

**Special Use-Alcoholic Beverage Permit with Waivers Application:** SU-AB 25-1194  
**LUHO Hearing Date:** September 22, 2025  
**Requested Classification:** 4-COP



**Hillsborough  
County Florida**

**Development Services Department**

## 1.0 APPLICATION SUMMARY

**Applicant:** E&J Promotions, LLC of Florida  
**Zoning:** PD  
**FLU Category:** RES-6  
**Service Area:** Urban  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None  
**Special District:** None  
**Use:** Drinking Establishment  
**Total Wet Zone Area Requested:** 5,873 sq. ft.  
**Inside Area Requested:** 5,152 sq. ft.  
**Outside Area Requested:** 675 sq. ft.  
**Location:** 4802 Gunn Highway, Tampa, FL 33624; Folio: 23739.0200



### Introduction Summary:

This is a request for a distance separation waiver for a 4-COP Alcoholic Beverage Development Permit (AB) for the sale & consumption of beer, wine and liquor on and off the permitted premises. The wet zoning is sought for a cigar lounge and bar with a total size of 5,873 square feet, 675 square feet of which is outside area. The property is zoned PD which allows the host use and consideration of the proposed wet zoning.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

### Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 97-0114
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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	34 feet	216 feet

**Applicant's Justification:**

**Commercial Buffer Zone:** The establishment is situated entirely within a retail center zoned and operated for commercial use, providing a built-in buffer between the lounge and any residential areas or sensitive sites

**No Adverse Community Impact:** The Porch is committed to creating a high-end, members-oriented environment focused on premium cigars and whiskey—not nightlife or disruptive entertainment. Operations will be tailored to a mature clientele with responsible service practices, limited hours, and no outdoor amplified music.

**Economic & Community Benefit:** As a minority-owned small business, The Porch will contribute to the economic development of the area by generating local jobs, increasing foot traffic for adjacent businesses, and enhancing the tax base. The concept fills a unique niche in the community by offering a culturally enriching and upscale social venue.

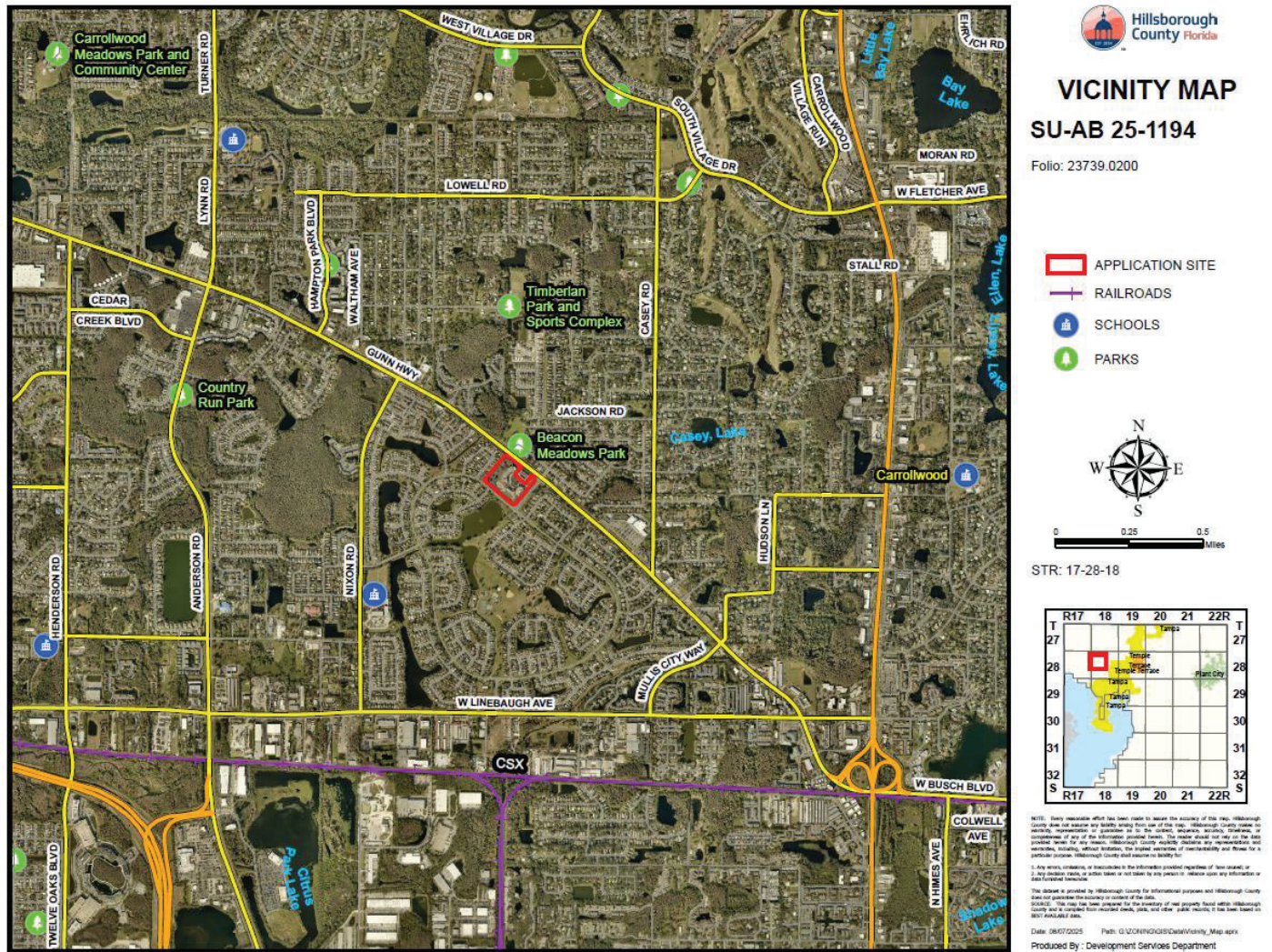
**Enhanced Safety & Operations:** The location includes ample parking, controlled entry, professional security protocols, and visibility from a major roadway—reducing the likelihood of loitering or disturbances.

