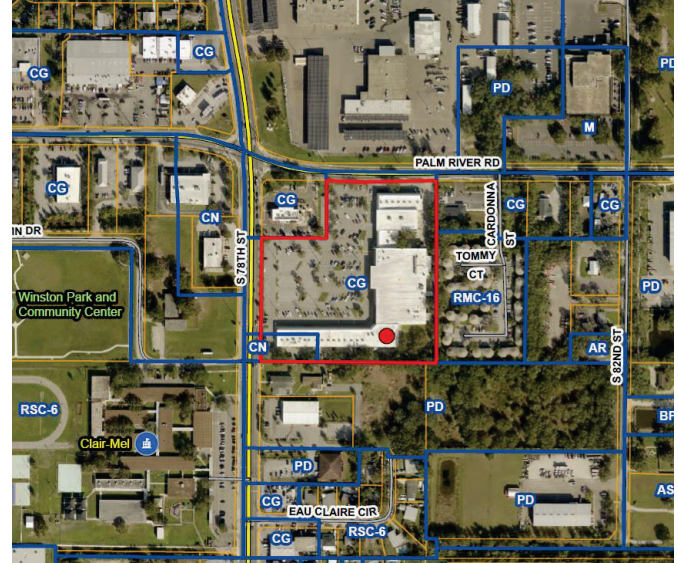


Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 24-0573
LUHO Hearing Date: May 20, 2024
Requested Classification: 3-PS



1.0 APPLICATION SUMMARY

Applicant: Dahi & Warde 2 Inc.
Zoning: CG
FLU Category: CMU-12
Service Area: Urban
Community Plan Area: Greater Palm River
Overlay: None
Special District: None
Use: Retail Sales
Total Wet Zone Area Requested: 5,583.73 square feet
Inside Area Requested: 5,583.73 square feet
Outside Area Requested: 0 square feet
Location: 7835 Palm River Road (Folio# 44483.0100)



Introduction Summary:

This is a request for a distance separation waiver for a 3-PS Alcoholic Beverage Development Permit (AB) for the sale of beer, wine, and liquor to be sold in sealed containers only for the consumption off the permitted premises (package sales). The wet zoning is sought for a proposed liquor store that will be a total of 5,583.73 square feet of indoor area. The property is zoned CG, Commercial General, 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	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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	NA
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	250 feet	103 feet	147 feet

Applicant’s Justification:

The proposed use is being put into an already established shopping plaza, anchored by a Fresco Y Mas grocery store. Fresco Y Mas and the other tenant spaces within the shopping center are occupied by non-residential uses compatible with the proposed alcoholic beverage use. There are no other 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the wet zone area. The shopping center faces away from the neighboring residential community located to the west, with the backside having no public entrances, and a chain-link fence along the entirety of the back of the plaza. This negates the possibility of direct pedestrian or vehicular access to the wet zone area. The plaza parking area and pedestrian walkway are well lit at all hours, to promote safety. No signs will be placed in the back of the building. The PD use to the South is commercial and has no residential use. North and east of the shopping plaza are commercial and manufacturing with no residential use.

The shopping plaza is located along Palm River Road and S. 78th St., both of which are four-lane heavily trafficked roadways, with established pedestrian walkways and crosswalks. Closed off fencing in the rear of the building (along the east and south property lines), along with the back of the building having no public access creates defined points of access to the wet zone area around to the front of the shopping center. In a normal route of travel, the residential community to the east, which is the closest residential community to the wet zone area would have to travel approximately 918.86 feet to access the wet zone area.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	448 feet	52 feet

Community Uses: Ministerio Internacional Cristo Reina (52’), Keeney Chapel United Methodist Church (457’), Clair-Mel Elementary School and Dowdell Magnet School (475’)

