

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

**SU-AB 25-0107**

**LUHO Hearing Date:**

**February 24, 2025**

**Requested Classification:**

**3-PS**

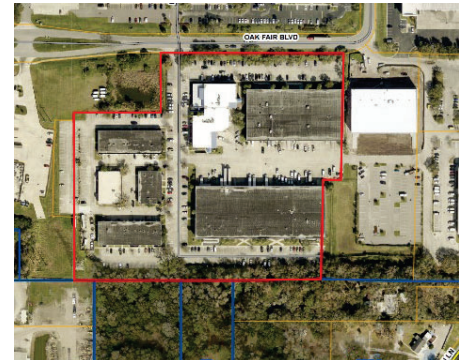


**Hillsborough  
County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

Applicant: PRP Wine International, Inc.  
Zoning: PD  
FLU Category: CMU-12  
Service Area: TSA  
Community Plan Area: East Lake/Orient Park  
Overlay: None  
Special District: None  
Use: Warehouse and Distribution Center  
Total Wet Zone Area Requested: 3,625.14 Sq. Ft.  
Inside Area Requested: 3,625.14 Sq. Ft.  
Outside Area Requested: 0 Sq. Ft.  
Location: 8402 Laurel Fair Cir. Suite 109, Tampa 33610; Folio: 40779.0503



**Introduction Summary:**

The applicant, PRP Wine International, Inc., 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). A Distance separation waiver is sought for the proposed warehouse and distribution center, as the proposed wet zone area is within 1000 feet of more than three approved alcoholic beverage uses.

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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A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
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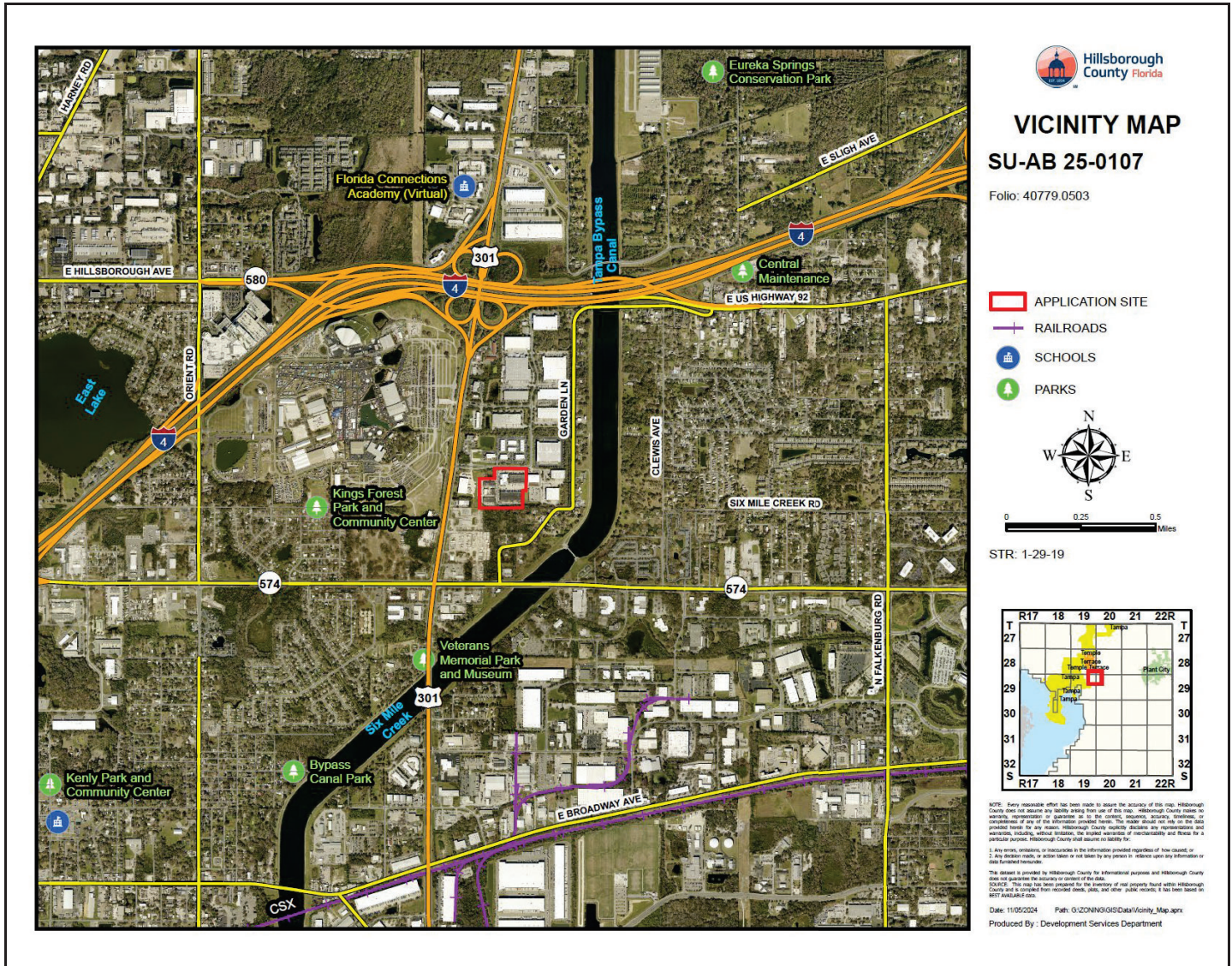
No more than 3 approved alcoholic beverage permits within 1,000 feet	7
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Applicant's Justification:

The warehouse and distribution center associated with the proposed alcoholic beverage use is a lesser intensity than the uses that currently exist within the 1,000-foot requirement of the subject property.

### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map



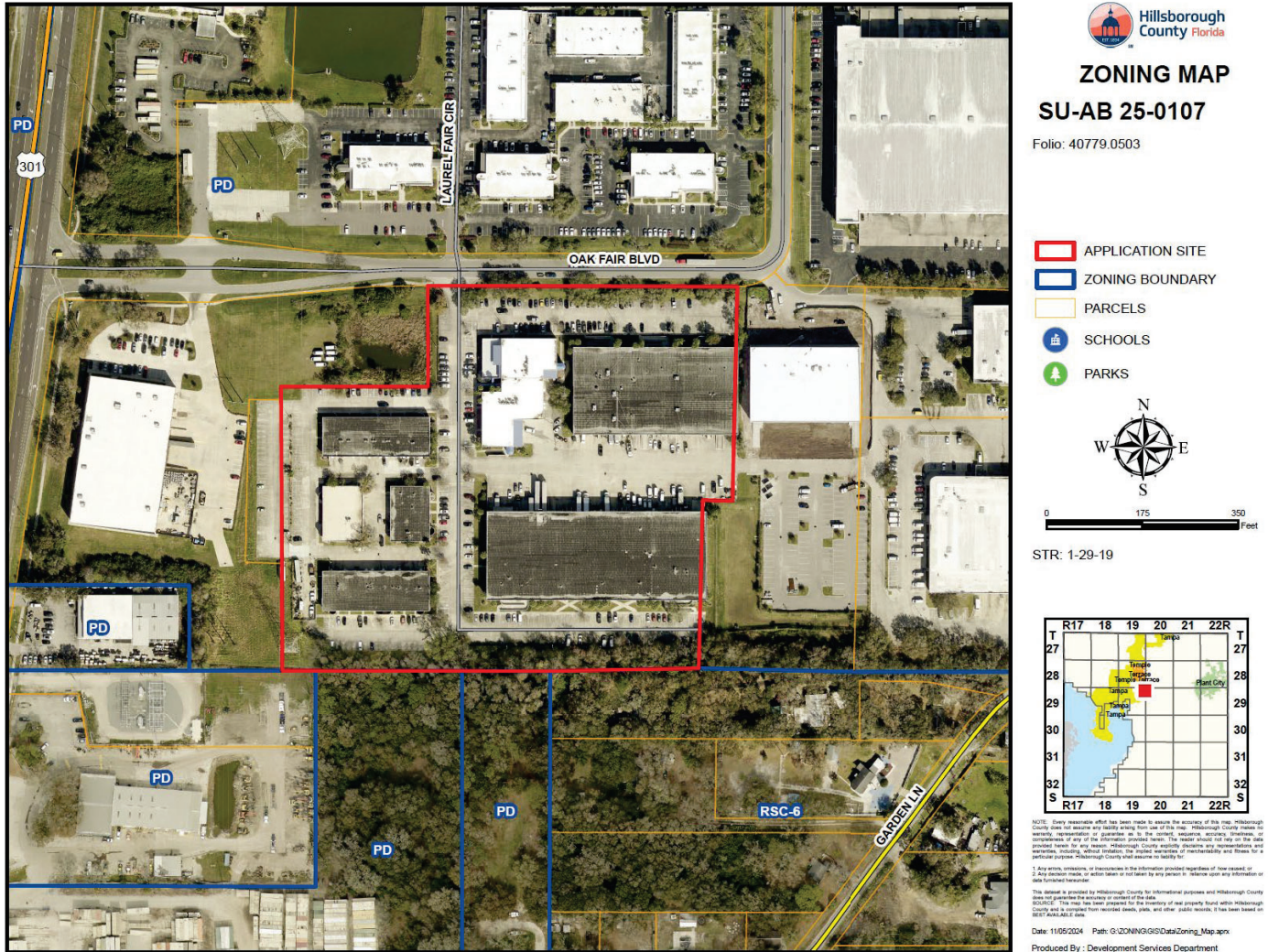
#### Context of Surrounding Area:

The subject parcel is located east of US Highway 301 and north of where it connects to E Martin Luther King Boulevard in an area which is comprised of RSC-6, RDC-6, and PD zoning districts. The properties surround the subject wet zoned area are zoned PD approved for various commercial uses. There are some properties to the southeast of the proposed wet zone area that are zoned for residential uses along the Tampa Bypass Canal. On the west side of US Highway 301 directly across from the proposed wet zoned area is the Florida State Fairgrounds, zoned PD.



### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.2 Immediate Area Map



#### Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD	WAREHOUSE A, FLEX SERV B
South	PD, RSC-6	UTILITY, EQUIPMENT STORAGE, OFFICE 1 STY C, SINGLE FAMILY RESIDENTIAL
East	PD	WAREHOUSE/SHOWROOM
West	PD	WAREHOUSE A



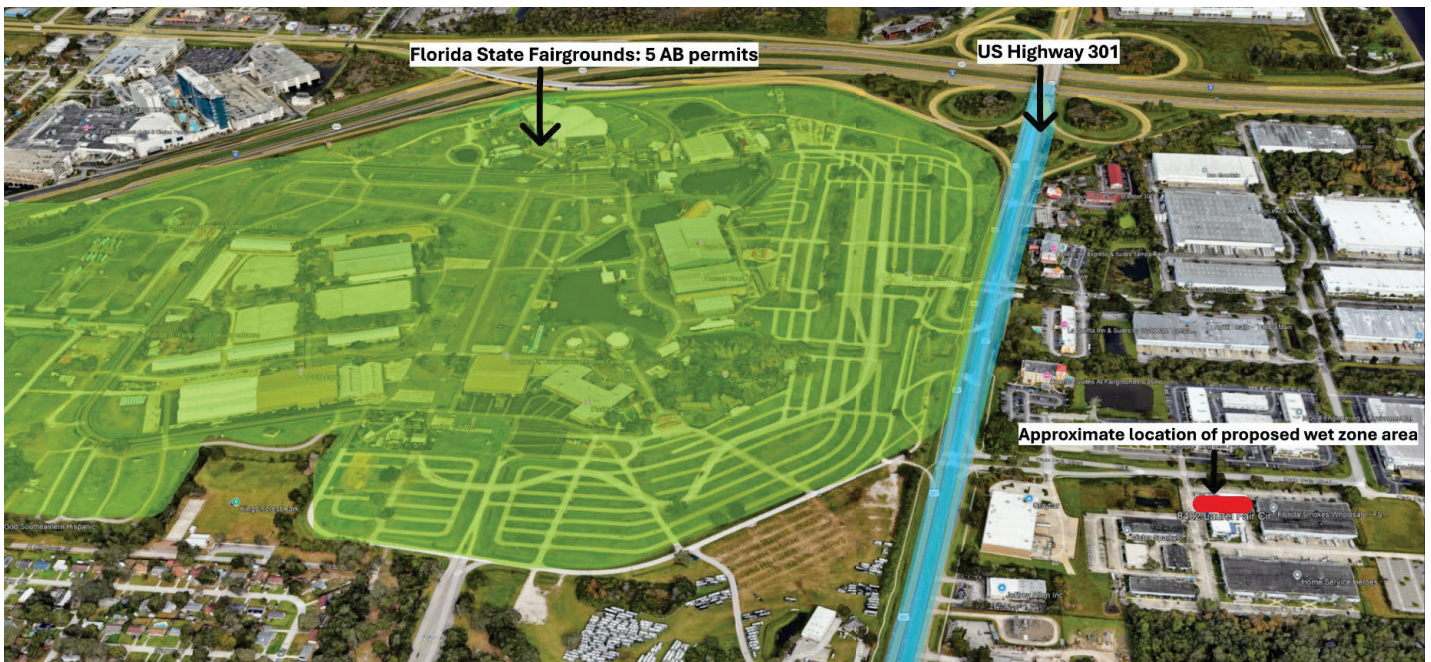
#### 4.0 Staff Findings

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 located on the east side of US Highway 301, north of E Martin Luther King Boulevard. There are 7 approved Alcoholic Beverage (AB) permits within 1,000 feet of the proposed wet zone area. The subject property is separated from five (5) approved AB permits on the fairground’s property by US highway 301, a 4 -lane highway at a distance separation of approximately 970 feet. Since the fairgrounds property has 5 AB permits rather than one for the entire property, the addition of the 3-PS request triggered the need for a waiver of the number of approved alcoholic beverage permits within 1,000 feet. However, the AB permits at the Florida state fairgrounds function as one large alcoholic beverage use for the venue.


Additionally, the approved alcoholic beverage permit located at 4321 North 301 Highway is no longer in use, as the property is currently developed with a United Rentals equipment rental business. While the property could redevelop in the future, it is unlikely to do so at this time.

