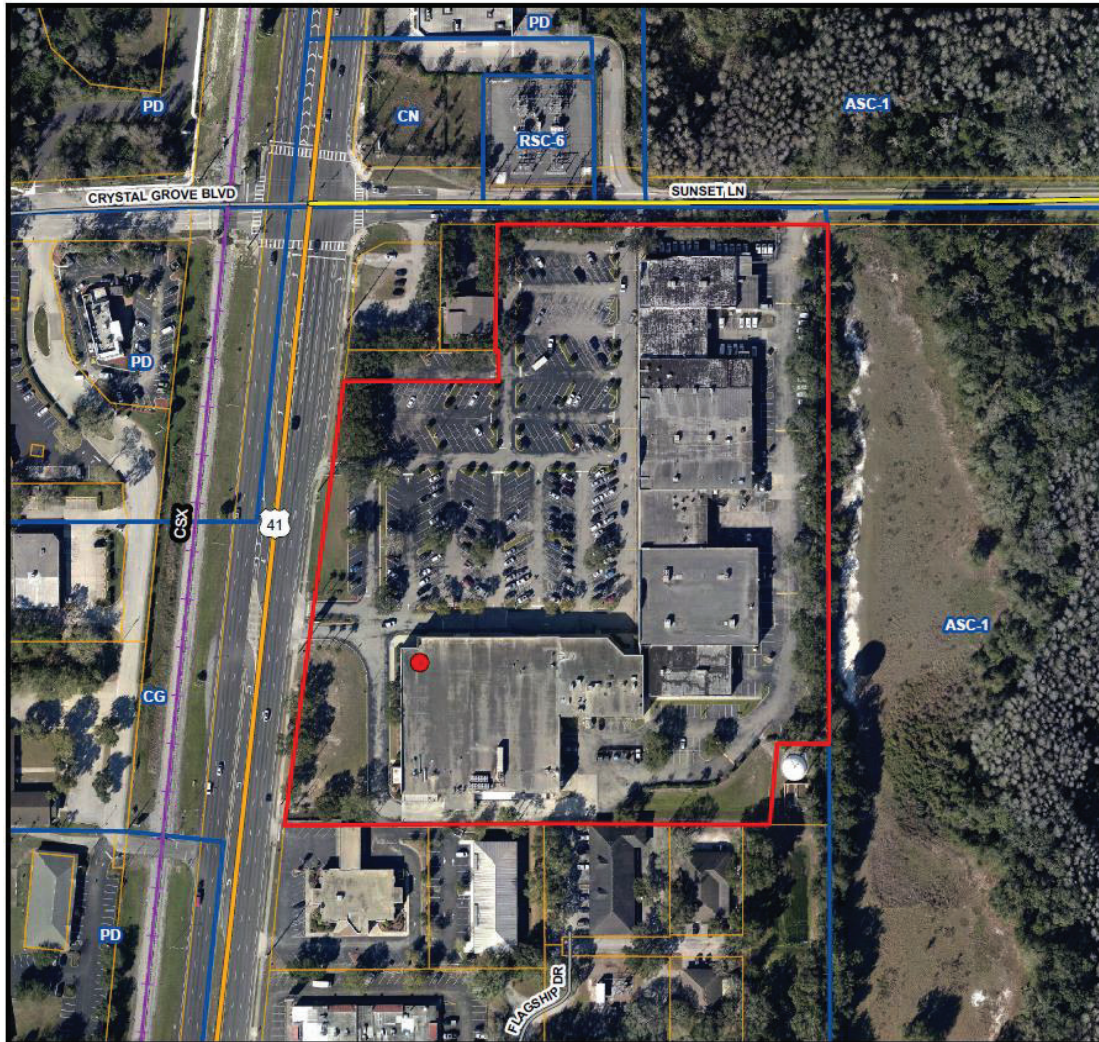




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU-AB 23-0227	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for a 3-PS Alcoholic Beverage Permit	North:	Sunset Lane ROW; CN; CG; RSC-6; ASC-1
		South:	Commercial General
Comp Plan Designation:	NMU-4	East:	ASC-1
Service Area:	Rural Service Area	West:	N US Hwy. 41 ROW; PD 82-0367; CG

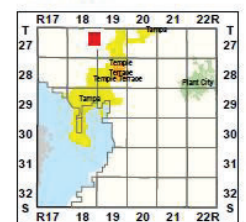


ZONING MAP SU-AB 23-0227 Folio: 13986.0000

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



STR: 13-27-18



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, completeness, or timeliness of any of the information provided herein. The reader should not rely on this data for critical decisions. For any further information, please contact the Planning and Zoning Department, Hillsborough County, and all information from this report should be used in conjunction with the applicable zoning ordinance. Hillsborough County does not warrant the accuracy of any information provided herein.

Request Details and Background:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 3-PS Alcoholic Beverage Development Permit to allow the sale of beer, wine, and liquor in sealed containers only for consumption off the permitted premises (package sales).

The wet zoning is sought for a proposed Winn-Dixie liquor store at 18403 U.S. Highway 41 North in Lutz. The wet zoned area will comprise a total footprint of 1,875 square feet of indoor area as shown on the revised wet zone survey stamped received June 9, 2023.

According to the applicant, the liquor store will occupy a portion of the of the existing Winn-Dixie grocery store that will be renovated to provide a separate entrance for the liquor store as required by state law. The grocery store has a 2-APS wet zoning (AB 92-0040) that covers the entire store. Approval of the proposed 3-PS wet zoning will rescind that portion of the 2-APS wet zoning.