Given these circumstances, granting a waiver to allow the 4COP license at 216 feet will not result in a significant negative impact on surrounding land uses. Instead, it will support Hillsborough County's goals for economic vitality, safe development, and vibrant mixed-use communities.



### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.1 Vicinity Map



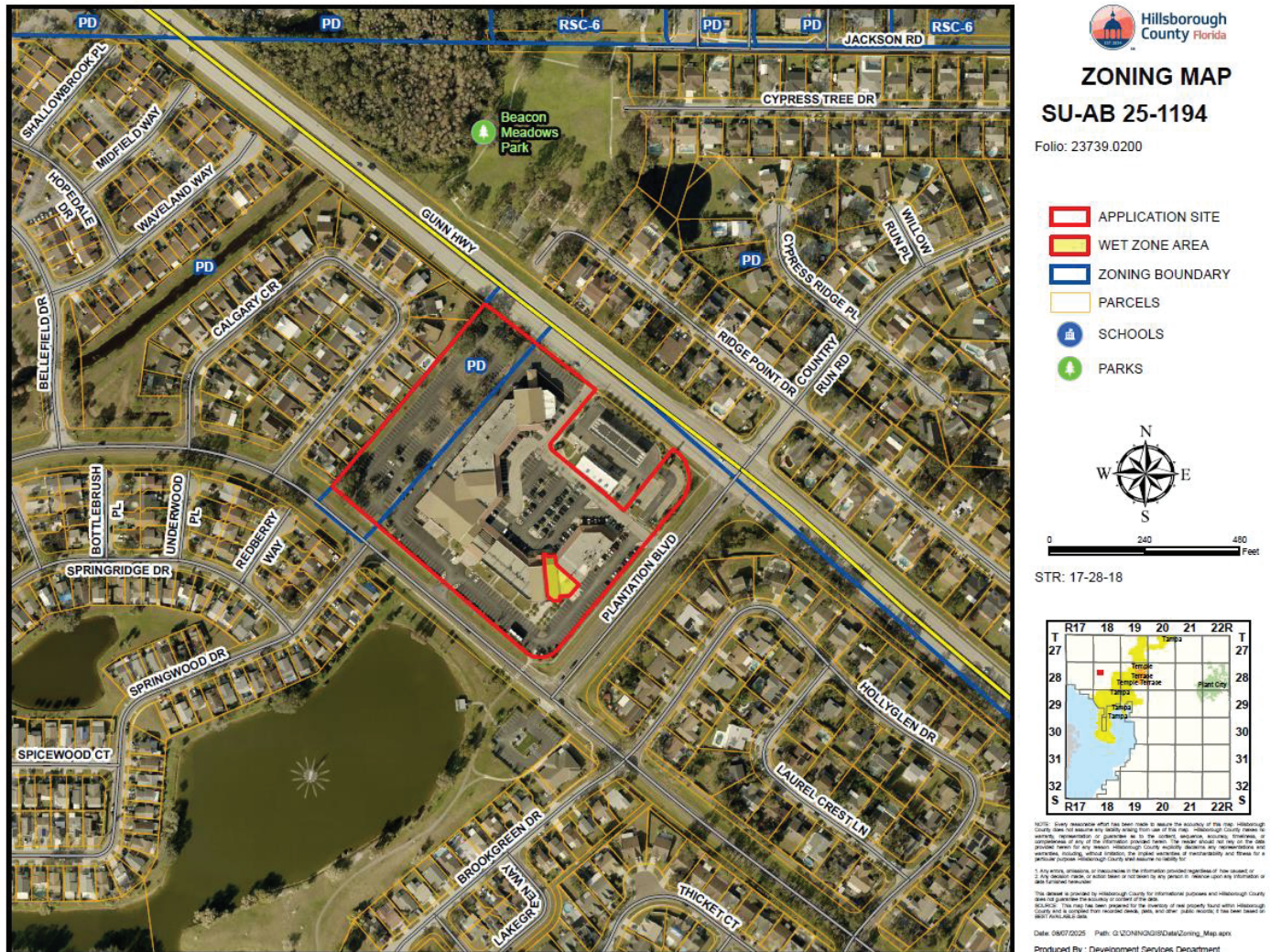
#### Context of Surrounding Area:

