

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 26-0395
LUHO Hearing Date: March 9, 2026
Requested Classification: 3-PS



1.0 APPLICATION SUMMARY

Applicant: Aldi (Florida) LLC
Zoning: PD
FLU Category: RES-6
Service Area: Urban
Community Plan Area: Apollo Beach
Overlay: None
Special District: None
Use: Retail Beverage Sales
Total Wet Zone Area Requested: 5,461 square feet
Inside Area Requested: 5,461 square feet
Outside Area Requested: None
Location: 252 Harbor Village Lane, Apollo Beach; Folio: 54234.2502



Introduction Summary:

The applicant requests a 3-PS Special Use Alcoholic Beverage Permit to allow for sale of beer, wine, and liquor to be sold in sealed containers only for consumption off the permitted premises (package sales). The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

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

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	A portion of SU-AB 08-0824
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	90 feet	160 feet

Applicant’s Justification:

The proposed use has been in existence with no significant negative impact on surrounding land uses and is compatible with the surrounding uses. The proposed use allows the liquor store connected to the Aldi grocery store to be able to sell beer, wine and spirits in their original sealed packages to customers for off-premises consumption. No on-premises consumption is permitted under this alcoholic beverage license classification. There are no negative impacts foreseen on any surrounding land use and will not be a nuisance to the surrounding land use or its residents as it does not generate any noise, does not generate any additional traffic, and there is ample parking for customers to utilize in the shopping center.

Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	4

Applicant’s Justification:

The proposed liquor store will operate at an intensity that is equal to or less than existing alcoholic beverage uses in the vicinity, and will function primarily as a small, retail package store with no on-premises consumption, no outdoor service, and limited late-night activity. This results in traffic, noise, and congregation levels that are substantially lower than bar, nightclub, or restaurant uses that are otherwise permitted in the area, so the additional license will not create significant negative impacts on surrounding land uses.

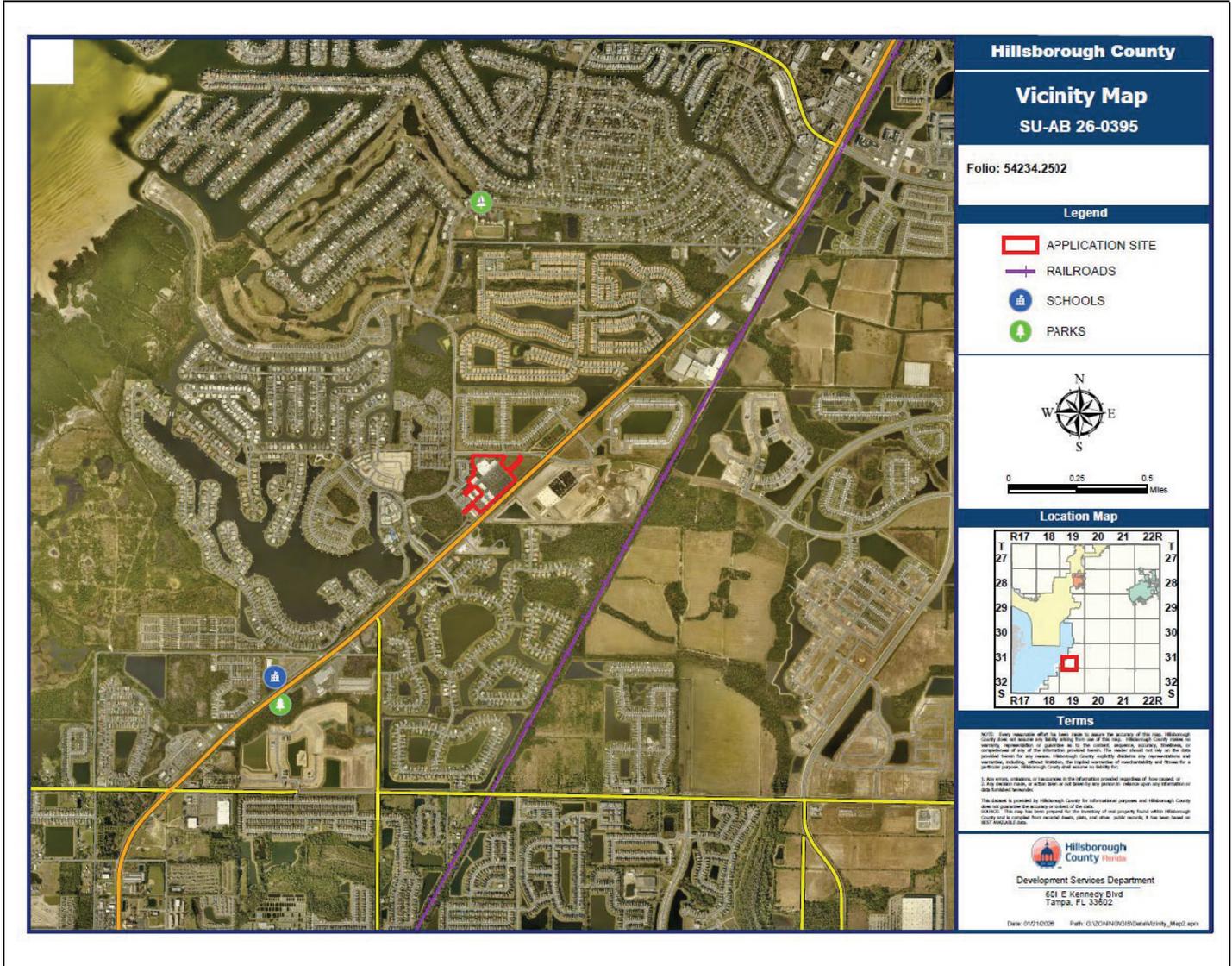
The subject property is located within an established commercial corridor that already accommodates multiple retail and service uses. There are no schools, churches, public parks, or residentially zoned properties within the minimum separation distances once rights-of-way and intervening non-residential buildings are taken into account. Existing non-residential structures and parking areas act as effective buffers between the proposed liquor store and any nearby residential or community uses, thereby mitigating potential visual, noise, or loitering impacts.

Although the requested permit would exceed the numerical cap of three alcoholic beverage uses within 1,000 feet, the existing pattern of development in the area is already commercial in nature, with multiple legally established alcoholic beverage uses. The proposed liquor store will be similar in scale and character to existing retail tenants and will not materially alter the nature of the commercial node. As a result, the necessity for strict enforcement of the three-license limit is negated in this specific context, and the additional license will not have a significant negative impact on surrounding land uses and are circumstances that negate the need for the specified distance requirement.

The use of the proposed package liquor store operating under a 3-PS liquor license is compatible and similar to the surrounding liquor license uses, one of which is the Aldi supermarket liquor license permitting the sale of beer and wine only for off premises consumption. The proposed liquor license for the package liquor store supplements the sales of the Aldi grocery store it is adjacent to and allows for the sale of beer, wine and liquor by the package for off premises consumption only in the same character of the grocery store beer and wine sales. There is no on premises consumption contemplated for this use and does not require a specific distance requirement.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

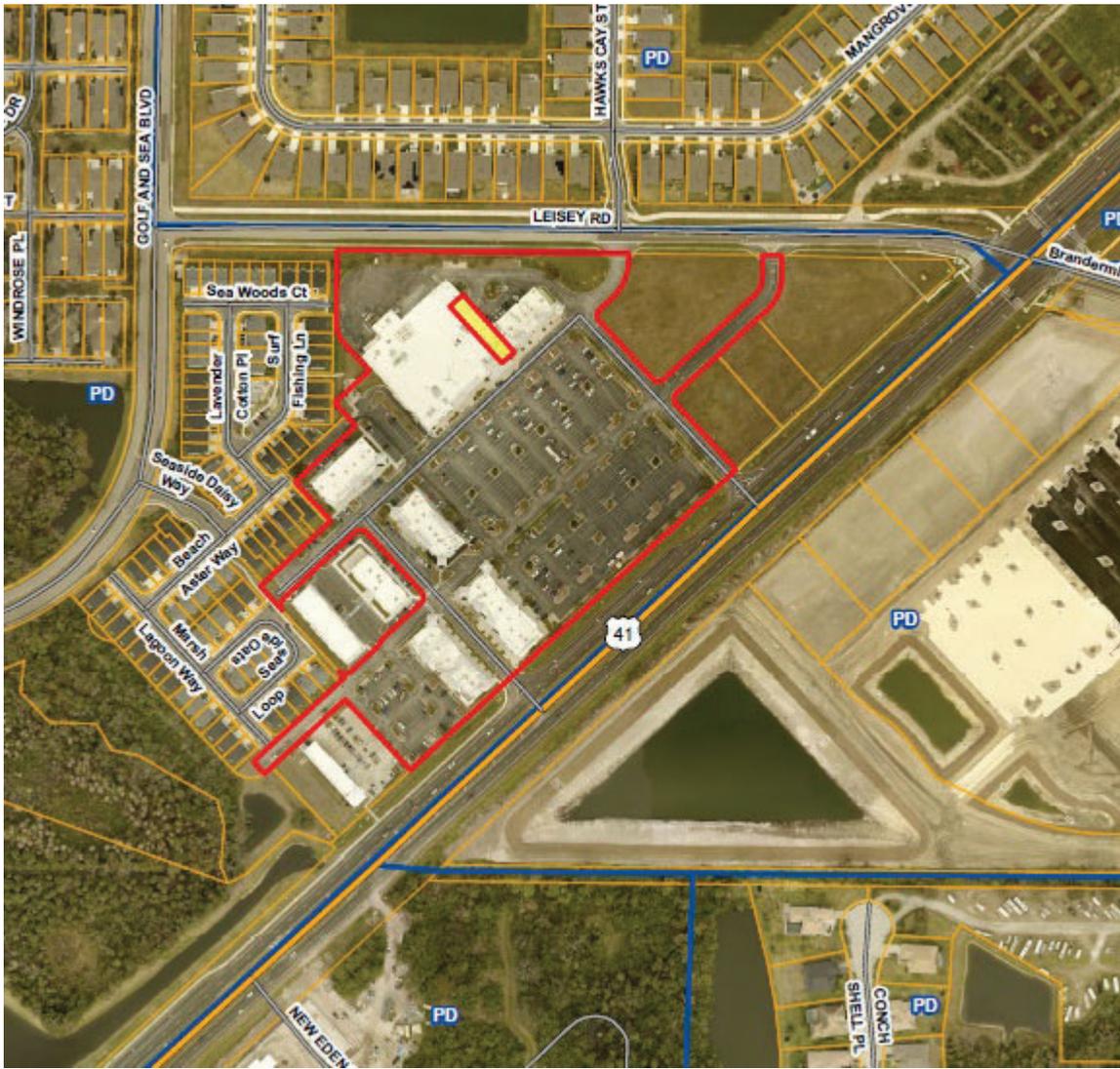


Context of Surrounding Area:

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

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD	Single Family Residential
South	PD	Commercial
East	PD	Townhomes
West	PD	Single Family Residential

4.0 Staff Findings

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

The nearest residentially zoned property is located to the north of the proposed premises. The subject site is separated from the residential area by Leisey Road, a collector roadway, which provides significant physical separation between uses. In addition, a solid PVC fence exists along the southern boundary of the residentially zoned property, further screening the proposed wet zone area from view of the residentially zoned property. The proposed use is oriented toward the south, while the residential dwellings to the north are oriented away from the site. These factors reduce the potential for direct visual impacts and support compatibility with the surrounding residential development.

There are four (4) other similar license type alcoholic beverage permits within 1,000 feet of the subject wet zoning. The proposed wet zone area is within a commercial shopping center separated from residential uses and surrounded primarily by other commercial locations. The proposed wet zone area is already under operation as a grocery store. 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.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 3-PS Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 5,461 square feet, as shown on the wet zone survey received February 20, 2026.

- 1. Upon approval of SU-AB 26-0395, the portion of SU-AB 08-0824 within the same legal description area as SU-AB 26-0395 shall be rescinded.

Zoning Administrator Sign Off:

Colleen Marshall
Mon Feb 23 2026 13:46:05

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

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 PROPOSED WET ZONE SURVEY

SHEET NO. 1 OF 4
SPECIFIC PURPOSE SURVEY
ALCOHOLIC BEVERAGE SURVEY
 (NOT A BOUNDARY SURVEY)
 3-PS

DESCRIPTION: A portion of Parcel "A", of MIRABAY VILLAGE, according to the plat thereof as recorded in Plat Book 115, Pages 205 through 208, of the Public Records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeasterly corner of said Parcel "A", run thence along the Westerly right-of-way line of U.S. HIGHWAY 41 (State Road 45), per Florida Department of Transportation Right-of-way Map Section 10060-2211, S.47°17'54"W., a distance of 176.01 feet; thence N.42°42'06"W., a distance of 488.21 feet, to the POINT OF BEGINNING; thence S.47°18'55"W., a distance of 33.71 feet; thence N.42°41'05"W., a distance of 162.00 feet; thence N.47°18'55"E., a distance of 33.71 feet; thence S.42°41'05"E., a distance of 162.00 feet, to the POINT OF BEGINNING.

Containing 5461 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:

See Sheet No. 2 for Location Sketch; See Sheet No. 3 for Detail;
 See Sheet No. 4 for Measurements.

This Survey Prepared For: *ALDI Grocery Stores*

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

JACK M. GREENE
 LICENSE NUMBER: 5506
 STATE OF FLORIDA
 JACK M. GREENE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5506
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



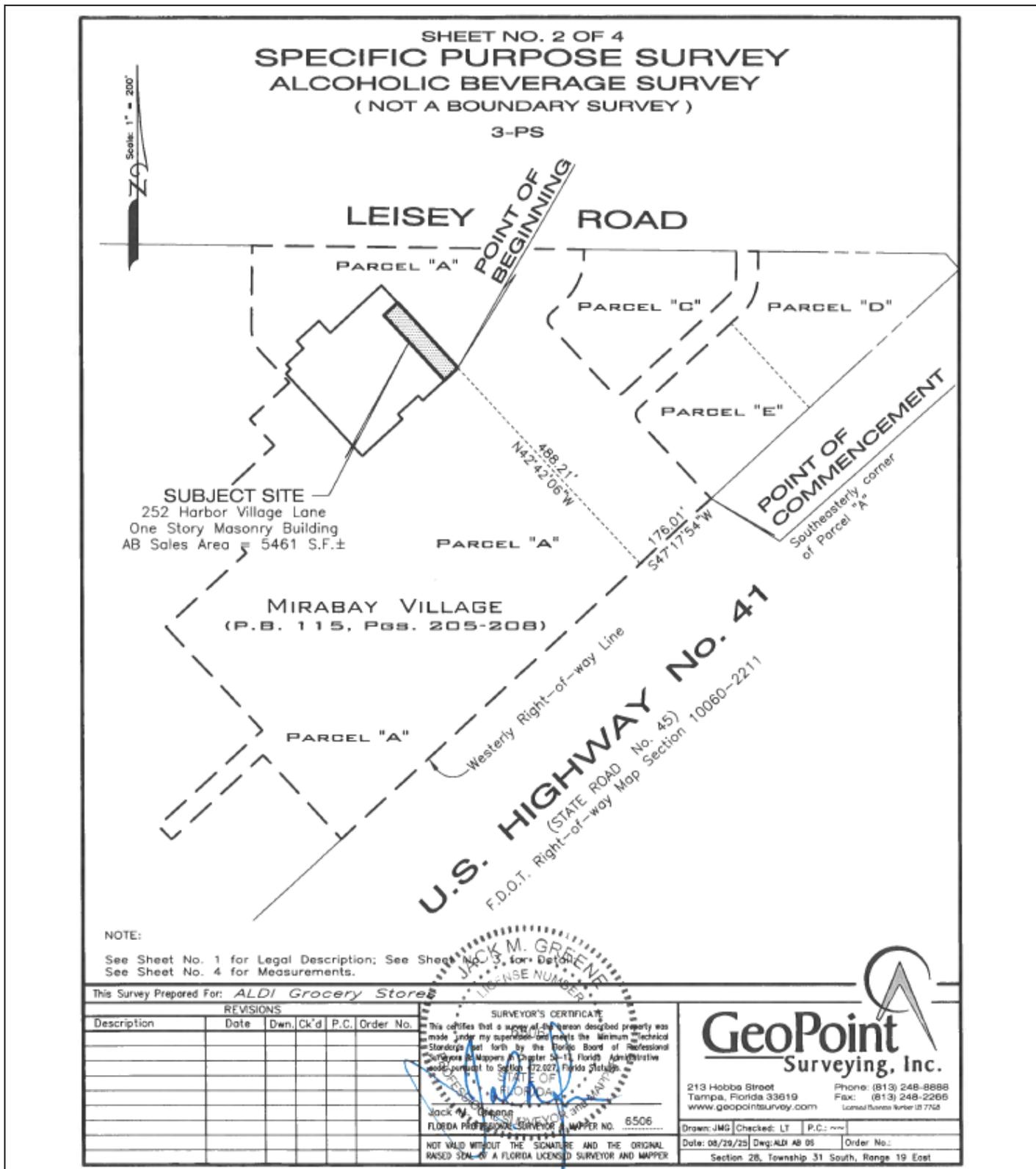
GeoPoint
 Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33610
 www.geopointsurvey.com

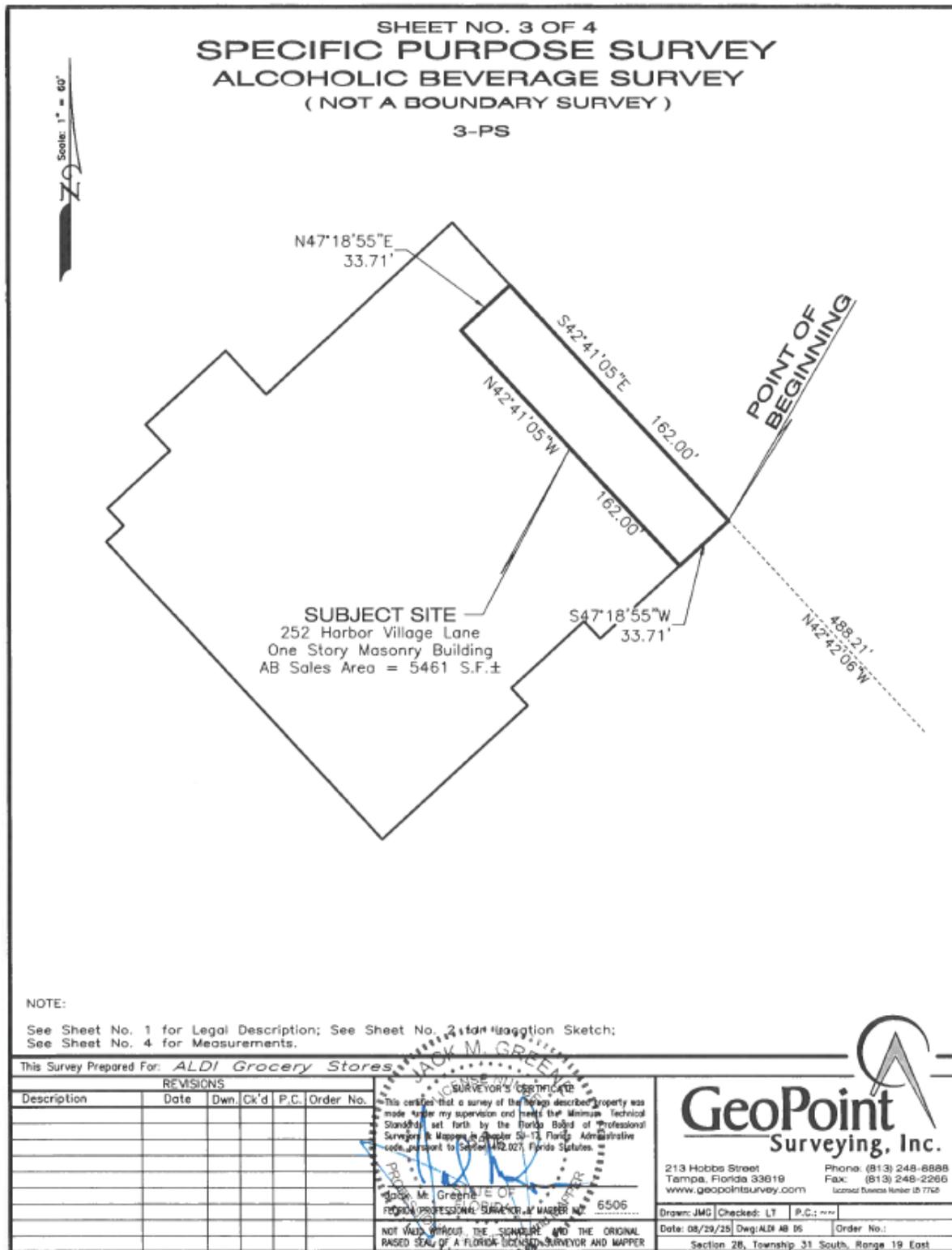
Phone: (813) 248-8888
 Fax: (813) 248-2288
 Licensed Surveyor Number 37762

