

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 26-0420
LUHO Hearing Date: April 13, 2026
Requested Classification: 4-COP



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 11202 Dewhurst LLC
Zoning: PD
FLU Category: RES-12
Service Area: Urban
Community Plan Area: Brandon
Overlay: None
Special District: None
Use: Proposed Restaurant
Total Wet Zone Area Requested: 20,344.89 sf
Inside Area Requested: 13,386.77 sf
Outside Area Requested: 6,958.12 sf
Location: 11202 Dewhurst Dr., Riverview, FL; Folio 73703.0010



Introduction Summary:

Pursuant to Land Development Code (LDC) Section 6.11.11, the request is for a distance separation waiver for a 4-COP Alcoholic Beverage Permit to allow the sale of beer, wine, and liquor for sale and consumption on and off the permitted premises (package sales).

Major Modification 25-1247 was recently approved by the Hillsborough County BOCC on March 10, 2026, to allow additional uses within the clubhouse including a member-only restaurant with alcoholic beverage service.

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 of certain type 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Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	NA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	239	11 feet

Applicant's Justification:

The applicant included the justification provided within their narrative request.

- The AB Area is proposed to be located within the community's existing Clubhouse, which is undergoing approval to effectuate its use as a private, members-only club that includes member event space, and day spa, and a full-service restaurant with the ability to serve alcoholic beverages, as well as package sales. All of which are complemented by the sale of alcoholic beverages.
- This area is buffered from residential uses to the north by a 2.64-acre area comprising a pond and existing vegetation and is buffered from residential uses by a mixture of ponds, vegetation, and open space.
- The smaller of the two outdoor areas is 1,809.40 sq. ft. and is located directly west of the main entrance. This area is buffered from the residential uses to the west by existing vegetation and a parking area that separates it from the Assisted Living Facility.
- Proposed AB Area is located within the community's private Clubhouse that is exclusive to only residents within the PD who elect to become members of the club and is adequately buffered from the residential uses within the community.
- The sale of alcoholic beverages is proposed to be contained within the existing Clubhouse area, which will be a private, members-only club exclusive to the residents within the PD.
- Lastly, the applicant states that this request does not have a negative impact on the community's residential uses due to adequate separation and provides a positive impact on the residents of the community by enhancing the use of their Clubhouse.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	NA	Over 500 feet

Applicant's Justification:

The proposed AB does not seek a waiver for distance to certain community uses.

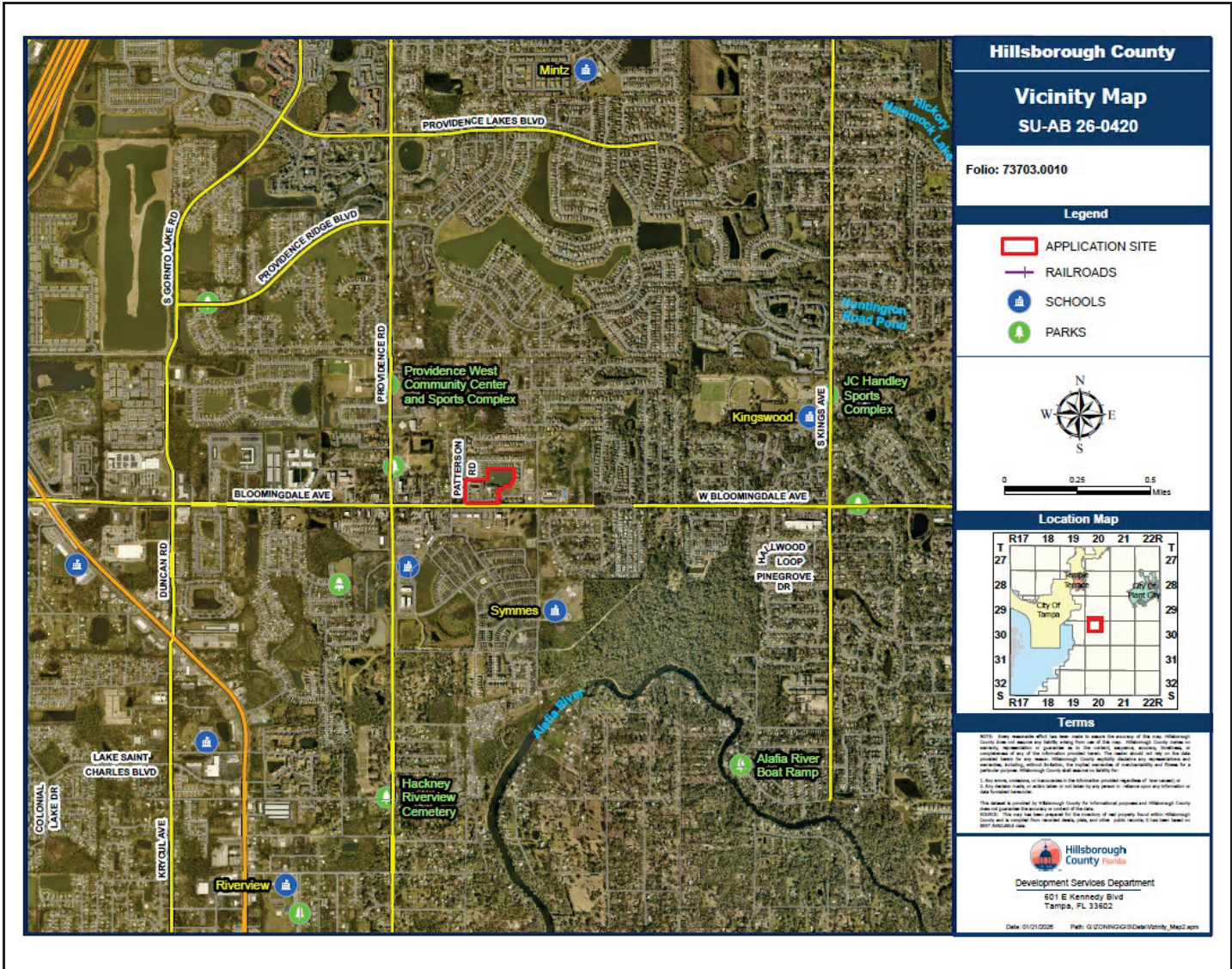
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
More than 3 approved AB within 1,000 feet	1,000	NA	Over 1,000 feet

Applicant's Justification:

The proposed AB does not seek a waiver for more than 3 approved AB of a certain type within 1,000 feet.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



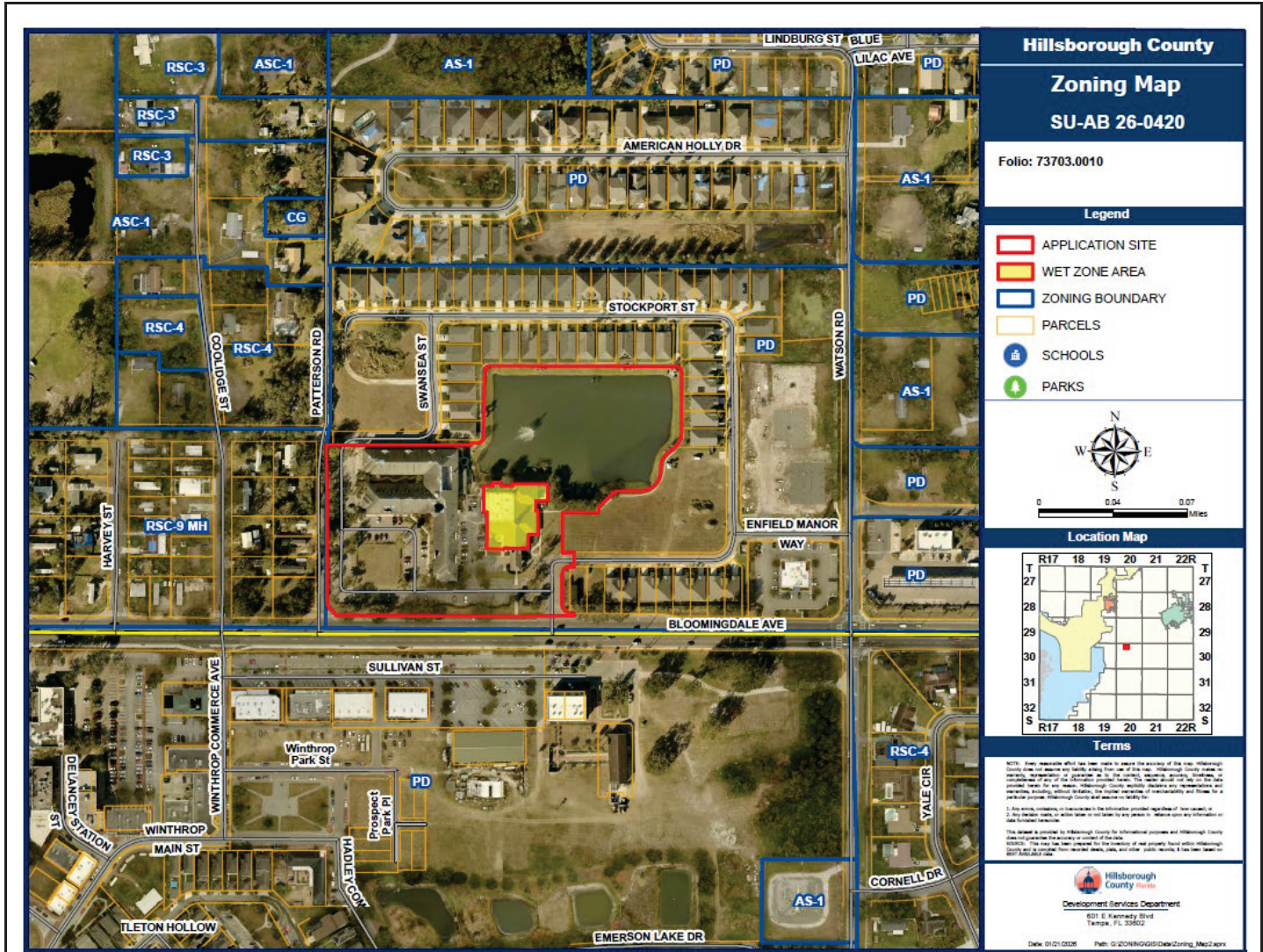
Context of Surrounding Area:

The overall Planned Development consists of multiple folios within the development comprising approximately 25.74 acres. MM 25-1247 comprised the area of the community clubhouse located within a 14.66-acre area located towards the southern portion on the north side of Bloomingdale Avenue between Watson and Patterson Road.

The surrounding area is a mix of uses. To the west of Patterson Road and north of the PD are single-family homes. South of the subject site across Bloomingdale Avenue is the Winthrop mixed-use development with commercial and residential. East of the area of modification is an outparcel consisting of a restaurant. Eastward along Bloomingdale Avenue are more commercial uses.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Existing Land Use:
North	PD 04-0459	Attached & Detached SF Residential
South	PD 97-0113 (Winthrop)	Residential, Commercial
East	PD 04-0459	Attached & Detached SF Residential
	PD 04-0459 SE Outparcel	Restaurant
West	RSC-9/MH	SF Residential, Mobile Homes


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.”

- As shown on the January 13, 2026 wet zone survey, residential areas within the same Planned Development are located approximately 11-feet east of the proposed wet zone within the indoor/outdoor community center. However, the residential area immediately to the east is currently undeveloped. The facility will serve members only, and the wet zoned community center will be established prior to occupancy of any future residential development in that location.
- The entrance of the community center to the residential area located to the north of the center will be separated by a stormwater pond, trees, fences and landscaped vegetation. To the southeast is separated via physical buffers internal streets, trees, and landscaping thereby minimizing potential impacts. Additionally, these residential areas are also located within the same mixed use Planned Development (PD 04-0459) with the community center being for the benefit of the members-only residences.
- There have been no objections from review agencies.
- For the reasons discussed above, the location of the alcoholic beverage permit within the member-only community center negates the need for strict adherence to the specified distance requirement. Staff finds that the proposed wet zoning will not result in significant impacts on surrounding land uses and that application of the specified distance requirement is therefore unwarranted.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint of 20,344.89 square feet, as shown on the wet zone survey received January 13, 2026.

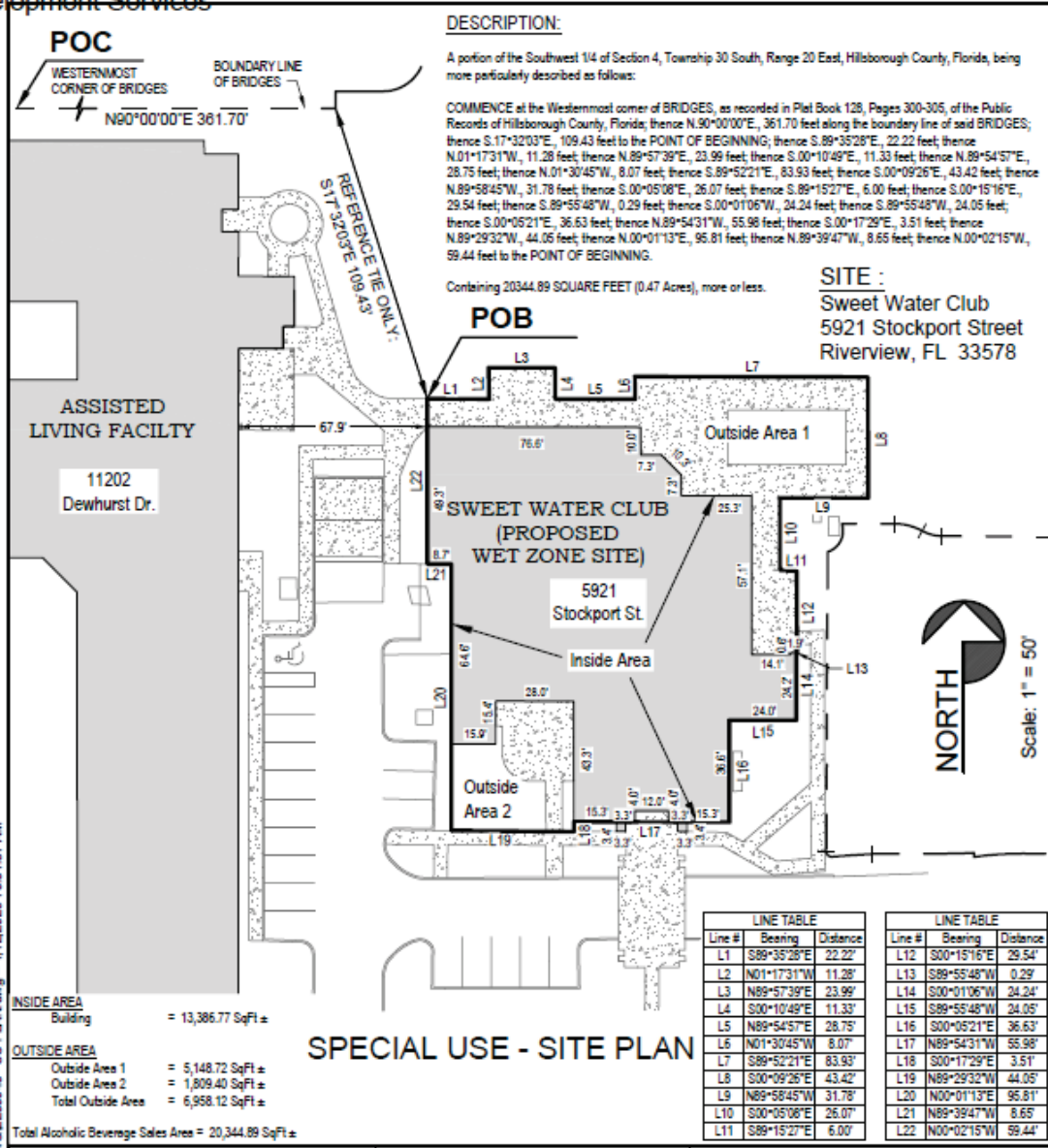
<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Tue Mar 24 2026 10:40:58</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 PROPOSED WET ZONE SURVEY (page 1 of 2)

Received
 01/13/2026
 Development Services



INSIDE AREA Building = 13,386.77 SqFt ±

OUTSIDE AREA

- Outside Area 1 = 5,148.72 SqFt ±
- Outside Area 2 = 1,809.40 SqFt ±
- Total Outside Area = 6,958.12 SqFt ±

Total Alcoholic Beverage Sales Area = 20,344.89 SqFt ±

SPECIAL USE - SITE PLAN

Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S89°55'28"E	22.22'	L12	S00°15'16"E	29.54'
L2	N01°17'31"W	11.28'	L13	S89°55'48"W	0.29'
L3	N89°57'39"E	23.99'	L14	S00°01'06"W	24.24'
L4	S00°10'49"E	11.33'	L15	S89°55'48"W	24.05'
L5	N89°54'57"E	28.75'	L16	S00°05'21"E	36.63'
L6	N01°30'45"W	8.07'	L17	N89°54'31"W	55.98'
L7	S89°52'21"E	83.93'	L18	S00°17'29"E	3.51'
L8	S00°09'26"E	43.42'	L19	N89°29'32"W	44.05'
L9	N89°58'45"W	31.78'	L20	N00°01'13"E	95.81'
L10	S00°05'08"E	26.07'	L21	N89°39'47"W	8.65'
L11	S89°18'27"E	6.00'	L22	N00°02'15"W	59.44'

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

TODD C. AMADEN
 FLORIDA PROFESSIONAL ENGINEER NO. 53967
 Drawing Date: 1-09-2026

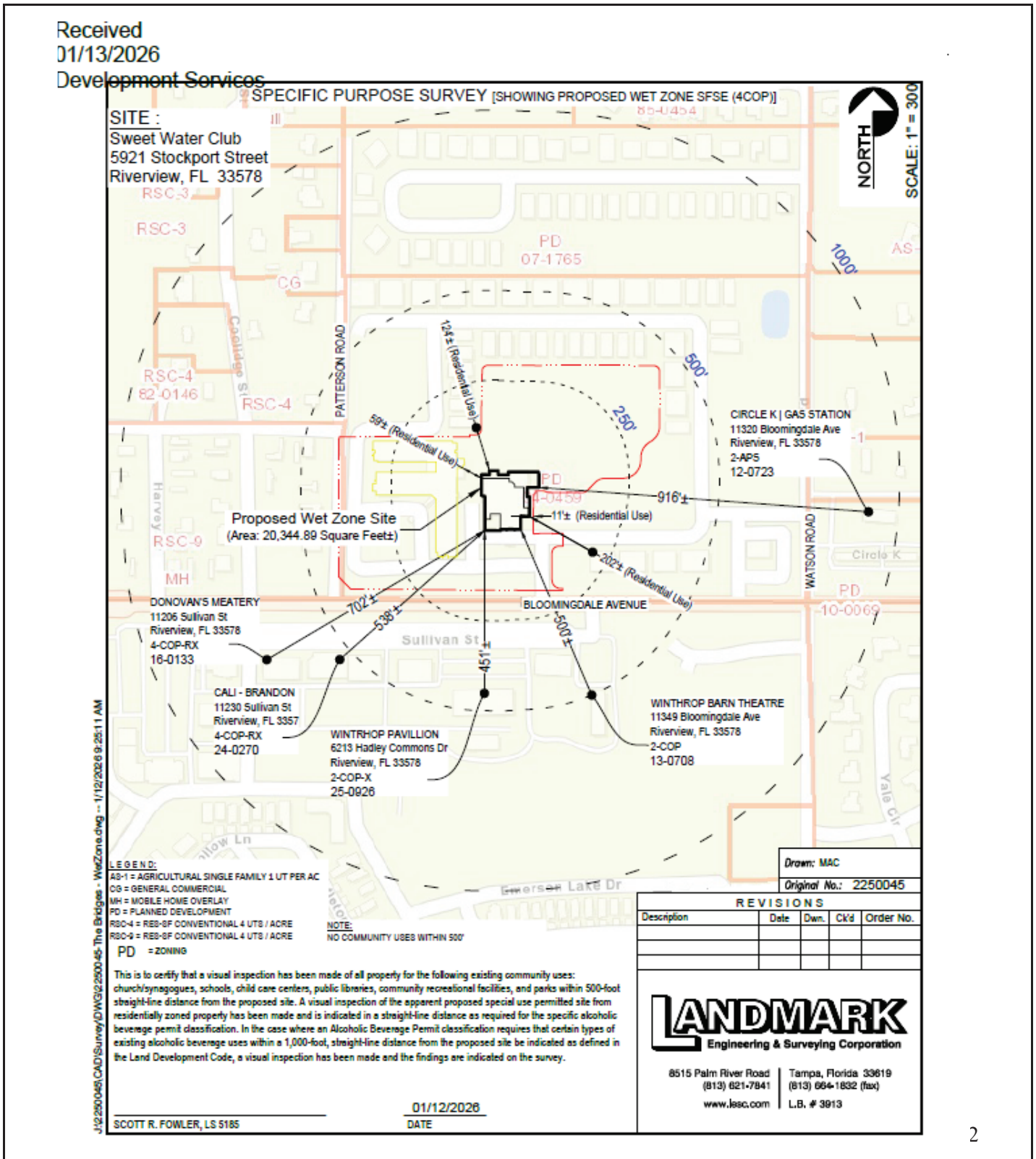
LANDMARK
 Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
 (813) 621-7841 | (813) 664-1832 (fax)
 www.lasc.com | L.B. # 3913

