

**Special Use-Alcoholic Beverage
Permit with Waivers Application:**

SU-AB 26-0031

LUHO Hearing Date:

12/15/2025

Requested Classification:

2-COP



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Riccardo Maghini

Zoning: IPD-2

FLU Category: UMU-20

Service Area: Urban

Community Plan Area: Riverview

Overlay: None

Special District: None

Use: Restaurant

Total Wet Zone Area Requested: 1,432 square feet

Inside Area Requested: 1,432 square feet

Outside Area Requested: None

Location: 10277 Big Bend Road, Riverview, FL 33578; Folio: 77771.9212



Introduction Summary:

The applicant is requesting a 2-COP alcoholic beverage permit with distance separation waivers at 10277 Big Bend Road for use with an existing Italian restaurant.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	Yes
No More than 3 Approved Alcoholic Beverage Uses within 1,000 feet	No

Development Services Recommendation:

Approvable

**Existing Alcoholic Beverage Permit
Being Rescinded:**

No

**Existing Alcoholic
Beverage Permit
Number:**

N/A

2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
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Not Applicable	Choose an item.		
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Applicant's Justification:

N/A

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
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Not Applicable	Choose an item.		
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Applicant's Justification:

N/A

Requested Waiver	# Approved Permits
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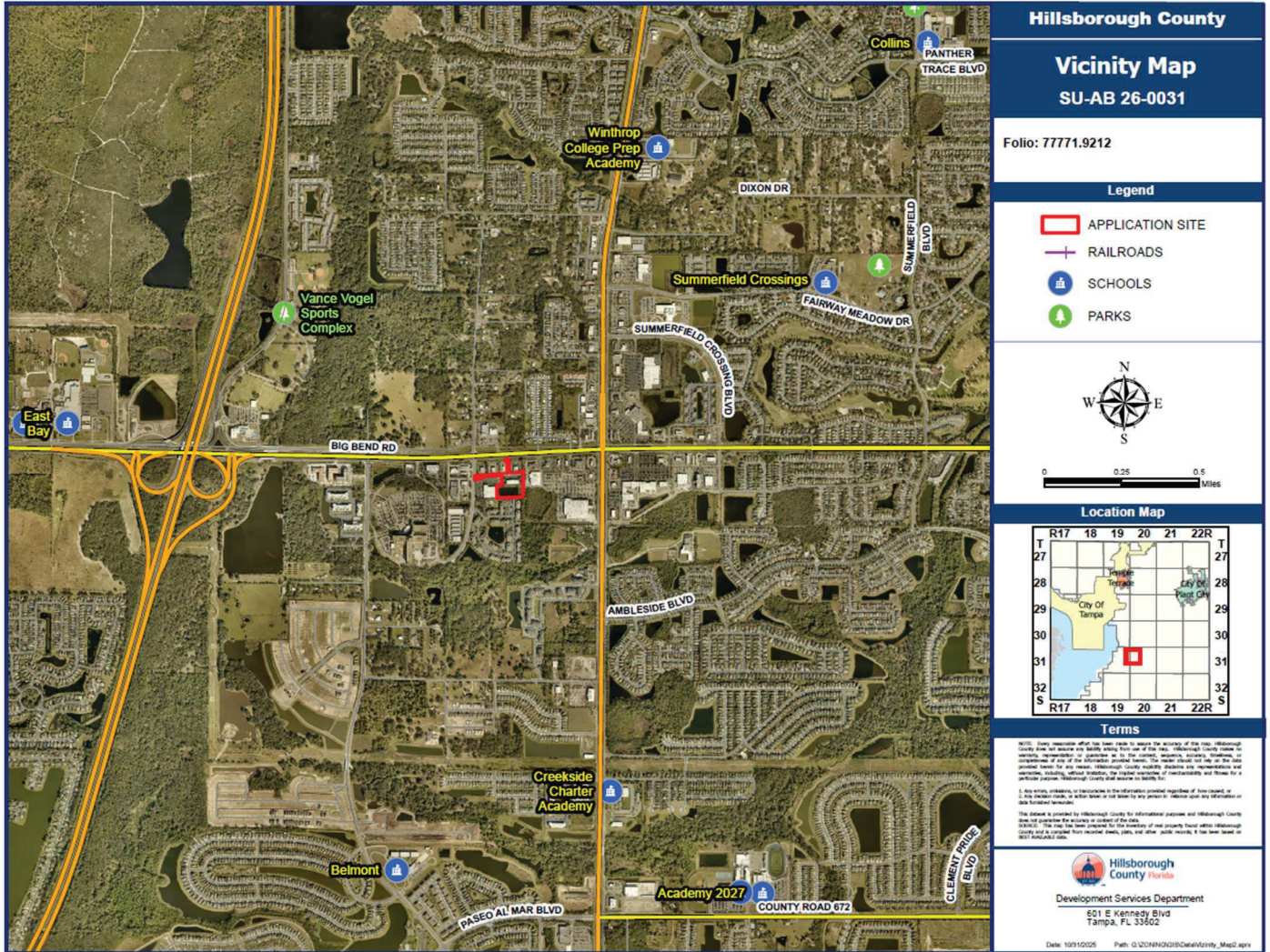
No more than 3 approved alcoholic beverage permits within 1,000 feet	5
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Applicant's Justification:

There are two, 2-COP & 4 COP that have not been active since 2010 and 2011.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The property exists along the south of Big Bend Road in Riverview, east of I-75 and east of US 301.

APPLICATION NUMBER: SU-AB 26-0031

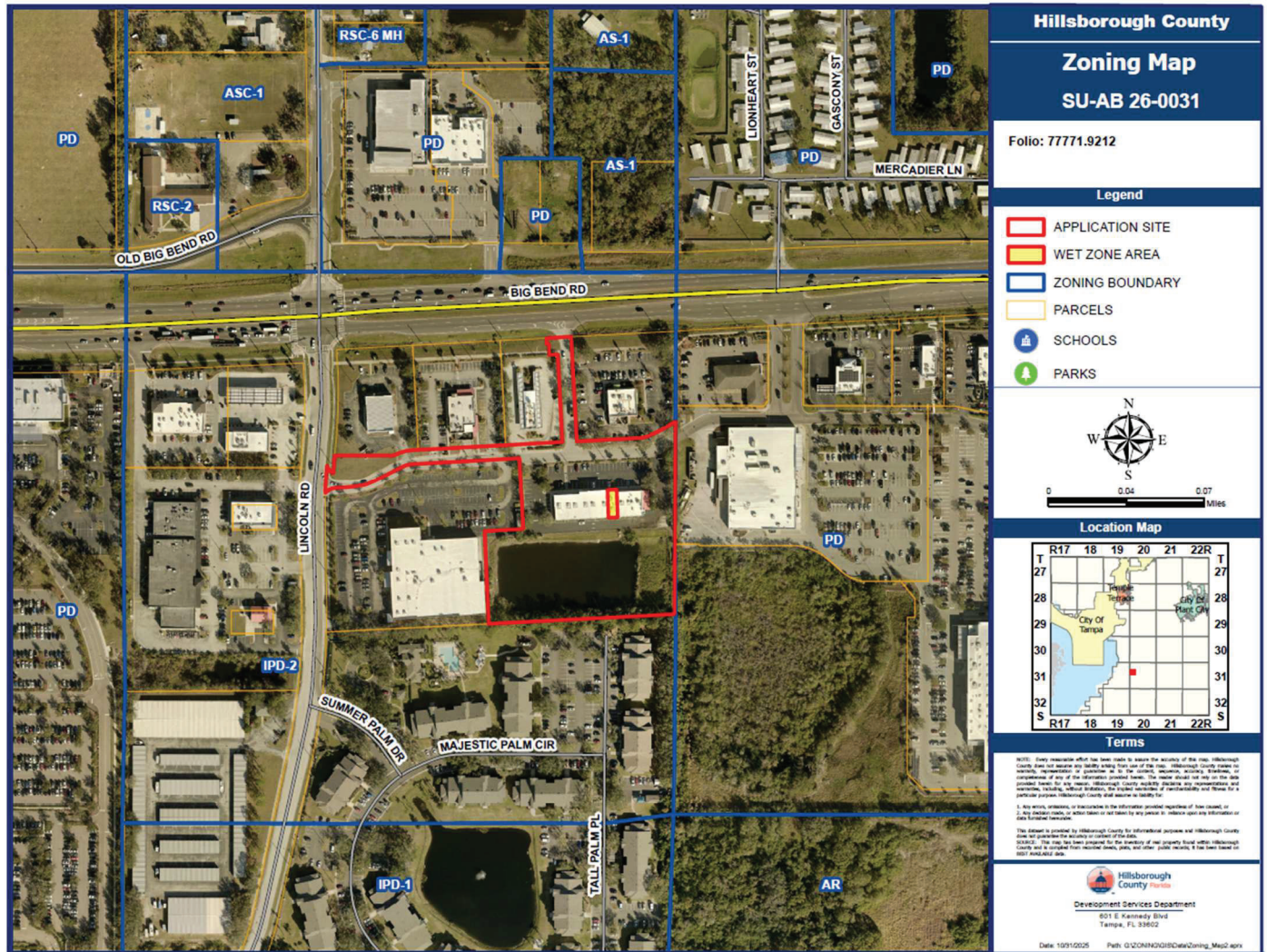
LUHO HEARING DATE: 12/15/2025

REQUESTED CLASSIFICATION: 2-COP

Case Reviewer: Logan McKaig

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	IPD-2	Commercial
South	IPD-2	Multifamily Residential
East	PD 03-0316 (PRS 14-0375)	Commercial
West	IPD-2	Commercial

4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”


The proposed wet zone area is within a commercial shopping center separated from residential and institutional uses and surrounded primarily by other commercial locations. The proposed wet zone area is already under operation as a restaurant. The addition of alcoholic sales to the location does not introduce a new use to the site but a natural extension of the existing and permitted function.

The subject property is located along Big Bend Road, a major arterial roadway, where commercial uses are expected to be located. One of the existing approved alcoholic beverage permit locations within 1,000 feet is no longer currently in use. The other existing similar alcoholic beverage permit classification permits within 1,000 feet are developed as two restaurants and a bowling alley. The existing restaurant and proposed wet zone area entrance faces north towards Big Bend Road, away from multifamily residential development further to the south of the subject property. A large retention pond and vegetation also separate the proposed wet zone area from the multifamily residential development to the south. Similar commercial uses are located to the north, east and west of the proposed wet zone area.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,432 sq ft, as shown on the wet zone survey received November 25, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Fri Dec 5 2025 15:36:14
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtaining all necessary building permits for on-site structures.	

6.0 PROPOSED WET ZONE SURVEY

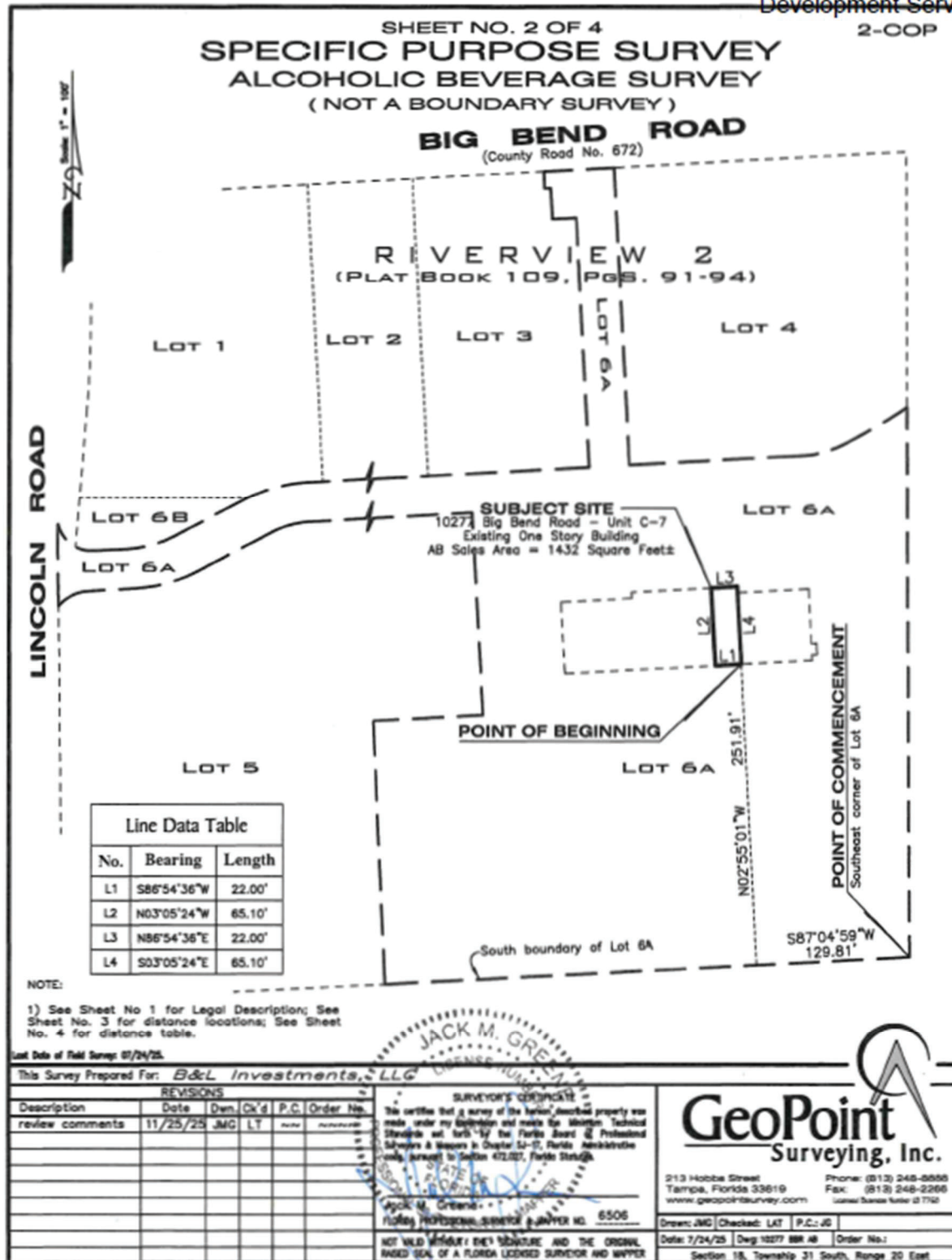
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6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received November 25, 2025

