. Granowicz  
DONALD E. GRANOWICZ  
President

(CORPORATE SEAL)

WITNESSES:

E. Mae Horton  
Print Name: E. Mae Horton

Allison Morton  
Print Name: Allison Morton

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this the 16<sup>th</sup> day of ~~August~~ <sup>September</sup>, 1993, by DONALD E. GRANOWICZ, as President, and by WILLIAM T. HALL, as Secretary, of SUNBELT ACQUISITION I, INC., a Florida corporation, on behalf of the corporation. Mr. Granowicz and Mr. Hall are personally known to me and did not take an oath.

Allison R. Morton  
NOTARY PUBLIC  
State of Florida At Large  
Print Name: Allison R. Morton

My Commission Expires:

My Commission Number:

~~Users: rgl, landsend, gentswd - 8/18/93~~



**SPECIAL WARRANTY DEED**

**EXHIBIT A**

A parcel of land located Westerly of Fractional Section 16, Township 31 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows:

From the Northeast corner of said Section 16, run thence North 88 deg. 56 min. 28 sec. West, along the North boundary and the Westerly extension of said Section 16, a distance of 5,900.00 feet; thence South 34 deg. 59 min. 22 sec. West, along the bulkhead line as shown in Plat Book 35, Page 16, of the Public Records of Hillsborough County, Florida, a distance of 2,288.40 feet; thence South 45 deg. 37 min. 51 sec. West, a distance of 1,640.09 feet; thence departing said bulkhead line South 44 deg. 22 min. 09 sec. East, a distance of 1,645.60 feet to a point on the Southerly right-of-way boundary of the left lane of Apollo Beach Boulevard as recorded in Official Record Book 1896, Page 75, of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING and the beginning of a curve concave Southwesterly, having a radius of 1,021.17 feet and a central angle of 26 deg. 10 min. 28 sec.; thence on said right-of-way boundary and on the arc of said curve a distance of 466.50 feet, said arc subtended by a chord which bears South 52 deg. 16 min 06 sec. East, a distance of 462.46 feet; thence departing said right-of-way boundary, South ~~XX~~ deg. 37 min. 51 sec. West, a distance of 372.65 feet; thence North 47 deg. 22 min. 09 sec. West, a distance of 114.81 feet; thence North 44 deg. 22 min. 09 sec. West, a distance of 362.91 feet; thence North 45 deg. 37 min. 51 sec. East, a distance of 314.59 feet to the POINT OF BEGINNING.

*Yes*

\*42

C:\users\rgil\landsend.gen'swd  
8/18/93

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >





Received  
02/04/2022  
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: 1212 S. Apollo Beach Blvd. & 1210 S. Apollo Beach Blvd. City/State/Zip: Apollo Beach, FL 33572 TWN-RN-SEC: 17/31/19  
Folio(s): 052066.2000 & 052054.0300 Zoning: PD Future Land Use: R-6 Property Size: 1.96 & 1.59 ac.

### Property Owner Information

Name: Land's End Marina of Tampa, LLC Daytime Phone: (813) 995-1172  
Address: 1220 Apollo Beach Blvd. City/State/Zip: Apollo Beach, FL 33572  
Email: vicg1@me.com FAX Number:

### Applicant Information

Name: Vic Granowicz Daytime Phone: (813) 995-1172  
Address: 1220 Apollo Beach Blvd. City/State/Zip: Apollo Beach, FL 33572  
Email: vicg1@me.com FAX Number:


### Applicant's Representative (if different than above)

Name: Tu Mai (Jono Heritage Land Development, LLC) Daytime Phone: (813) 962-6230  
Address: 14031 N. Dale Mabry Highway City / State/Zip: Tampa, FL 33618  
Email: (813) 962-6230 [tkmai@aol.com](mailto:tkmai@aol.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  
Vic Granowicz  
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  
Vic Granowicz  
Type or Print Name

### Office Use Only

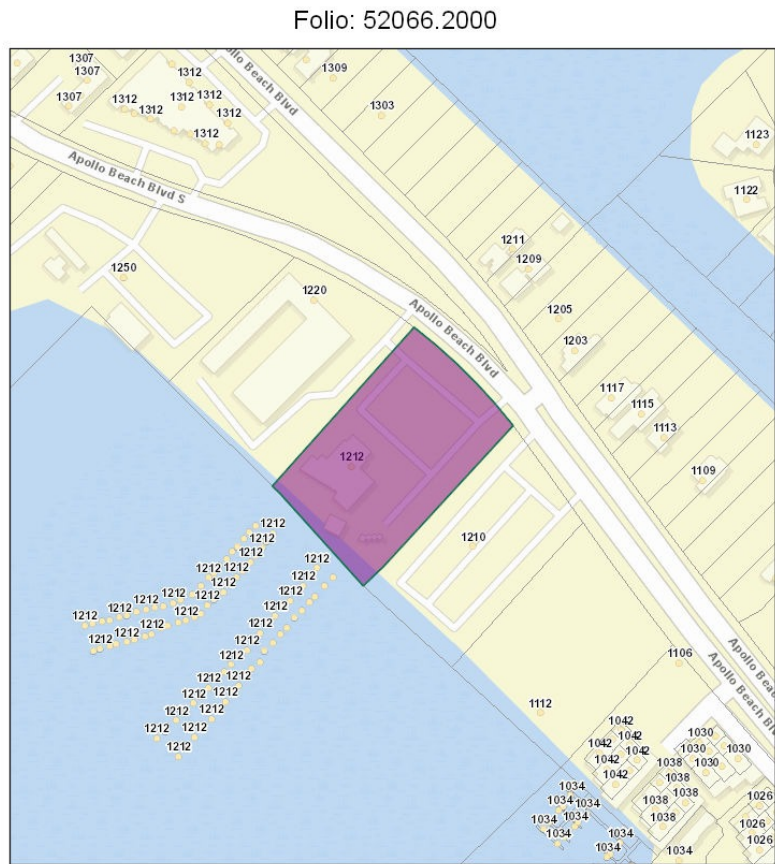
Intake Staff Signature: Ana Lizardo Intake Date: 02/04/22  
Case Number: 22-0511 Public Hearing Date: 04/25/22 Receipt Number: \_\_\_\_\_  
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor

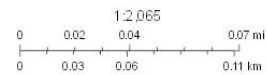


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	77-0123
Flood Zone:AE	BFE = 11.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120493D
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	null
Note	99-0060 & 03-1457 WD; APPEAL 05-1958
Minor Changes	07-1187,09-0488,01-1129
Major Modifications	06-1999 WD,04-1824, 17-0948
Personal Appearances	06-0990,06-0897,02-1291, 02-0968,01-0730,98-1486, 02-1089,97-0156,96-0080, 12-0331,06-0066,02-1089, 98-1514,93-0370,05-0286, 00-0263,96-0110,88-0009, 18-1188, 20-0384
Census Data	Tract: 014117 Block: 2000
Future Landuse	R-6
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



February 7, 2022



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

Hillsborough County Florida

**Folio: 52066.2000**  
**PIN: U-17-31-19-ZZZ-000001-74970.0**  
**LAND'S END MARINA OF TAMPA LLC**  
**Mailing Address:**  
**LAND'S END MARINA OF TAMPA LLC**  
**1220 APOLLO BEACH BLVD**  
**APOLLO BEACH, FL 33572-3000**  
**Site Address:**  
**1212 S APOLLO BEACH BLVD**  
**APOLLO BEACH, FL 33572**  
**SEC-TWN-RNG: 17-31-19**  
**Acreage: 1.95668995**  
**Market Value: \$2,462,551.00**  
**Landuse Code: 2010 MARINAS**

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:

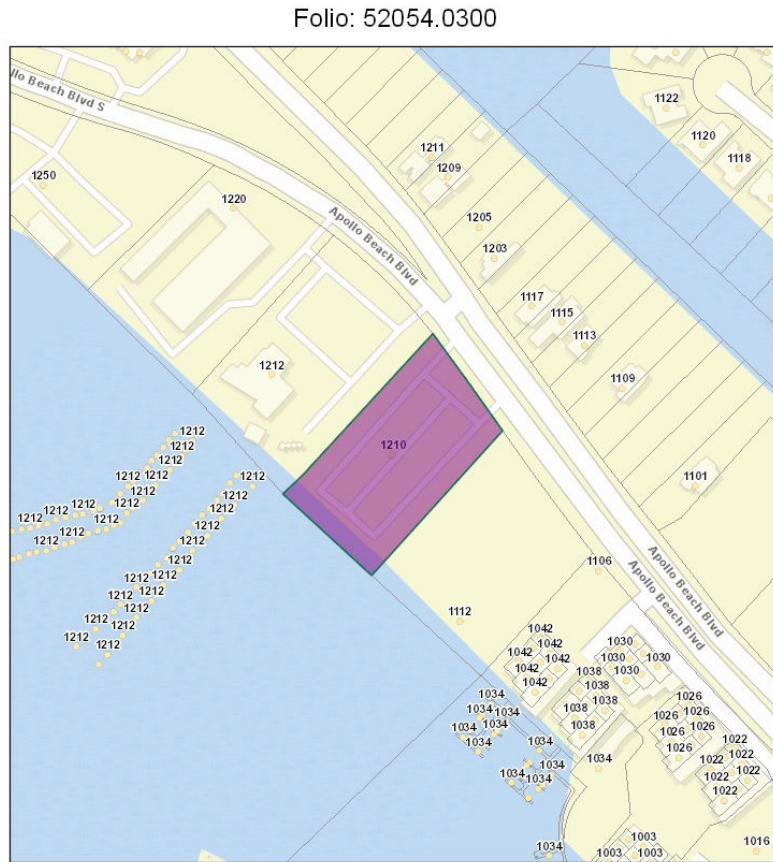
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0511

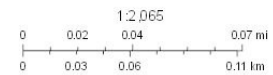


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	77-0123
Flood Zone:AE	BFE = 11.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120493D
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	null
Note	99-0060 & 03-1457 WD; APPEAL 05-1958
Minor Changes	07-1187,09-0488,01-1129
Major Modifications	06-1999 WD,04-1824, 17-0948
Personal Appearances	06-0990,06-0897,02-1291, 02-0968,01-0730,98-1486, 02-1089,97-0156,96-0080, 12-0331,06-0066,02-1089, 98-1514,93-0370,05-0286, 00-0263,96-0110,88-0009, 18-1188, 20-0384
Census Data	Tract: 014117 Block: 2000
Future Landuse	R-6
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



February 7, 2022



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

Hillsborough County Florida

**Folio: 52054.0300**  
**PIN: U-17-31-19-ZZZ-000001-74740.0**  
**LAND'S END MARINA OF TAMPA LLC**  
**Mailing Address:**  
 1220 APOLLO BEACH BLVD  
 APOLLO BEACH, FL 33572-3000  
**Site Address:**  
 1210 APOLLO BEACH BLVD  
 APOLLO BEACH, FL 33572  
**SEC-TWN-RNG: 17-31-19**  
**Acreage: 1.58928001**  
**Market Value: \$543,232.00**  
**Landuse Code: 2010 MARINAS**

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

22-0511

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >