

ALCOHOLIC BEVERAGE SALES SPECIAL USE 2

SITE PLAN REQUIREMENTS GUIDE



Special Use 2 Alcoholic Beverage Sales Site Plan Requirements:

- ☐ Must be provided full size (24 inches x 36 inches)
- ☐ Must contain at a minimum:
 - ☐ Property boundary, building location, right of way (street name and width)
 - ☐ North arrow, vicinity map, signature box in bottom right corner
 - ☐ Title with the requested AB sales designation, property address and folio number (if more than one, list all)
 - ☐ Site data table
 - ☐ Clearly labeled AB sales area (for both indoor and outdoor areas)
- ☐ Must provide 4 sided elevations for new construction or 4 sided photos for existing buildings to remain

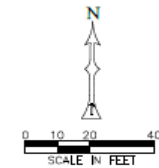
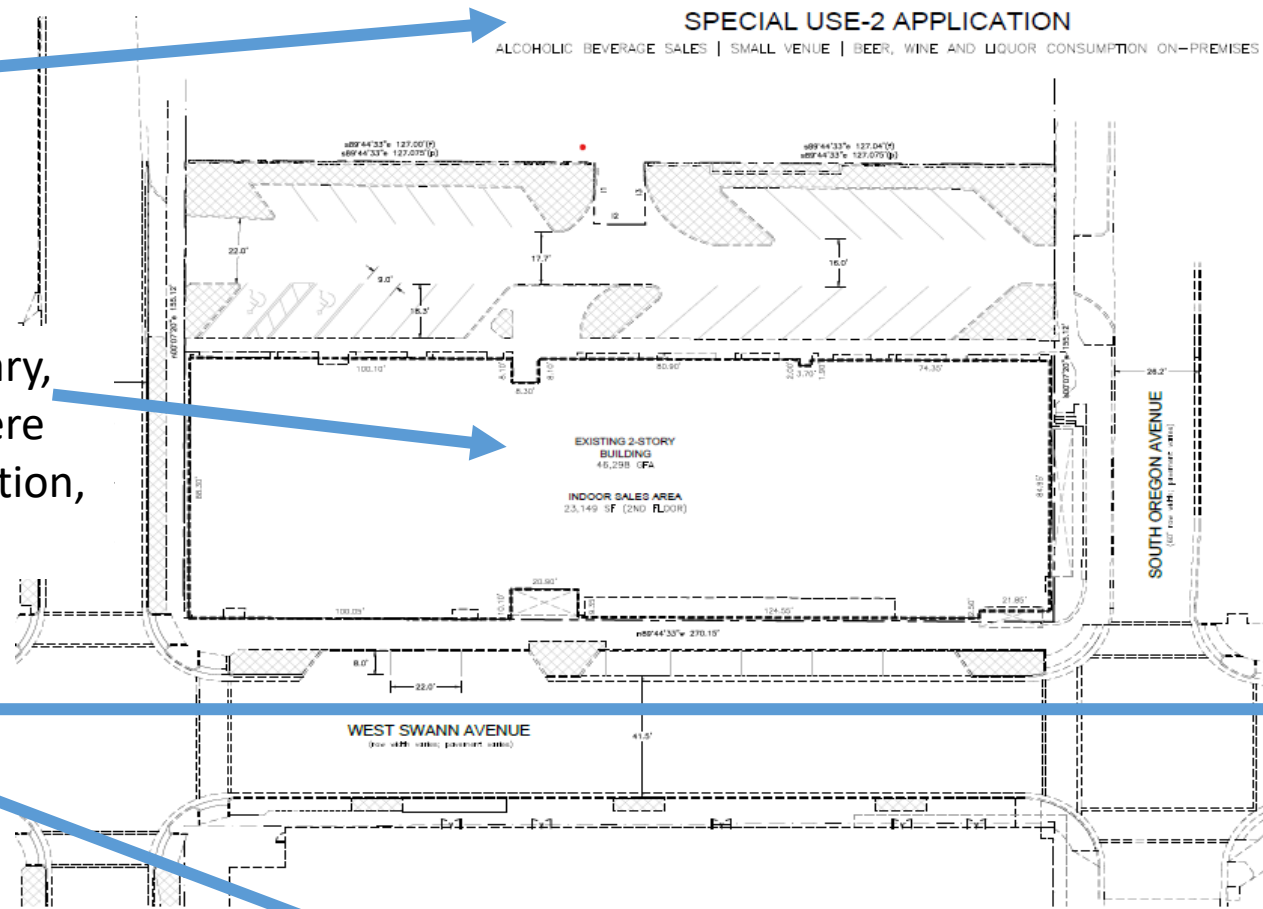
Special Use 2 Alcoholic Beverage Sales Site Plan – Sample Site Plan Layout

The site plan must include at a minimum the information below.

1. Title (Include AB sales designation requested)

2. Outline the AB sales boundary, label the building SF, floor where AB sales will occur, AB designation, AB sales indoor/outdoor areas

3. Include site data table and legal description



LOCATION MAP
N.T.S.

North arrow
Vicinity Map

SITE DATA	
PROPERTY LOCATION:	1501 W SWANN AVE
PLAT NUMBER:	185579-3510
CURRENT ZONING:	PD
AL:	CUL-35
EXISTING BUILDING SETBACKS:	0'
TOTAL SITE AREA:	41,591 SF = 0.95 AC (±)
TOTAL BUILDING AREA:	46,298 (GFA)
EXISTING FAR:	1.11
ALL SALES AREA:	23,149 SF (2ND FLOOR)
BUSINESS OPERATION HOURS:	CONFORM WITH CHAPTER 14, TAMPA CITY CODE
CURRENT AND PROPOSED ALCOHOL BEVERAGE CLASSIFICATION:	PROPOSED SPECIAL USE SPECIAL USE 2 - ALCOHOLIC BEVERAGE SALES - SMALL VENUE - BEER, WINE AND LIQUOR CONSUMPTION ON-PREMISES
PROPOSED USE:	HOTEL
PROPOSED SPECIAL USE:	CONSUMPTION ON-PREMISES
TOTAL NON-RESIDENTIAL PARKING REQUIRED:	556 SPACES (SEE SHEET 2 FOR COMPLETE BREAKDOWN)
TOTAL NON-RESIDENTIAL PARKING PROVIDED:	1,006 SPACES (SEE SHEET 2 FOR COMPLETE BREAKDOWN)
DEVELOPER/OWNER:	WIS TAMPA OWNER LLC 33 BOULEVARD ST STE 3000 CHRYSTAL HILL, FL 32847

LEGAL DESCRIPTION

THAT PORTION OF LOT 2, OLD RICE PARK VILLAGE, AS RECORDED IN PLAT BOOK 59, PAGE 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LIES IN SECTION 23, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2 OF SAID OLD RICE PARK VILLAGE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SWANN AVENUE, 589'44.33"E, 133.00' FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N00°11'28"E, 88.30' FEET; THENCE S89°48'34"E, 100.10' FEET; THENCE S00°11'28"W, 8.10' FEET; THENCE S89°48'34"E, 8.30' FEET; THENCE N00°11'28"E, 8.10' FEET; THENCE S89°48'34"E, 80.30' FEET; THENCE S00°11'28"W, 2.00' FEET; THENCE S89°48'34"E, 3.70' FEET; THENCE N00°11'28"E, 1.90' FEET; THENCE S89°48'34"E, 74.35' FEET; THENCE S00°11'28"W, 84.85' FEET; THENCE S89°48'34"E, 21.85' FEET; THENCE S00°11'28"W, 2.00' FEET; THENCE S89°48'34"E, 124.55' FEET; THENCE N00°11'28"E, 9.25' FEET; THENCE N00°48'34"W, 20.30' FEET; THENCE S00°11'28"W, 10.10' FEET; THENCE S89°48'34"E, 100.00' FEET TO THE POINT OF BEGINNING.

CONTAINING 23,149 SQUARE FEET, MORE OR LESS

BEING A 2 STORY BUILDING
FIRST FLOOR = 23,149 SQUARE FEET, MORE OR LESS
SECOND FLOOR = 23,149 SQUARE FEET, MORE OR LESS
HAVING A COMBINED 46,298 SQUARE FEET, MORE OR LESS

Signature box

DATE NUMBER	DATE
DEVELOPER/OWNER	DATE
DEVELOPER	DATE
CONTRACT ADMINISTRATOR	DATE

1. Title

- List the Alcoholic Beverage Sales request as listed in code Sec. 27-132.
- Provide the AB Sales requested (Restaurant, Bar/Lounge, etc.)
- Provide the type (Consumption on Premises or Package Sales Consumption Off Premises or both)
- Provide if the request is to sale Beer, Beer and Wine, or Beer, Wine and Liquor

2. AB Sales Information Required on the Site Plan

- Delineate the AB sales boundary
- Label the area AB sales. Provide Indoor AB sales area square footage (SF), Outdoor AB sales area SF and Total AB Sales Area SF.
- Label the floor where AB sales will be located: 1st and 2nd Floor, 1st Floor only, etc.
- Provide the legal description for the overall site and the AB sales area (Cut Out Legal).
- Show parking provided on site (to include parking spaces, drive aisle and bicycle parking spaces).
- Label all building entrances.
- Add a Waivers Requested section and list all waivers requested.

3. Site Plan Site Data Table

- Must include the following at a minimum:

SITE DATA

- * Current Zoning:
- * FLU:
- * Current Use: Retail and Restaurant
- * Proposed Use: Retail and Restaurant
- * Proposed Special Use: Large Venue
- * AB Classification: Beer, Wine and Liquor (Consumption On Premises / Package Sales Consumption Off-Premises)
- * Lot Size:
- * Building Height:
- * Folio #
- * Area for Proposed AB sales: square feet
- * Hours of Operation: Shall be compliant with City Code, Chapter 14
- * All permits issued after April 1, 2011, shall keep on site, a copy of the adopted ordinance and associated site plan ("alcoholic beverage sales permit)

ALCOHOLIC BEVERAGE SALES SITE PLAN EXAMPLE



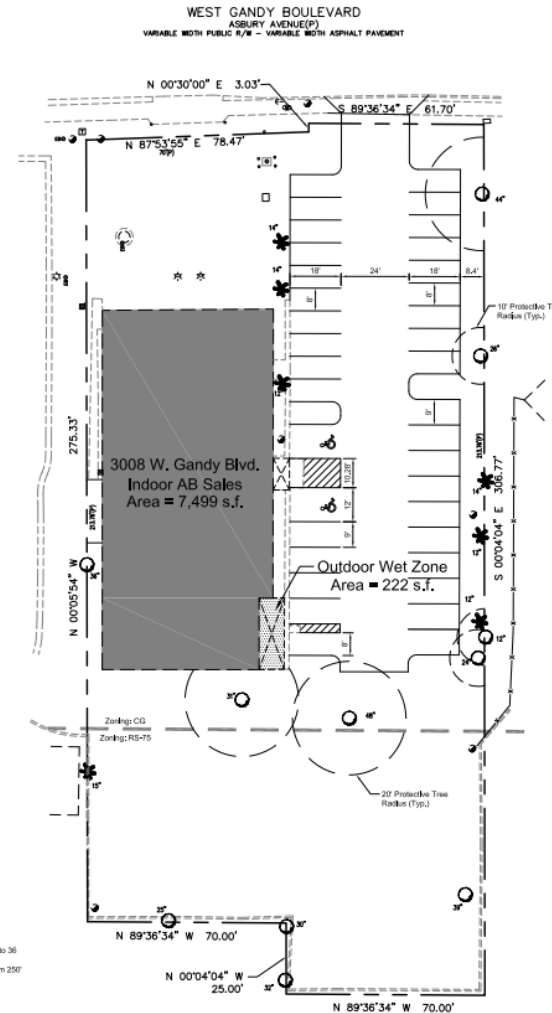
Building Photos



Waivers:

1. Sec. 27-285.7: To reduce the number of required parking spaces from 38 spaces to 36 spaces (5% reduction).
2. Sec. 27-132: To reduce the required distance separation from residential uses from 25' to 31'.
3. Sec. 27-132: To reduce the required distance separation from other AB sales establishments from 250' to 133'.

