

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

SU-AB 25-1331

LUHO Hearing Date:

October 27, 2025

Requested Classification:

2-COP



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Anthony Allaire
Zoning: PD
FLU Category: RES-4
Service Area: Urban
Community Plan Area: South Shore Areawide Systems
Overlay: None
Special District: None
Use: Cigar Lounge
Total Wet Zone Area Requested: 2,234 sf
Inside Area Requested: 1,957 sf
Outside Area Requested: 277 sf
Location: 5629 Skytop Dr. Lithia, FL Folio# 76828.0130



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP Alcoholic Beverage Development Permit (AB) which includes beer and wine for sale and consumption on and off the permitted premises.

The wet zoning is sought by Trifecta Cigar Lounge. The property is zoned PD 15-1149 (Planned Development), 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		Yes	

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Being Rescinded: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
Distance from proposed structure to residentially zoned property	250 feet	41 feet	209 feet

Applicant's Justification:

The applicant indicates that the business is located in a multi-use commercial area, with the nearest residentially zoned property line 209 feet away. However, the actual residences (apartments) are over 250 feet away, separated by a maintenance garage and parking lot. Two vacant commercial lots also buffer the site from the residential area. The business is the only one open in the evenings and serves nearby Fishhawk residents, providing a local social gathering space that reduces travel and traffic congestion.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

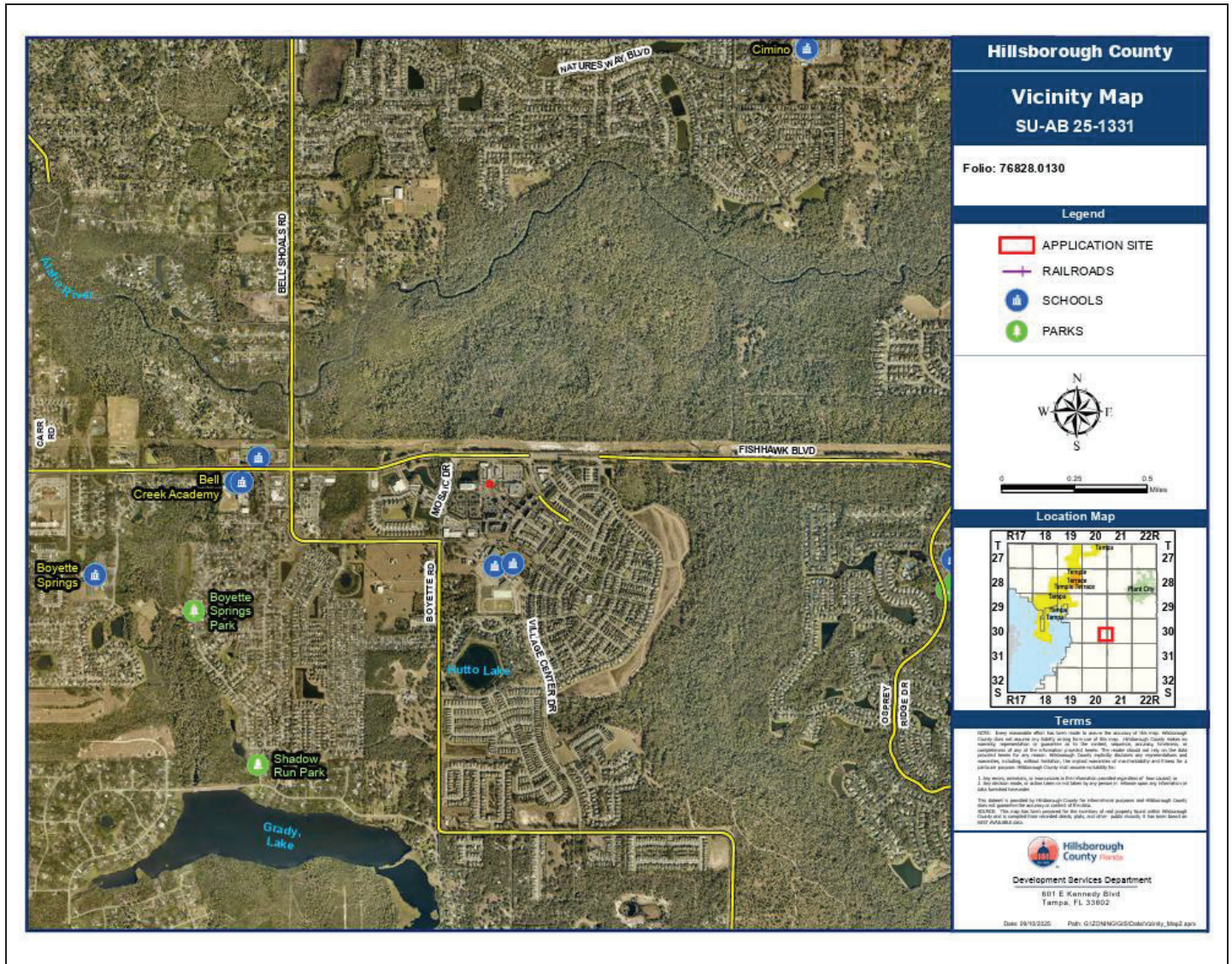
Applicant's Justification:

Requested Waiver	# Approved Permits
Not Applicable	

Applicant's Justification:

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The surrounding area is primarily commercial, office and multi-family residential all zoned PD 15-1149. To the north there are medical offices. The south is vacant. To the east there is a grocery store and other stores. To the west is an office building. Further south is a multi-family residential community.

APPLICATION NUMBER: SU-AB 25-1331

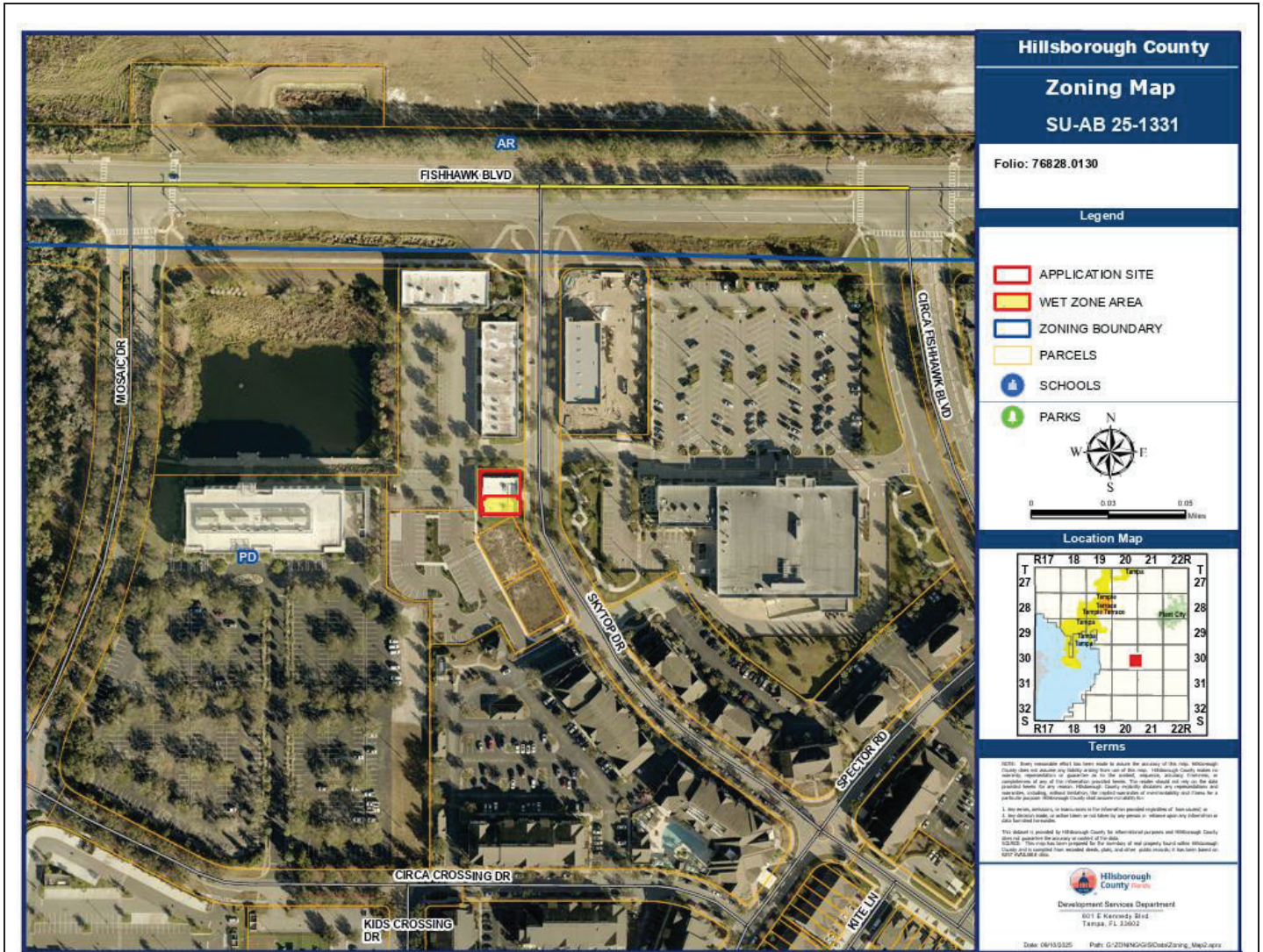
LUHO HEARING DATE: October 27, 2025

REQUESTED CLASSIFICATION: 2-COP

Case Reviewer: Chris Grandlienard, AICP

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 15-1149	Medical Offices
South	PD 15-1149	Vacant
East	PD 15-1149	Grocery Store, Stores
West	PD 15-1149	Offices

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 applicant’s cigar lounge business is situated within a multi-use commercial community and is the only establishment in the area operating until 10:00 PM on Tuesday through Friday, 7:00 PM on Sunday and closed on Monday. The closest residentially zoned property line is approximately 209 feet from the business location. However, the actual residential units (apartments) associated with this zoning are located beyond 250 feet, with a maintenance garage and parking lot situated between the business and the residences. The entrance to the establishment is to the east facing Skytop Drive away from the residential units.

Additionally, two vacant commercial parcels lie between the applicant’s business and the residential area. One of these parcels is slated for future development, which will further buffer the residential uses from the applicant’s location.

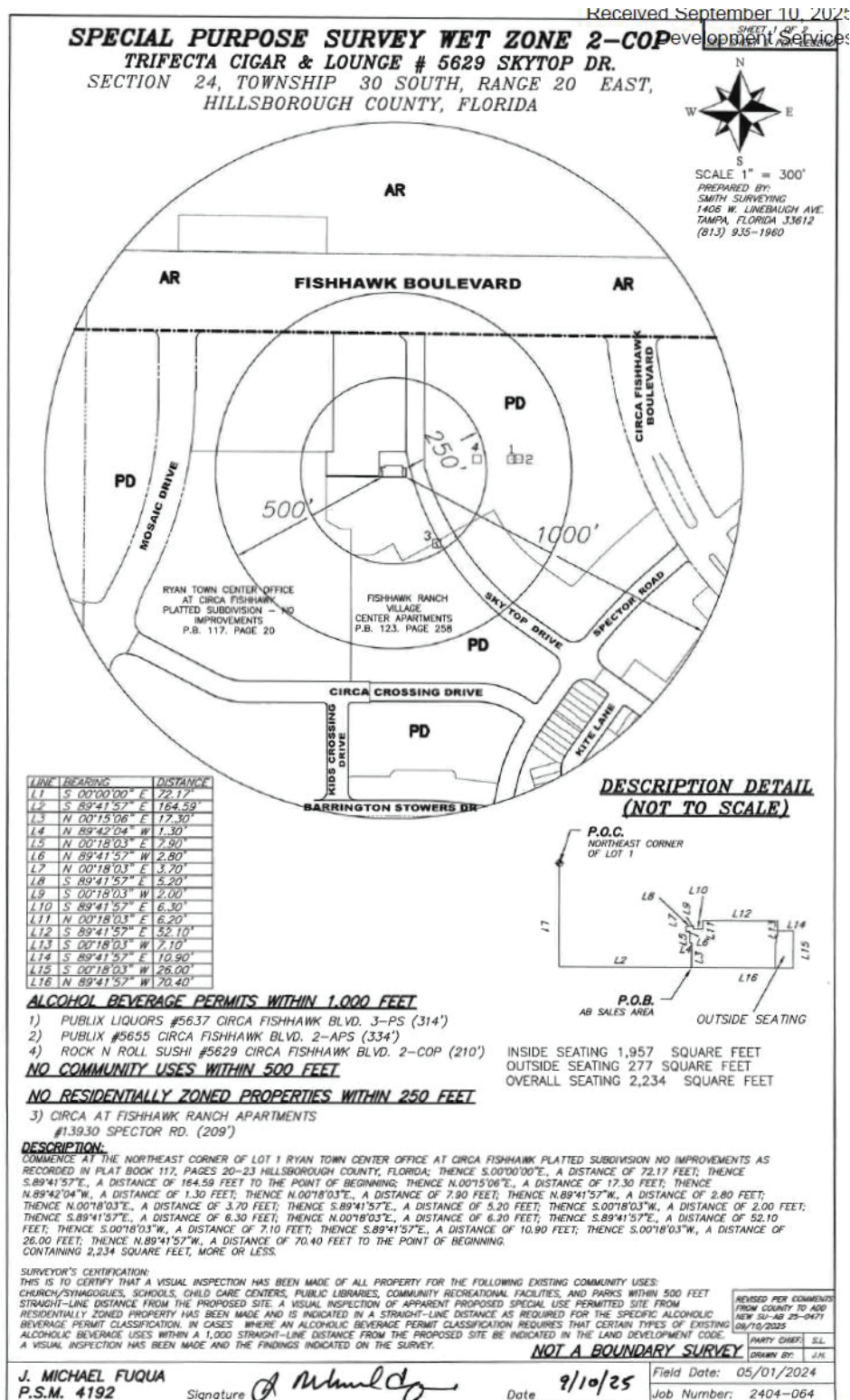
For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP Alcoholic Beverage Permit to be APPROVABLE. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 2,234 square feet, as shown on the wet zone survey received September 10, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Tue Oct 14 2025 16:56:06
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



25-1331

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

RECEIVED SEPTEMBER 10, 2025
Development Services
SHEET 2 OF 2

Legend

Petition Prefixes
 RZ Rezoning
 MM Major Modification
 PKS Personal Appearance
 SU Special Use
 VAR Variance
 APP Appeal

Comprehensive Plan Categories
 AN Agriculture/Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture/Rural (1 unit per 5 acres)
 AE Agriculture Estate (1 unit per 2.5 acres)
 Res-1 Residential-1 (1 unit per 1 acre)
 Res-2 Residential-2 (2 units per acre)
 Res-3 Residential-3 (3 units per acre)
 Res-4 Residential-4 (4 units per acre)
 Res-5 Residential-5 (5 units per acre)
 Res-6 Residential-6 (6 units per acre)
 Res-7 Residential-7 (7 units per acre)
 Res-8 Residential-8 (8 units per acre)
 Res-9 Residential-9 (9 units per acre)
 Res-10 Residential-10 (10 units per acre)
 Res-11 Residential-11 (11 units per acre)
 Res-12 Residential-12 (12 units per acre)
 Res-13 Residential-13 (13 units per acre)
 Res-14 Residential-14 (14 units per acre)
 Res-15 Residential-15 (15 units per acre)
 Res-16 Residential-16 (16 units per acre)
 Res-17 Residential-17 (17 units per acre)
 Res-18 Residential-18 (18 units per acre)
 Res-19 Residential-19 (19 units per acre)
 Res-20 Residential-20 (20 units per acre)
 OC Office Commercial
 UNU Urban Mixed Use-20
 RMU Regional Mixed Use-35
 RCP Research/Corporate Park
 LI-P Light Industrial Planned
 LI Light Industrial
 HI Heavy Industrial
 CPGF Electrical Power Generation Facility
 P Public
 E Environmentally Sensitive Areas
 N Natural Preservation
 S Scenic Corridor

Service Areas
 USA Urban Service Area
 UEA Urban Expansion Area
 RSA Rural Service Area

Zoning Districts
 AN Agriculture/Mining (1 unit per 20 acres)
 A Agriculture (1 unit per 10 acres)
 AR Agriculture/Rural (1 unit per 5 acres)
 AS-6.4 Agriculture, Single-Family Estate (1 unit per 2.5 acres)
 AS-1 Agriculture, Single-Family (1 unit per acre)
 ASD-1 Agriculture, Single-Family Conventional (1 unit per acre)
 AI Agriculture Industrial
 RSD-2 Residential, Single-Family Conventional (2 units per acre)
 RSD-3 Residential, Single-Family Conventional (3 units per acre)
 RSD-4 Residential, Single-Family Conventional (4 units per acre)
 RSD-5 Residential, Single-Family Conventional (5 units per acre)
 RSD-6 Residential, Single-Family Conventional (6 units per acre)
 RSD-7 Residential, Single-Family Conventional (7 units per acre)
 RSD-8 Residential, Single-Family Conventional (8 units per acre)
 RSD-9 Residential, Single-Family Conventional (9 units per acre)
 RSD-10 Residential, Single-Family Conventional (10 units per acre)
 RSD-11 Residential, Single-Family Conventional (11 units per acre)
 RSD-12 Residential, Single-Family Conventional (12 units per acre)
 RSD-13 Residential, Single-Family Conventional (13 units per acre)
 RSD-14 Residential, Single-Family Conventional (14 units per acre)
 RSD-15 Residential, Single-Family Conventional (15 units per acre)
 RSD-16 Residential, Single-Family Conventional (16 units per acre)
 RSD-17 Residential, Single-Family Conventional (17 units per acre)
 RSD-18 Residential, Single-Family Conventional (18 units per acre)
 RSD-19 Residential, Single-Family Conventional (19 units per acre)
 RSD-20 Residential, Single-Family Conventional (20 units per acre)
 BPD Business, Professional Office
 DR Office Residential
 CN Commercial, Neighborhood
 CL Commercial, General
 CI Commercial, Intensive
 M Manufacturing
 SB Show Business Overlay
 SPI-HC Historic and Cultural Conservation
 SPI-RVR Recreational Vehicle & Private Pleasure Craft Residential Overlay
 SPI-UC-1 Special Public Interest-University Community
 SPI-UC-2 Special Public Interest-University Community
 SPI-UC-3 Special Public Interest-University Community
 SPI-AP-1 Special Public Interest-Airport
 SPI-AP-2 Special Public Interest-Airport
 SPI-AP-3 Special Public Interest-Airport
 SPI-AP-4 Special Public Interest-Airport
 SPI-AP-5 Special Public Interest-Airport
 SPI-AP-V Special Public Interest-Airport
 SPI-NMD Special Public Interest-North Dale Maki Overlay
 PD Planned Development
 PD-C PLANNED DEVELOPMENT COMMERCIAL
 IPD-1 Interstate Planned Development
 IPD-2 Interstate Planned Development
 IPD-3 Interstate Planned Development

Definitions for Special Uses (alcoholic beverages)
 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales). Notwithstanding the provisions of general law, vendors holding retail beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 161-369 S.F., Laws of Florida).
 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
 2-COP Beer and wine for sale and consumption on and off the licensed premises.
 2-COP-X Beer and wine for sale and consumption on the licensed premises only.
 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant. The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
 2-COP-RK Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (G) above.
 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

USA-MD UNIVERSITY COMMUNITY AREA - MAIN STREET
 UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE
 USA-MD UNIVERSITY COMMUNITY AREA - NEIGHBORHOOD OFFICE DISTRICT

Legend

PC	Point of Contention	(D)	Deed
PT	Point of Tangency	(Des)	Description
PIC	Point of Interest Contention	(C)	Calculation
PCC	Point of Contention Contention	(F)	Field Measure
PI	Point of Intersection	(W)	Witness Corner
PL	Point of Location	(S)	Section
PLC	Point of Location Contention	(T)	Township
PLP	Point of Location Point	(O)	Overhead
PLR	Point of Location Right	(C)	Centerline
PLS	Point of Location Station	(A/C)	Air Conditioner
PLT	Point of Location Tangency	(S)	Survey
PLU	Point of Location Utility	(D)	Ditch
PLV	Point of Location Utility	(A/R)	Air Right of Way
PLW	Point of Location Utility	(T)	Temporary
PLX	Point of Location Utility	(B)	Benchmark
PLY	Point of Location Utility	(BN)	Benchmark
PLZ	Point of Location Utility	(CDV)	Covered
PLA	Point of Location Utility	(NAS)	Masonry
PLB	Point of Location Utility	(ACS)	Access
PLC	Point of Location Utility	(F.B)	Plate Book
PLD	Point of Location Utility	(P)	Page
PLE	Point of Location Utility	(R/V)	Right of Way
PLF	Point of Location Utility	(T/P)	Typical

Surveyor's Notes

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Hillsborough County
Development Services- Zoning Intake
601 East Kennedy Boulevard
Tampa, FL 33602

August 21, 2025

To whom it may concern,

At Trifecta Cigar Lounge, our mission is to cultivate a refined yet welcoming environment that appeals to both cigar enthusiasts and guests who may not partake. Through the implementation of advanced fresh air ventilation systems, we have created a space that prioritizes comfort and air quality for all patrons. While our core business centers around the sale of premium cigars and related products, we also plan to offer a curated selection of beer and wine to enhance the overall experience. These offerings are intended to complement our primary focus and support local breweries and wineries. We respectfully request consideration for a Special Use Alcohol Beverage waiver, as our alcohol sales are secondary and designed solely to enrich the atmosphere and enjoyment of our lounge.

Sincerely,
Anthony Allaire

813-284-7353

5629 Skytop Drive
Lithia, FL 33547

tcl@trifectacigar.com

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**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Johna J. Wright
Summit Title & Financial Services, Inc.
1715 W. Cleveland Street
Tampa, Florida 33606

Tax Parcel I.D. No.: 076828-0121

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of July **27**, 2023, by **J2C3P, LLC**, a Delaware limited liability company, whose address is c/o 1715 W. Cleveland Street, Tampa, Florida 33606 ("Grantor"), in favor of **CONDE REAL ESTATE GROUP, PLLC**, a Florida limited liability company whose address is 5607 Skytop Drive Tampa, FL 33547 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain land situated in Hillsborough County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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

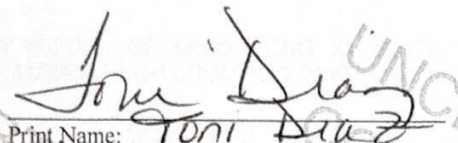
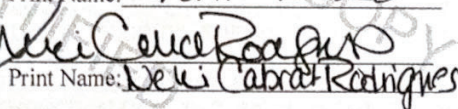
The Property is subject to the taxes and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

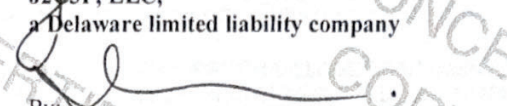
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

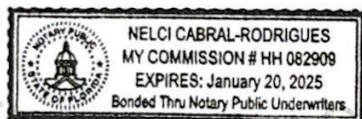

Print Name: Toni Diaz

Print Name: Nelci Cabral Rodrigues

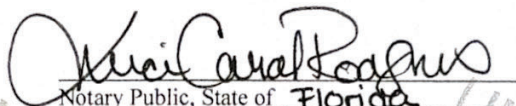

J2C3P, LLC,
a Delaware limited liability company
By: 
Judah S. Rubin, Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of July, 2023, by Judah S. Rubin, the Manager of J2C3P, LLC, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced a _____ driver's license as identification.




Notary Public, State of Florida
Print Name: Nelci Cabral Rodrigues
My Commission Expires: 11/20/2025
Commission No.: HH 082909

[NOTARIAL SEAL]

[Signature Page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, FISHHAWK RANCH VILLAGE APARTMENTS, RECORDED IN PLAT BOOK 123, PAGES 258 THROUGH 263, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES; (1) N89°53'23"E, A DISTANCE OF 63.86 FEET; (2) N61°29'48"E, A DISTANCE OF 67.67 FEET; (3) S28°28'18"E, A DISTANCE OF 56.51 FEET; (4) N61°31'13"E, A DISTANCE OF 112.90 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY OF SKYTOP DRIVE THE FOLLOWING THREE (3) COURSES; (1) N28°28'47"W, A DISTANCE OF 152.60 FEET; (2) 65.15 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 131.00 FEET AND A CENTRAL ANGLE OF 28°29'36", HAVING A CHORD BEARING OF N14°19'26"W AND A CHORD DISTANCE OF 64.48 FEET; (3) N00°03'10"E, A DISTANCE OF 68.38 FEET; THENCE S89°56'12"W, A DISTANCE OF 6.36 FEET; THENCE S00°22'26"W, A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING; THENCE S00°22'26"W, A DISTANCE OF 73.67 FEET; THENCE N89°37'34"W, A DISTANCE OF 68.00 FEET; THENCE N00°22'26"E, A DISTANCE OF 73.67 FEET; THENCE S89°37'34"E, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING.