The property is zoned CG (Commercial General), which permits a liquor store and consideration of the requested AB permit.

Distance Separation Requirements for a 3-PS 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. Bethel Chin Church, is located 375 feet to the west across U.S. N. 41 Highway.
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 AB permits of certain types within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed wet zoning to the existing alcoholic beverage uses.
 - According to the survey submitted by the applicant, the request **does NOT** comply with this requirement. There are more than three existing wet zonings of the specified 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.

Requested Waiver for Certain Community Uses

The applicant requests a 125-foot waiver to the required separation from the church to allow a separation of 375 feet. The applicant's justification for the waiver is as follows:

- Although the proposed Package Store wet-zone is within 500 feet of the property line of Bethel Chin Church, the proposed use is separated from the church by a 6-lane divided highway (U.S. Highway 41), a grassy area on the opposite side of U.S. Highway 41, railroad tracks, another grassy area and a service road, with no direct access from the church across U.S. Highway 41 to the Winn-Dixie. Additionally, the nearest route of pedestrian travel from the front of the proposed Winn-Dixie Package Store to the entrance

of the church is roughly 2,100 feet. Lastly, the proposed Package Store would only sell alcoholic beverages for off-premise consumption. As a result, the church is unlikely to be negatively impacted by the proposed wet-zone.

- The Hillsborough County Land Development Code (the “Code”) establishes an array of uses for offices, businesses, and commercial facilities in CG zoning districts. The Package Store will not adversely impact the permitted uses in the zoning district for which it is proposed, since a liquor store is a permitted use under the Code, which requires a separate Alcohol Beverage Special Use Permit. Instead, the Package Store complements the applicant’s current grocery store and other businesses located in the existing shopping center. Given the size of the Package Store (1,875 SF) and its location inside of the grocery store’s current footprint, the Package Store will not have a significant negative impact on surrounding land uses.

Requested Waiver for Number of Existing Wet Zoning

The applicant requested a waiver to the maximum number of existing wet zonings of certain types within 1,000 feet and provided the following justification:

- With regard to alcohol uses within 1,000 feet of the proposed AB, there are a total of nine (9). However, of those nine (9) alcoholic beverage permits, only two (2) are currently in use, one of which is the Walgreens (Permit #10-0163), which is in another shopping center, approximately 826 feet away, separated by a 2-lane road way (Sunset Lane), and trees.
- Additionally, the proposed Package Store is approximately 460 ft to the north of 4-COP – Permit #13-0113, which is in a restaurant, not in the same shopping center, behind the proposed Package Store location, facing away from the proposed Package Store.
- This is a highly commercialized area, and it would be difficult to find a location in the general vicinity that has as many commercial uses as this area. Given the size of the Package Store (1,875 SF) and its location inside of the grocery store’s current footprint, the Package Store will not have a significant negative impact on surrounding land uses.
- Applicant is located in a large shopping center that is surrounded on the north, south and west by CG zoning and commercial uses. Commercial uses in the immediate area include restaurants, gas/convenience stores, banks, professional offices, a U.S. Postal facility, TECO substation, and a large water tower. The property just east of Applicant, behind the Shopping Center, has an Agricultural/Residential zoning designation (ASC-1), and currently consists of woods and pastures, with no residential uses in the immediate area. Further, the area is separated from the Shopping Center by a wall and a substantial buffer including large, mature trees and other landscaping, and is greater than 250 feet from the Package Store. Due to the amount of commercial uses in this particular area, Applicant contends that the average citizen would have an expectation of numerous alcohol uses in the area.

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.”

- Bethel Chin Church is separated from the proposed wet zoning by U.S. Highway 41 North, a 6-lane divided highway. Thus there is no functional relationship between the two uses.



Figure 1: Distance via normal route of travel from proposed AB to Community Use

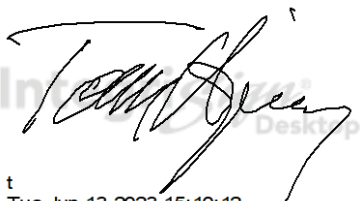
- The divided highway results in a normal route of travel between the proposed wet zoning and the church that is approximately 1,800 feet in length for vehicles and pedestrians due to median turning restrictions and pedestrian crosswalk location.
- Staff received no objections from Bethel Chin Church or other noticed parties.
- There are four existing wet zonings of the specified types in the same shopping center as the proposed subject AB; however, most are not currently being utilized. Staff recognizes that wet zonings run with the land and could be utilized by future tenants of the shopping center, but finds it unlikely that one of the wet zonings, a 4-COP, will be utilized for alcohol sales in the future since the space is occupied by the Lutz post office. Therefore, there are effectively only three wet zonings of the specified types within the same shopping center.
- The other existing wet zonings of certain types that are within 1,000 feet of the proposed wet zoning are located in other commercial developments that have no functional relationship with the shopping center, thereby mitigating the cumulative effect of the total number of wet zonings.

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 recommended conditions**. Approval is based upon the wet-zone survey indicating a total of 1,875 square feet of floor space for the proposed use that was received June 9, 2023.

Recommended Condition:

Upon approval of SU-AB 23-0227, the portion of the existing 2-APS wet zoning on the premises, AB 92-0040, that is within the wet zoning legal description for SU-AB 23-0227 shall be rescinded.