SHEET 2 OF 2
 Job No.: 2250045

26-0420

6.0 PROPOSED WET ZONE SURVEY (page 2 of 2)



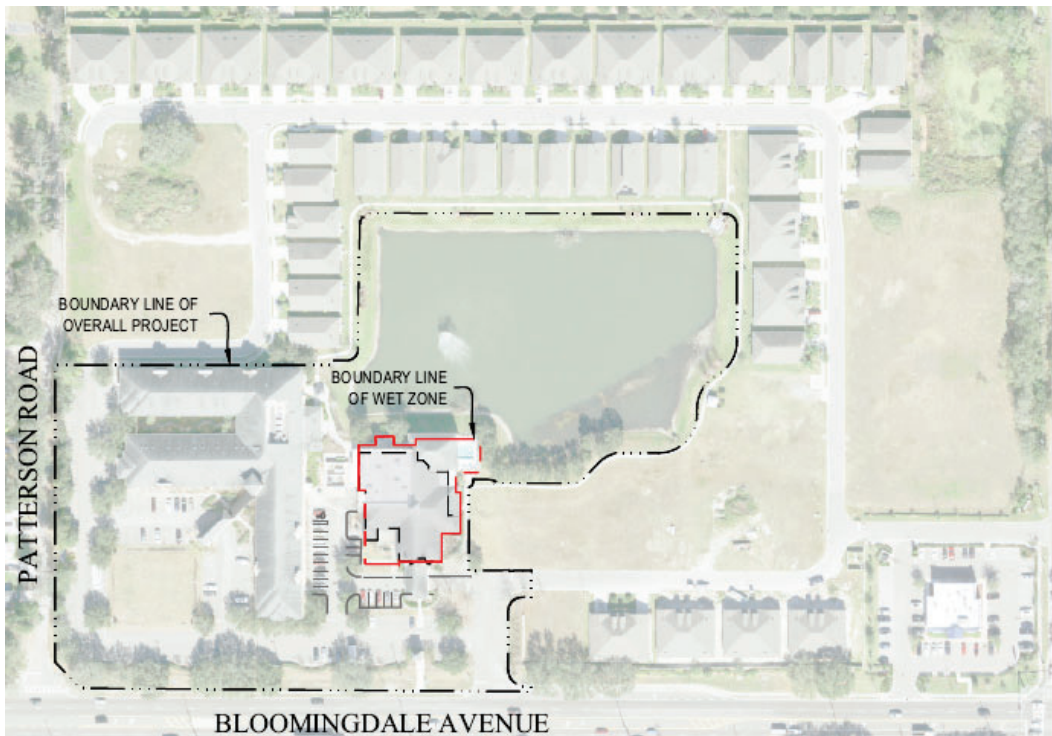
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**Special Use – Alcoholic Beverage Permit
4-COP
11202 Dewhurst Dr, Riverview**

Background and Request

The Applicant is requesting an Alcoholic Beverage Special Use Permit for a portion of the property located at 11202 Dewhurst Dr, Riverview (Folio 73703.0010). Folio 73703.0010 (the “Site”) is approximately 8.82 acres in size and is part of a larger, mixed-use Planned Development known as The Bridges (PD 04-0459). The PD is approved as a Senior Living Facility (Housing for Older Persons) that offers independent living choices (including single-family and multi-family options), an Assisted Living Facility (Community Residential Home Type C under the present-day Code terminology), an integrated Senior Care Center, and limited commercial uses. The Site has been developed with an Assisted Living Facility and Clubhouse, and is currently subject to a Major Modification (MM 25-1247) to effectuate the use of the existing Clubhouse as a private, members-only club exclusive to residents within the PD. The Clubhouse is proposed to house various amenities, including a full-service restaurant with the ability to serve alcoholic beverages to its members for consumption within the restaurant and Clubhouse, as well as package sales. Accordingly, the Applicant is requesting an Alcoholic Beverage Special Use Permit for the sale and consumption of beer, wine, and liquor on the premises and package sales of beer, wine, and liquor, for a 20,344.89 sq. ft. (13,386.77 sq. ft. indoor and 6,958.12 sq. ft. outdoor) area of the Site, as shown on the wet zone survey included with this application (the “AB Area”).



