

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 26-0699
LUHO Hearing Date: June 15, 2026
Requested Classification: 2-COP



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Juan Camilo Mejia
Zoning: PD
FLU Category: OC-20
Service Area: Urban
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Special District: None
Use: Restaurant
Total Wet Zone Area Requested: 1,579.5 sq. ft.
Inside Area Requested: 1,579.5 sq. ft.
Outside Area Requested: 0 sq. ft.
Location: 14614 N Dale Mabry Highway, Tampa, FL 33618; Folio: 18899.0300



Introduction Summary:

This is a request for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) for the sale of beer and wine on the permitted premises. The wet zoning is sought for a restaurant with 1,579.5 square feet of indoor area. 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	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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	# Approved Permits
No more than 3 approved alcoholic beverage permits within 1,000 feet	10

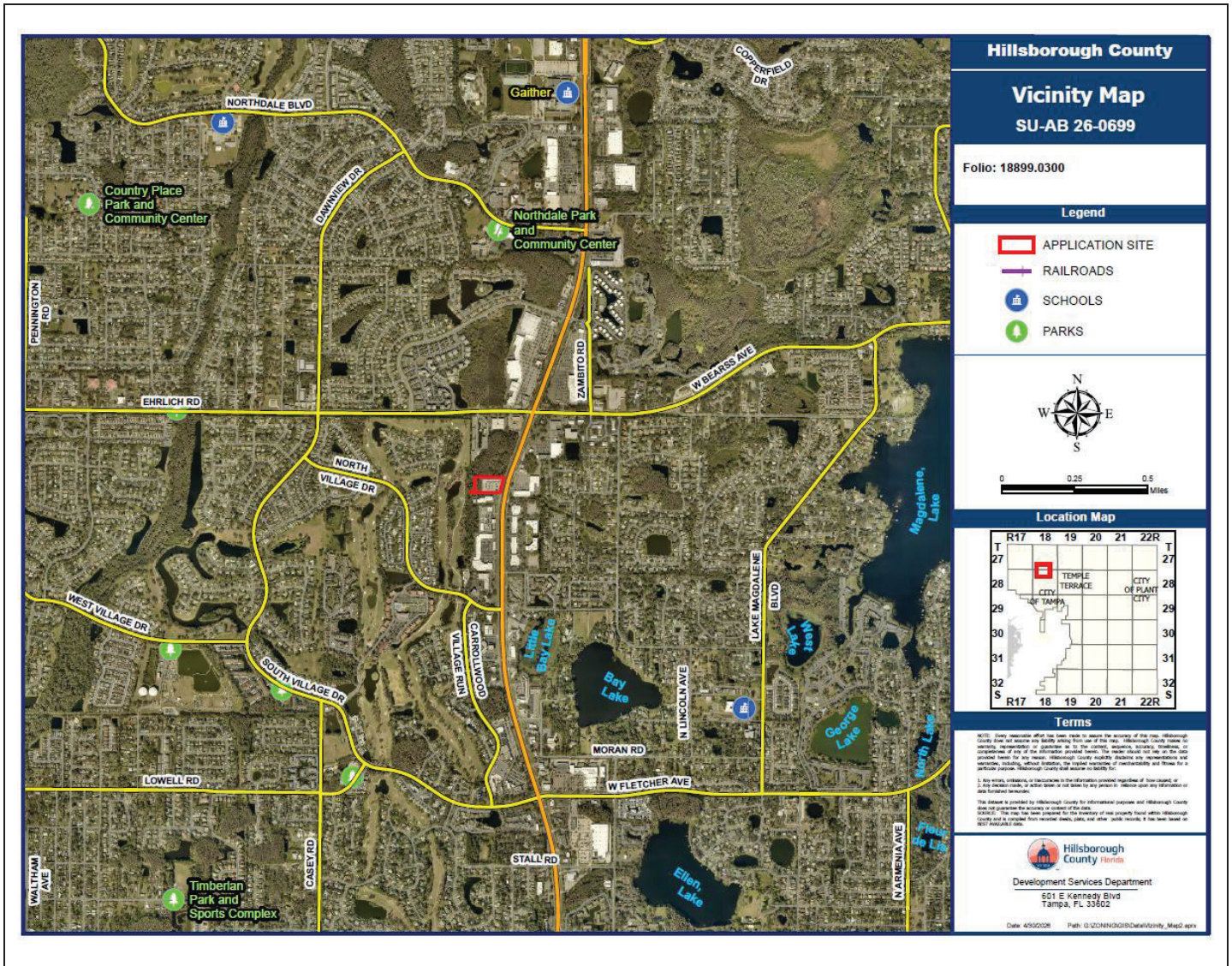
Applicant’s Justification:

The proposed use is a restaurant operating under the name Mi Tierra Latina 3, located along the commercial corridor of N Dale Mabry Highway. The surrounding area is developed with commercial, retail and restaurant uses that are typical for this corridor. The property has adequate parking, access, and infrastructure to support the proposed use. The restaurant will operate as a dining establishment where alcoholic beverages are available to patrons in connection with restaurant operations. Due to the commercial nature of the surrounding area, the proposed use will not create any significant negative impact on surrounding land uses.

The surrounding area is developed primarily with commercial uses along the N Dale Mabry Highway corridor, including restaurants, retail establishments, and similar businesses. The proposed use is consistent with the established character of the area. The wet zoning survey confirms that there are no residentially zoned properties within 250 feet, and no community uses within 500 feet of the proposed location. Because the area is predominately commercial and the restaurant will operate as a dining establishment where alcohol is served to patrons, the strict application of the distance requirement is not necessary to protect surrounding land uses.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

Site is located in a commercial area along Dale Mabry Highway. A golf course/residential area is located to the west of the site, buffered by existing vegetation. Multi-family uses are located about 550 feet to the north.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 78-0310	Undeveloped
South	CG	Office
East	PD 78-0289	General Commercial
West	PD 78-0310	Undeveloped
	PD 74-0004	Golf Course

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 zoning is within 1,000 feet of more than three other approved alcoholic beverage permits. The site is located within a highly commercialized area along N Dale Mabry Highway, a 6-lane divided highway with 200 feet in right-of-way width, which is an appropriate location for the proposed use, and where alcoholic beverage uses would be expected to occur. The existing alcoholic beverage permit approvals within 1,000 feet lie primarily within 4 large shopping centers along N Dale Mabry Highway. The nearest residential area (multi-family) lies over 500 feet to the north and is separated by a large wetland area.

For the reasons discussed above, staff finds that 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 2-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,579.5 square feet, as shown on the wet zone survey received March 19, 2026.

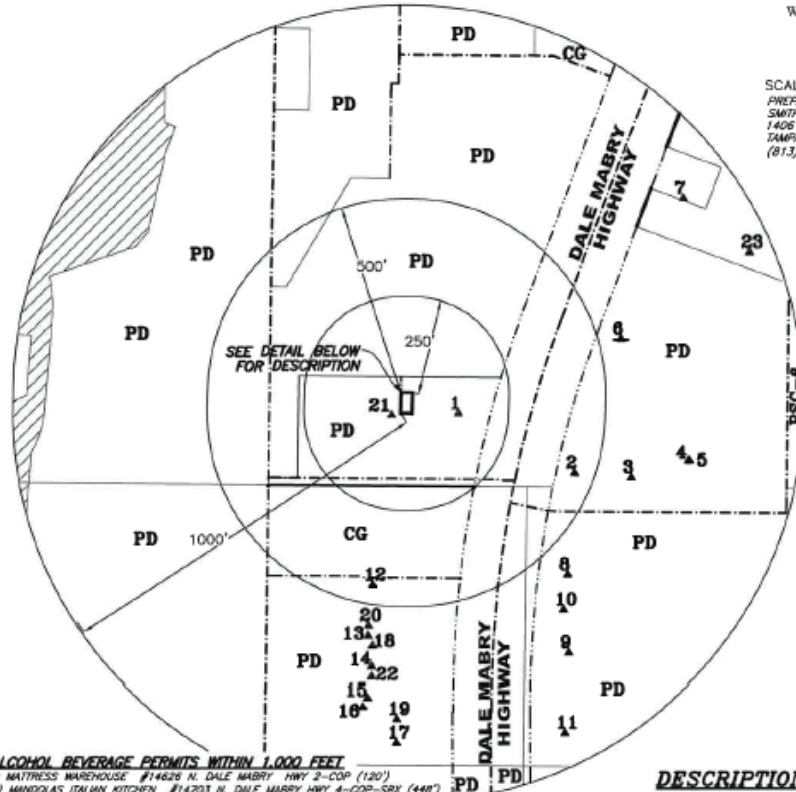
<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Tue Jun 2 2026 12:58:18</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this special use petition by Hillsborough County does not 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.</p>	