The subject site is located off Gunn Highway, a major roadway, in the Greater Carrollwood Northdale Hillsborough Community Plan area. The surrounding area is primarily composed of single-family residential; however, the wet zoning area is located within a shopping center with a variety of commercial uses. The site is also adjacent to a Circle K convenience store to the north.



### 3.0 LAND USE MAP SET AND SUMMARY DATA

#### 3.2 Immediate Area Map



#### Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 75-0059	Convenience Store
	PD 77-0214	Single-Family Residential/Public Park
South	PD 75-0059	Single-Family Residential
East	PD 75-0059	Single-Family Residential
West	PD 75-0059	Single-Family Residential



4.0 Staff Findings

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”


The proposed wet zoning is within 250 feet from residentially zoned property to the southeast. The proposed wet zone area is separated from the residential property by a parking area and a 120-foot-wide public roadway. Additionally, the main entrance of the proposed business faces north towards the parking lot of the property, away from the residential property. An entrance also exists facing southwest. Further, several wet-zoned establishments and non-residential uses currently exist on the property.

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.

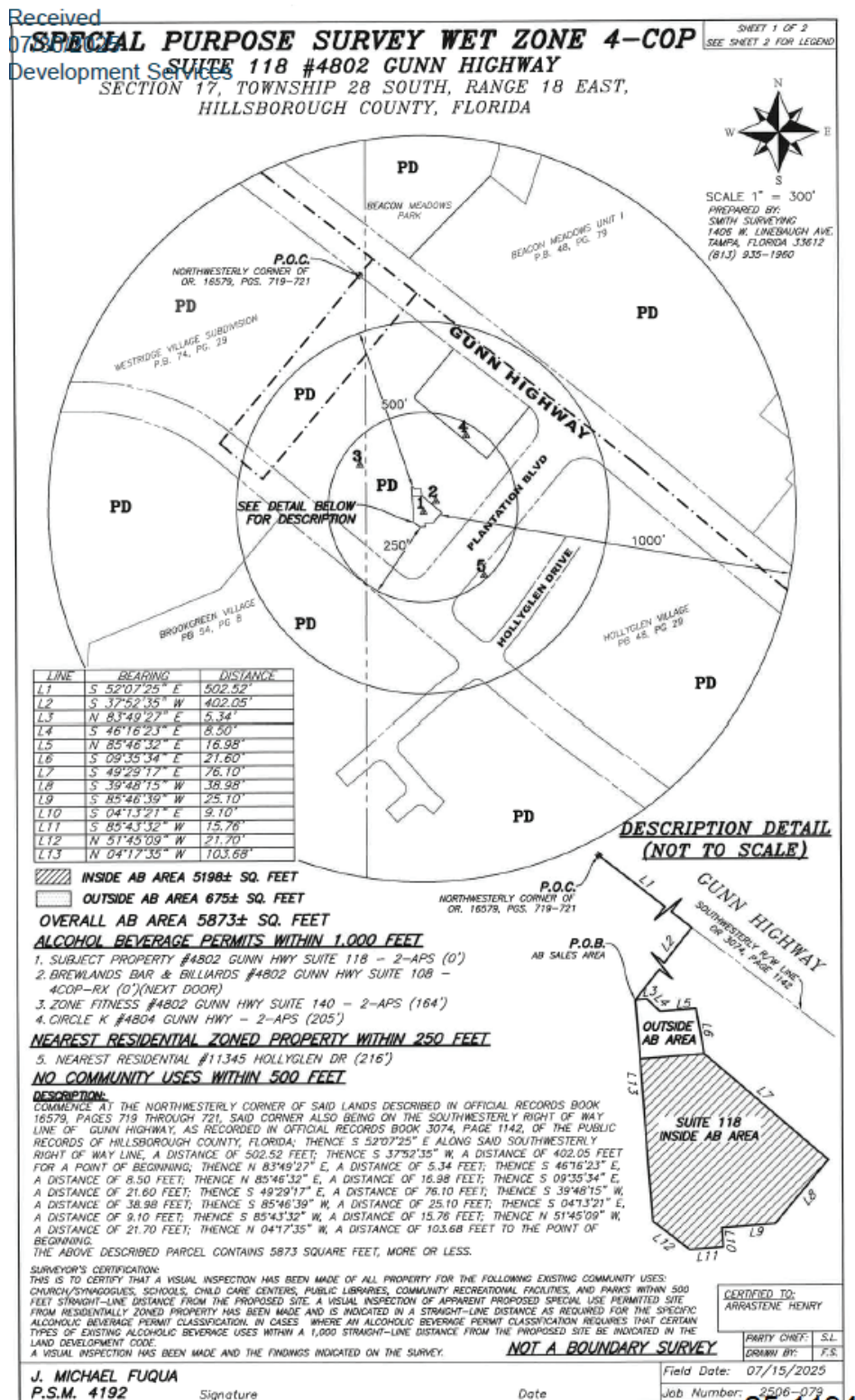
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE, Subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 5,873 square feet, as shown on the wet zone survey received July 31, 2025.