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 3-PS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 3,625.14 square feet, as shown on the wet zone survey received January 15, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Tue Feb 11 2025 16:57:14
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**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

**25-016 SECTION 01 - TOWNSHIP 29 SOUTH, RANGE 19 EAST**  
**RCVD HILLSBOROUGH COUNTY - FLORIDA**  
**1-15-25 PRP WINE INTERNATIONAL**  
**3-PS**

**SPECIFIC PURPOSE SURVEY**  
**"ALCOHOL SALES"**

ADDRESS:  
**8402 LAUREL FAIR CIRCLE**  
**SUITE 109**  
**TAMPA, FLORIDA 33610**

**PARENT LEGAL DESCRIPTION (ORR 11054, PG 1305):**

That portion of Tract 1, Interstate Business Park, as recorded in Plat Book 56, Page 39, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 29 South, Range 19 East, Hillsborough County, Florida, more fully described as follows:

Commence at the Intersection of the West right-of-way of Garden Lane (25.00 feet 1/2 width) and the South line of the said Northeast 1/4 of the Southeast 1/4 of Section 1, thence North 89°57'32" West, along the South line for a distance of 840.48 feet to the POINT OF BEGINNING, thence continue along the said South line North 89°57'32" West, for a distance of 777.50 feet, thence North 0°02'28" East, for a distance of 519.00 feet, thence South 89°57'32" East, for a distance of 267.50 feet, thence North 0°02'28" East, for a distance of 181.00 feet to a point on the South right-of-way line, Oak Fair Boulevard 60.00 feet right-of-way, thence South 89°57'32" East along the said South right-of-way line for a distance of 564.14 feet to the point of a tangent curve concave Northwesterly, thence along the arc of said curve for a distance of 0.35 feet, a central angle of 0°12'51", having a radius of 98.00 feet, long chord 0.35 feet, chord bearing North 89°50'25" East, thence South 0°02'28" West, for a distance of 392.00 feet, thence North 89°57'32" West, for a distance of 54.50 feet, thence South 0°02'28" West, for a distance of 308.00 feet to the POINT OF BEGINNING Containing 11.86 acres or 516,698 square feet more or less.