6.0 PROPOSED WET ZONE SURVEY

Received
03-10-26
Development Services

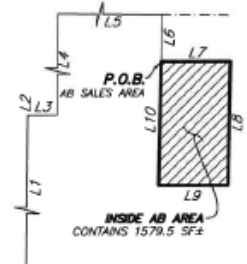
SPECIAL PURPOSE SURVEY WET ZONE 2-COP
MI TIERRA LATINA 3 #14614 N. DALE MABRY HWY.
SECTION 04, TOWNSHIP 28 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA

SHEET 1 OF 2
SEE SHEET 2 FOR LEGEND



- ALCOHOL BEVERAGE PERMITS WITHIN 1,000 FEET**
- MATTRESS WAREHOUSE #14626 N. DALE MABRY HWY 2-COP (120)
 - MANDOLAS ITALIAN KITCHEN #14703 N. DALE MABRY HWY 4-COP-SRX (448)
 - ABC #14727 & 14729 N. DALE MABRY HWY 3PS & 2-COP (581)
 - OFFICE DEPOT #14759 N. DALE MABRY HWY 2-COP-R (225)
 - BEST NY PIZZA #14743 & 14741 N. DALE MABRY HWY 2-COP-R & 2-COP (727)
 - EVERGLAZED DONUTS #14719 N. DALE MABRY HWY 2-COP-R (258)
 - BANK OZK #14799 N. DALE MABRY HWY 2-COP-R (261)
 - GLORY DAYS #14457 N. DALE MABRY HWY 4-COP-RX (579)
 - RENZO'S #14445 N. DALE MABRY HWY 2-COP-R (738)
 - SOLAR MAIL & SPA #14453 & 14455 N. DALE MABRY HWY 2-COP (640)
 - KOBE'S #14401 N. DALE MABRY HWY 4-COP-SRX (914)
 - TITLE BOOKING #14438 N. DALE MABRY HWY 4-COP-SRX (447)
 - SMILE BRIGHT DENTIST #14430 N. DALE MABRY HWY 4-COP-SRX (582)
 - MALANI JEWELERS #14424 N. DALE MABRY HWY 2-COP-R (659)
 - FIRST HAULS #14418 N. DALE MABRY HWY 2-COP (238)
 - VACANT #14416 N. DALE MABRY HWY 2-COP AKA 4-COP-RX (764)
 - BENJAMONG THAI #14402 N. DALE MABRY HWY 2-COP-RX (849)
 - OSAKA GRILL #14428 N. DALE MABRY HWY 2-COP-RX (807)
 - PRIME TIME #14404 N. DALE MABRY HWY 4-COP (789)
 - LEDO PIZZA #14432 N. DALE MABRY HWY 2-COP-R (556)
 - LA VO WINES #14610 N. DALE MABRY HWY 2-APS & 2-COP (24)
 - URBAN INDIAN #14422 N. DALE MABRY HWY 2-COP (685)
 - AGAVE SOCIAL #14803 N. DALE MABRY HWY (4-COP) (944)

DESCRIPTION DETAIL (NOT TO SCALE)



P.O.C. CENTER OF SECTION 4, TWP. 28 S, RING. 18 E

LINE	BEARING	DISTANCE
L1	N 00°45'56" E	1435.25'
L2	N 00°45'56" E	19.77'
L3	S 89°29'50" E	75.48'
L4	N 00°45'56" E	262.00'
L5	S 89°29'50" E	264.95'
L6	S 00°30'10" W	40.50'
L7	S 89°49'12" E	29.61'
L8	S 01°24'24" W	53.35'
L9	N 01°24'24" W	53.35'
L10	N 01°24'24" E	53.35'