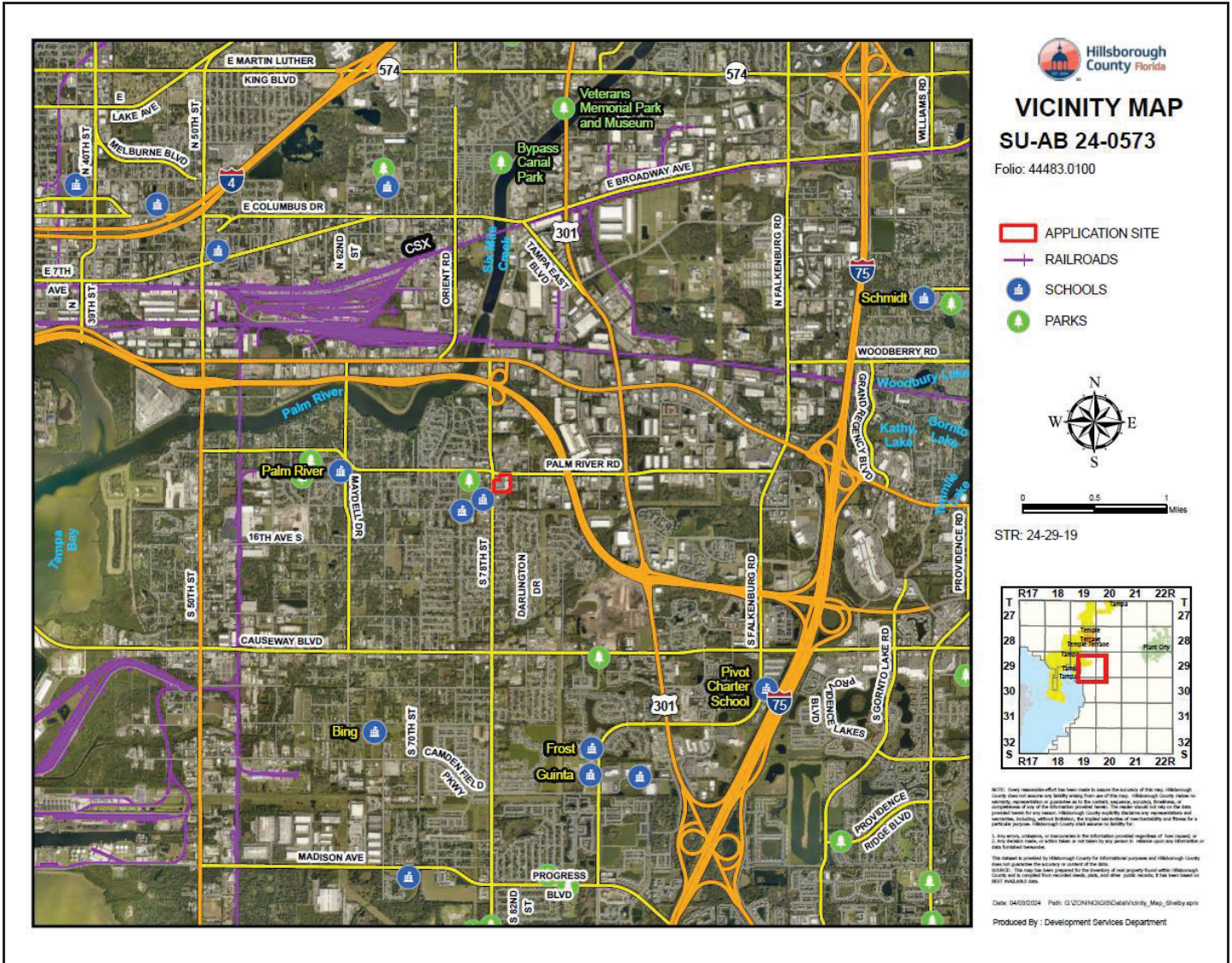
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3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