**ALSO DESCRIBED AS FOLLOWS:**

That portion of Tract 1, Interstate Business Park, as recorded in Plat Book 56, Page 39, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 29 South, Range 19 East, Hillsborough County, Florida, more fully described as follows:

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**LEGAL DESCRIPTION OF PROPOSED ALCOHOL SALES (PROVIDED BY TERMINUS SURVEYING, LLC):**

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11054, PG 1305 RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LANDS THENCE S00° 05' 39"W, A DISTANCE OF 180.83 FEET THENCE S89° 28' 35"E, A DISTANCE OF 84.17 FEET TO THE NORTHWEST CORNER OF SUITE 109 LOCATED IN COMMERCIAL BUILDING ADDRESSED 8402 AND THE POINT OF BEGINNING, THENCE S89° 56' 11"E, A DISTANCE OF 93.10 FEET, THENCE S00° 03' 49"W, A DISTANCE OF 11.70 FEET, THENCE S89° 58' 11"E, A DISTANCE OF 18.18 FEET, THENCE S00° 03' 49"W, A DISTANCE OF 38.25 FEET, THENCE N89° 56' 11"W, A DISTANCE OF 41.30 FEET, THENCE N00° 03' 49"E, A DISTANCE OF 24.80 FEET, THENCE N89° 56' 11"W, A DISTANCE OF 62.35 FEET, THENCE N00° 03' 49"E, A DISTANCE OF 10.10 FEET TO THE START OF A CURVE, HAVING A RADIUS OF 10.28 FEET, AN ARC OF 12.62 FEET, AND A CHORD BEARING AND DISTANCE OF N40° 04' 35"W, 11.84 FEET, THENCE N00° 03' 49"E, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3625.14 S.F. MORE OR LESS

**NOTES:**

- This is not a "BOUNDARY SURVEY"
- THE SPECIFIC PURPOSE SURVEY as shown hereon, was made without benefit of abstract of Title. The undersigned and Terminus Surveying, LLC, makes no guarantee or representations regarding easements, claims of Boundary line disputes, agreements, reservations or any other similar matters which may appear in the public records of the local county courthouses.
- THE SPECIFIC PURPOSE SURVEY was prepared for the exclusive use and benefit of the parties listed hereon. Liability to third parties may not be transferred or assigned. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- SPECIFIC PURPOSE SURVEYING by no means represent a determination on whether property will or will not flood. The Land within the Boundaries of this Boundary may or may not be subject to flooding. The local County/City Building Department has information regarding flooding and restrictions on development.
- Additions or deletions to survey map or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- THE SPECIFIC PURPOSE SURVEY does not depict ownership.
- The purpose of this SPECIFIC PURPOSE SURVEY is to outline the designated proposed area for the sale of alcoholic beverages.
- No underground foundations, installations or improvements have been located except as shown.
- There are no visible encroachments other than those shown.
- Ownership of fences were not verified at time of survey.
- All measurements are in feet and tenths, unless otherwise noted.
- Bearings are based on the EAST BOUNDARY LINE OF PLAT. Said line bears S00° 12' 10"W.

**LEGEND (NOT TO SCALE)**

(G) CALCULATED	(S) 1/4" (1/8" WIDE AND 1/4" TO BE SAID IN SOLID COLORED AND FOR CONFORMANCE OF THE FENCED (1/4" WIDE AND 1/4" TO BE SAID IN SOLID COLORED AND FOR CONFORMANCE OF THE FENCED
(L) LEGAL DESCRIPTION	(P) PLANNED EQUIPMENT
(M) MEASURED	(Q) CHAINING - (SOLID)
(V) VULNERABLE EVIDENCE LEGAL	(N) COMMERCIAL MEASUREMENT
(F) FENCE	(R) MEASUREMENT - (SHADE TANK)
(A) ALCOHOL BEVERAGE LEGAL	(C) COMMERCIAL
(P) PLANNED EQUIPMENT	(S) 1/4" (1/8" WIDE AND 1/4" TO BE SAID IN SOLID COLORED AND FOR CONFORMANCE OF THE FENCED
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(M) MEASURED	(Q) CHAINING - (SOLID)
(V)	