Staff's Recommendation:	Approvable
Zoning Administrator Sign-off:	 t Tue Jun 13 2023 15:10:12

SHEET No. 1 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
3-PS

PARCEL TO BE WET ZONED 3-PS

DESCRIPTION: A parcel of land lying in the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Northwest 1/4 of Section 13, run thence along the East boundary of said Northwest 1/4, S.00°07'26"E., 25.00 feet to a point on the Southerly right-of-way line of SUNSET LANE (STATE ROAD NO. 583-A); thence continue along said East boundary of the Northwest 1/4 of Section 13, S.00°07'26"E., 584.36 feet; thence S.89°52'34"W., 605.69 feet to the POINT OF BEGINNING; thence S.00°07'26"E., a distance of 75.00 feet; thence S.89°52'34"W., a distance of 25.00 feet; thence N.00°07'26"W., a distance of 75.00 feet; thence N.89°52'34"E., a distance of 25.00 feet, to the POINT OF BEGINNING.

Containing 1875 square feet, more or less.

"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 feet 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 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:

1) See Sheet No. 2 for Sketch, see Sheet No. 3 for Detail, see Sheet No.s 4 and 5 for Measurements.

Last Date of Field Survey: 10/02/22

This Survey Prepared For **ShankmanLeone**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise address	5/19/23	JMG	NN	NN	NNNNN
revise measurements	6/07/23	JMG	NN	NN	NNNNN



JACK M. GREENE
LICENSE NUMBER 6506

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 61617-6, 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.: BR	Date: ~~~
Date: 10/01/22	Dwg: Winn Dixie AB	Order No.:	

Section 13, Township 27 South, Range 18 East

SHEET No. 2 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)

Scale: 1" = 200'
Z

3-PS

POINT OF COMMENCEMENT

Northeast corner of the Northwest
1/4 of Section 13-27-18

SUNSET LANE

(State Road 58.3A - Right-of-Way Width Varies)

Southerly right-of-way line

SUBJECT SITE

Existing One Story
Masonry Building
1875 Square Feet±
#18403 U.S. Highway 41
(See Sheet No. 3 for Detail)

POINT OF BEGINNING

U.S. HIGHWAY NO. 41
(State Road 45 - Right-of-Way Width Varies)

East boundary of the Northwest 1/4 of Section 13-27-18

584.36'

S.00°07'26"E.

S.89°52'34"W.
605.69'

NOTES:

- 1) The bearings shown hereon are based on the East boundary of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, having a bearing of S.00°07'26"E.
- 2) See Sheet No. 1 for Legal Description and Certificate, see Sheet No. 3 for Detail, see Sheet No.s 4 and 5 for Measurements.

Last Date of Field Survey: 10/02/22

This Survey Prepared For **ShankmanLeone**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise address	5/19/23	JMG	NN	NN	NNNNN
revise measurements	6/07/23	JMG	NN	NN	NNNNN

JACK M. GREENE
LICENSE NUMBER: 6506
STATE OF FLORIDA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

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.

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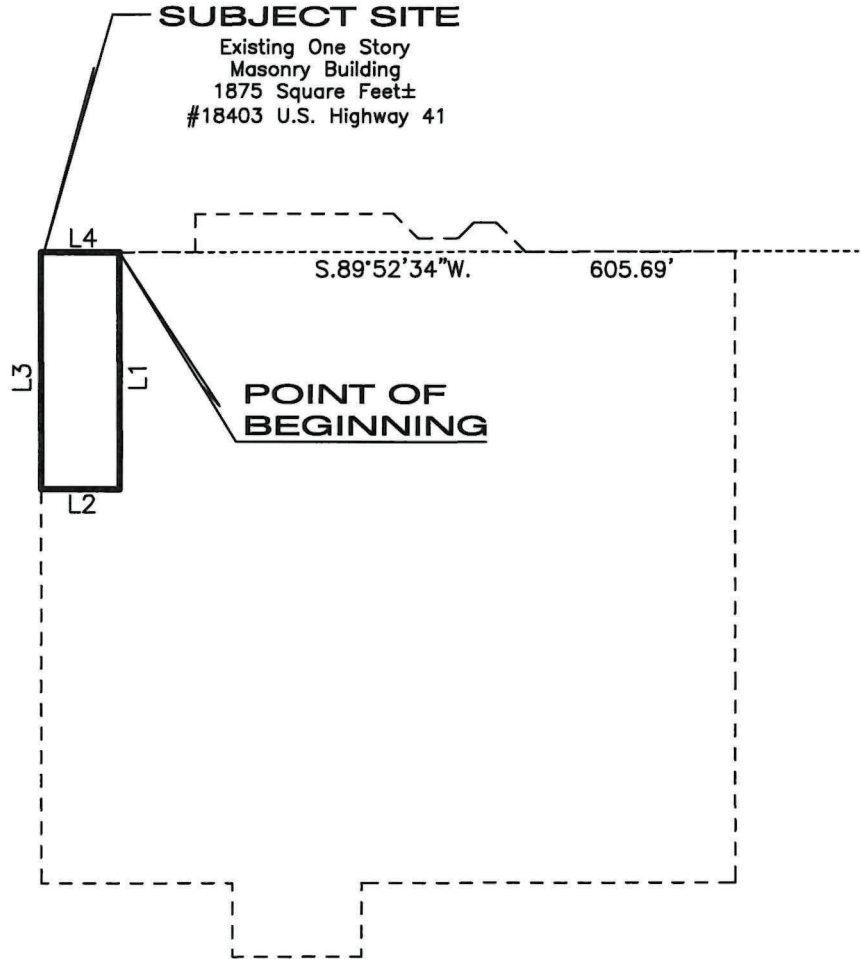
Drawn: JMG | Checked: SEC | P.C.: BR | Data: ~~~
Date: 10/01/22 | Dwg: Winn Dixie AB | Order No.:
Section 13, Township 27 South, Range 18 East

SHEET No. 3 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
3-PS

Scale: 1" = 60'



U.S. HIGHWAY NO. 41
(State Road 45 - Right-of-Way Width Varies)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°07'26" E	75.00'
L2	S 89°52'34" W	25.00'
L3	N 00°07'26" W	75.00'
L4	N 89°52'34" E	25.00'

NOTES:

1) The bearings shown hereon are based on the East boundary of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, having a bearing of S.00°07'26"E.