Special Use-2: Alcoholic Beverage Sales:
Small Venue: Beer Wine and Liquor
(consumption on-premises only)



SITE DATA:	
Fulls Nos. -	134286-0000
Future Land Use -	CMB-35
Zoning -	CO / RS-75
Site Area -	0.04 Ac. MOL
Current Use -	Private Recreational Facility
Proposed Use -	Private Recreational Facility
Gross Floor Area -	7,721 s.f.
F.A.R. -	0.19
Existing Building Height -	1-Story
Indoor Alcoholic Beverage Sales Area -	7,489 s.f.
Outdoor Alcoholic Beverage Sales Area -	222 s.f.
Total Alcoholic Beverage Sales Area -	7,721 s.f.
Proposed Special Use -	Small Venue
Proposed AB Classification -	Beer, Wine and Liquor (consumption on premises only)
Required Parking = 7,489 s.f. x 8 spaces / 1,000 s.f. =	38 spaces
Proposed Parking: Standard Spaces =	14 spaces
Compact Spaces =	20 spaces
HC Spaces =	3 spaces
Total Spaces =	37 spaces

NOTES:

1. Site plan based on survey prepared by ASL, dated 10-30-18, project number 10009518.
2. All proposed improvements shall comply with City of Tampa development regulations, such as the Tree & Landscape Code, Stormwater Management regulations and Solid Waste regulations.
3. The site shall comply with Chapter 20 – Solid Waste.
4. Solid waste shall be stored in a building or a closed trailer inside the building.
5. All permits issued after April 1, 2021, shall keep on site, a copy of the permit ordinance and associated site plan ("Additional" beverages sales permit).
6. Hours of operation shall be pursuant to Chapter 14, as they are amended.
7. Sales area shall not be located within a parking or loading area or spaces.
8. Signage for a commercial establishment with less than three hundred (300) person occupancy, which sells alcoholic beverages.
9. Upon approval, dumpster to be removed from the property.
10. Solid waste service shall be 40 carts. Carts shall be stored with the building.

PARENT TRACT LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 5, FIFIELD'S RE-FILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, LESS THAT PORTION CONVEYED TO THE CITY OF TAMPA IN OFFICIAL RECORDS BOOK 7101, PAGE 181, OF A WAY AND ALLEY ACROSS AS FEET OF LOT 15 AND THE NORTH 88 FEET OF LOT 16, BLOCK 5, FIFIELD'S RE-FILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, TOGETHER WITH THAT PORTION OF VACATED ALLEY LYING ADJACENT TO THE SOUTH LINE OF LOTS 3 AND 4, BLOCK 5 AND ADJACENT TO THE NORTH LINE OF THAT PORTION OF LOTS 15 AND 16, AS VACATED IN ORDINANCE NO. 2003-0140 RECORDED IN OFFICIAL RECORDS BOOK 12816, PAGE 163, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CUT OUT PARCEL DESCRIPTION:

INSIDE DINING OUT OUT PARCEL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5 OF FIELD'S REPLIED MAP OF ASSOCIATED PARKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S 00°05'54" E, 6.44 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST GANDY BOULEVARD; THENCE ALONG THE WEST LINE OF SAID LOT 4, S 00°05'54" E, 60.00 FEET; THENCE DEPARTING SAID WEST LINE, N 89°54'08" E, 5.61 FEET; THENCE S 89°54'08" E, 101.77 FEET; THENCE S 00°01'04" E, 101.77 FEET; THENCE N 89°54'08" E, 4.99 FEET; THENCE S 00°01'04" W, 24.77 FEET; THENCE N 89°54'08" W, 55.25 FEET; THENCE N 00°01'04" E, 126.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,499 SQ. FT. / 0.17 ACRES, MORE OR LESS