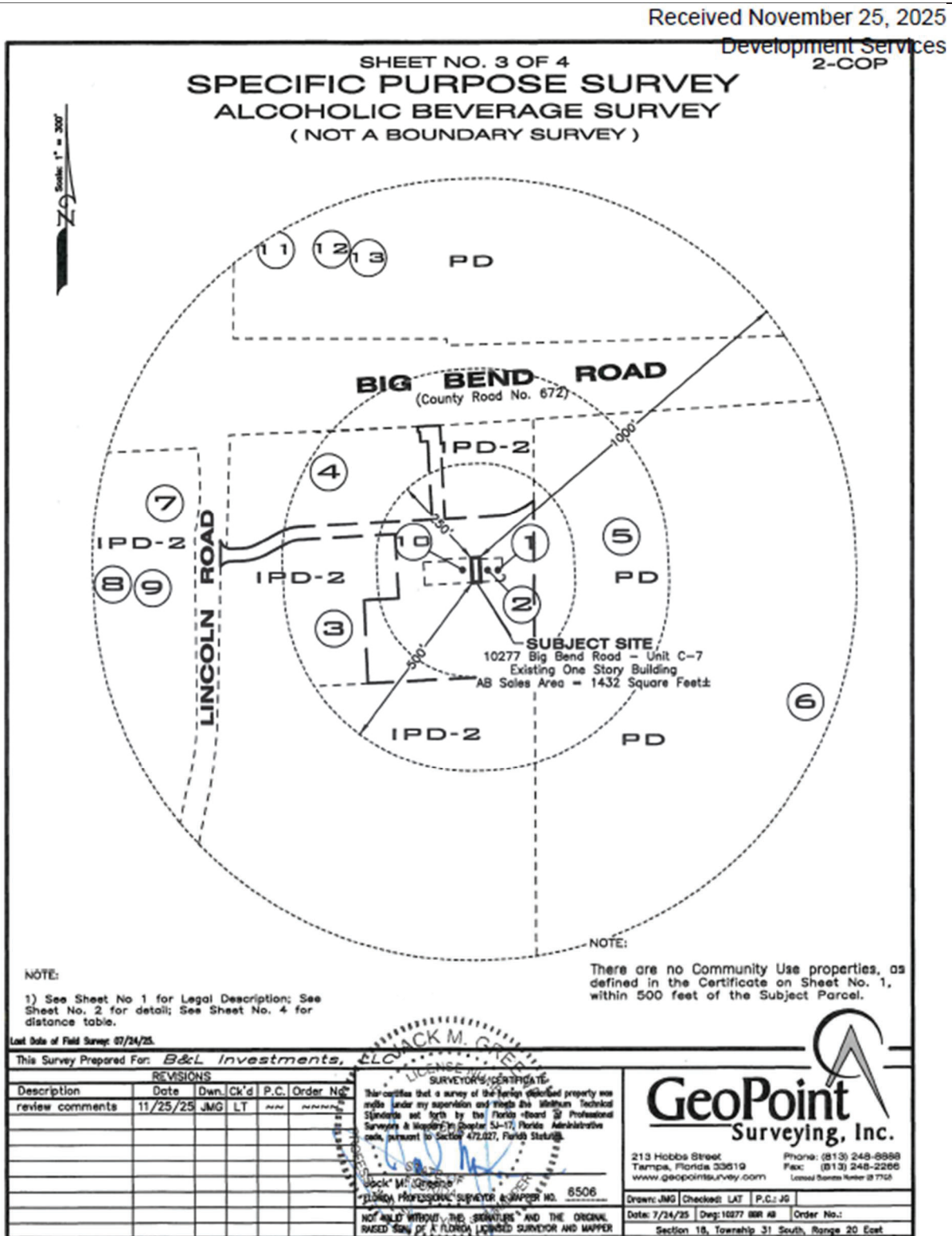
Development Services

2-COP



26-0031

6.0 PROPOSED WET ZONE SURVEY (Page 3)



26-0031

6.0 PROPOSED WET ZONE SURVEY (Page 4)

Received November 25, 2025
Development Services
2-COP

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

DISTANCE TABLE

1 - New Caffe Italia 10277 Big Bend Road 2-COP 36 feet	8 - East Coast Pizza 13340 Lincoln Road 2-COP-X 973 feet
2 - Mi Casa Mexican Restaurant 10281 Big Bend Road 4-COP-RX 35 feet	9 - Beef O' Brady's 13326 Lincoln Road 2-COP-RX 799 feet
3 - The Alley At SouthShore 10221 Big Bend Road 4-COP-SX 322 feet	10 - AB606-2205 (No Longer In Business) 10273 Big Bend Road 2-COP 26 feet
4 - Applebees 10243 Big Bend Road 4-COP-RX 357 feet	11 - Aldi 10220 Big Bend Road 2-APS 902 feet
5 - WalMart Neighborhood Market 10327 Big Bend Road 2-APS 262 feet	12 - Fuzzy's Taco Shop (closed) 10240 Big Bend Road 4-COP 862 feet
6 - Sam's Club 10358 Big Bend Road 2-APS 873 feet	13 - Glory Days Grill 10248 Big Bend Road 4-COP-RX 829 feet
7 - Thornton's 10185 Big Bend Road 2-APS 817 feet	

NOTE:
1) See Sheet No. 1 for Legal Description; See Sheet No. 2 for detail; See Sheet No. 3 for distance locations.