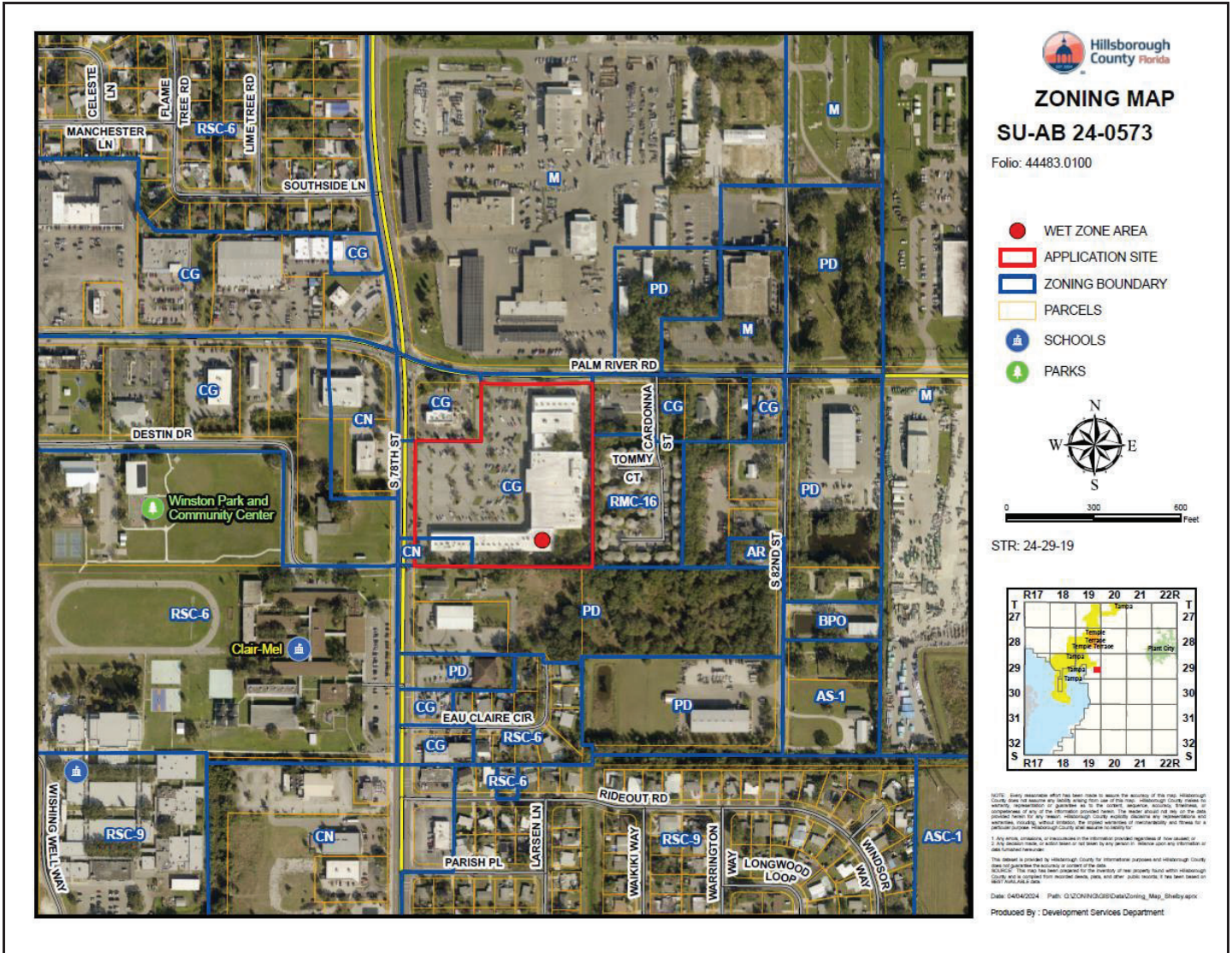


Context of Surrounding Area:

The surrounding area is a mixture of commercial, manufacturing and multifamily uses along Palm River Road., a collector roadway with 2 lanes and a mixture of commercial and community uses along S 78th Street.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	M & CG	Office/Manufacturing
South	PD 15-1141	Church
East	RMC-16 & CG	Multi-Family
West	CN & CG	Commercial/Church

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 zone area is located within an existing shopping center and is located at the southeast intersection of Palm River Road and 78th Street South. Most uses along the frontage roads are commercial in nature; however, a multi-family development abuts the property to the east. The shopping center faces away from this development and there is no access to this property, except by public sidewalk along Palms River Road. Staff does not foresee any compatibility issues with the residential use.

There are four community uses located within 500 feet of the property, two of which are churches and two are public schools. The closest church to the property abuts the property to the south, about 52’ from the wet zoning. Like the multi-family development to the east, the shopping center faces away from the church and there is no access to this property, except by the public sidewalk along 78th Street South. The other community uses in the vicinity are located across 78th Street S. While these uses are nearby, the walking distance to and from them is much greater due to the roadway. The only nearby crossing is about 950 feet to the south, across from Clair-Mel Elementary School and Dowdell Magnet School. Due to this, staff does not see any connection to these uses and do not foresee any compatibility issues.

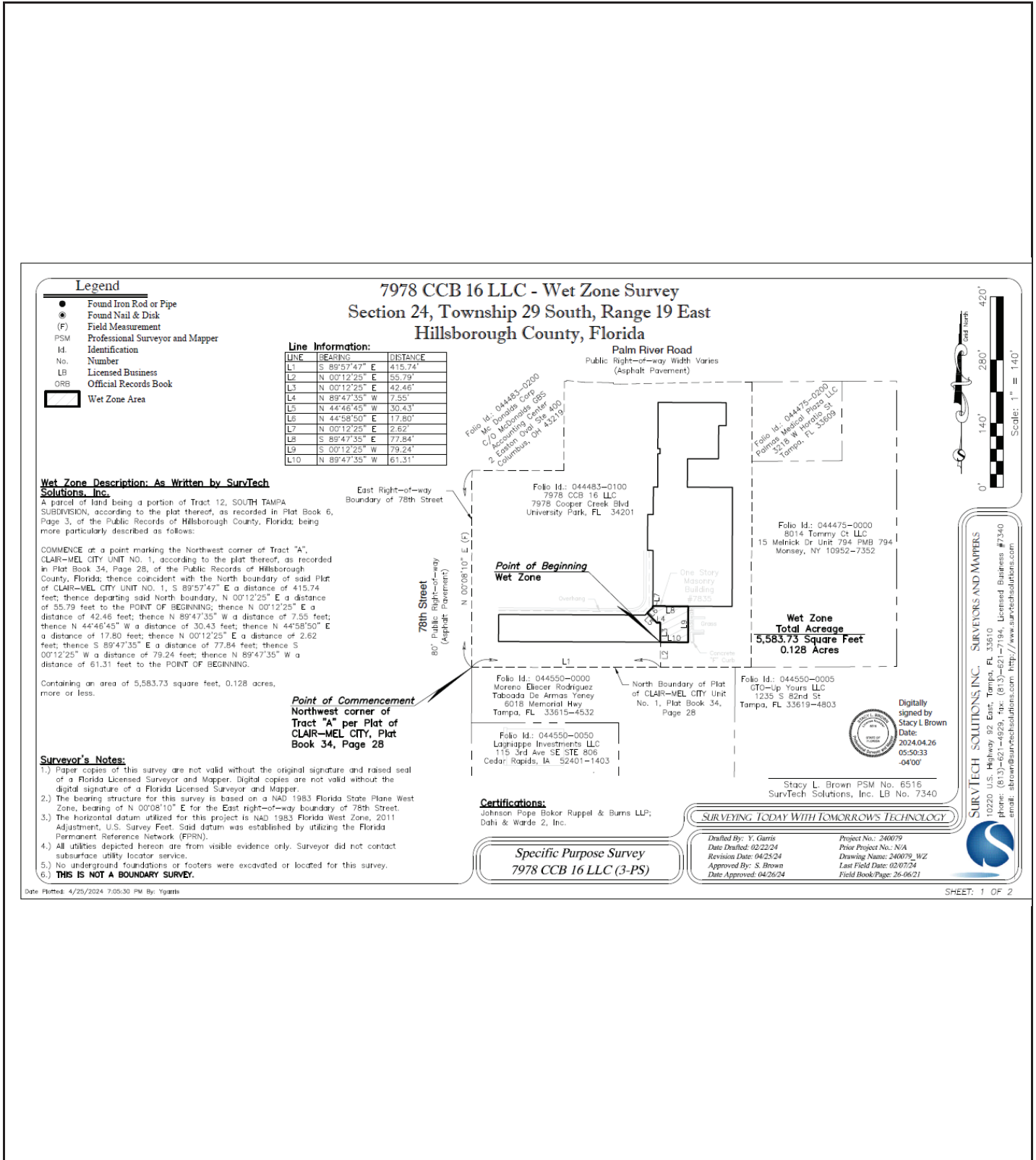
For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

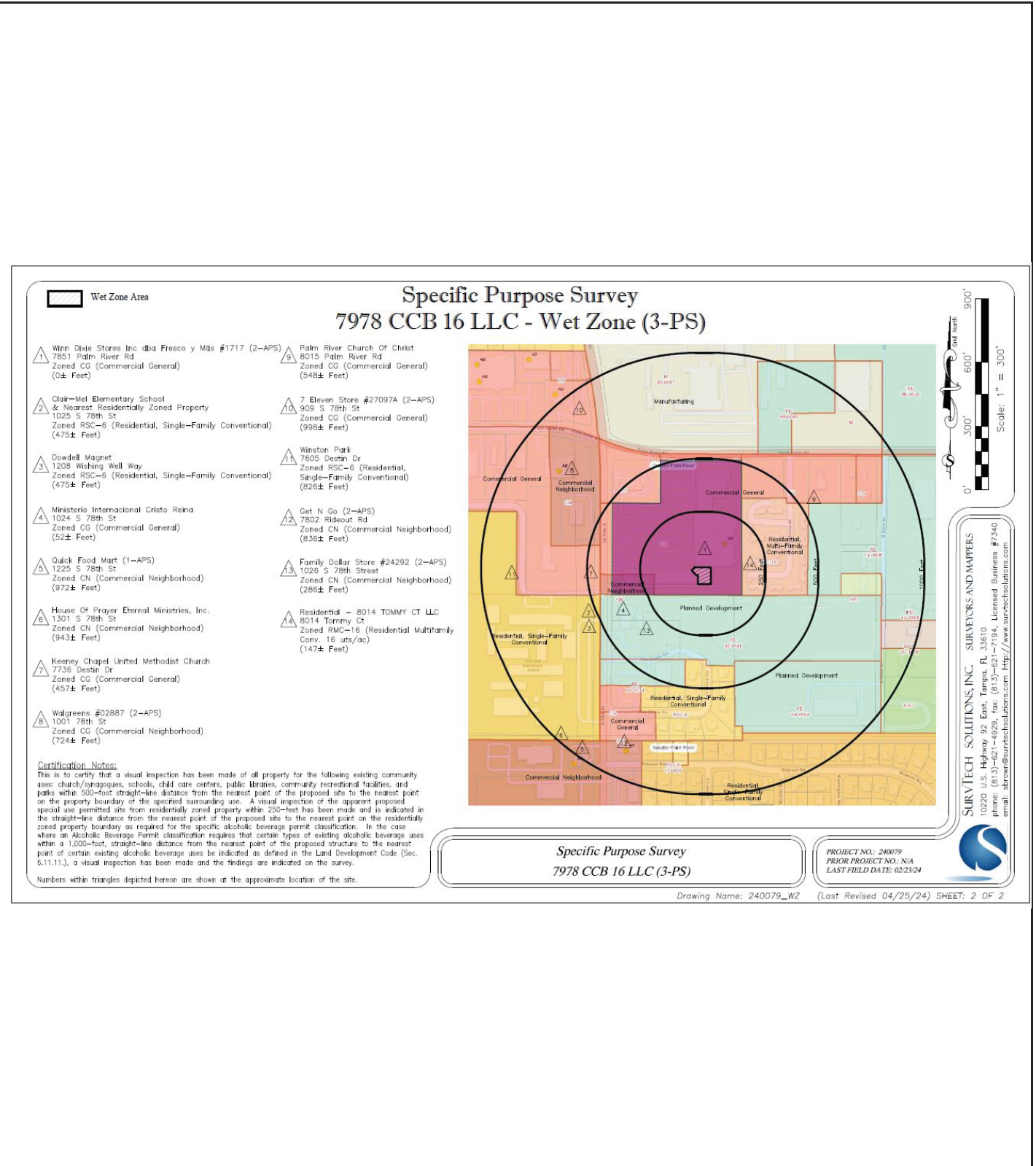
Staff finds the proposed 3-PS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 5,583.73 square feet, as shown on the wet zone survey received April 29, 2024.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Tue May 7 2024 16:58:33</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 PROPOSED WET ZONE SURVEY



6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)



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Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-AB 24-0573	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 24-0573 Applicant's Name: Dahi & Warde 2 Inc.

Reviewing Planner's Name: Jared Follin Date: 04/29/2024

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): 05/20/2024

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

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

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

ZoningIntake-DSD@hcfgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcfgov.net.

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

Bryan Dion

Digitally signed by Bryan Dion
Date: 2024.04.29 14:00:45 -04'00'

Signature

04/29/2024

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

SU-AB 24-0573

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

Signature: **Bryan Dion**

Digitally signed by Bryan Dion
Date: 2024.04.29 14:01:09 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

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

*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.



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Bryan Dion, Esq.
490 1st Avenue S, Suite 700
St. Petersburg, FL 33701
Phone: (727) 999-9900
E-mail: BryanD@jpfirm.com

FILE NO.:078060.160921

Submitted Via Email
Hillsborough County
Development Services
ZoningIntake-DSD@HCFLGov.net

Applicant: Dahi & Warde 2, Inc.
Address: 7835 Palm River Road, Tampa
Folio: 044483-0010
Use: 3-PS

Project Description/ Written Statement

The applicant, Dahi & Warde 2 Inc. (the “Applicant”), requests the County to permit its application for a 3-PS alcoholic beverage use within the Palm River Square shopping center. A 3-PS alcoholic beverages sales use allows for beer, wine and liquor package sales. The use is consistent with the surrounding commercial uses within the shopping center, including the Fresco Y Mas, anchor grocery store. The Applicant is the only 3-PS alcoholic beverages sales property within a 1000 foot radius; in fact, there are no other alcoholic beverages uses on the preclusionary criteria of Hillsborough County Code Section 6.11.11.D.5.c. Additionally, there is one neighboring residential community to the east, which is barred direct access to the wet zone area of this request due to chain-link fencing along the rear of the shopping center, and the front and only entrance, being on the opposite side of the building. The shopping center has mitigating measures in place to help establish a safe and pedestrian friendly use, such as high-efficiency LED lighting in the parking lot and pedestrian traversing areas on the property. The Applicant, as a tenant to the shopping center is also permitted to install a security system to ensure heightened safety, which the Applicant will be implementing security cameras, and a commercial lock and security system.