OUTSIDE DINING CUT OUT PARCEL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELONGS IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5 OF PIFIELD'S REIFIED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S 00°05'54" E, 6.44 FEET TO THE POINT OF BEGINNING; THENCE S 00°05'54" E, 10.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°05'54" E, 6.00 FEET, THENCE DEPARTING SAID WEST LINE, N 89°54'06" E, 5.61 FEET; THENCE N 89°58'56" E, 60.24 FEET; THENCE S 00°01'04" W, 101.77 FEET TO THE POINT OF BEGINNING; THENCE S 89°58'56" E, 3.98 FEET; THENCE S 00°01'04" W, 24.77 FEET; THENCE N 89°58'56" W, 8.97 FEET; THENCE N 00°01'04" E, 24.77 FEET; THENCE S 89°58'56" E, 4.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 222 FT / 0.05 ACRES, MORE OR LESS

Case No. AB-2-19-0000015 Date: _____

Date City Council Chairman

Date City Clerk

Certified Date Zoning Administrator

ALCOHOLIC BEVERAGE SALES SITE PLAN

Minimum required information labeled below in red

Vicinity map



Site plan

TREE DESCRIPTION

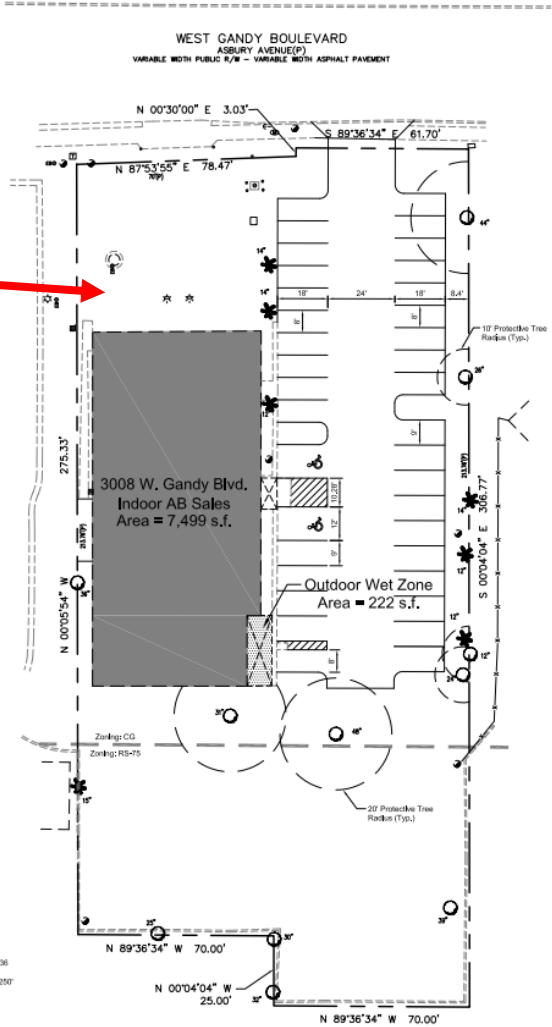
	OAK TREE
	PALM TREE
	DECORATIVE TREE
	DIAMETER AT BREAST HEIGHT
	MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

Site pictures



Title (AB Sales Requested)

Special Use-2: Alcoholic Beverage Sales:
Small Venue: Beer Wine and Liquor
(consumption on-premises only)