The Bridges community provides its residents with a unique blend of freedom, support, and connection by offering a combination of comfortable living, enjoyable amenities, and high-quality care all designed to meet the needs and interests of seniors who may or may not require daily assistance. The proposed AB Area is thoughtfully located within the PD's existing Clubhouse area, which is easily accessible to each resident of the PD by a network of connecting sidewalks and streets. The Clubhouse is currently home to the community's pool and is seeking approval under MM 25-1247 to expand its allowable uses to also include a restaurant, member event space, and day spa, all of which are complemented by the sale of alcoholic beverages. Incorporating a private, members-only club with the ability to sell alcoholic beverages adds an additional layer of independence, relaxation, and sense of community for the residents within the PD who elect to become members of the private club. Therefore, allowing the sale of alcoholic beverages within the community's Clubhouse is in harmony with the existing PD and overall intent of The Bridges community.

Standard Distance Requirements

There are no defined community uses within the 500 foot radius of the proposed AB Area, and while there are existing AB uses within 1,000 feet of the Site, all of which are listed on the wet zone survey included with this application, there are not more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COPSBX, 11-C or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed AB Area. The proposed AB Area is, however, located less than the required 250 foot distance from a residentially zoned property, meaning this application requires a waiver from the standard separation distance from residential uses, as described more fully below.

Waiver Request

The distance to the closest residentially-zoned property is approximately 11 feet from the AB Area. Therefore, the Applicant is requesting a waiver to permit a 4-COP within 250 feet of residentially zoned property. This waiver request is justified as follows:

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

The Site is part of a larger, mixed use PD which is approved as a senior care facility that offers a variety of different residential housing types and amenities to meet the needs of all senior residents within the PD. The AB Area is proposed to be located within the community's existing Clubhouse, which is undergoing approval to effectuate its use as a private, members-only club that includes a full-service restaurant with the ability to serve alcoholic beverages, as well as package sales

and other private uses that complement the sale of alcoholic beverages. As previously mentioned, this club is exclusive to only the residents of the PD. The AB Area is proposed to contain both an indoor and outdoor space, with less than half of the proposed AB Area located outdoors. The larger of the two outdoor areas is 5,148.72 sq. ft. and is the location of the Clubhouse's existing pool area. This area is buffered from the residential uses to the north by a 2.64 acre pond and existing vegetation, and is buffered from the residential uses to the east and southeast by a mixture of ponds, vegetation, open space, and Stockport St. (as related to the residential uses to the southeast in particular). Additionally, the Assisted Living Facility located to the west of the AB Area is buffered from the larger outdoor area in particular by the existing Clubhouse. The smaller of the two outdoor areas is 1,809.40 sq. ft. and is located directly west of the main entrance. This area is buffered from the residential uses to the west by existing vegetation and a parking area that separates it from the Assisted Living Facility. Additionally, all of these residential uses are part of The Bridges PD. The special and unique circumstances are such that the proposed AB Area is located within the community's private Clubhouse that is exclusive to only residents within the PD who elect to become members of the club, and is adequately buffered from the residential uses within the community. Therefore, this request does not have a negative impact on the community's residential uses due to adequate separation, and provides a positive impact to the residents of the community by enhancing the use of their Clubhouse.

2. *The circumstances that negate the need for the specified distance requirements*

The circumstances that negate the need for the specified distance from residential uses are those described above. The sale of alcoholic beverages is proposed to be contained within the existing Clubhouse area, which is contemplated to be a private, members-only club exclusive to the residents within the PD. Additionally, there are existing physical buffers that provide adequate buffering from the already-existing outdoor areas to the residential development that surrounds the Clubhouse, all of which are within The Bridges PD.

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**This instrument prepared by
and after recording return to:**
Karen W. Wankelman, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801

Hillsborough County Parcel IDs: A073703-0010;
A073703-0030; and
A073703-0070

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the ^{25th} day of September, 2023, by **CPIF BRIDGES, LLC**, a Delaware limited liability company, whose address is c/o CPIF Lending, LLC, 1910 Fairview Avenue East, Suite 200, Seattle, Washington 98102 (“**Grantor**”) to **11202 DEWHURST, LLC**, a Florida limited liability company, whose address is 11290 Walsingham Road, Largo, Florida 33778 (“**Grantee**”).

(Wherever used herein, the terms “Grantor” and “Grantee” shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situated in Hillsborough County, Florida, more particularly described on **Exhibit “A”** attached hereto and made a part hereof;

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 the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes and assessments for the year 2023 and thereafter, and those matters set forth on **Exhibit “B”**.