2) See Sheet No. 1 for Legal Description and Certificate, see Sheet No. 2 for Location Sketch, see Sheet No.s 4 and 5 for Measurements

Last Date of Field Survey: 10/02/22

This Survey Prepared For **ShankmanLeone**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise address	5/19/23	JMG	~	~	~
revise measurements	6/07/23	JMG	~	~	~

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.

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

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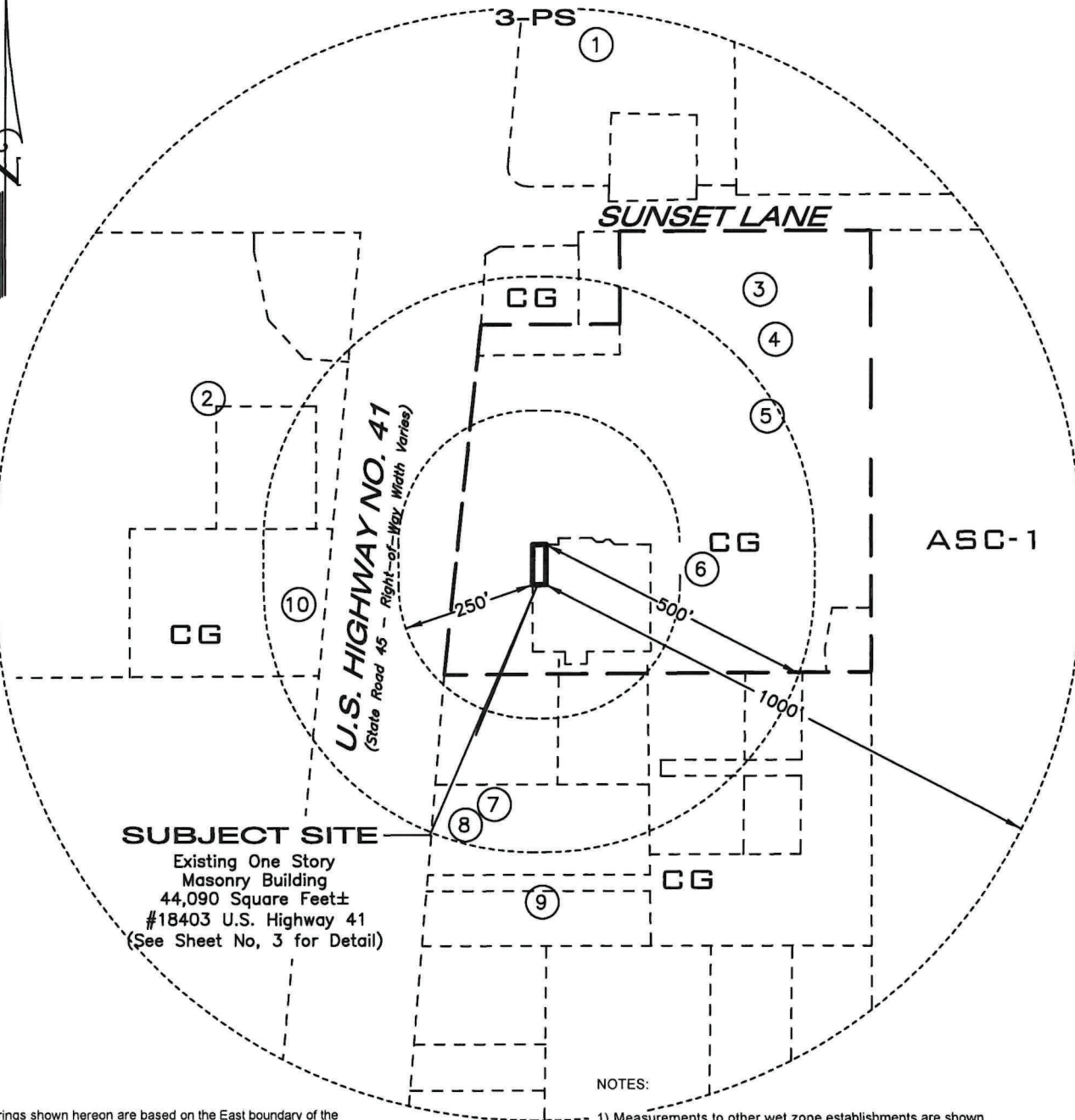
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Drawn: JMG	Checked: SEC	P.C.: BR	Date: ~
Date: 10/01/22	Dwg: Winn Dtdle AB	Order No.:	
Section 13, Township 27 South, Range 18 East			

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

Scale: 1" = 300'



NOTES:

- 1) The bearings shown hereon are based on the East boundary of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, having a bearing of S.00°07'26"E.
- 2) See Sheet No. 1 for Legal Description and Certificate, see Sheet No. 2 for Location Sketch, see Sheet No. 3 for Detail.