NO RESIDENTIAL ZONED PROPERTY WITHIN 250 FEET
NO COMMUNITY USES WITHIN 500 FEET

DESCRIPTION:
COMMENCE AT THE CENTER OF SECTION 4, N 00°45'56" E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4, A DISTANCE OF 1435.25 FEET; THENCE CONTINUE ALONG SAID CENTERLINE OF SECTION 4, N 00°45'56" E, A DISTANCE OF 19.77 FEET; THENCE S 89°29'50" E, A DISTANCE OF 75.48 FEET; THENCE N 00°45'56" E, A DISTANCE OF 262.00 FEET TO THE NORTH BOUNDARY OF PARENT PARCEL, THENCE CONTINUE ALONG SAID NORTH BOUNDARY S 89°29'50" E, A DISTANCE OF 264.95 FEET; THENCE S 00°30'10" W, A DISTANCE OF 40.50 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'12" E, A DISTANCE OF 29.61 FEET; THENCE S 01°24'24" W, A DISTANCE OF 53.35 FEET; THENCE N 89°49'12" W, A DISTANCE OF 29.61 FEET; THENCE N 01°24'24" E, A DISTANCE OF 53.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1579.5 Square Feet, 0.036 Acres, MORE OR LESS.

SURVEYOR'S CERTIFICATION:
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 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 CASES WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000 STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED IN THE LAND DEVELOPMENT CODE.

A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS INDICATED ON THE SURVEY.

NOT A BOUNDARY SURVEY

J. MICHAEL FUQUA
P.S.M. 4192
Signature *J. Michael Fuqua*
Date 3/10/26
Field Date: 03/04/2026
Job Number: 2602-070

26-0699

Project Description / Written Statement

Paraiso Latin Restaurant

D/B/A: Mi Tierra Latina 3

14614 N Dale Mabry Hwy. Tampa, FL 33618

Project Description / Written Statement

The proposed project involves the continued operation of a restaurant known as Mi Tierra Latina 3, located at 14614 N Dale Mabry Highway in Tampa, Florida. The establishment currently operates as a restaurant serving food to patrons. The applicant is requesting approval to sell alcoholic beverages in order to offer an additional service to customers.

Alcoholic beverages will be served to patrons inside the restaurant and will be prepared and served by trained staff in compliance with all applicable laws and regulations governing the sale of alcoholic beverages. Staff will be trained to follow all required procedures for responsible alcohol service. The primary focus of the establishment will remain food service, and the sale of alcoholic beverages will be secondary to the restaurant operations. The restaurant will operate during normal business hours and is intended to serve the surrounding community as a dining establishment.

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Prepared by
Return to:
Digerlando Enterprises
Joseph DiGerlando
10931 N Dale Mabry Hwy
Tampa, FL 33618

Deed Doc
Stamps .70

QUIT CLAIM DEED

Made on **November** 5, 2008, by and between

Joseph DiGerlando

whose address is: 10931 N Dale Mabry Hwy, Tampa, FL 33618
hereinafter called the "grantor", to

French Quarter, LLC, a Florida limited liability company

whose post office address is: 10931 N Dale Mabry Hwy, Tampa, FL 33618
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00- TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Hillsborough County Florida**, viz:

See **Exhibit "A"** attached hereto and made a part hereof

Parcel Identification Number: **18899.0300**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold , the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever. **In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Joe Morera

x [Signature]
Joseph DiGerlando

Witness Signature

Print Name:

Josh Horrocks

State of **Florida**

County of **Hillsborough**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 11/5/08, by Joseph DiGerlando, who is/are personally known to me or has/have produced a valid driver's license as identification.



[Signature]
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

EXHIBIT "A"

That part of the Northeast 1/4 of Section 4, Township 28 South, Range 18 East, Hillsborough County, Florida, being further described as follows:

Commence at the center of said Section 4, thence North 00 degrees 45 minutes 56 seconds East, 1435.25 feet along the North-South centerline of said Section 4, for the Point of Beginning; thence continue along said North-South centerline, North 00 degrees 45 minutes 56 seconds East, 19.77 feet; thence South 89 degrees 29 minutes 50 seconds East, 75.48 feet; thence North 00 degrees 45 minutes 56 seconds East 262.00 feet; thence South 89 degrees 29 minutes 50 seconds East, 522.99 feet to the West right-of-way line of Dale Mabry Highway (SR 597 a 200 foot right-of-way) and a non-tangent curve concave Easterly and having a radius of 2996.79 feet; thence Southerly along the curve and right of way line, 288.99 feet through a central angle of 05 degrees 31 minutes 30 seconds (chord South 13 degrees 47 minutes 01 seconds West, 288.87 feet; Thence non-tangent from said curve, North 89 degrees 33 minutes 50 seconds West 533.41 feet to the Point of Beginning.