The applicant owns and operates other successful alcoholic beverages sales establishments in the state of Florida. The Applicant has established measures to ensure full compliance with Federal, State, and local laws pertaining to alcohol sales. This includes employee training, ID scanning systems along with age and photograph review, and strict sales requirements for sales. The Applicant plans to operate the location in accordance with Hillsborough County Code section 6.11.11.I.

The Applicant is requesting the following separation waivers:

- 1) The wet zone area is 475 feet from the Clair-Mel Elementary School and Dowdell Magnet School;
- 2) The wet zone area is 52 feet from the Ministerio Internacional Cristo Reina Church;
- 3) The wet zone area is 457 feet from the Keeney Chapel United Methodist Church; and
- 4) The wet zone area is within 250 feet of the Octagon Apartments residential community to the east.



Hillsborough County- Development Services Department
February 27, 2024
Page 2

ALCOHOLIC BEVERAGE SPECIAL USE DISTANCE WAIVER REQUEST

The Request does not meet the following locational requirements:

Section 6.11.11.D.5.a The distance from the proposed structure to certain community uses shall be 500 feet.

- Clair-Mel Elementary School, and Dowdell Magnet School are 475 feet southwest of the wet zone area.
- Ministerio Internacional Cristo Reina, a church, is 52 feet southwest of the wet zone area.
- Keeney Chapel United Methodist Church is 457 feet west of the wet zone area.

Sec. 6.11.11.D.5.b The distance from the proposed structure to residentially zoned property shall be 250 feet.

- The proposed structure is within approximately 147 feet, on a direct line, of a residential (RSC-16) zoned multi-family property to the east.

The following is being provided in accordance with Section 6.11.11.D.5.c. “There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1,000 feet of the proposed alcoholic beverage use as measured from the proposed structure to the existing alcoholic beverage use. An Alcoholic Beverage Development Permit application shall reference all alcoholic beverage conditional uses or wet zonings that were approved under previous zoning regulations as well as nonconforming wet zoned establishments.”

- The following all have alcohol sales, and within 1000-feet of the wet zone area. However, they are all 2-APS or 1-APS uses, which are not restricted per section 6.11.11.D.5.c. Note that 2-APS and 1-APS only allow beer and wine package sales.
 - Fresco Y Mas is located in the same shopping plaza as the wet zone area, and is approximately 0-feet north of the wet zone area. They have a 2-APS alcoholic beverages use designation.
 - Quick Food Mart is located 972 feet southwest of the wet zone area, and has a 1-APS alcoholic beverage use designation.
 - Walgreens is located 724 feet northwest of the wet zone area, and has a 2-APS alcoholic beverage use designation.
 - 7-Eleven is located 998 feet northwest of the wet zone area, and has a 2-APS alcoholic beverage use designation.
 - Get-N-Go is located 836 feet south of the wet zone area, and has a 2-APS alcoholic beverage use designation.
 - Family Dollar Store is located 286 feet south of the wet zone area, and has a 2-APS alcoholic beverage sales designation.

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

The proposed use is being put into an already established shopping plaza, anchored by a Fresco Y Mas grocery store. Fresco Y Mas and the other tenant spaces within the shopping center are occupied by non-



