

**Special Use-Alcoholic Beverage
Permit with Waivers Application:** SU-AB 25-0926

LUHO Hearing Date: July 28, 2025

Requested Classification: 2-COP-X



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Winthrop Town Builders

Zoning: PD

FLU Category: RES-6

Service Area: Urban

Community Plan Area: Riverview & South Shore

Overlay: None

Special District: None

Use: Indoor Golf Simulation Business

Total Wet Zone Area Requested: 12,723 square feet

Inside Area Requested: 12,723 square feet

Outside Area Requested: N/A



Location: Folio 74147.0040

Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 2-COP-X Alcoholic Beverage Permit (AB) for the sale and consumption of beer and wine on the permitted premises only for a proposed indoor golf simulation business. The subject parcel that is currently developed as a pole barn and approved a civic building use. There is currently a PRS application filed under PRS 25-0670 for the change of use to allow an indoor golf simulation business.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	108.9 feet	391.1 feet

Applicant's Justification:

The adjacent surrounding area is developed with neighborhood commercial, medical office and recreational facilities. The proposed use of an indoor golf facility that allows for beer and wine consumption is compatible with the surrounding uses. The distance waiver requests are for uses approved within the same PD as the subject parcel. The daycare is located more than 390 feet away from the subject parcel. The amount of distance separation is more than sufficient to prevent any negative impacts to the daycare facility use. In comparison, the wet zone survey shows two other AB permits (Donovan's Eatery and Cali), each located 319-322 feet north of the daycare.

Although the daycare is 391.1 feet away if measured in a direct line, the walking distance from the subject building to the daycare is greater than 500 feet. The walking route measures just under 590 feet. The distance provided, as well as the associated proposed use negates the need for the specified distance requirement.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	230 feet	20 feet

Note: There are multiple live-work units within the specified distance, but the reduction will be to the smallest distance separation.

Applicant's Justification:

The adjacent surrounding area is developed with neighborhood commercial, medical office and recreational facilities. The proposed use of an indoor golf facility that allows for beer and wine consumption is compatible with the surrounding uses. The distance waiver request is to residentially zoned property approved within the same PD as the subject parcel. The PD allows for residential uses to be developed within 20-24 feet to the east, west and south of the subject property.