NOTE:
There are no Community Use properties, as defined in the Certificate on Sheet No. 1, within 500 feet of the Subject Parcel.

Last Date of Field Survey: 07/24/25.

This Survey Prepared For: **B&L Investments, LLC**

REVISIONS					
Description	Date	Dwn	Ch'd	P.C.	Order No.
review comments	11/25/25	JMG	LT		

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 5A-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jack M. Orgenio, C.S.
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
Licensee License Number: 137762

Drawn: JMG Checked: LAT P.C.: JG
Date: 7/24/25 Dwg: 10277 BBR AB Order No.:
Section 18, Township 31 South, Range 20 East

26-0031

Project Description

Riverview Bell Plaza Shopping Center is located at 10277 Big Bend Road in Riverview, Hillsborough County, Florida.

Built in 2006, the shopping center consists of 12,920 square feet on 4.45 acres and is 100% leased to six tenants.

Customer traffic generators immediately surrounding the center include Sam's Club, Wal-Mart Neighborhood Market, Applebee's, Sonic, Applebee's, Sonic, Village Inn, Chase Bank, PDQ and many other well-known retailers. In addition to the above, St. Joseph's Hospital, located just west of the center, recently completed construction of a new 350,000 square foot facility that will be yet another source of customer traffic.

With more than 30,000 cars per day passing by the center, the location offers retailers an opportunity to be a part of a fast growing, dynamic area of southern Hillsborough County.

INSTRUMENT#: 2013343639, BK: 22129 PG: 1830 PGS: 1830 - 1834 09/10/2013 at
08:41:00 AM, DOC TAX PD(F.S.201.02) \$15312.50 DEPUTY CLERK:SSANDERS Pat
Frank, Clerk of the Circuit Court Hillsborough County

PREPARED BY:

Lewis Roca Rothgerber LLP
40 North Central
Phoenix, AZ 85020

620846
AFTER RECORDING RETURN TO:

B&L Investments Riverview LLC
c/o B&L Investments LLC
4308 West Robin Lane
Tampa, FL 33609
Attn: Brad Luger

Documentary Stamp Taxes
Paid on this Deed: \$

Property Appraiser's Parcel ID Nos.:
U-18-31-20-930-0000000-0006A.0 and
U-18-31-20-930-0000000-0006B.0

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

DD/RIVERVIEW II, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by B&L INVESTMENTS RIVERVIEW LLC, a Florida limited liability company ("Grantee"), whose post office address is c/o B&L Investments LLC, 4308 West Robin Lane, Tampa, Florida 33609, Attn: Brad Luger, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, GRANTED, BARGAINED AND SOLD, and by these presents does CONVEY, GRANT, BARGAIN AND SELL unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Hillsborough County, Florida and legally described in Exhibit A attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to those matters identified on Exhibit B attached hereto and all unpaid taxes and assessments for the current year and all subsequent years (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns in fee simple forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions)

PREPARED BY:

Lewis Roca Rothgerber LLP
40 North Central
Phoenix, AZ 85020

620846
AFTER RECORDING RETURN TO:

B&L Investments Riverview LLC
c/o B&L Investments LLC
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Tampa, FL 33609
Attn: Brad Luger

Documentary Stamp Taxes

Paid on this Deed: \$ _____

Property Appraiser's Parcel ID Nos.:

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Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions)

3721446.3

against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

[signatures on following page]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of September 9, 2013.

GRANTOR:

Signed, sealed and delivered
in our presence as witnesses:

DD RIVERVIEW II, LLC,
a Delaware limited liability company

By: Riverview DeBartolo, LLC, a Delaware limited
liability company, its sole member

By: The Prudential Insurance Company of
America, a New Jersey corporation, its
member

By: 
Patricia Stiles
Vice President


Print Name: JORDAN HYLTON


Print Name: HANS TASCH
As to Grantor


Address:
c/o Prudential Real Estate Investors
Two Prudential Plaza
180 North Stetson Street, Suite 3275
Chicago, IL 60601-6716
Attn: Collete English Dixon

STATE OF NEW JERSEY §
COUNTY OF MORRIS §

On September 3rd, 2013, before me, the undersigned, a notary public in and for said State, personally appeared Patricia Stiles, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I am a Notary Public of the State of NEW JERSEY, and my commission expires on December 29th, 2015.