NOTES:

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

Last Date of Field Survey: 10/02/22

This Survey Prepared For **ShankmanLeone**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise address	5/19/23	JMG	NN	NN	NNNN
revise measurements	6/07/23	JMG	NN	NN	NNNN

JACK M. GREENE
LICENSE NUMBER 6506

STATE OF FLORIDA

Jack M. Greene
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Drawn: JMG	Checked: SEC	P.C.: BR	Date: ~~~
Date: 10/01/22	Dwg: Winn Dixie AB	Order No.:	

Section 13, Township 27 South, Range 18 East

SHEET No. 5 OF 5
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
(NOT A BOUNDARY SURVEY)
3-PS

MEASUREMENTS:

1)	Walgreens	18511 U.S. Highway No. 41	2-APS and 3-PS	826 feet
2)	Franky D's	18450 U.S. Highway No. 41	4-COP	585 feet (closed)
3)	Permit #80-0775		2-COP	590 feet
4)	Permit #93-0334		4-COP	541 feet
5)	Permit #91-0007		3-PS	447 feet
6)	Permit #03-1520		2-COP	260 feet
7)	Permit #08-0511		4-COP	400 feet
8)	Permit #13-0113		4-COP	460 feet
9)	Permit #21-0134		2-COP	567 feet
10)	Bethel Chin Church	18310 U.S. Highway No. 41		375 feet

NOTES:

1) See Sheet No. 1 for Legal Description and Certificate, see Sheet No. 2 for Location Sketch, see Sheet No. 3 for Detail.

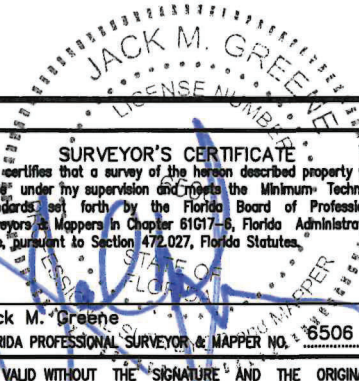
Last Date of Field Survey: 10/02/22

This Survey Prepared For **ShankmanLeone**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
revise measurements	6/07/23	JMG	~	~	~

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.



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

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Drawn: JMG	Checked: SEC	P.C.: BR	Date: ~
Date: 10/01/22	Dwg: Winn Dixie AB	Order No.:	

Section 13, Township 27 South, Range 18 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: SU AB 23-0227 Applicant's Name: Winn-Dixie Supermarkets, Inc.

Reviewing Planner's Name: Timothy Lampkin Date: 06/09/2023

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): June 26, 2023

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.

Signature

06/09/2023
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

SU AB 23-0227

I hereby confirm that the material submitted with application _____

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: _____



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 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):
<div style="border: 1px solid black; padding: 10px; min-height: 70px;"> AB SU Distance Waiver Request Form - Attachment B (Alcohol Establishments w/in 1,000 feet) </div>	

*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.

PROJECT DESCRIPTION/WRITTEN STATEMENT

WINN-DIXIE LIQUORS #0611 – Folio #013986-0000

Winn-Dixie Supermarkets, Inc. (“Applicant”), proposed to open a 3-PS – Package Liquor Store (the “Package Store”):

1. Winn-Dixie is a retail grocery store, which sells beer and wine, in sealed containers for consumption off-premises, as an accessory use to the sale of other retail goods.
2. The physical address of the Winn-Dixie grocery store is: 18407 U.S. Highway 41, Lutz, Hillsborough County, Florida 33549.
3. The Winn-Dixie grocery store currently has a 2-APS wet-zoning for the sale of beer and wine for off-premises consumption.
4. Winn-Dixie proposes to renovate its current grocery store, to allow it to operate the Package Store from a portion of its grocery store, built out specifically for such use, which use shall include the sale of beer, wine, and alcohol, in sealed containers for off-premises consumption.
5. Although the Package Store will be built out from a portion of the interior of the current grocery store, the Package Store will have its own separate entrance adjacent to the grocery store’s entrance, as required under Florida law.
6. The physical address of the proposed Package Store shall be: 18403 U.S. Highway 41, Lutz, Hillsborough County, Florida 33549.
7. The alcoholic beverage classification being requested for the Package Store is **3-PS (off-premises consumption only)**.
8. Winn-Dixie will sublease the Package Store to Winn-Dixie Supermarkets, Inc.
9. There is one (1) community use within 500 feet of the proposed Package Store, Bethel Chin Church (375 feet).
10. There are nine (9) existing wet-zonings within 1,000 feet of the proposed Package Store as follows:
 - 3-PS (Walgreens, Permit #10-0163: 18511 U.S. Highway 41) (826 feet);
 - 4-COP – Permit #08-1377 (Franky D’s: 18450 U.S. Highway 41) (585 ft – Closed);
 - 2-COP – Permit #80-0775 (590 feet);
 - 4-COP – Permit #93-0334 (541 feet);
 - 3-PS – Permit #91-0007 (447 feet);
 - 2-COP – Permit #03-1520 (260 feet);
 - 4-COP – Permit #08-0511 (400 feet);

- 4-COP – Permit #13-0113 (460 feet); and
 - 2-COP – Permit #21-0134 (567 feet).
11. There are no residentially zoned properties located within 250 feet of the proposed wet-zoning.
12. The site is located in a highly commercialized area and is surrounded by CG zoning on all sides, with the exception of the area behind the shopping center (East), which is zoned ASC-1. The ASC-1 zoned property appears to be utilized as agricultural land for grazing, and appears to contain little to no residential uses in the immediate area. In addition, the ASC-1 zoning is separated from the shopping center by a wall and significant trees and landscaping. Nearby uses include fast food, restaurants, banks, gas/convenience stores, a post office, a TECO substation, and professional offices.