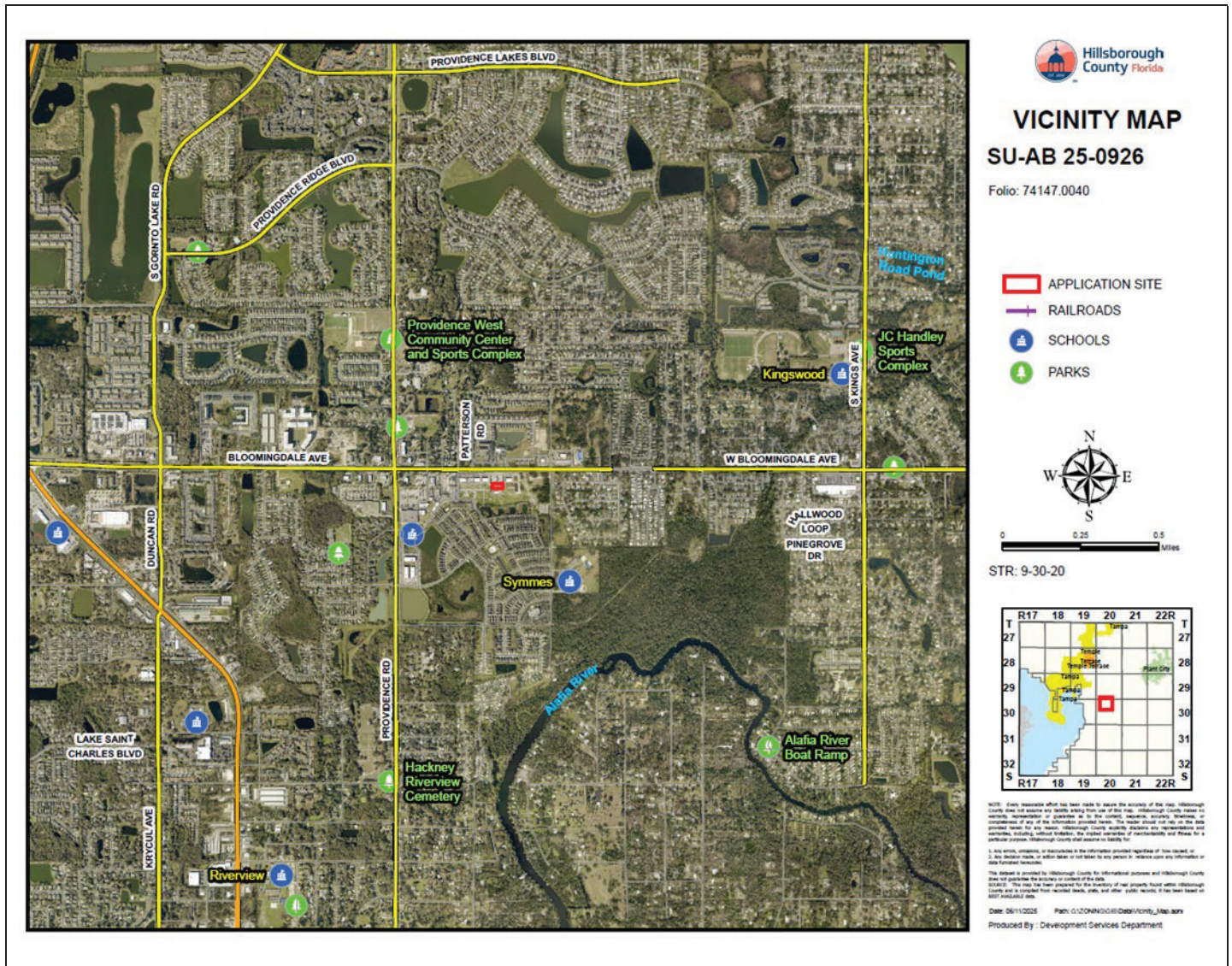
Requested Waiver	# Approved Permits
Not Applicable	N/A

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



Context of Surrounding Area:

The Planned Development is located on the south side of Bloomingdale Avenue, approximately 1,000 feet south / southwest of the intersection of Bloomingdale Avenue and Watson Road. The general area is developed with residential and non-residential uses in a suburban development pattern. Unlike the surrounding area, the subject mixed-use PD is developed with TND (Traditional Neighborhood Development) development standards to promote an urban, walkable development form.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



ZONING MAP SU-AB 25-0926

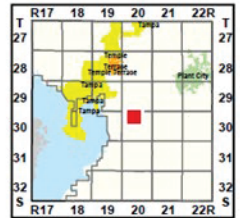
Folio: 74147.0040

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- PD SCHOOLS
- AS-1 PARKS



0 150 300 Feet

STR: 9-30-20



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, or timeliness of the information provided herein for any purpose. Hillsborough County expressly disclaims any representations and warranties, including without limitation, the implied warranty of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of the amount of time spent on the project.
2. Any reliance made or action taken or not taken by any person in reliance upon any information or data contained herein.

This material is provided by Hillsborough County for informational purposes and Hillsborough County does not provide the accuracy or content of this map. HILLSBOROUGH COUNTY. This map has been prepared for the use of real property held within Hillsborough County and is provided from recorded deeds, plats, and other public records. It has been based on 2021 Aerial/AVI data.

Date: 06/10/2025 File: G:\ZONING\GIS\Zoning_Map.aprx

Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	RSC 9 MH, PD 04-0459	Mobile homes/Multifamily and Single Family
South	PD 97-0113	Vacant
East	PD 97-0113	Vacant/Live-work units
West	PD 97-0113	Vacant/Live-work units

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.”

Comparable to two restaurants currently within residentially zoned areas shown on the wet zone survey, the proposed golf simulation facility is a residentially compatible use that provides recreation for the community without any significant disturbance to surrounding residents. Indoor golf simulators are increasingly a common feature within apartment complex amenity centers. To allow users to purchase and consume either beer or wine while using the proposed establishment is an integral part of the experience.