## 6.0 PROPOSED WET ZONE SURVEY (Page 3)

SECTION 01 - TOWNSHIP 29 SOUTH - RANGE 19 EAST  
HILLSBOROUGH COUNTY - FLORIDA

PRP WINE INTERNATIONAL  
3-PS

SPECIFIC PURPOSE SURVEY  
"ALCOHOL SALES"  
ADDRESS:  
6402 LAUREL FAIR CIRCLE  
SUITE 109  
TAMPA, FLORIDA 33610

25-0107  
RCVD  
1-15-25

3-PS REQUIREMENTS (PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 6.11.11-ALCOHOL BEVERAGE USE:

A. THE DISTANCE FROM THE PROPOSED STRUCTURE TO CERTAIN COMMUNITY USES SHALL BE 500 FEET.  
THERE ARE NO CERTAIN COMMUNITY USES WITHIN 500 FEET OF PROPOSED AB SALES LOCATION.

B. THE DISTANCE FROM THE PROPOSED STRUCTURE TO RESIDENTIALLY ZONED PROPERTY SHALL BE 250 FEET.  
THERE ARE NO RESIDENTIALLY ZONED PROPERTIES WITHIN 500 FEET OF PROPOSED AB SALES LOCATION.

C. OTHER AB SALES ESTABLISHMENTS WITHIN 1000 FEET OF PROPOSED AB SALES LOCATION:

- 5001 ORIENT ROAD, FLORIDA STATE FAIR GROUNDS, (ALL 272 ACRES ARE WETZONED)
  - 75-480 4-COP
  - 75-490 4-COP
  - 77-615 4-COP
  - 77-674 4-COP
  - 77-739 3-COP(970'±) = FAIR GROUNDS
- 4321 NORTH 301 HIGHWAY, UNITED RENTALS. ±695 FEET TO PROPOSED WETZONED
  - SU-AB 13-0444 (2-COP)
- 4506 OAK FAIR BOULEVARD, COMFORT SUITES AT FAIRGROUNDS-CASINO ±824 FEET TO PROPOSED WETZONED
  - SU-AB 24-1305 (2-COP)

PAGE 3 OF 3  
NOT VALID WITHOUT PAGES 1 & 2 OF 3  
THIS IS NOT A BOUNDARY SURVEY

LEGEND (NOT TO SCALE)

(S) CALCULATED	3-PS WINE AND SPIRITS TO BE SOLD
(L) LEGAL OCCUPANCY	IN LOCAL ZONING ORDINANCE FOR
(M) MEASURED	CONSIDERATION OF THE PERMITTED
(R) RIGHT	PROPOSED FUTURE SALES
(C) CROWN	PD PLANNED DEVELOPMENT
(D) DEDICATED	PD PLANNED DEVELOPMENT
(E) EASEMENT	PD PLANNED DEVELOPMENT
(F) FUTURE	PD PLANNED DEVELOPMENT
(G) GENERAL	PD PLANNED DEVELOPMENT
(H) HIGHWAY	PD PLANNED DEVELOPMENT
(I) INDUSTRIAL	PD PLANNED DEVELOPMENT
(J) JUDICIAL	PD PLANNED DEVELOPMENT
(K) KENNEDY	PD PLANNED DEVELOPMENT
(L) LAND	PD PLANNED DEVELOPMENT
(M) MARINE	PD PLANNED DEVELOPMENT
(N) NATURE	PD PLANNED DEVELOPMENT
(O) OFFICE	PD PLANNED DEVELOPMENT
(P) PARK	PD PLANNED DEVELOPMENT
(Q) QUARTERS	PD PLANNED DEVELOPMENT
(R) RAILROAD	PD PLANNED DEVELOPMENT
(S) SCHOOL	PD PLANNED DEVELOPMENT
(T) TEMPLE	PD PLANNED DEVELOPMENT
(U) UNIVERSITY	PD PLANNED DEVELOPMENT
(V) VETERAN	PD PLANNED DEVELOPMENT
(W) WAREHOUSE	PD PLANNED DEVELOPMENT
(X) X-RAY	PD PLANNED DEVELOPMENT
(Y) YACHT	PD PLANNED DEVELOPMENT
(Z) ZOO	PD PLANNED DEVELOPMENT

SCALE: 1" = 200'

JOB INFORMATION:  
CREW CHIEF: JT  
FIELD DATE: 6/13/2024  
FIELD BOOK: TERRA PAGE 241  
DRAFTER: EHT  
DRAWING DATE: 6/23/2024  
CHECKED BY: JSM

JOB#  
24000995

TERMINUS SURVEYING

2752 JASON STREET  
TAMPA, FLORIDA 33619  
(813) 681-4481  
www.TerminusSurveying.com  
FrontDesk@TeamTerminus.com

SURVEYOR'S CERTIFICATION:  
This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogue, child care center, public libraries, community recreational facilities, and parks within 500-foot straight-line distance from proposed site. An inspection of the proposed special use permit 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 beverages uses within a 1,000-foot straight-line distance from proposed site be indicated as defined in the Land Development Code, an inspection has been made and the finding indicated on the survey.