[Exhibit A]

EXHIBIT B
EXCEPTIONS TO TITLE

4. Notice of Adoption of the Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 17257, Page 376; as affected by Assignment of Development Rights, Entitlements and Approvals recorded in Official Records Book 17793, Page 185; Corrective Assignment of Development Rights, Entitlements and Approvals recorded in Official Records Book 18406, Page 1979; Development Rights Agreement recorded on March 12, 2009 in Official Records Book 19146, page 430; Development Rights Agreement recorded on June 28, 2010 in Official Records Book 19945, page 144; Development Agreement recorded in Official Records Book 20920, Page 758; First Amendment to Development Agreement recorded in Official Records Book 24552, Page 1814; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 20928, Page 533; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 22713, Page 1548; Development Rights Agreement recorded in Official Records Book 23181, Page 743; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 23349, Page 216; Development Rights Agreement recorded in Official Records Book 23780, Page 308; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 23834, Page 72; Development Rights Agreement recorded in Official Records Book 24210, Page 627; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 24551, Page 1; First Amendment to Development Agreement recorded in Official Records Book 24552, Page 1814; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 25470, Page 928; Notice of Adoption of the Amended and Restated Development Order for the Lake Hutto Development of Regional Impact (DRI #259) recorded in Official Records Book 25720, Page 757; and Amended and Restated Development Agreement recorded in Official Records Book 25721, Page 366 and Official Records Book 25723, Page 8; and Development Rights Agreement recorded in Official Records Book 26030, Page 1321.
5. Restrictions, covenants, terms, conditions and easements, which include provisions for (i) an easement on the land; (ii) a lien for liquidated damages; and (iii) a private charge or assessments, as contained in that certain Charter for Circa FishHawk Village Center recorded in Official Records Book 19146, Page 309; as supplemented and amended by First Amendment to Charter for Circa FishHawk Village Center recorded in Official Records Book 19945, Page 94; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 19945, Page 97; Second Amendment to Charter for Circa FishHawk Village Center recorded in Official Records Book 20450, Page 1133; Supplement to the Charter for Circa FishHawk Village Center (Village Center Apartments) recorded in Official Records Book 23181, Page 629; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 23181, Page 637; Supplement to the Charter for Circa FishHawk Village Center (Eaton Parcel) recorded in Official Records Book 23450, Page 1821; Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 24199, Page 1138; Third Amendment to Charter for Circa FishHawk Village Center recorded in Official Records Book 25449, Page 1880; Supplement to the Charter for Circa Fishhawk Village Center recorded in Official Records Book 25449, Page 1885; Amended Supplement to the Charter for Circa FishHawk Village Center recorded in Official Records Book 25957, Page 713; and Supplement to the Charter for Circa Fishhawk Village Center recorded in Official Records Book 26281, Page 1479, Supplement recorded in Instrument Number 2020539150, as may be subsequently amended.

[Exhibit B]

6. Notices of Assessments recorded May 21, 2013, in Official Records Book 21892, Page 663; February 26, 2014, in Official Records Book 22433, Page 1119; May 28, 2014, in Official Records Book 22594, Page 1891; June 2, 2015, in Official Records Book 23312, Page 318; February 25, 2016, in Official Records Book 23906, Page 684 and recorded April 14, 2017, in Official Records Book 24873, Page 386, as.
7. Easement(s) granted to Fishhawk Ranch Village Center Apartments, LLC, a Delaware limited liability company by Landscape Easement Agreement recorded March 31, 2015, in Official Records Book 23181, Page 701.
8. Declaration of Restrictions and Covenants (Publix) recorded December 21, 2017, in Official Records Book 25449, Page 1894.
9. Declaration of Restrictions and Covenants recorded August 30, 2018, in Official Records Book 26030, Page 1332.
10. Declaration of Covenants, Restrictions and Easements, recorded in Official Records Book 26184, Page 26 and as amended and restated by Amended and Restated Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 26314, Page 1158.
11. Development Rights Agreement between NNP IV-Lake Hutto LLC and Rubin Real Estate Advisors LLC recorded in Official Records Instrument Number 2020539154.