Drawn: JMG Checked: LT P.C.: ---
 Date: 08/29/25 Dwg: ALD-AB-05 Order No.:
 Section 28, Township 31 South, Range 19 East

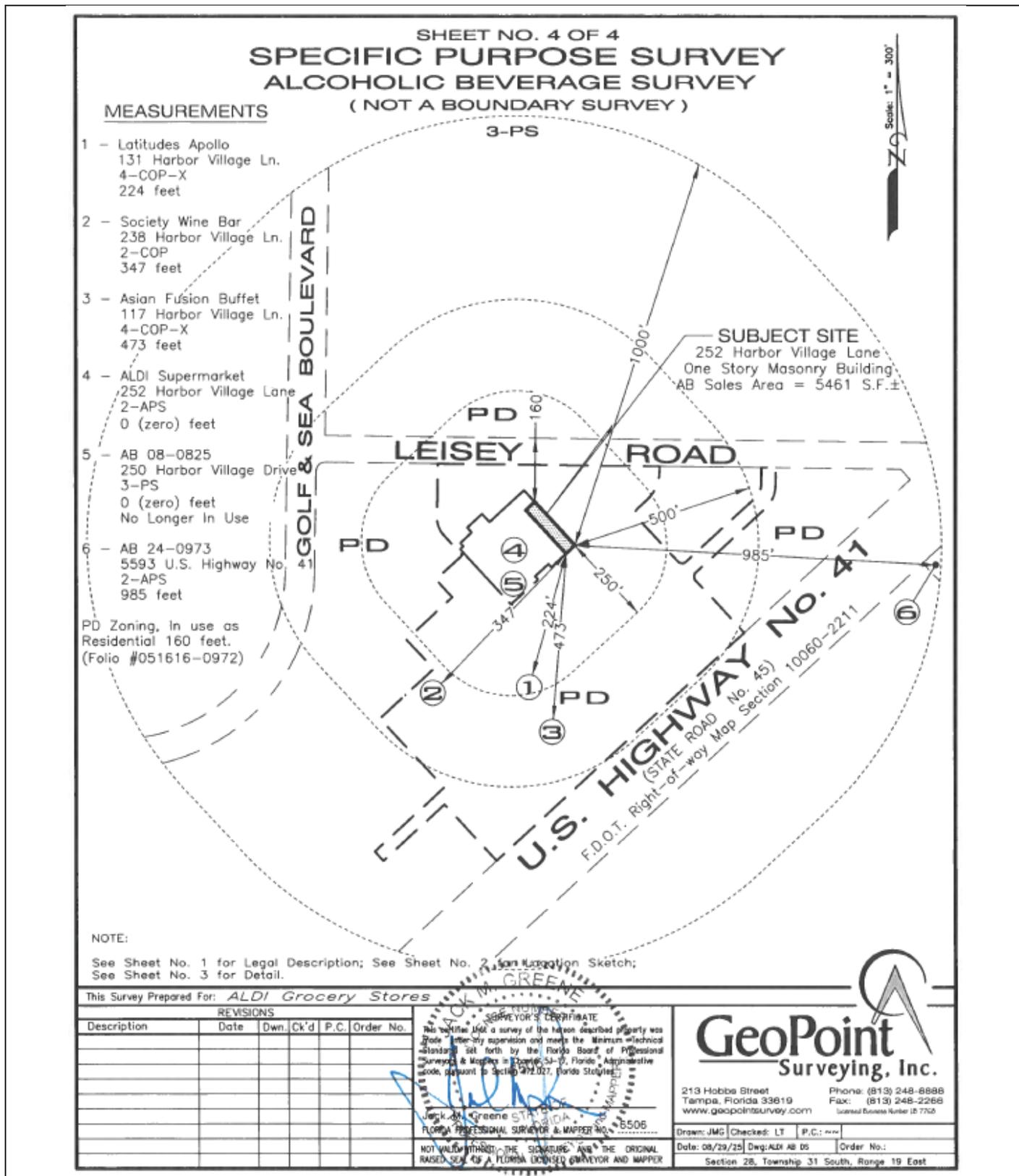
6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)



6.0 PROPOSED WET ZONE SURVEY (Page 3)



6.0 PROPOSED WET ZONE SURVEY (Page 4)





Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-AB 26-0395	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 26-0395 Applicant's Name: Aldi

Reviewing Planner's Name: Tania Chapela Date: 01/30/2026

Application Type:

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

Current Hearing Date (if applicable): 03/09/2026

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfgov.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@hcfgov.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.

Amanda Hessein Digitally signed by Amanda Hessein
Date: 2026.01.30 12:42:20 -05'00'

Signature

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 26-0395

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: **Amanda Hessein**

Digitally signed by Amanda Hessein
Date: 2026.01.30 12:42:05 -05'00'

(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 checked="" 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 type="checkbox"/> Other Documents (please describe):
<div style="border: 1px solid black; height: 77px; 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.

WRITTEN STATEMENT/PROJECT DESCRIPTION

WRITTEN PURSUANT TO SECTION 6.11.11, HILLSBOROUGH COUNTY CODE OF ORDINANCES

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED) 3-PS ALCOHOLIC BEVERAGE LICENSE

ALDI (FLORIDA) LLC D/B/A ALDI

252 Harbor Village Lane, Apollo Beach, FL 33572

This Special Use (Alcoholic Beverage Permit) (Waiver Required) application is for a 3-PS alcoholic beverage license to authorize the package sale of beer, wine, and spirits in their original sealed containers for off-premises consumption only. This request is being made for the Aldi package liquor store located at 252 Harbor Village Lane, Apollo Beach, FL 33572 where the existing Aldi grocery store is also located. The package liquor store and grocery store are both operated by the tenant/applicant, Aldi (Florida) LLC. This location used to be a former Winn-Dixie grocery store and liquor package store.

The Aldi package liquor store's alcoholic beverage sales area is comprised of 5,461 square feet. Aldi is located within a shopping center of compatible uses and is not within residential zone property. Section 6.11.11, Hillsborough County Code of Ordinances requires that the distance from the proposed structure to certain community uses be 500 feet, the distance from the proposed structure to residentially zoned property is 250 feet, and there shall not be more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, and 11-C (social club or bottle club) alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use. The first Waiver is requested to waive the proposed use from the existing alcoholic beverage uses identified on the property's Special Use Survey and a second Waiver is requested to waive the distance from the proposed use to the residentially zoned property that is within 160 feet, equalling a total of two (2) Waivers.