Prepared by ~~and after recording, return to~~

R. Mark Addy, Esq.
Santen & Hughes
312 Walnut Street, Suite 3100
Cincinnati, Ohio 45202
(513) 721-4450

INSTR # 2000339425
OR BK 10483 PG 0083

RECORDED 11/27/2000 12:25 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 51,100.00
DEPUTY CLERK S Margeson

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

SUNSET PLAZA STATION LLC, an Ohio limited liability company ("Grantor"), for an in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by SUNSET STATION PARTNERS, LLC, a Florida limited liability company ("Grantee"), whose mailing address is c/o Shaul Rikman, 506 South Dixie Highway, Hallandale, Florida 33009, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, subject to only those matters as set forth on Exhibit B attached hereto and incorporated herein by this reference, unto the said Grantee, that certain tract of land situated in Hillsborough County, Florida which is more particularly described in Exhibit A attached hereto and incorporated by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, subject as aforesaid, unto the said Grantee, its successors and assigns, forever, and the Grantor does hereby warrant and forever defend, all and singular, the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise, except taxes and assessments for 2001 and subsequent years, not yet due and payable

1/18/04
RMA

Return to JLF
GREENBERG TRAUIG
111 North Orange Ave.
20th Floor
Orlando, FL 32801

Executed this 17th day of November, 2000.

WITNESSES.

R. Mark Addy
Printed Name R. Mark Addy

Barbara Hood
Printed Name Barbara Hood

GRANTOR
SUNSET PLAZA STATION LLC,
an Ohio limited liability company

By. SPS Managing Member, Inc.

By: Michael C Phillips
Michael C Phillips, Chairman

ACKNOWLEDGEMENTS

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me, a Notary Public in and for the State of Ohio, this 17th day of November, 2000, by Michael C. Phillips, Chairman of SPS Managing Member, Inc , an Ohio corporation, which is the Managing Member of Sunset Plaza Station LLC, an Ohio limited liability company

Barbara Hood
Notary Public
Printed name: _____
My Commission Expires _____

(SEAL)

X Personally Known, OR
Produced Identification
Type of Identification Produced: _____



BARBARA HOOD
Notary Public, State of Ohio
My Commission Expires Aug 2, 2003

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I

For a point of reference commence at the Northeast corner of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, thence with the East boundary of said Northwest 1/4 run South 25.00 feet for a Point of Beginning, thence continue with said East boundary, South 826 50 feet, thence run South 89° 56' 00" West, 795.81 feet to the Easterly right-of-way line of U S Highway #41, thence run with said right-of-way line, North 6° 06' 00" East, 358 57 feet; thence run North 89° 56' 00" East, 250 00 feet, thence run North 0° 04' 00" West, 85 00 feet, thence run South 89° 56' 00" West, 240 82 feet to the Easterly right-of-way line of U S Highway #41, thence with said right-of-way line, run North 6° 06' 00" East, 212 27 feet, thence run North 89° 56' 00" East, 268 80 feet, thence run North 0° 04' 00" West, 173 99 feet to the Southerly right-of-way line of Sunset Lane (State Road No 583-A), thence with said right-of-way line run North 89° 56' 00" East, 457.47 feet to the Point of Beginning

TOGETHER WITH.

Commence at the Northeast corner of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, thence South along the East boundary of said Northwest 1/4, 25 00 feet to the Southerly right-of-way line of Sunset Lane (State Road No 583-A), thence South 89° 56' 00" West, along said Southerly right-of-way line, 707 47 feet to the Easterly right-of-way line of U S Highway No 41, thence South 06° 06' 00" West, along said Easterly right-of-way line, 387 27 feet for a Point of Beginning, thence continue South 06° 06' 00" West, along said Easterly right-of-way line, 85 47 feet, thence North 89° 56' 00" East, 250 00 feet, thence North 00° 04' 00" West, 85 00 feet, thence South 89° 56' 00" West, 240 82 feet to the Point of Beginning.

LESS AND EXCEPT

The right-of-way as described in Order of Taking recorded in Official Records Book 7397, Page 711, of the Public Records of Hillsborough County, Florida

LESS AND EXCEPT

That part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, described as follows

From the Northeast corner of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, run thence South (assumed bearing), 25.00 feet along the East boundary of said Northwest 1/4, to the South right-of-way line of Sunset Lane, continue thence South 715.16 feet, along the East boundary of said Northwest 1/4 for a Point of Beginning, from said Point of Beginning continue thence South 111 34 feet along the East boundary of said Northwest 1/4, thence South 89° 56' 00" West, 82 39 feet, parallel with the South right-of-way line of Sunset Lane; thence North 05° 37' 26" East, 113 45 feet, thence South 88° 49' 02" East, 71 29 feet to the Point of Beginning.