French
Qtr.

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Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0699 Intake Date: 03/19/2026
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 578828
 Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Property Information

Address: 14614 N Dale Mabry Hwy City/State/Zip: Tampa/ FL/ 33618
 TWN-RN-SEC: 28-18-04 Folio(s): 188990300 Zoning: PD Future Land Use: OC-20 Property Size: 3.18 Acres

Property Owner Information

Name: French Quarter LLC Daytime Phone: (813) 961 8715
 Address: P.O Box 272313 City/State/Zip: Tampa/ FL/ 33688
 Email: marcelaa-27@hotmail.com Fax Number: _____

Applicant Information

Name: Juan Camilo Mejia Daytime Phone: (813) 382 8917
 Address: 4559 Amberly Oaks CT City/State/Zip: Tampa/ FL/ 33614
 Email: marcelaa-27@hotmail.com Fax Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
 Address: _____ City/State/Zip: _____
 Email: _____ 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.

Signature of the Applicant

Juan Camilo Mejia
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)

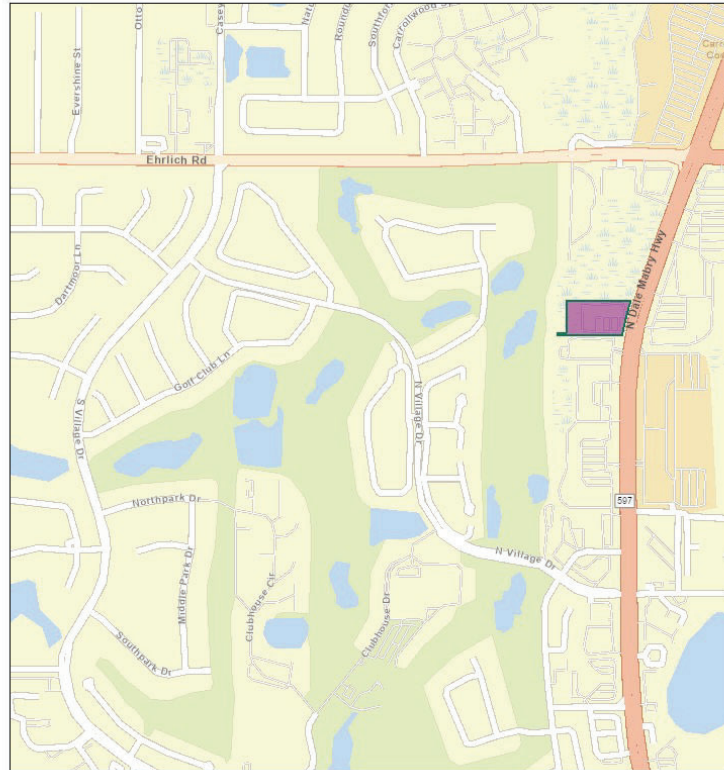
Joseph DiGerlando
Type or print name



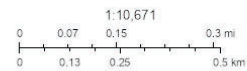
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	78-0310
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:AE	BFE = 52.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0184H
FIRM Panel	12057C0184H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011407 Block: 1000
Future Landuse	OC-20
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 18899.0300



March 19, 2026



ESRI, Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METRIXSA, UDOG, EPA, NPS, US Census Bureau, USGS, USFWS

Hillsborough County Florida

Folio: 18899.0300
PIN: U-04-28-18-ZZZ-000000-79690.0

Joseph Di Gerlando

Mailing Address:

Po Box 272313

null

Tampa, FL 33688-2313

Site Address:

14602 N Dale Mabry Hwy

Tampa, FL 33618

SEC-TWN-RNG: 04-28-18

Acreage: 3.18

Market Value: \$4,071,900.00

Landuse Code: 1630 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.