The subject PD was specifically designed to be a mixed-use development allowing for residential and commercial uses within the PD. The walking distance to the existing daycare facility is greater than 500 feet.

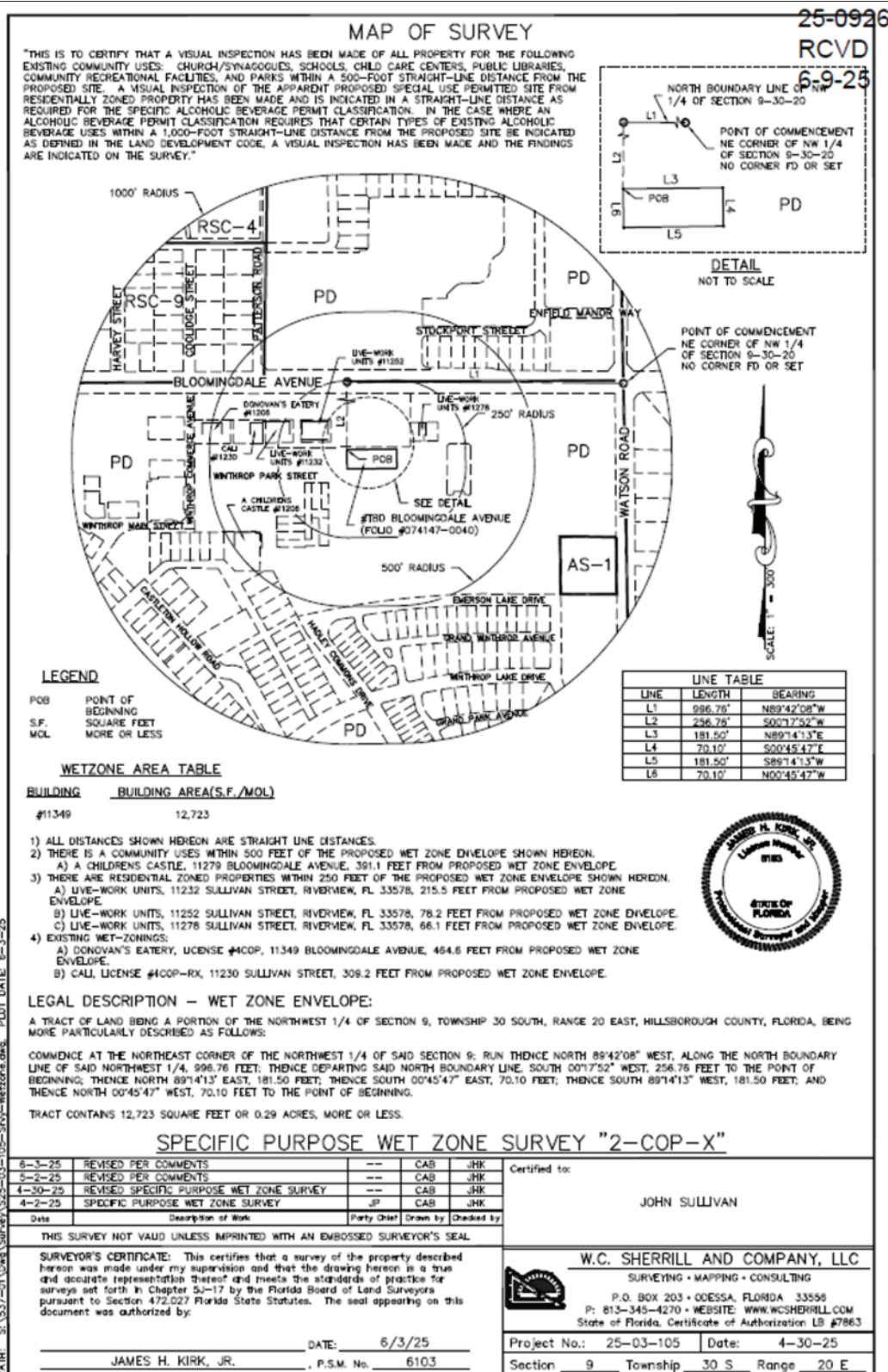
For the reasons discussed above, staff finds that the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-COP-X Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 12,723 square feet, as shown on the wet zone survey received June 9, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Wed Jul 16 2025 22:01:00
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



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

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June 3, 2025

Alcoholic Beverage Special Use
Written Statement & Distance Waiver Request (Residential)

The subject area is part of a larger mixed-use development (PD 97-0113, most recently modified by MM 22-1112) approved for neighborhood commercial uses, a childcare center, charter school, multi-family and single-family dwelling units.

The subject parcel is currently developed as a pole barn and is approved as a Civic Building use on the Certified PD Site Plan, but the owner wishes to convert the structure to an indoor golf simulation business. There is currently a PRS application filed under PRS 25-0670 for this change in use. As part of this effort, the property owner wishes to apply for a 2-COP-X permit for the building, which is specifically for Beer and wine for sale and consumption on the permitted premises only.



Indoor Golf Simulation Example

This request does not meet the following locational requirements:

The request is for a 2-COP-X alcoholic beverage (AB) special use permit on the property with tax folio 74147.0040, as labeled on the wet zone survey. The request does not meet the distance requirements of:

- 1) 250 feet to residentially zoned property:
 - a. PD zoning – south and east (vacant but approved for multi-family), west (vacant but approved for single family), and northeast and northwest approved and developed with Live-Work Units (listed below).
 - i. Live-Work Units, 11232 Sullivan St, Riverview, FL 33578
 - ii. Live-Work Units, 11252 Sullivan St, Riverview, FL 33578
 - iii. Live-Work Units, 11278 Sullivan St, Riverview, FL 33578

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

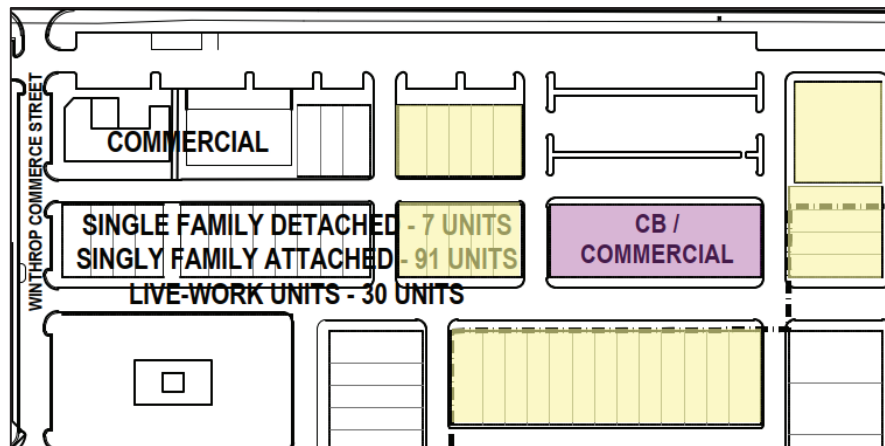
The adjacent surrounding area is developed with neighborhood commercial, medical office and recreational facilities. The proposed use of an indoor golf facility that allows for beer and wine consumption is compatible with the surrounding uses.

The distance waiver request is to residentially zoned property approved within the same PD as the subject parcel. The PD allows for residential uses to be developed within 20-24 feet to the east, west and

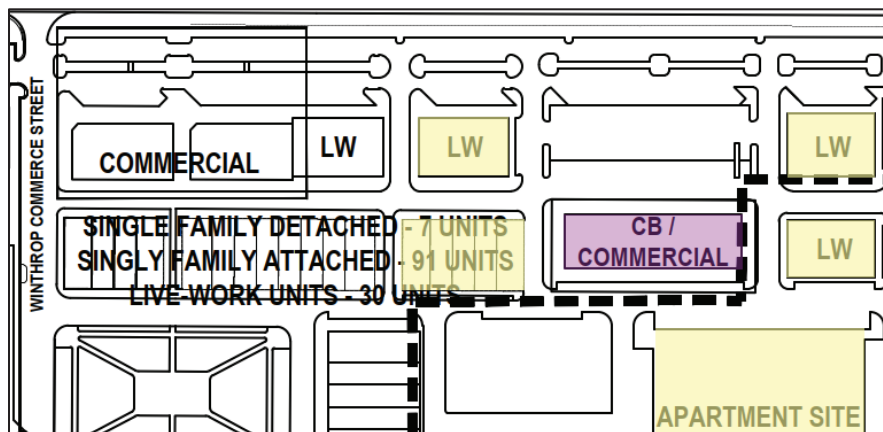
south of the subject property. There are also existing Live-Work units developed to the northeast and northwest of the subject property.