The proposed use will not negatively affect the residentially zoned property given that the proposed use is the sale of beer, wine and spirits for consumption off the premises in connection with the operation of a grocery store, which is a permitted use in its subject PD zoning district. A cursory review shows the property has a small portion of the lot falling within the minimum separation distance from a residentially zoned property within 160 feet. The package liquor store does not currently and will not generate excessive noise or conduct in any manner that would disturb the residentially zoned property or its residents. Further, the proposed structure is in a shopping center which has a wall and travel barrier separating it from the residentially zoned property, resulting in a normal route of travel between the proposed alcoholic beverage use and residentially zoned property and/or community use which meets or exceeds the required separation distance.

Aldi will operate in complete compliance with all Hillsborough County Code of Ordinances and Land Development Code regulations governing the sale and service of alcoholic beverages pursuant to the 3-PS alcoholic beverage license classification.

Signed,

Amanda Hessein

Amanda Hessein, Esq.
Attorney Agent

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Ray Schumann
Cobb Cole, Attorneys at Law
149 South Ridgewood Ave., Suite 700
Daytona Beach, Florida 32114

TAX PARCEL ID NOS.:

U-28-31-19-9H9-000000-A0000.0
U-28-31-19-9H9-000000-A0001.0
U-28-31-19-9H9-000000-C0000.0
U-28-31-19-9H9-000000-D0000.0
U-28-31-19-9H9-000000-I0000.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 12th day of November, 2021, by ALIDADE MIRABAY, LLC, a Florida limited liability company (“Grantor”), whose address is 40900 Woodward Avenue, Suite 250, Bloomfield Hills, Michigan 48304, to RIDGEWOOD OFFICE BUILDING, LLC, as to an undivided 93.3539% interest and PUMP HOUSE EAST, L.L.C., as to an undivided 6.6461% interest, all as tenants in common, and each a Florida limited liability company, whose address is each 275 Clyde Morris Boulevard, Ormond Beach, Florida 32174 (“Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Apollo Beach, Hillsborough County, Florida, the same being more particularly described on the attached Exhibit A (hereinafter referred to as the “Subject Property”);

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

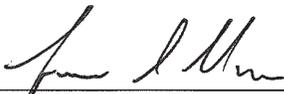
AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property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

THE conveyance made herein, however, is expressly made SUBJECT TO (i) real estate taxes and assessments for the year 2021 and thereafter; (ii) zoning and building ordinances; and (iii) those matters disclosed on Exhibit B attached hereto and made a part hereof. (the "Permitted Exceptions"), the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following 2 witnesses:

ALIDADE MIRABAY, LLC,
a Florida limited liability company



Signature of Witness
Francesco A. Monaco

Printed Name of Witness

By: 

Name: Steven J. Faliski
Its: Authorized Signatory



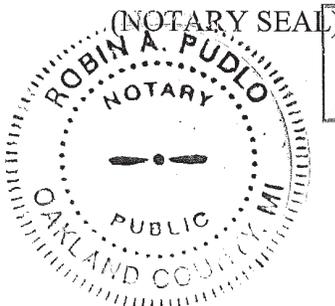
Signature of Witness
Alex Vasilev

Printed Name of Witness

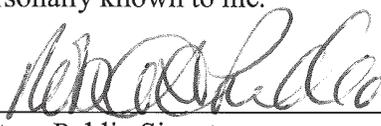
STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 11th day of November, 2021, by Steven J. Faliski, as an Authorized Signatory of Alidade Mirabay, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.



ROBIN A. PUDLO
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 15, 2028
Acting in the County of Oakland



Notary Public Signature
Robin A. Pudlo

(Name typed, printed or stamped)

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PART 1: Parcels A, A-1, C, D and I, MIRABAY VILLAGE, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 205 through 208, inclusive, of the Public Records of Hillsborough County, Florida;

LESS AND EXCEPT that portion lying within the lands deeded to the State of Florida Department of Transportation by Quit Claim Deed recorded in Official Records Book 18691, Page 453 and Warranty Deed recorded in Official Records Book 18728, Page 823, all of the Public Records of Hillsborough County, Florida being more particularly described as follows:

That part of Parcels "A1", "K", "A" and "D", MIRABAY VILLAGE, as recorded in Plat Book 115, Pages 205 through 208, of the Public Records of Hillsborough County, Florida, being in Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida, and lying within the following described property: BEGIN at the Southeast corner of said Parcel "A1"; thence along the South line of said Parcel "A1", North 70°54'54" West, for 11.35 feet; thence leaving said line, North 47°16'43" East, for 1414.15 feet; thence North 47°12'45" East, for 349.75 feet to the South right of way line of Leisey Road; thence along said South right of way line, South 41°52'26" East, for 10.00 feet to the Westerly right of way line of North U.S. Highway 41 (State Road No. 45) and the Easterly line of Parcels "A1", "K", "A", "E" and "D" of said MIRABAY VILLAGE; thence along said line the following two (2) courses: 1) South 47°12'45" West, for 349.59 feet; 2) South 47°16'43" West for 1408.79 feet to the POINT OF BEGINNING.

The above described lands are also described as a parcel of land lying in Sections 28 and 33, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 28, run thence along the South boundary of the SW ¼ of said Section 28, South 89°17'18" East, 1343.11 feet to a point on the Westerly right-of-way line of North U.S. Highway 41 (State Road No. 41), according to the Florida Department of Transportation Right-of-Way Map Section 10060-2211; thence along said Westerly right-of-way line, North 47°17'54" East, 55.15 feet to the Northeasterlymost corner of Tract "B-1", as shown on the plat of MiraBay Phase 1A, as recorded in Plat Book 93, Page 34, of the Public Records of Hillsborough County, Florida, said point also being the Point of Beginning; thence along the Northerly boundary of said Tract "B-1", the following three (3) courses: 1) North 70°53'43" West, 93.47 feet; 2) South 47°17'54" West, 133.13 feet; 3) South 63°08'13" West, 42.14 feet; thence North 24°03'17" West, 38.00 feet; thence North 04°59'58" East, 85.88 feet; thence North 15°37'45" West, 54.79 feet; thence North 61°06'34" West, 113.95 feet; thence North 58°53'21" West, 71.42 feet; thence North 78°46'24" West, 58.32 feet; thence North 30°39'03" West, 63.71 feet; thence North 87°51'52" West, 96.58 feet; thence North 44°29'09" West, 85.92 feet; thence North 06°04'00" East, 66.96 feet; thence South 67°01'47" West, 86.70 feet; thence South 86°23'25" West, 62.81 feet; thence North 82°44'11" West, 74.37 feet; thence North 88°46'16" West, 101.89 feet to a point on the Northerly boundary of Tract "B-4", as shown on said plat of Mirabay Phase 1A; thence along said Northerly boundary of Tract "B-4", North 42°45'52" West, 54.97 feet to a point on a curve; thence Easterly, 119.33 feet along the arc of a curve to the right having a radius of 560.00 feet and a central angle of 12°12'34" (chord bearing North 84°12'48" East, 119.11 feet) to a point of reverse curvature; thence Northeasterly 842.86 feet along