[Exhibit B]

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-1331
Hearing(s) and type: Date: 10/27/2025
Date: _____

Type: LUHO
Type: _____

Intake Date: 08/27/2025
Receipt Number: 513688
Intake Staff Signature: Charles Phillips

Property Information

Address: 5629 Skytop Drive City/State/Zip: Lithia/FL/33547

TWN-RN-SEC: 30-20-24 Folio(s): 076828-0130 Zoning: PD Future Land Use: R4 Property Size: .05 acre / .12 ac total

Property Owner Information

Name: Conde Real Estate Group PLLC Daytime Phone 813-530-6511

Address: 5627 Skytop Drive City/State/Zip: Lithia/FL/33547

Email: jconde@condederm.com Fax Number n/a

Applicant Information

Name: Anthony Allaire Daytime Phone 774-696-3750

Address: 5629 Skytop Drive City/State/Zip: Lithia/FL/33547

Email: trifectaci@gmail.com Fax Number n/a

Applicant's Representative (if different than above)

Name: same as above Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

5629 Skytop Drive
Lithia, FL 33547
30-20-24 076828-0130 PD R4
Conde Real Estate Group PLLC
5627 Skytop Drive
Lithia, FL 33547
jconde@condederm.com

**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.**

Anthony Allaire
5629 Skytop Drive
Lithia, FL 33547
trifectaci@gmail.com
774-696-3750

Anthony Allaire
Signature of the Applicant

Anthony Allaire
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.**

Jonathan Conde
Signature of the Owner(s) – (All parties on the deed must sign)

Jonathan Conde
Type or print name



**Hillsborough
County Florida**
Development Services

(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: Anthony Allaire (Trifecta Cigar Lounge) Phone: 774-696-3750

Representative's Email: trifectacl@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	☒	<u>Property/Applicant/Owner Information Form</u>
2	☒	☐ <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	☒	☐ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☒	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	<u>Copy of Current Recorded Deed(s)</u>
7	☒	<u>Close Proximity Property Owners List</u>
8	☒	<u>Legal Description</u> for the subject site
9	☐	☒ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒ <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)

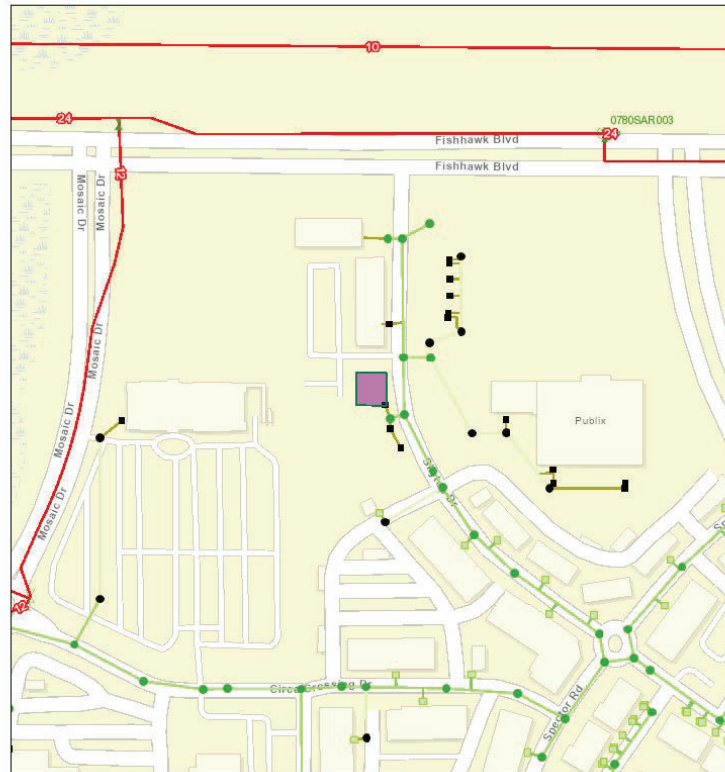
Please note: To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an [Alcoholic Beverage Sign Off/Verification application](#) as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the [Alcoholic Beverage Sign Off/Verification 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.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 76828.0130



August 27, 2025

1:2,934
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

Folio: 76828.0130
PIN: U-24-30-20-ZZZ-000003-04720.E
Conde Real Estate Group PLLC
Mailing Address:
 5607 Skypoint Dr
 null
 Tampa, FL 33547-
Site Address:
 5627 Skytop Dr
 Lithia, FL 33547-
SEC-TWN-RNG: 24-30-20
Acreage: 0.12
Market Value: \$891,200.00
Landuse Code: 1751 INVALID CODE

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