- 1. Upon approval of SU-AB 25-0840, the portion of the existing 3-PS wet zoning of the subject premises, SU-AB 97-0114 shall be rescinded.

Zoning Administrator Sign Off:	 Colleen Marshall Tue Sep 9 2025 15:44:26
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)

Received

07/20/2025  
Development Services**SPECIAL PURPOSE SURVEY WET ZONE 4-COP**SUITE 118 #4802 GUNN HIGHWAY  
SECTION 17, TOWNSHIP 28 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDASHEET 2 OF 2  
SEE SHEET 1 FOR SKETCH**Legend**

Petition Petalase	
RZ	Rezoning
MM	Major Modification
PPS	Personal Appearance
SU	Special Use
WV	Variance
APP	Appeal

**Comprehensive Plan Categories**

AM	Agriculture/Mining (1 unit per 20 acres)
A	Agriculture (1 unit per 10 acres)
AR	Agriculture/Rural (1 unit per 5 acres)
AE	Agriculture Estate (1 unit per 2.5 acres)
Res-1	Residential-1 (1 unit per 1 acre)
Res-1	Residential-1 (1 unit per acre)
Res-2	Residential-2 (2 units per acre)
Res-2	Residential-2 (2 units per acre)
Res-2	Residential-2 (2 units per acre)
NMU	Neighborhood Mixed Use-4
Res-4	Residential-4 (4 units per acre)
Res-6	Residential-6 (6 units per acre)
SMU	Suburban Mixed Use-6
Res-9	Residential-9 (9 units per acre)
Res-12	Residential-12 (12 units per acre)
CMU	Community Mixed Use-12
Res-20	Residential-20 (20 units per acre)
OC	Office Commercial
UMU	Urban Mixed Use-20
RMU	Regional Mixed Use-35
RCP	Research/Corporate Park
LI-P	Light Industrial Planned
LI	Light Industrial
HI	Heavy Industrial
EPGF	Electrical Power Generation Facility
P	Public/Quasi-Public
E	Environmentally Sensitive Areas
N	Natural Preservation
S	Scenic Corridor