LESS AND EXCEPT

A portion of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows

Commence at the Northeast corner of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, thence South, along the East boundary of the Northwest 1/4 of said Section 13, a distance of 25 0 feet to a point on the South right-of-way line of Sunset Lane, thence South 89° 56' 00" West, along said South right-of-way line a distance of 457.47 feet; thence South 00° 04' 00" East, a distance of 173 99 feet to the Point of Beginning, thence North 89° 56' 00" East a distance of 4 35 feet, thence South 00° 04' 00" East a distance of 43 0 feet, thence South 89° 56' 00" West, a distance of 216 32 feet to a point on the Easterly right-of-way line of U S Highway 41, per O.R Book 7397, Page 711, Public Records of Hillsborough County, Florida, thence North 07° 05' 46" East, along said Easterly right-of-way line a distance of 22 01 feet, thence North 06° 05' 43" East, continuing along said Easterly right-of-way line, a distance of 21.28 feet, thence leaving said Easterly right-of-way line, North 89° 56' 00" East, a distance of 206 94 feet to the Point of Beginning

Tax Parcel/Folio No. 13986.0000

13986.0100

EXHIBIT "B"**PERMITTED ENCUMBRANCES**

- 1 Taxes and assessments for the year 2001 and subsequent years
- 2 Zoning and other governmental regulations
- 3 Declaration of Easements by Sunset Plaza I Limited Partnership, dated June 25, 1998, recorded June 26, 1998, in Official Records Book 9109, Page 347, Public Records of Hillsborough County, Florida
- 4 Easement in favor of Tampa Electric Company recorded November 5, 1973, in Official Records Book 2779, Page 1023, Public Records of Hillsborough County, Florida
- 5 Terms and conditions of Grant of Easement by Sunset Plaza I Limited Partnership, a Florida limited partnership, to Sunset Plaza Utilities, Inc , a Florida corporation, recorded June 7, 1991, in Official Records Book 6291, Page 1033, Public Records of Hillsborough County, Florida
- 6 Easement in favor of Tampa Electric Company dated October 4, 1991, recorded November 13, 1991, in Official Records Book 6431, Page 589, Subordination of Utility Interests recorded January 24 1994, in Official Records Book 7265, Page 121, Public Records of Hillsborough County, Florida
- 7 Terms and conditions of easement granting use as a percolation pond with rights of ingress and egress created by that certain Easement in favor of Jaxta Realty, Ltd recorded January 22, 1975, in Official Records Book 2985, Page 1348, as assigned by instruments recorded in Official Records Book 3389, Page 1755, Official Records Book 3389, Page 1758, Official Records Book 3651, Page 1924, Official Records Book 3810, Page 340, Official Records Book 4055, Page 642, and Official Records Book 6291, Page 1025, Public Records of Hillsborough County, Florida
- 8 Terms and conditions of easement for use, maintenance and operation created by that Easement recorded October 14, 1977, in Official Records Book 3292, Page 832, as assigned by instrument recorded in Official Records Book 3389, Page 1758, Official Records Book 3651, Page 1924, Official Records Book 3810, Page 340, Official Records Book 4055, Page 642 and Official Records Book 6291, Page 1025, Public Records of Hillsborough County, Florida
- 9 Terms, conditions and provisions of that certain Lease made by Sunset Plaza Limited Partnership, a Florida limited partnership, to Walgreen Co , an Illinois corporation, a memorandum of which was filed June 24, 1991, in Official Records Book 6304, Page 1517, as modified by Ratification Agreement recorded August 13, 1991, in Official Records Book 6350, Page 603, and Ratification Agreement recorded October 7, 1991, in Official Records Book 6398, Page 1594, subject to rights of non-disturbance and other conditions as described in that certain Subordination, Non-Disturbance and Attornment Agreement recorded June 26, 1998, in Official Records Book 9109, Page 461, Public Records of Hillsborough County, Florida
- 10 Terms, conditions and provisions of that certain Lease made by First Union National Bank of

- Florida, Inc , as successor trustee of the Edwin Llwyd Ecclestone Revocable Trust, to Winn Dixie Stores, Inc , a short form of which was recorded April 13, 1992, in Official Records Book 6575, Page 1993, subject to rights of non-disturbance and other conditions as described in that certain Subordination, Non-Disturbance and Attornment Agreement recorded June 26, 1998, in Official Records Book 9109, Page 467, Public Records of Hillsborough County, Florida
- 11 Terms, conditions, provisions of that certain Lease dated July 24, 1997, executed by and between Sunset Plaza I Limited Partnership and the United States Postal Service recorded March 18, 1998, in Official Records Book 8950, Page 570, Public Records of Hillsborough County, Florida
 - 12 Rights of tenants under unrecorded leases
 - 13 Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, which may be imposed by law, by virtue of the filing of Notice of Commencement recorded February 3, 2000, in Official Records Book 10034, Page 1842, of the Public Records of Hillsborough County, Florida
 - 14 Mortgage, Assignment of Leases and Rents and Security Agreement from SUNSET PLAZA STATION LLC to WINGATE REALTY FINANCE CORPORATION, recorded June 26, 1998, in Official Records Book 9109, Page 362, assigned to CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL LLC by Assignment of Mortgage, Assignment of Leases and Rents and Security Agreement recorded in Official Records Book 9109, Page 437, further assigned to THE CHASE MANHATTAN BANK, AS TRUSTEE, by Assignment recorded in Official Records Book 9861, Page 1171, of the Public Records of Hillsborough County, Florida
 - 15 Assignment of Leases and Rents executed by SUNSET PLAZA STATION LLC to WINGATE REALTY FINANCE CORPORATION, recorded June 26, 1998, in Official Records Book 9109, Page 425, assigned to CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL LLC, by Assignment of Assignment of Leases and Rents recorded in Official Records Book 9109, Page 443, further assigned to THE CHASE MANHATTAN BANK, AS TRUSTEE, by Assignment recorded in Official Records Book 9861, Page 1171, of the Public Records of Hillsborough County, Florida
 - 16 Financing Statement from SUNSET PLAZA STATION LLC, Debtor, to WINGATE REALTY FINANCE CORPORATION, Secured Party, recorded June 26, 1998, in Official Records Book 9109, Page 449, assigned to CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL LLC by Assignment recorded in Official Records Book 9109, Page 455, further assigned to THE CHASE MANHATTAN BANK, AS TRUSTEE, by Assignment recorded in Official Records Book 9861, Page 1169, of the Public Records of Hillsborough County, Florida
 - 17 Matters of survey as shown on that certain survey prepared by George F Young, Inc dated November 10, 2000 under Job No 00330166