Hillsborough County- Development Services Department
February 27, 2024
Page 3

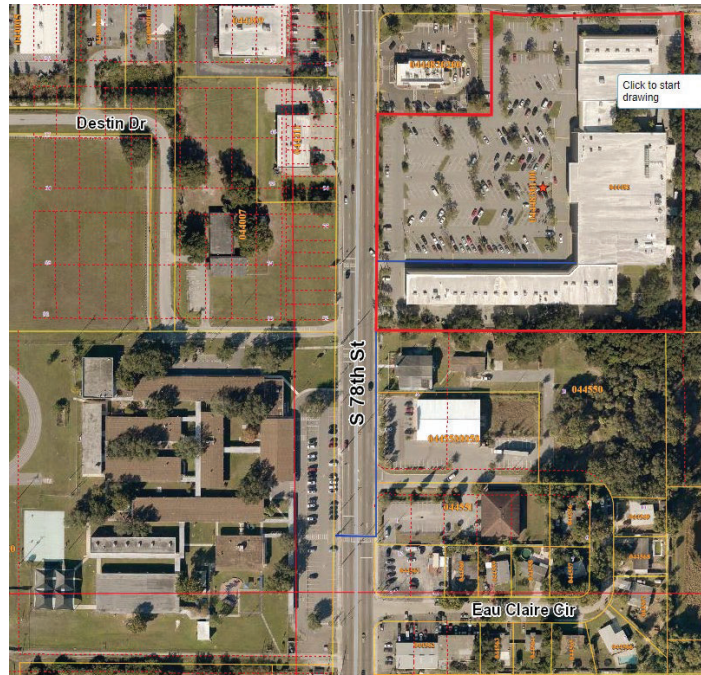
residential uses compatible with the proposed alcoholic beverage use. There are no other 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses within 1000 feet of the wet zone area. The shopping center faces away from the neighboring residential community located to the west, with the back-side having no public entrances, and a chain-link fence along the entirety of the back of the plaza. This negates the possibility of direct pedestrian or vehicular access to the wet zone area. The plaza parking area and pedestrian walkway are well lit at all hours, to promote safety. No signs will be placed in the back of the building. The PD use to the South is commercial and has no residential use. North and east of the shopping plaza are commercial and manufacturing zoning, with no residential use.

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

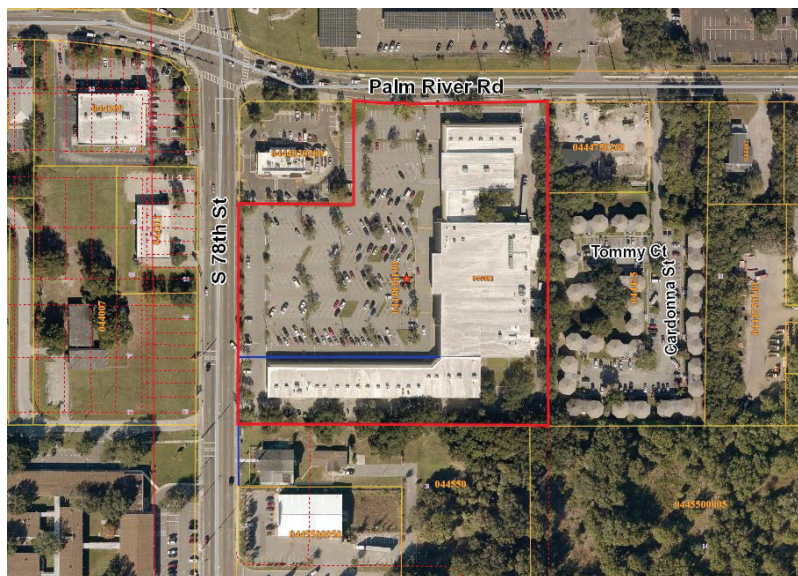
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Hillsborough County- Development Services Department
February 27, 2024
Page 4

- 1) Practical walking distance from Clair-Mel Elementary School and Dowdell Magnet School to wet zone area: approximately 1,027.77 feet.



- 2) Practical walking distance from Ministerio Internacional Cristo Reina Church to wet zone area: approximately 649.96 feet.





JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Hillsborough County- Development Services Department
February 27, 2024
Page 5

- 3) Practical walking distance from Keeney Chapel United Methodist Church to wet zone area: approximately 1,444.97 feet.



- 4) Practical walking distance from Residential Zoned Property to East, to wet zone area: approximately 918.86 feet.



PREPARED / RETURN TO:
Benderson Development Company, LLC
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201

Consideration: \$1.00 & no more
Tax Parcel Identification Numbers: 044483-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on December 31, 2021, between **BENDERSON PROPERTIES, INC.**, New York corporation, (“GRANTOR”) having an address of 7978 Cooper Creek Blvd., University Park, FL 34201, and **7978 CCB 16, LLC**, a Florida limited liability company, having an address of 7978 Cooper Creek Blvd., University Park, FL 34201 (“GRANTEE”),

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE AND NO MORE DOLLARS (\$1.00)** and other valuable Considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said “Grantee”, its successors and assigns forever, following described land:

Legal Description attached as EXHIBIT “A”

It is the intent of the Grantor herein to convey its right, title and interest in and to the LAND only. This conveyance specifically excludes fee title to the improvements located on the Land

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

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 said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2019. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

WITNESSES:

Lynne Bretherick
Print Name: Lynne Bretherick

Gina Holzer
Print Name: Gina Holzer

BENDERSON PROPERTIES, INC.