**Service Areas**

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

**Zoning Districts**

AM	Agriculture/Mining (1 unit per 20 acres)
A	Agriculture (1 unit per 10 acres)
AR	Agriculture/Rural (1 unit per 5 acres)
AS-0.4	Agricultural, Single-Family Estate (1 unit per 2.5 acres)
AS-1	Agricultural, Single-Family (1 unit per acre)
ASC-1	Agricultural, Single-Family Conventional (1 unit per acre)
AI	Agricultural Industrial
RSC-2	Residential, Single-Family Conventional (2 units per acre)
RSC-3	Residential, Single-Family Conventional (3 units per acre)
RSC-4	Residential, Single-Family Conventional (4 units per acre)
RSC-6	Residential, Single-Family Conventional (6 units per acre)
RSC-9	Residential, Single-Family Conventional (9 units per acre)
RM	Residential, Single-Family Mobile Home Overlay
RDC-6	Residential, Duplex Conventional (6 units per acre)
RDC-12	Residential, Duplex Conventional (12 units per acre)
RMC-6	Residential, Multi-Family Conventional (6 units per acre)
RMC-9	Residential, Multi-Family Conventional (9 units per acre)
RMC-12	Residential, Multi-Family Conventional (12 units per acre)
RMC-16	Residential, Multi-Family Conventional (16 units per acre)
RMC-20	Residential, Multi-Family Conventional (20 units per acre)
BPO	Business, Professional Office
CO	Office Residential
ON	Commercial, Neighborhood
CO	Commercial, General
CI	Commercial, Intensive
M	Manufacturing
SB	Show Business Overlay
SPH-NC	Historic and Cultural Conservation
SPH-RVR	Recreational Vehicle & Private Pleasure Craft Residential Overlay
SPH-UC-1	Special Public Interest-University Community
SPH-UC-2	Special Public Interest-University Community
SPH-UC-3	Special Public Interest-University Community
SPH-AP-1	Special Public Interest-Airport
SPH-AP-2	Special Public Interest-Airport
SPH-AP-3	Special Public Interest-Airport
SPH-AP-4	Special Public Interest-Airport
SPH-AP-5	Special Public Interest-Airport
SPH-AP-V	Special Public Interest-Airport
SPH-NMD	Special Public Interest-North Dale Mabry Overlay
PD	Planned Development
PD-C	Planned Development Commercial
PD-I	Planned Development Interstate
PD-J	Planned Development Interstate
PD-S	Planned Development Interstate

**Definitions for Special Uses (alcoholic beverages):**

- 1-APS Beer to be sold in sealed containers only for consumption off the licensed premises (package sales).  
Notwithstanding the provisions of general law, vendors holding retail beverage off-premises sales licenses under State Beverage laws shall be subject to alcoholic beverage regulations of Hillsborough County, Florida (Ch. 81-385 S. 1, Laws of Florida).
- 2-APS Beer and wine to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 3-PS Beer, wine and liquor to be sold in sealed containers only for consumption off the licensed premises (package sales).
- 2-COP Beer and wine for sale and consumption on and off the licensed premises.
- 2-COP-X Beer and wine for sale and consumption on the licensed premises only.
- 2-COP-R Beer and wine for sale and consumption on and off the licensed premises (package sales) in connection with a restaurant.  
The combined gross sales of the restaurant shall be verified by a bi-annual report to be at least fifty-one (51) percent from the sale of food and non-alcoholic beverages.
- 2-COP-RX Beer and wine for sale and consumption on the licensed premises only in connection with a restaurant, see (6) above.
- 4-COP Beer, wine and liquor for sale and consumption on and off the licensed premises (package sales).

UCA-MS UNIVERSITY COMMUNITY AREA - MAIN STREET

UCA-MS UNIVERSITY COMMUNITY AREA - HILLSBOROUGH OFFICE DISTRICT

**Legend**

PC	Point of Curvature
PT	Point of Tangency
PCC	Point of Reverse Curvature
PCC	Point of Compound Curvature
PI	Point of Intersection
PI	Point
S.C.I.R.	Set Capped Iron Rod 1/2" # 6862
F.C.I.R.	Found Capped Iron Rod
F.I.R.	Found Iron Pipe
F.I.P.	Found Piped Iron Pipe
F.C.M.	Found Concrete Monument
S.C.M.	Set Concrete Monument
SPK&Dsk	Set P-R Nut & Disk
SPK&Dsk	Found P-R Nut & Disk
F.R.R. Spk	Found Railroad Spike
N.C.T.	No Corner Found or Set
P.R.M.	Permanently Reference Monument
Rgs.	Range
R/W	Right of Way
W/F	Wood Fence (W)
W/L	Wood Line (W)
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
N.C.	Witness Corner
d/h/n	Doing Business As

(2)	Dead
(Desc)	Description
(C)	Calculation
(F)	Field Measured
N.C.	Witness Corner
Sec.	Section
Twp.	Township
O/H	Overhead
C	Centerline
A/C	Air Conditioner
Q/A	Overall
C/C	Concrete
A.P.O.	A Part Of
TM	Temporary
B.M.	Benchmark
COV	Covered
MAS	Masonry
R/S	Resident
P.B.	Plot Book
PC	Point
PP	Primer Pole
R/W	Right Of Way
TYP	Typical

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# Cover Letter for Special Use and Alcohol Beverage Permit Applications