Additional / Revised Information Sheet

Office Use Only

Application Number: SU AB 23-0277

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: SU AB 23-0277 Applicant's Name: Winn-Dixie Supermarkets, Inc.

Reviewing Planner's Name: Timothy Lampkin Date: 05/08/2023

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): June 26, 2023

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.

Suzanne Mayfield, Esq., Shuttles & Bowen LLP
Signature

05/08/2023

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

SU AB 23-0277

I hereby confirm that the material submitted with application _____

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: *Suparna Mukherjee, Esq., Shuttles & Bowen LLP*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



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 checked="" type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input 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 type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input 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 type="checkbox"/> Other Documents (please describe):
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

*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.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

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

Property Information

Address: 18403 U.S. Highway 41 City/State/Zip: Lutz, FL 33549
TWN-RN-SEC: 13-27S-18E Folio(s): 013986-0000 Zoning: CG Future Land Use: NMU-4 Property Size: 1,875 S.F.

Property Owner Information

Name: SUNSET STATION PARTNERS LLC Daytime Phone (786) 554-7577
Address: 506 S. DIXIE HIGHWAY City/State/Zip: HALLANDALE, FL 33009
Email: ANDY@ISRAMREALTY.COM Fax Number _____

Applicant Information

Name: WINN-DIXIE SUPERMARKETS, INC. Daytime Phone (904) 899-9953
Address: 8928 PROMINENCE PARKWAY, BLDG 200 City/State/Zip: JACKSONVILLE, FL 32256
Email: SVANLEEUVEN@SHUTTS.COM Fax Number _____

Applicant's Representative (if different than above)

Name: H. Timothy Gillis, Esq., and Shutts & Bowen, LLP Daytime Phone (904) 899-9953
Address: 1000 Riverside Avenue, Suite 800 City/State/Zip: Jacksonville, FL 32204
Email: TGillis@shutts.com; and SVanleeuwen@shutts.com Fax Number (904) 899-9956

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

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)

Type or print name

From: [Zoning Intake-DSD](#)
To: [Mason, Carmen](#)
Cc: [Rome, Ashley](#)
Subject: FW: Representative Change for SU AB 23-0227 (Store #0611)
Date: Monday, May 8, 2023 12:34:30 PM
Attachments: [image002.png](#)
[SU-AB 23-0227 Revised Property-Applicant-Owner Information Form \(prior agent withdrawal\).pdf](#)
[SU-AB 23-0227 Additional - Revised Information Sheet \(5.8.23\).pdf](#)
[image001.png](#)

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680
M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: [HillsboroughCounty.Org](https://www.hillsboroughcounty.org)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Sue M. VanLeeuwen <SVanLeeuwen@shutts.com>
Sent: Monday, May 8, 2023 12:15 PM
To: Mason, Carmen <MasonC@hillsboroughcounty.org>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Colleen T. Carney <CCarney@shutts.com>; H. Timothy Gillis <TGillis@shutts.com>
Subject: RE: Representative Change for SU AB 23-0227 (Store #0611)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached revised Property/Applicant/Owner Information sheet, updating the agent contact information to Shutts & Bowen LLP, and modifying the "Property Size" (to reflect the liquor store SF only).

Thank you.

Sue M. VanLeeuwen

Partner | Shutts & Bowen LLP

Tel: (904) 899-9953

1000 Riverside Ave., Suite 800, Jacksonville, FL 32204

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com

Please note our new Jacksonville office address

From: Mason, Carmen <MasonC@hillsboroughcounty.org>

Sent: Monday, May 8, 2023 7:39 AM

To: Sue M. VanLeeuwen <SVanLeeuwen@shutts.com>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Colleen T. Carney <CCarney@shutts.com>; H. Timothy Gillis <TGillis@shutts.com>

Subject: RE: Representative Change for SU AB 23-0227 (Store #0611)

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning,

Thank you for the authorized agent form, please update the application so you will receive correspondence for this case.

Carmen Mason

Planning and Zoning Technician II

Development Services

P: (813) 272-5849

E: masonc@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Sue M. VanLeeuwen <SVanLeeuwen@shutts.com>

Sent: Friday, May 5, 2023 4:10 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Colleen T. Carney <CCarney@shutts.com>; H. Timothy Gillis <TGillis@shutts.com>; Mason, Carmen <MasonC@hillsboroughcounty.org>

Subject: Representative Change for SU AB 23-0227 (Store #0611)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon,

Attached please find full executed Affidavit to Authorize Shutts and Bowen, LLP to act as Agent/Representative for SU-AB 23-0227, along with the Additional-Revised Information Sheet.

Thank you kindly,

Sue M. VanLeeuwen

Partner | Shutts & Bowen LLP

Tel: (904) 899-9953

1000 Riverside Ave., Suite 800, Jacksonville, FL 32204

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com

Please note our new Jacksonville office address