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## **Project Description/Written Statement**

PRP Wine International, Inc. ([About Us | PRP Wine](#)) is seeking a 3PS permit from the County of Hillsborough. PRP Wine International is the pioneer of in-home wine samplings. We've been delivering the taste and feel of the vineyards to our clients' doorsteps since 1989. Our goal is to entertain and educate our clients on the world of fine wines. We believe in building close relationships with all our clients by offering a personal service that other wine companies simply cannot match.

We are a major supporter of local charities and non-profit organizations. We are frequently looking for opportunities to donate wine sampling certificates for your events or fundraisers.

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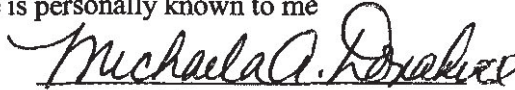




**STATE OF MAINE**  
**COUNTY OF CUMBERLAND, ss**

Personally appeared before me Shelley Stuart Carvel, Assistant Vice President, of UNUM Life Insurance Company of America and acknowledged the foregoing to be her free act in said capacity and the free act and deed of said corporation She is personally known to me

8/23/01



Notary Public

Name

My Commission Expires

**MICHAELA A. DONAHUE**  
**MY COMMISSION EXPIRES**  
**NOV 4, 2003**

**LEGAL DESCRIPTION**

That portion of Tract 1, Interstate Business Park, as recorded in Plat Book 56, Page 39, Public Records of Hillsborough County, Florida, lying in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 29 South, Range 19 East, Hillsborough County, Florida, more fully described as follows

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**ALSO DESCRIBED AS FOLLOWS**

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The within premises are conveyed subject to the following matters

1 Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded September 29, 2983, in Official Records Book 4192, Page 295, as modified by a Waiver recorded in said Official Records Book 4776, Page 1044 and re-recorded in Official Records Book 4788, Page 1013, of the public records of Hillsborough County, Florida

2 Rights of Tampa Electric Company pursuant to an easement or other instrument recorded in Official Records Book 2066, Page 100, of the public records of Hillsborough County, Florida

3 Rights of Tampa Electric Company pursuant to an easement or other instrument recorded in Official Records Book 4131, Page 221, of the public records of Hillsborough County, Florida

P\LELA\UNUM\IBPark, Tampa, FL\Exh A.doc



# Additional / Revised Information Sheet

25-0107  
RCVD  
1-15-25

**Office Use Only**

**Application Number:** SU- AB 25-0107

**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 25-0107 Applicant's Name: PRP Wine International, Inc.

Reviewing Planner's Name: Carolanne Peddle Date: 01/13/2025

**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): 02/24/2025

## 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@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov)**

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@hcf.gov](mailto:ZoningIntake-DSD@hcf.gov).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

  
Signature

1/13/25  
Date



**Hillsborough  
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# 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

I hereby confirm that the material submitted with application

**SU- AB 25-0107**

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: \_\_\_\_\_

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_





# Additional / Revised Information Sheet

25-0107  
RCVD  
1-15-25

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input checked="" type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input checked="" type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input checked="" type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input checked="" type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input type="checkbox"/>	<b>Other Documents</b> (please describe): <div></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.



# Special Use Alcoholic Beverage Permit Application Package (Waiver Required)



**Hillsborough  
County Florida**  
Development Services

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 in this package 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.

## Instructions to Applicants for Requests Requiring Public Hearing:

### I. Prior to completing this application:

If you have any questions regarding your request or requirements prior to submittal of this application, please email [ZoningIntake-DSD@HCFL.Gov](mailto:ZoningIntake-DSD@HCFL.Gov).