The circumstances that negate the need for the specified distance requirement are:

The distance reduction request for the 2-COP-X permit is for a 24-foot minimum distance separation (226-foot reduction) to residentially zoned uses to the south, a 20-foot minimum distance separation (230-foot reduction) to residentially zoned uses to the east and west of the subject property, and a 30-foot minimum distance separation (220-foot reduction) to residentially zoned uses to the northeast and northwest of the subject property.



Certified PD Site Plan Sheet 1



Certified PD Site Plan Sheet 2

There are two existing establishments with AB permits (Donovan's Eatery and Cali), that are also within 24 feet of the residentially zoned uses shown on the wetzone survey. Like these restaurants, the proposed golf simulation facility is another residentially compatible use because it provides recreation for

the community without any significant disturbance to the surrounding residents. Indoor golf simulators are becoming more popular within amenity centers of apartment complexes, specifically in the Tampa Bay area. This is no different. Allowing users to purchase and consume beer or wine while using the establishment is part of the experience, similar to if residents in the community were going to use an amenity center pool or grilling area, except it's all indoors. Therefore, a 250-foot distance separation to these potential residential uses is unnecessary in preventing negative impacts to the surrounding area.

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PREPARED BY AND RETURN TO:
JOHN E SULLIVAN
JOHN E SULLIVAN, PA
PO BOX 2638
BRANDON, FL 33509

[SPACE ABOVE LINE RESERVED FOR RECORDING]

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 24th day of October, 2024, by Landside Investment, LLC, a Florida limited liability company, whose address is 11135 Winthrop Market St, Riverview, FL 33578 (herein called "First Party"), to Winthrop Town Builders, LLC, a Florida limited liability company, whose address is 11135 Winthrop Market Street, Riverview, FL 33578 (herein called the "Second Party").

(Whenever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the First Party, for love and in consideration of the sum of \$10.00, in hand paid by the Second Party, the receipt whereof is hereby acknowledged, and other good and valuable considerations, does hereby remise, release and quitclaim unto the Second Party forever, all the right, title, interest, claim and demand which the First Party has in and to a certain parcel of land situate, lying and being in the County of Hillsborough, State of Florida, more particularly described as follows:

See attached Exhibit "A"

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH, AND IS BASED UPON LEGAL DESCRIPTIONS PROVIDED TO THE PREPARER; ACCORDINGLY, THE PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY THEREOF, AND NO INSURANCE OR OPINION OF TITLE HAS BEEN PROVIDED BY THE PREPARER.

TO HAVE AND TO HOLD the same together with all and singular and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the First Party, either in law or in equity, to the proper use, benefit and

behoof of the Second Party forever. The subject property is not presently encumbered by mortgage or other lien.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first written.

SIGNED AND SEALED IN THE PRESENCE OF:

Landside Development, LLC
a Florida limited liability company, By:

Lisa A. Pitts
Signature of Witness

By: [Signature]
Printed Name: John Sullivan
Title: Pres. & CEO

LISA A. PITTS
Printed Name of Witness
Address: 10824 N. Dale Mabry Hwy
Tampa, FL 33618

[Signature]
Signature of Witness

Cherie Krick
Printed Name of Witness
Address: 1314 Oakfield Dr
Brandon, FL 33511

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence this 24 day of October, 2024, by John Sullivan as President of Winthrop Town Builders, LLC, a Florida limited liability company. Who is personally known to me or has produced NA as identification.