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Date: July 21, 2025

To: Hillsborough County Development Services – Zoning Intake

Email: ZoningIntake-DSD@hcfl.gov

Re: Application Submission for Special Use Alcoholic Beverage Permit and Zoning Verification

Dear Zoning Intake Team,

Please accept the attached applications and supporting documentation for the following property:

Property Address: 4802 Gunn Hwy, Tampa, FL 33624

Folio Number: 23739.0200

Applicant: E&J Promotions, LLC of Florida

We are requesting approval for a Special Use Alcoholic Beverage Permit (No Waiver Required) and concurrent Alcoholic Beverage Verification for a 4COP Quota license for The Porch Cigar and Whiskey Lounge. All required forms and documentation are included in this submission, including the wet-zone survey completed by David L. Smith.

If there are any questions or additional materials needed, please contact me directly at 215-806-3999 or ejpromotionsfl@gmail.com.

Thank you for your time and consideration.

Sincerely,

Arrastene Henry  
E&J Promotions, LLC of Florida

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Prepared by and return to:  
Charles H. Carver, Esq.  
McNamara & Carver, P.A.  
201 Bayshore Center  
2907 Bay to Bay Blvd.  
Tampa, Florida 33629

Purchase Price: \$8,165,000.00  
Documentary Stamp Taxes  
Paid on this Deed: \$57,155.00

(Space Above This Line For Recording Data)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, effective as of August 14, 2019, between **CDC TOWN CENTRE, LLC**, a Florida limited liability company, and **FLC TOWN CENTRE, LLC**, a Florida limited liability company (hereinafter collectively referred to as the "Grantor"), and **TOWNE CENTRE, LLC**, a Florida limited liability company, and **MD TAMPA LLC**, a Florida limited liability company, as tenants in common (hereinafter collectively referred to as the "Grantee"), whose post office address is 48 Sellers St., Kearny, NJ 07032. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, and does hereby grant, bargain and sell to Grantee, the following described lands located in Hillsborough County, Florida (the "Property"), to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

Property Appraiser's Parcel Identification No. A023739-0200

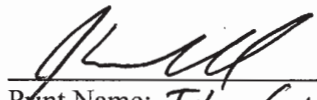
TOGETHER WITH all easements, hereditaments and appurtenances belonging thereto, all strips and gores, if any, between the Property and abutting properties and all buildings and improvements thereon, if any.

TO HAVE AND TO HOLD the same in fee simple forever, subject (a) to taxes accruing subsequent to December 31, 2018, (b) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of the Property, and (c) those matters described on **Exhibit "B"** attached hereto and incorporated herein by reference (the "Permitted Matters").

Grantor hereby covenants with Grantee that (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) except for the Permitted Matters, Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.

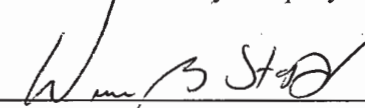
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

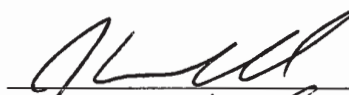
Signed, sealed and delivered  
in our presence as witnesses:

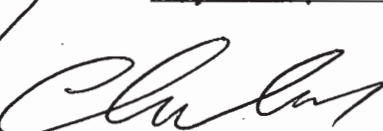
  
Print Name: John Ciminelli

  
Print Name: Christopher Udy  
As to CDC Town Centre, LLC

CDC TOWN CENTRE, LLC,  
a Florida limited liability company

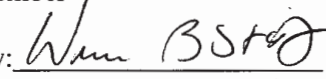
By:   
William B. Stark, Jr., its  
authorized Operating Agent

  
Print Name: John Ciminelli

  
Print Name: Christopher Udy  
As to FLC Town Centre, LLC

FLC TOWN CENTRE, LLC,  
a Florida limited liability company

By: Ciminelli Properties LLC,  
a Delaware limited  
liability company, its sole  
member

By:   
William B. Stark, Jr., its  
Manager

c/o Ciminelli Real Estate Services of  
Florida  
14499 N Dale Mabry Hwy, Suite 200  
Tampa, Florida 33618

STATE OF New York  
 COUNTY OF Erie

THE FOREGOING INSTRUMENT was acknowledged before me this 12<sup>th</sup> day of August, 2019, by William B. Stark, Jr., as the Operating Agent of CDC Town Centre, LLC, a Florida limited liability company, on behalf of the company. He is either ☒ personally known to me, or ☐ has produced a \_\_\_\_\_ driver's license as identification. I am a Notary Public of the State of New York, and my commission expires on November 13, 2022.