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting [Sunbiz.org](http://Sunbiz.org).
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser's website at [HCPAFL.org](http://HCPAFL.org) and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to 'Sales History' and select the most recent 'Instrument Number'. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing [gisdept@hcpafl.org](mailto:gisdept@hcpafl.org). Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

### II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to [ZoningIntake-DSD@HCFL.Gov](mailto:ZoningIntake-DSD@HCFL.Gov). Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

**IMPORTANT:** Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

### III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Close Proximity Property Owners List, the Distance Waiver Notification list and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.





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# (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: PRP Wine International, Inc./Geoffrey Dubbins Phone: 630-995-4500

Representative's Email: geoff@prpwine.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 <a href="https://www.sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<u>Legal Description</u> for the subject site
9	<input type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

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





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## Property/Applicant/Owner Information Form

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### Official Use Only

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

### Property Information

Address: 8402 Laurel Fair Circle, Suite 109 City/State/Zip: Tampa, FL 33610  
TWN-RN-SEC: 01-29-19 Folio(s): 40779.0503 Zoning: PD Future Land Use: CMU-12 Property Size: 11.80070019

### Property Owner Information

Name: Interstate Business Park, LLC Daytime Phone: 203-324-9495  
Address: 74 West Park Place City/State/Zip: Stamford, CT 06901  
Email: geoff@prpwine.com Fax Number: 203-324-3195

### Applicant Information

Name: PRP Wine International, Inc. Daytime Phone: 630-995-4500  
Address: 8402 Laurel Fair Circle, Suite 109 City/State/Zip: Tampa, FL 33610  
Email: geoff@prpwine.com Fax Number: 630-995-4535

### Applicant's Representative (if different than above)

Name: Geoffrey Dubbins Daytime Phone: 630-995-4500  
Address: PRP Wine International, 1323 Bond Street, #179A City/State/Zip: Naperville, IL 60563  
Email: geoff@prpwine.com Fax Number: 630-995-4535

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

Geoffrey Dubbins

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



**Hillsborough  
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Development Services

## Alcoholic Beverage Sales Sign Off/Verification

25-0107  
RCVD  
1-15-25

### Office Use Only

Application Number:

Received Date:

Received By:

### Customer Information:

Applicant's Name: PRP Wine International, Inc.

Applicant is: ☐ Property Owner ☐ Representative  
☒ Tenant ☐ Other (please specify): \_\_\_\_\_

Phone Number: 630-995-4500 Email: geoff@prpwine.com

### Site Information:

Folio Number: 40779.0503

License Address (including suite numbers): 8402 Laurel Fair Circle, Suite 109, Tampa, FL 33610

Name of Establishment: PRP Previous name: N/A

1. What is the requested license series? 3PS

2. Is the establishment located within Unincorporated Hillsborough County? ☒ Yes ☐ No

If you answered No, and the establishment is located in the City of Tampa, Temple Terrace or Plant City, you must contact that jurisdiction's Zoning Department for verification.

3. Have alcoholic beverages previously been sold or consumed on these premises? ☐ Yes ☒ No

If you answered No, then the property will need to receive an Alcoholic Beverage (AB) Special Use Permit from the County. Additionally, please note that AB Permits, commonly known as wet zonings, are typically granted for individual premises and/or structure, not for an entire parcel. If alcoholic beverages have not been sold or consumed on the exact premises in question, or if you are seeking a more intense license series or are increasing/expanding the size or footprint of the existing licensed premises, you will likely need a new AB Permit (wet zoning). Please contact [Zoning Counseling](#) for assistance.

4. Is this the initial verification (new "wet zoning"), or a transfer of a license into an existing "wet zoned" establishment?  
☒ New ☐ Transfer

5. Do you have a copy of the AB Permit (wet zoning) approval for the premises? (Administrative approval or Land Use Hearing Officer Decision.) ☐ Yes (Attach copy) ☒ No

6. Submit a neatly drawn site plan showing all buildings on the parcel where the licensed premises will be located. Additionally, the footprint of the licensed premises shall be depicted on the site plan. Also include a diagram of the premises floor plan which includes the exterior dimensions of the premises and the size of the premises in square feet. ☒ Included

Applicant Signature: [Signature] Date: 6/19/25

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