Site data table

SITE DATA:	
Folio Nos. -	134286-0000
Future Land Use -	CMB-05
Zoning -	CG / RS-75
Site Area -	0.34 Ac. MOL
Current Use -	Private Recreational Facility
Proposed Use -	Private Recreational Facility
Gross Floor Area -	7,721 s.f.
F.A.S. -	0.19
Existing Building Height -	1-Story
Indoor Alcoholic Beverage Sales Area -	7,499 s.f.
Outdoor Alcoholic Beverage Sales Area -	222 s.f.
Total Alcoholic Beverage Sales Area -	7,721 s.f.
Proposed Special Use -	Small Venue
Proposed AB Classification -	Beer, Wine and Liquor (consumption on-premises only)
Required Parking -	7,499 s.f. x 5 spaces / 1,000 s.f. = 38 spaces
Proposed Parking:	
Standard Spaces =	14 spaces
Compact Spaces =	20 spaces
HC Spaces =	2 spaces
Total Spaces =	36 spaces

- NOTES:
1. Site plan based on survey prepared by ASL dated 10-31-18, project number 10000918.
 2. All proposed improvements shall comply with City of Tampa development regulations, such as the Tree & Landscape Code, Stormwater Management regulations and Solid Waste regulations.
 3. The site shall comply with Chapter 20 - Solid Waste.
 4. Solid waste disposal shall be via curbside carts shall be stored inside the building.
 5. All permits issued after April 1, 2011, shall keep on site, a copy of the adopted ordinance and associated site plan ("alcoholic beverages sales permit").
 6. Hours of operation shall be pursuant to Chapter 14, as may be amended.
 7. Sales area shall not be located within a parking or loading area or space.
 8. Small Venue: A commercial establishment with less than three hundred (300) person occupancy, which sells alcoholic beverages.
 9. Upon approval, dumpster to be removed from the property.
 10. Solid waste storage shall be via carts. Carts shall be stored within the building.

PARENT TRACT LEGAL DESCRIPTION:
LOTS 3 AND 4, BLOCK 5, FIELD'S RE-FILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, LESS THAT PORTION CONVEYED TO THE CITY OF TAMPA IN OFFICIAL RECORDS BOOK 7102, PAGE 656 FOR ROAD RIGHT-OF-WAY, AND THE NORTH 63 FEET OF LOT 15 AND THE NORTH 88 FEET OF LOT 16, BLOCK 5, FIELD'S RE-FILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, TOGETHER WITH THAT PORTION OF VACATED ALLEY LYING ADJACENT TO THE SOUTH LINE OF LOTS 3 AND 4, BLOCK 5 AND ADJACENT TO THE NORTH LINE OF THAT PORTION OF LOTS 15 AND 16, AS VACATED IN ORDINANCE NO. 2003-0140 RECORDED IN OFFICIAL RECORDS BOOK 12816, PAGE 163, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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CONTAINING 7,499 SQ. FT. / 0.17 ACRES, MORE OR LESS


Legal description

OUTSIDE DINING CUT OUT PARCEL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5 OF FIELD'S REFILED MAP OF ASBURY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE S 00°05'54" E, 6.44 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST GANDY BOULEVARD; THENCE ALONG THE WEST LINE OF SAID LOT 4, S 00°05'54" E, 80.00 FEET; THENCE DEPARTING SAID WEST LINE, N 89°58'56" E, 5.81 FEET; THENCE N 89°58'56" E, 80.24 FEET; THENCE S 00°01'54" W, 101.77 FEET TO THE POINT OF BEGINNING; THENCE S 89°58'56" E, 3.98 FEET; THENCE S 00°01'04" W, 24.77 FEET; THENCE N 89°58'56" W, 8.97 FEET; THENCE N 00°01'04" E, 24.77 FEET; THENCE S 89°58'56" E, 4.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 222 FT / 0.05 ACRES, MORE OR LESS

Signature box

Case No. AB-2-19-0000015	Date: _____
Date _____	City Council Chairman _____
Date _____	City Clerk _____
Certified Date _____	Zoning Administrator _____



For questions regarding the Special Use 2 Alcoholic Beverage Sales site plan requirements
Contact our office:
Development Coordination at (813) 274-3100