SHARON A. MOZEKO #01MO6050774  
 Notary Public, State of New York  
 Qualified in Erie County  
 My Commission Expires Nov. 13, 2022  
 (NOTARIAL SEAL)

Sharon A. Mozeko  
 Notary Public SHARON A. MOZEKO  
 Print or Stamp Name: SHARON A. MOZEKO  
 My serial number: 01MO6050774

STATE OF New York  
 COUNTY OF Erie

THE FOREGOING INSTRUMENT was acknowledged before me this 12<sup>th</sup> day of August, 2019, by William B. Stark, Jr., as the Manager of Ciminelli Properties LLC, a Delaware limited liability company, as the sole member of FLC Town Centre, LLC, a Florida limited liability company, on behalf of the company. He is either ☒ personally known to me, or ☐ has produced a \_\_\_\_\_ driver's license as identification. I am a Notary Public of the State of New York, and my commission expires on November 13, 2022.

(NOTARIAL SEAL)

SHARON A. MOZEKO #01MO6050774  
 Notary Public, State of New York  
 Qualified in Erie County  
 My Commission Expires Nov. 13, 2022

Sharon A. Mozeko  
 Notary Public SHARON A. MOZEKO  
 Print or Stamp Name: SHARON A. MOZEKO  
 My serial number: 01MO6050774



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07/30/2025

Development Services



**Hillsborough**  
**County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-1194

Intake Date: 07/29/2025

Hearing(s) and type: Date: 09/22/2025

Type: LUHO

Receipt Number: 504833

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

Type: \_\_\_\_\_

Intake Staff Signature: Charles Phillips

### Property Information

Address: 4802 Gunn Highway, Suite 118 City/State/Zip: Tampa, FL, 33624

TWN-RN-SEC: 17-28-18 Folio(s): 023739.0200 Zoning: PD Future Land Use: R-6 Property Si +/-5873 sq ft/

8.78

total

acres

### Property Owner Information

Name: Towne Centre, LLC and MD Tampa, LLC

Daytime Phone \_\_\_\_\_

Address: 4100 West Kennedy Blvd., Suite 105 City/State/Zip: Tampa, FL 33609

Email: admin@mgrealty.net

morris@coastalpak.com

Fax Number \_\_\_\_\_

### Applicant Information

Name: E&J Promotions, LLC of Florida

Daytime Phone \_\_\_\_\_

215-806-3999

Address: 33710 Astoria Circle

City/State/Zip: \_\_\_\_\_

Wesley Chapel, FL 33545

Email: ejpromotionsfl@gmail.com

Fax Number \_\_\_\_\_

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

Name: \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

E&J Promotions, LLC of Florida

dotloop verified  
07/28/25 9:36 PM EDT  
ETQI-S2MD-7D6K-6VEY

Signature of the Applicant

Arrastene Henry ii

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.

Signed by:

Meir Stern

131F426AA6064ED...

DocuSigned by:

MORRIS LEFKOWITZ

92416451E4174EE...

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

Meir Stern

Type or print name

MORRIS LEFKOWITZ





**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: 07/25/2025 Type: \_\_\_\_\_ Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: E&J Promotions, LLC of Floirda Phone: 215-806-3999

Representative's Email: ejpromotionsfl@gmail.com or arrastene@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will 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"/>	<b><u>Property/Applicant/Owner Information Form</u></b>
2	<input type="checkbox"/>	<b><u>Affidavit(s) to Authorize Agent</u></b> (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"/>	<b><u>Sunbiz Form</u></b> (if applicable). This can be obtained at <a href="https://www.sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<b><u>Property/Project Information Sheet</u></b> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<b><u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u></b>
6	<input checked="" type="checkbox"/>	<b><u>Copy of Current Recorded Deed(s)</u></b>
7	<input checked="" type="checkbox"/>	<b><u>Close Proximity Property Owners List</u></b>
8	<input checked="" type="checkbox"/>	<b>Legal Description</b> for the subject site
9	<input type="checkbox"/>	<b>Copy of Code Enforcement/Building Code Violation(s)</b> (if applicable)
10	<input checked="" type="checkbox"/>	<b>Fastrack Approval</b> (if applicable)

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





**Hillsborough  
County Florida**  
Development Services

## Specific Submittal Requirements for Special Use Alcoholic Beverage Permit (waiver required)

This application is for proposed Alcoholic Beverage Permits, commonly known as “wet zonings,” which do not meet the separation requirements found in [Section 6.11.11 of the Land Development Code](#) for the specific category of Alcoholic Beverage permit being requested. This application requires review by a Land Use Hearing Officer (LUHO) through a noticed public hearing process in accordance with [LDC Section 10.02.00](#). The required information below is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