the arc of a curve to the left having a radius of 540.00 feet and a central angle of $89^{\circ}25'49''$ (chord bearing North $45^{\circ}36'10''$ East, 759.87 feet) to a point of tangency; thence North $00^{\circ}53'15''$ East, 273.77 feet to a point of curvature; thence Northeasterly 39.18 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $89^{\circ}47'40''$ (chord bearing North $45^{\circ}47'05''$ East, 35.29 feet) to a point of tangency on the Southerly right-of-way line of the additional right-of-way for Leisey Road as recorded in Official Records Book 9954, Page 635, Public Records of Hillsborough County, Florida, thence along the Southerly right-of-way line South $89^{\circ}19'05''$ East, 1577.83 feet to a point on the Southerly right-of-way line of the additional right-of-way for Leisey Road, according to the Florida Department of Transportation right-of-way Map Section 10060-2211; thence along said Southerly right-of-way line, South $41^{\circ}51'46''$ East, 38.20 feet to a point on the aforesaid Westerly right-of-way line of North U.S. Highway 41 (State Road No. 41); thence along said Westerly right-of-way line the following two (2) courses: 1) South $47^{\circ}13'56''$ West, 349.59 feet; 2) South $47^{\circ}17'54''$ West, 1408.79 feet to the POINT OF BEGINNING;

LESS AND EXCEPT: Parcel E, of MIRABAY VILLAGE, as shown on plat recorded in Plat Book 115, Page 205, of the Public Records of Hillsborough County, Florida;

ALSO LESS AND EXCEPT: That part of Parcels "A1", "K", "A", and "D", MIRABAY VILLAGE as recorded in Plat Book 115, Pages 205 through 208 of the Public Records of Hillsborough County, Florida, being in Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida, and lying within the following described property: BEGIN at the Southeast corner of said Parcel "A1"; thence along the South line of said Parcel "A1", N $70^{\circ}54'54''$ W, for 11.35 feet; thence leaving said line, N $47^{\circ}16'43''$ E, for 1414.15 feet; thence N $47^{\circ}12'45''$ E, for 349.75 feet to the South right of way line of Leisey Road; thence along said South right of way line, S $41^{\circ}52'26''$ E, for 10.00 feet to the easterly right of way line of North U.S. Highway 41 (State Road No. 45) and the easterly line of Parcels "A1", "K", "A", "E", and "D", said MIRABAY VILLAGE ; thence along said line the following two (2) courses: 1) S $47^{\circ}12'45''$ W, for 349.59 feet; 2) S $47^{\circ}16'43''$ W, for 1408.79 feet to the POINT OF BEGINNING;

ALSO LESS AND EXCEPT: A portion of land lying within Section 28, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows: begin at the Northwest corner of Parcel A, MIRABAY VILLAGE, as recorded in Plat Book 115, Pages 205 through 208, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said MIRABAY VILLAGE the following sixteen (16) courses: 1) S $00^{\circ}40'55''$ W, for 151.24 feet to a point of curvature of a curve concave to the East; 2) Southerly along the arc of said curve, having a radius of 61.50 feet, a central angle of $43^{\circ}23'01''$, an arc length of 46.57 feet and a chord bearing and distance of S $21^{\circ}00'36''$ E, for 45.46 feet to a point of tangency; 3) S $42^{\circ}42'06''$ E, for 77.49 feet; 4) S $47^{\circ}17'54''$ W, for 98.48 feet; 5) S $42^{\circ}42'06''$ E, for 65.81 feet; 6) S $47^{\circ}17'54''$ W, for 171.53 feet; 7) S $42^{\circ}42'06''$ E, for 109.50 feet; 8) S $47^{\circ}17'54''$ W, for 200.00 feet; 9) S $42^{\circ}42'06''$ E, for 258.00 feet; 10) S $47^{\circ}17'54''$ W, for 257.84 feet; 11) S $42^{\circ}42'19''$ E, [S $42^{\circ}42'06''$ E, per said Plat of MIRABAY VILLAGE], for 33.96 feet to a point of intersection with a non-tangent curve concave to the North; 12) Westerly along the arc of said curve, having a radius of 50.00 feet, a central angle $81^{\circ}33'52''$, an arc length of 71.18 feet and a chord bearing and distance of N $83^{\circ}29'02''$ W, for 65.32 feet to a point of tangency; 13) N $42^{\circ}42'06''$ W, for 359.78 feet to a point of curvature of a curve concave to the South; 14) Westerly along the arc of said curve, having a radius of 14.00 feet, a central angle of $44^{\circ}01'58''$, an arc length of 10.76 feet and a chord bearing and distance of N $64^{\circ}43'05''$ W, for 10.50 feet to a point of reverse curvature of a

curve concave to the Northeast; 15) Northwesterly along the arc of said curve, having a radius of 50.00 feet, a central angle of $94^{\circ}13'22''$, an arc length of 82.22 feet and a chord bearing and distance of $N39^{\circ}37'42''W$, for 73.27 feet to a point of intersection with a non-tangent line; 16) $N42^{\circ}42'06''W$, for 55.44 feet to a point of intersection with a non-tangent curve concave to the Northwest and the East right of way line of Golf and Sea Boulevard; thence along said East right of way the following two (2) courses: 1) North along the arc of said curve, having a radius of 540.00 feet, a central angle of $51^{\circ}31'16''$, an arc length of 485.58 feet and a chord bearing and distance of $N26^{\circ}38'53''E$, for 469.38 feet to a point of tangency; 2) $N00^{\circ}53'15''E$, for 273.77 feet to a point of intersection with a curve concave to the Southeast; thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of $89^{\circ}47'40''$, an arc length of 39.18 feet and a chord bearing and distance of $N45^{\circ}47'05''E$, for 35.29 feet to the South right of way of Leisey Road; thence along said South right of way, $S89^{\circ}19'05''E$, for 313.62 feet to the POINT OF BEGINNING;

LESS AND EXCEPT: Parcel K, of MIRABAY VILLAGE, as shown on plat recorded in Plat Book 115, Page 205, of the Public Records of Hillsborough County, Florida; LESS road right of way.

EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.
3. The nature, extent or existence of riparian rights is not insured
4. Title to any submerged land included within the land described in this Policy is not insured
5. Rights of others to use the waters of any water body extending from the insured land onto other lands.
6. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
7. Notice of Amendment to the Development Order for a Development of Regional Impact known as the Apollo Beach Development of Regional Impact and Notice of Adoption of a Development Order for a Development of Regional Impact Known as the Harbor Bay Development of Regional Impact recorded in Official Records Book 9560, Page 1083; as supplemented and amended by Notice of Amendment to the Development Order for a Development of Regional Impact Known as the Harbor Bay Development of Regional Impact recorded in Official Records Book 10644, Page 1107; Notice of Amendment to the Development Order for a Development of Regional Impact Known as the Apollo Beach Development of Regional Impact recorded in Official Records Book 10644, Page 1116; Notice of Amendment to the Development Order for a Development of Regional Impact Known as the Harbor Bay Development of Regional Impact recorded in Official Records Book 11254, Page 534; Notice of Collection Agreement for Special Assessments recorded in Official Records Book 11349, Page 1084; Notice of the Adoption of Amendment to the Development Order for the Harbor Bay Development of Regional Impact (#241) recorded in Official Records Book 18278, Page 708; Release of Series 2001B Lien recorded in Official Records Book 20153, Page 1229; Assignment of Entitlements Under DRI Development Order recorded in Official Records Book 20900, Page 205; Assignment of Entitlements Under DRI Development Order recorded in Official Records Book 22907, Page 218; Assignment of Entitlements Under DRI Development Order recorded in Official Records Book 22907, Page 226; Assignment of a Portion of Entitlements Under DRI Development Order recorded in Official Records Book 26766, Page 1766; and Assignment of Entitlements Under Development Order recorded in Official Records Instrument Number 20200095277, all of the Public Records of Hillsborough County, Florida.
8. Resolution Number R-99-079 recorded August 3, 1999, in Official Records Book 9759, Page 819, of the Public Records of Hillsborough County, Florida.
9. Notice of Establishment of the Harbor Bay Community Development District recorded September 29, 1999, in Official Records Book 9848, Page 1048; as supplemented and affected by Final Judgment validating and confirming Bonds recorded in Official Records Book 10106, Page 1022; Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 11014, Page 997; Quitclaim Deed recorded in Official Records Book 18691, Page 453; Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Harbor Bay Community Development District recorded in Official Records Book 21255, Page 1358; Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Harbor Bay Community Development District recorded in Official Records Book 23832, Page 68; Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded in Official Records Book 24094, Page 1762; Harbor Bay Community Development District Notice of Series 2019A-1 Assessments recorded in Official Records Book 26924, Page 540; and

Harbor Bay Community Development District Notice of Series 2019A-2 Area Two Assessments recorded in Official Records Book 26924, Page 550, all of the Public Records of Hillsborough County, Florida.

10. Notice of Assessments recorded July 8, 2002, in Official Records Book 11762, Page 484, of the Public Records of Hillsborough County, Florida.
11. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Amended and Restated Declaration of Covenants, Restrictions and Easements for Mirabay recorded July 10, 2003, in Official Records Book 12837, Page 1725; and Supplemental Declaration and Amendment to Declaration of Covenants, Restrictions and Easements for Mirabay recorded in Official Records Book 15914, Page 890, all of the Public Records of Hillsborough County, Florida, as amended, including, but not limited to one or more of the following: provisions for private charges or assessments; and liens for liquidated damages; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
12. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions and Restrictions for Mirabay Commercial Property recorded December 22, 2005, in Official Records Book 15914, Page 878; as amended by Amendment Certificate to the Declaration of Covenants, Conditions and Restrictions for Mirabay Commercial Property recorded in Official Records Book 18697, Page 1188, all of the Public Records of Hillsborough County, Florida, as amended, including, but not limited to one or more of the following: provisions for private charges or assessments; and liens for liquidated damages; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
13. Assignment of Permits and Approvals recorded December 22, 2005, in Official Records Book 15914, Page 899; as further assigned by Assignment of Permits and Approvals recorded in Official Records Book 20900, Page 200; Assignment of Permits and Approvals recorded in Official Records Book 22907, Page 206; Assignment of Permits and Approvals recorded in Official Records Book 22907, Page 213; Assignment of a Portion of Permits and Approvals recorded in Official Records Book 26766, Page 1775; and Assignment of Permits and Approvals recorded in Official Records Instrument Number 20200095276; all of the Public Records of Hillsborough County, Florida.
14. CDD Fee Indemnification Agreement recorded December 22, 2005, in Official Records Book 15914 Page 904; as assigned by Assignment of CDD Fee Indemnification Agreement recorded in Official Records Book 20900, Page 215; Assignment of CDD Fee Indemnification Agreement recorded in Official Records Book 23137, Page 1343; Assignment of CDD Fee Indemnification Agreement recorded in Official Records Book 26193, Page 191; Assignment of a Portion of CDD Fee Indemnification Agreement recorded in Official Records Book 26766, Page 1755; and Assignment of a Portion of CDD Fee Indemnification Agreement recorded in Official Records Instrument No. 2020538975 all of the Public Records of Hillsborough County, Florida.
15. Terms, covenants, conditions, restrictions, easements and other matters contained in the Lease dated October 5, 2006, and made by Mira Bay, LLC, a North Carolina limited liability company and Kash N' Karry Food Stores, Inc., a Delaware corporation, a Memorandum of Lease and Notice of Restrictions recorded January 5, 2007, in Official Records Book 17304, Page 1190; as affected by Subordination Agreement recorded in Official Records Book 18691, Page 451; First Amendment to Memorandum of Lease and Notice of Restrictions recorded in Official Records Book 18697, Page 1202; and Second Amendment to Lease Agreement recorded in Official Records Book 18697, Page 1198, all of the Public Records of Hillsborough County, Florida.

16. Restrictions, covenants, conditions, and easements and other matters as contained on the Plat of MIRABAY VILLAGE, recorded in Plat Book 115, Page 205 through 208, inclusive, of the Public Records of Hillsborough County, Florida.
17. Easement(s) granted to Tampa Electric Company by Easement recorded January 18, 2008, in Official Records Book 18389, Page 89, of the Public Records of Hillsborough County, Florida.
18. Declaration of Easements, Covenants, Conditions and Restrictions for Mirabay Village Shopping Center recorded in Official Records Book 18436, Page 620; as supplemented and amended by Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Mirabay Village Shopping Center recorded in Official Records Book 18436, Page 715; Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Mirabay Village Shopping Center recorded in Official Records Book 18697, Page 1208; Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Mirabay Village Shopping Center recorded in Official Records Book 19248, Page 791; Assignment of Developer's Rights recorded in Official Records Book 20900, Page 211; and Assignment of Developer's Rights recorded in Official Records Book 22907, Page 202, all of the Public Records of Hillsborough County, Florida.
19. Easement(s) granted to Peoples Gas System, a Division of Tampa Electric Company, a Florida corporation by Grant of Non-Exclusive Utility Easement recorded April 4, 2008, in Official Records Book 18550, Page 230, of the Public Records of Hillsborough County, Florida.
20. Terms, conditions, and provisions of Stormwater Drainage Easement Agreement recorded May 11, 2009, in Official Records Book 19248, Page 780, of the Public Records of Hillsborough County, Florida.
21. Easement(s) granted to Verizon Florida, LLC, a Florida limited liability company by Communication Easement recorded July 13, 2009, in Official Records Book 19354, Page 1953, of the Public Records of Hillsborough County, Florida.
22. Easement(s) granted to Hillsborough County, a political subdivision of the State of Florida by Perpetual Utility Easement recorded January 28, 2010, in Official Records Book 19690, Page 732, of the Public Records of Hillsborough County, Florida.
23. Easement(s) granted to Hillsborough County, a political subdivision of the State of Florida by Perpetual Utility Easement recorded January 28, 2010, in Official Records Book 19690, Page 736, of the Public Records of Hillsborough County, Florida.
24. Restrictive Use Covenant recorded July 8, 2019, in Official Records Book 26766, Page 1783, of the Public Records of Hillsborough County, Florida.
25. Easement(s) granted to CBH Properties Apollo Beach, LLC, a Florida limited liability company by Easement Agreement recorded July 8, 2019, in Official Records Book 26766, Page 1800, of the Public Records of Hillsborough County, Florida. Said easements being shown by survey of EBI Surveying under Project No. ALID0001 dated September 15, 2021.
26. Easement(s) granted to Mira Bay Townhomes LLC, a Florida limited liability company by Utility Easement Agreement recorded October 17, 2019, in Official Records Book 27035, Page 1682, of the Public Records of Hillsborough County, Florida. Said easements being shown by survey of EBI Surveying under Project No. ALID0001 dated September 15, 2021.
27. Easement(s) granted to CBH Properties Apollo Beach, LLC, a Florida limited liability company by Utility Easement Agreement recorded November 19, 2019, in Official Records Book 27120, Page 1509, of the