By: David H. Baldauf
David H. Baldauf, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

af

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of December 2021 by David H. Baldauf as Vice President of Benderson Properties, Inc. a New York corporation, on behalf of the corporation. Said person is personally known to me or produced _____ as identification.

Gina Holzer
Signature of Notary

Gina Holzer
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

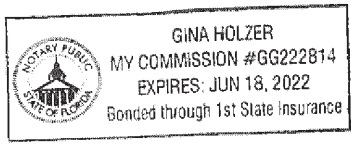


EXHIBIT "A"

Tract 12 in the Southwest ¼ of Section 24, Township 29 South, Range 19 East, of South Tampa Subdivision as recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida, LESS the North 210.00 feet of the West 225.00 feet thereof, and LESS right-of-way for 78th Street, and LESS right-of-way for Palm River Road.

ALSO KNOWN AS

Tract 12 in the Southwest ¼ of Section 24, Township 29 South, Range 19 East, of South Tampa Subdivision as recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida LESS the South 100.00 feet of the West 200.00 feet thereof, and LESS the right-of-way for 78th Street, LESS the North 210.00 of the West 225.00 thereof, and LESS road right-of-way, and the South 100.00 feet of the West 200.00 feet of said Tract 12 in the Southwest ¼ of Section 24, Township 29 South, Range 19 East, Hillsborough County, Florida.

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Additional / Revised Information Sheet

Office Use Only		
Application Number: SU-AB 24-0573	Received Date:	Received By:

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Application Number: SU-AB 24-0573 Applicant's Name: Dahi & Warde 2 Inc.

Reviewing Planner's Name: Jared Follin Date: 04/29/2024

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): 05/20/2024

Important Project Size Change Information

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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.

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

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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.

Bryan Dion



Digitally signed by Bryan Dion
Date: 2024.04.29 14:00:45 -04'00'

Signature

04/29/2024

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

SU-AB 24-0573

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

Signature: **Bryan Dion**

Digitally signed by Bryan Dion
Date: 2024.04.29 14:01:09 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
----------	----------------

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

*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@HCFLGov.net.

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.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser’s website at 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. Include all folio numbers and the notice buffer distance area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation (A, AR, AM, AE) 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. If the property contains more than one future land use category, the greatest applicable notice distance shall apply per [LDC Section 10.03.02.E.1](#). If the notice distance extends to includes parcels in an adjacent county jurisdiction, those property owners will need to be included in the list. Contact the property appraiser’s office for the applicable county jurisdiction to obtain that list.

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@HCFLGov.net. 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.



**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: Craig Taraszki & Bryan Dion (Johnson Pope Bokor Ruppel & Burns, LLP) Phone: 727-999-9900

Representative's Email: craigt@jpfirm.com; bryand@jpfirm.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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fastrack Approval (if applicable)

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



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

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

Property Information

Address: 7835 Palm River Road City/State/Zip: Tampa, Florida
 TWN-RN-SEC: 24-29-19 Folio(s): 044483-0100 Zoning: CG Future Land Use: CMU-12 Property Size: 5,584 sqft

Property Owner Information

Name: 7978 CCB 16 LLC Daytime Phone 941.360.7220
 Address: 7978 Cooper Creek Blvd City/State/Zip: University Park, FL 34201
 Email: brendasorg@benderson.com Fax Number 716.566.5152

Applicant Information

Name: Dahi & Warde 2 Inc. Daytime Phone _____
 Address: 6440 Metrowest Blvd. City/State/Zip: Orlando, FL 32835
 Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: Craig Taraszki & Bryan Dion (Johnson Pope Bokor Ruppel & Burns, LLP) Daytime Phone 727.999.9900
 Address: 490 1st Ave. S, Suite 700 City/State/Zip: St. Petersburg, FL 33701
 Email: craigt@jpfirm.com; bryand@jpfirm.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.

Signature of the Applicant

Nazeh warde
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)

Nazeh warde
Type or print name



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application _____

Includes sensitive and/or protected information.

Type of information included and location _____

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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: **Bryan Dion**

Digitally signed by Bryan Dion
Date: 2024.02.27 11:58:04 -05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

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