My Commission Expires:

12/29/2015


Notary Public

RUTH E. HAWRYLUK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/29/15

EXHIBIT A

LOTS 6A AND 6B, RIVERVIEW 2, A SUBDIVISION ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 91 THROUGH 94, INCLUSIVE,
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

EXHIBIT B

Permitted Encumbrances

1. The lien of the taxes for the year 2013 and all subsequent years, which are not yet due and payable.
2. Provisions of the Plat of Riverview 2, recorded in Plat Book 109, Page 91 of the Public Records of Hillsborough County, Florida.
3. The terms, provisions and conditions contained in that certain Drainage Easement Agreement recorded in Book 10486, Page 776.
4. Restrictive Covenant as set out in that certain Special Warranty Deed recorded in Book 14828, Page 1965.
5. The terms, provisions and conditions contained in that certain Reciprocal Easement Agreement recorded in Book 15414, Page 745.
6. Easement in favor of Tampa Electric Company, a Florida corporation recorded in Book 15932, Page 79.
7. The terms, provisions and conditions contained in that certain Operation and Easement Agreement recorded in Book 16732, Page 1561.
8. Notice of Assessments recorded in Book 16859, Page 689.
9. The terms, provisions and conditions contained in Lease as referenced in that certain Memorandum of Lease recorded in Book 17408, Page 902.
10. The possessory rights of the tenants, as tenants only, under written lease agreements.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only		
Application No: <u>26-0031</u>	Intake Date: <u>10/06/2025</u>	
Hearing(s) and type: Date: <u>12/15/2025</u>	Type: <u>LUHO</u>	Receipt Number: <u>524549</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Julie Boatright</u>

Property Information

Address: 10277 Big Bend Road City/State/Zip: Riverview, FL 33578

TWN-RN-SEC: 31S, 20E, 18 Folio(s): 077771.9212 Zoning: IPD-2 Future Land Use: UMU-20 Property Size: 4.67 Acres

Property Owner Information

Name: B&L Investments Riverview, LLC Daytime Phone: 813-230-2449

Address: 4308 W. Robin Lane City/State/Zip: Tampa, FL 33609

Email: _____ Fax Number: N/A

Applicant Information

Name: Riccardo Maghini Daytime Phone: 656-200-1621

Address: 10277 Big Bend Rd City/State/Zip: Riverview, FL 33578

Email: NEWCAFFITALIA@gmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: Charles Leduc Daytime Phone: 941-320-5736

Address: 489 Magellan Dr. City/State/Zip: Sarasota, FL 34242

Email: CharlesRLeduc@gmail.com Fax Number: _____

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.

Riccardo Maghini

Signature of the Applicant

Riccardo Maghini

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.

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

Brad Luger

Type or print name



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

Official Use Only

Application No: 26-0031

Intake Date: 10/06/2025

Hearing(s) and type: Date: 12/15/2025

Type: LUHO

Receipt Number: 524549

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Applicant/Representative: Riccardo Mahini Phone: 656-200-1621

Representative's Email: NEWCAFFEITALIA@gmail.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

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



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

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

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

Part B: Project Information

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

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

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

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

Folio: 77771.9212

The map displays a proposed site in purple, situated near the intersection of Big Bend Rd and Lincoln Rd. The site is located south of Pops Ct and west of IS Bentley. To the east of the site is a large commercial area containing 7-Eleven, Popeyes, and 50 Grill & Chill. The map also shows a river and a bridge crossing it. The proposed site is a large, irregularly shaped lot with a green outline.

1.5868

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Hillsborough County Florida

Landuse Code: 1630 STORE/SHP CENTE

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