Public Records of Hillsborough County, Florida. Said easements being shown by survey of EBI Surveying under Project No. ALID0001 dated September 15, 2021.

28. Utility Easement Agreement recorded in Official Records Book 27035, Page 1695, of the Public Records of Hillsborough County, Florida. Said easements being shown by survey of EBI Surveying under Project No. ALID0001 dated September 15, 2021.
29. Storm Water Drainage Easement Agreement recorded in Official Records Book 27035, Page 1721, of the Public Records of Hillsborough County, Florida.
30. Matters as shown on the survey prepared by EBI Surveying dated September 15, 2021 under Job Number ALID0001.



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0395 Intake Date: 01/05/2026
 Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 546205
 Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 252 Harbor Village Lane City/State/Zip: Apollo Beach, FL 33572
 TWN-RN-SEC: 31-19-28 Folio(s): 054234-2502 Zoning: PD Future Land Use: R-6 Property Size: 13.55 acres

Property Owner Information

Name: Ridgewood Office Building LLC / Pump House East LLC Daytime Phone _____
 Address: 275 Clyde Morris Blvd City/State/Zip: Ormond Beach, FL 32174
 Email: amanda@rutledge-ecenia.com Fax Number _____

Applicant Information

Name: Aldi (Florida) LLC Daytime Phone 850-681-6788
 Address: 1200 North Kirk Road City/State/Zip: Batavia, IL 60510
 Email: amanda@rutledge-ecenia.com Fax Number _____

Applicant's Representative (if different than above)

Name: Amanda Hessein, Rutledge Ecenia, P.A. Daytime Phone 850-681-6788
 Address: 119 S. Monroe St., Suite 202 City/State/Zip: Tallahassee, FL 32301
 Email: amanda@rutledge-ecenia.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.

Amanda Hessein Digitally signed by Amanda Hessein
Date: 2026.01.02 17:28:36 -05'00'

Signature of the Applicant

Amanda Hessein, Rutledge Ecenia, PA

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)

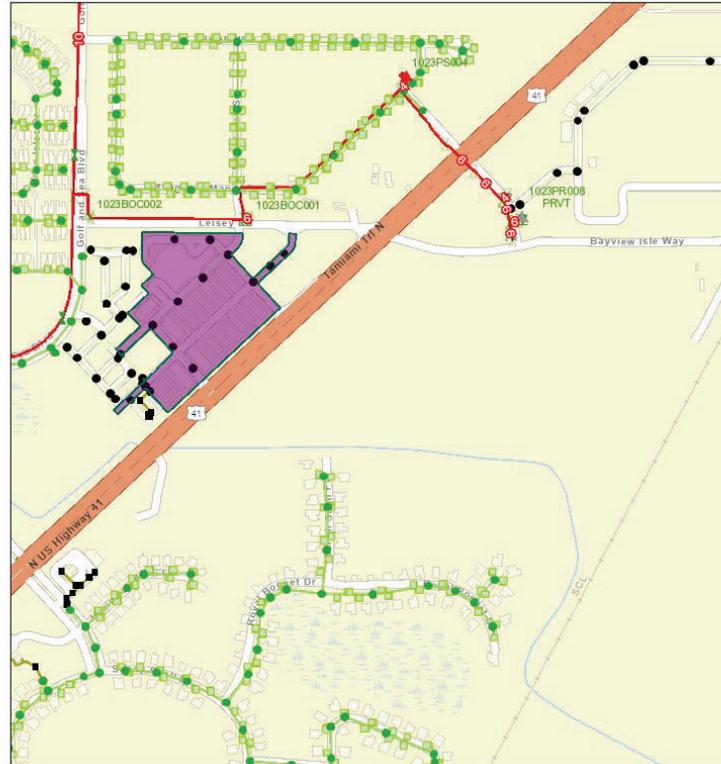
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

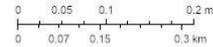
Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	98-1513
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0493H
FIRM Panel	12057C0493H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0656H
FIRM Panel	12057C0656H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120656C
County Wide Planning Area	Apollo Beach
Community Base Planning Area	SouthShore
Community Base Planning Area	Apollo Beach
Planned Development	PD
Re-zoning	null
Note	OLD RZ 77-0123
Minor Changes	09-0488,01-1129
Major Modifications	null
Personal Appearances	07-0815,07-0526,05-1560, 05-0710,00-1138,01-1259, 98-1514,01-1129,13-0591, 25-0426
Census Data	Tract: 014121 Block: 1000
Census Data	Tract: 014121 Block: 1003
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

Folio: 54234.2502



January 5, 2026

1:7,782



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Hillsborough County Florida

Folio: 54234.2502
PIN: U-28-31-19-9H9-000000-A0000.0
Ridgewood Office Building Llc Et Al
Mailing Address:
 275 Clyde Morris Blvd
 null
 Ormond Beach, FL 32174
Site Address:
 106 Harbor Village Ln
 Apollo Beach, FL 33572
SEC-TWN-RNG: 28-31-19
Acreage: 13.55
Market Value: \$15,220,400.00
Landuse Code: 1610 STORE/SHP CENTE

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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.



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

Official Use Only

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

Applicant/Representative: Amanda Hessein, Esq, Aldi (Florida) LLC Phone: 850-681-6788

Representative's Email: amanda@rutledge-ecenia.com

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

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

Part A: Property Information & Owner Authorization Requirements

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

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



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

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

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

Part B: Project Information

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

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

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

- 7 **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
- 8 **State of Florida DBPR Application Sections** - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
 - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals

OR

- 9 **State of Florida DBPR Application Sections** - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
 - Include Section 1 -Check Transaction, Series or Type Requested, Section 3 – Description of Premises to be Licensed, and Section 4 – Application Approvals/Zoning.