(NOTARY SEAL)



Cynthia R. Manchesi
Notary Public Signature
Cynthia R. Manchesi
(Name typed, printed or stamped)
Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

EXHIBIT "A"

A tract of land being a portion of the Northwest 1/4 of Section 9, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 9; run thence North 89°42'08" West, along the North boundary line of said Northwest 1/4, 996.59 feet; thence departing said North boundary line, South 00°17'52" West, 251.87 feet to the Point of Beginning; thence North 89°11'10" East, 181.10 feet; thence South 00°48'50" East, 85.00 feet; thence South 89°11'10" West, 181.10 feet; and thence North 00°48'50" West, 85.00 feet to the Point of Beginning.

Pole Barn

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0926

Intake Date: 06/03/25

Hearing(s) and type: Date: 07/28/25

Type: LUHO

Receipt Number: 487455

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: Vacant City/State/Zip: Riverview, FL 33578

TWN-RN-SEC: 09-30-20 Folio(s): 74147.0040 Zoning: PD Future Land Use: RES-6 Property Size: 0.35 ac.

Property Owner Information

Name: Winthrop Town Builders LLC Daytime Phone (813) 497-4903

Address: 11135 Winthrop Market St City/State/Zip: Riverview, FL 33578

Email: bpinson@halff.com

Fax Number _____

Applicant Information

Name: same as above

Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____

Fax Number _____

Applicant's Representative (if different than above)

Name: Brice Pinson, Halff Associates, Inc. Daytime Phone (813) 497-4903

Address: 1000 N Ashley Drive, Ste 900 City/State/Zip: Tampa, FL 33602

Email: bpinson@halff.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.

Brice Pinson
Signature of the Applicant

Brice Pinson
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.

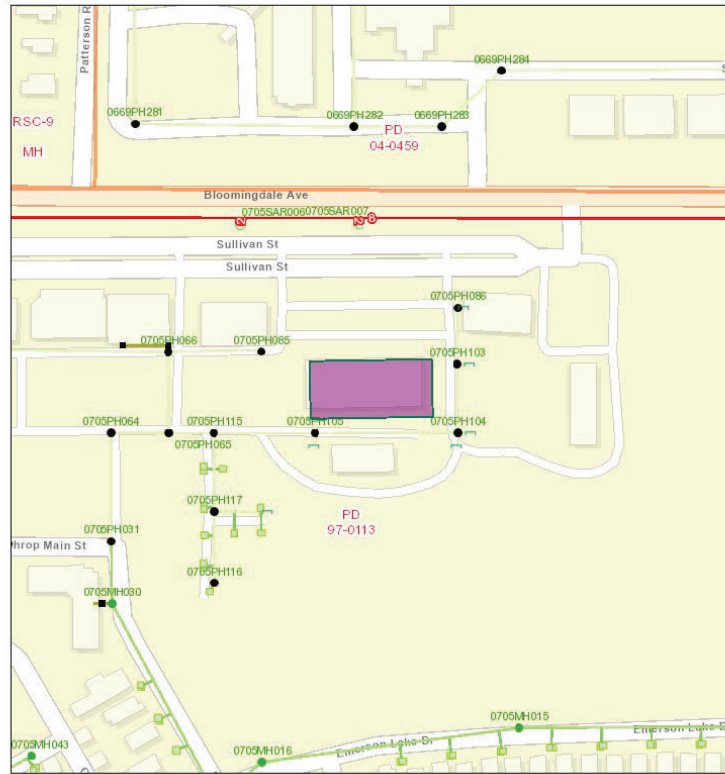
Brice Pinson
Signature of the Owner(s) – (All parties on the deed must sign)

Brice Pinson
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 74147.0040



June 5, 2025

RS: Esri Community Maps Contributors, University of South Florida, City of Tampa, FDOT, Q OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 74147.0040

PIN: U-09-30-20-ZZZ-000002-84090.P

Winthrop Town Builders Llc

Mailing Address:

11135 Winthrop Market St

null

Riverview, FL 33578-4252

Site Address:

0

null, FL null

SEC-TWN-RNG: 09-30-20

Acreage: 0.35

Market Value: \$225,967.00

Landuse Code: 1000 VACANT COMM.

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
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: Brice Pinson, Halff Associates, Inc. Phone: (813) 497-4903

Representative's Email: bpinson@halff.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	☒	Legal Description for the subject site
9	☐	☒ Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	☐	☒ Fastrack Approval (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.