### Part B: Project Information

#### Additional Submittal Requirements for a Special Use - Alcoholic Beverage Permit (waiver required)

- 1 ☒ **Project Description/Written Statement**
- 2 ☒ **Site Plan** - Submit a neatly drawn site plan showing all buildings on the parcel where the proposed wet zoning will be located. Additionally, the footprint of the wet zoning shall be depicted on the site plan.
- 3 ☒ **Wetzone Survey** - prepared by a Florida registered land surveyor in accordance with [DRPM Section 4.1.2.C.7](#)
- 4 ☒ **Distance Waiver Request Form**
- 5 ☒ **Distance Waiver Notification List** - As specified in [DRPM 12.5.A.3](#).
- 6 ☒ **Supplemental Information** (optional)

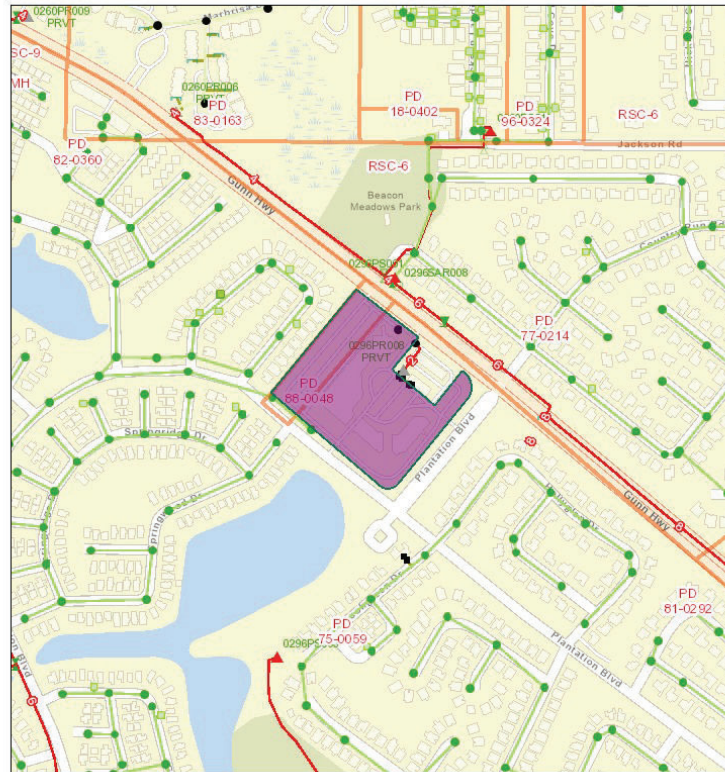
**Please note:** To avoid an additional fee, when submitting this wet zoning application, you will also need to submit an [Alcoholic Beverage Sign Off/Verification application](#) as required to obtain a state Alcoholic Beverage license. A fee will not be charged for the [Alcoholic Beverage Sign Off/Verification application](#) **provided that it's submitted simultaneously with this wet zoning application**. All other Alcoholic Beverage Sign Off/Verification applications, including those related to this application but submitted at a later date, will be assessed a separate fee for each sign-off.

- 7 ☒ **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
  - 8 ☒ **State of Florida DBPR Application Sections** - From [Form ABT-6001](#). Applications for a new Alcoholic Beverage License
    - Include Section 1 - Check License Category, Section 4 - Description of Premises to be Licensed, and Section 5 - Application Approvals
- OR**
- 9 ☒ **State of Florida DBPR Application Sections** - From [Form ABT-6014](#). Application for Change of Location/Change in Series or Type
    - Include Section 1 -Check Transaction, Series or Type Requested, Section 3 – Description of Premises to be Licensed, and Section 4 – Application Approvals/Zoning.

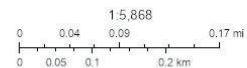


# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 23739.0200



July 31, 2025



Edits: Esri Community Maps Contributors, University of South Florida, City of Tampa, County of Pinellas, FDEP & OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Sateglobe, GeoBrowsers, Inc, METI/USA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

**Folio: 23739.0200**  
**PIN: U-17-28-18-ZZZ-000000-89980.0**  
**Towne Centre Llc And Md Tampa Llc**  
**Mailing Address:**  
 48 Sellers St  
 null  
 Kearny, Nj 07032-4216  
**Site Address:**  
 4802 Gunn Hwy  
 Tampa, Fl 33624  
**SEC-TWN-RNG: 17-28-18**  
**Acreage: 8.78**  
**Market Value: \$10,012,700.00**  
**Landuse Code: 1620 STORE/SHP CENTE**

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