[SIGNATURE AND NOTARY BLOCK CONTAINED ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CPIF BRIDGES, LLC,
a Delaware limited liability company

[Signature]
Print Name: ET CARAVOIO

By: Columbia Pacific Income Fund II, L.P., a Delaware limited partnership, its manager

[Signature]
Print Name: Sam Reber

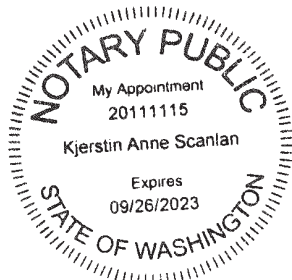
By: Columbia Pacific Income Fund II GP, LLC, a Washington limited liability Company, its general partner

By: Columbia Pacific Advisors, LLC, a Washington limited liability company, its manager

By: *[Signature]*
Name: Brael Shain
Title: Manager

STATE OF WASHINGTON)
)
COUNTY OF KING)

The foregoing instrument was acknowledged before me this 7 day of September, 2023, by Brael Shain, the Manager of Columbia Pacific Advisors, LLC, a Washington limited liability company, the manager of Columbia Pacific Income Fund II GP, LLC, a Washington limited liability company, the general partner of Columbia Pacific Income Fund II, L.P., a Delaware limited partnership, the manager of **CPIF BRIDGES, LLC**, a Delaware limited liability company, on behalf of the company. He/She appeared before me by means of: online notarization, or physical presence and is personally known to me, or has produced _____ as identification.



[Signature]
(Signature of Notary Public
Print Name: Kjerstin Anne Scanlan
Notary Public, State of Washington
Commission No.: 2011115
My Commission Expires: 09/26/2023

EXHIBIT "A"

THE PROPERTY

BRIDGES PARCEL 1 (HILLSBOROUGH COUNTY):

A portion of the Southwest 1/4 of section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said section 4; thence N.89°42'03"W., 1127.66 feet along the Southerly boundary line of said Southwest 1/4; thence N.00°00'00"W., 36.51 feet to the Northerly right-of-way line of Bloomingdale Avenue to the point of beginning, said point also being the Southeast corner of that certain parcel conveyed by deed recorded in Official Records Book 16491, Page 390, Public Records of Hillsborough County, Florida; thence along the boundary line of said parcel the following five courses: N.89°33'12"W., 152.18 feet along said Northerly right-of-way line of Bloomingdale Avenue; thence N.43°56'06"W., 47.57 feet along said right-of-way line to the Easterly right-of-way line of Patterson Road; thence N.00°00'46"W., 144.56 feet along said Easterly right-of-way line; thence N.89°59'14"E., 186.62 feet; thence S.00°26'48"W., 180.05 feet to the Point of Beginning.

BRIDGES PARCEL 2 (HILLSBOROUGH COUNTY):

A portion of the Southwest 1/4 of section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said section 4; thence N.89°42'03"W., 1127.66 feet along the Southerly boundary line of said Southwest 1/4; thence N.00°00'00"W., 36.51 feet to the Northerly right-of-way line of Bloomingdale Avenue and the point of beginning; thence N.00°26'48"E., 180.05 feet; thence S.89°59'14"W., 186.62 feet to the Easterly right-of-way line of Patterson Road; thence along said right-of-way line the following two courses: N.00°00'46"W., 234.25 feet; thence N.10°50'31"E., 9.03 feet; thence N.90°00'00"E., 361.51 feet; thence N.00°00'00"W., 6.12 feet; thence S.90°00'00"E., 32.12 feet; thence N.00°00'00"W., 65.80 feet; thence N.01°16'41"E., 126.76 feet; thence S.89°53'09"E., 491.82 feet; thence S.00°00'35"W., 215.96 feet; thence N.89°42'12"W., 52.17 feet; thence S.00°00'00"E., 97.02 feet; thence N.89°42'12"W., 115.22 feet; thence N.88°08'25"W., 40.00 feet; thence S.00°17'48"W., 55.00 feet; thence N.88°08'25"W., 15.00 feet; thence N.89°42'12"W., 74.64 feet; thence S.00°00'46"E., 101.86 feet to the beginning of a non-tangent curve concave to the South having a radius of 117.50 feet; thence Northeasterly, 17.49 feet along said curve through a central angle of 08°31'45", (chord bears N.86°01'56"E., 17.48 feet); thence S.89°42'12"E., 11.84 feet; thence S.00°17'48"W., 158.44 feet to the said Northerly right-of-way line of Bloomingdale Avenue; thence along said right-of-way line the following three courses: N.89°33'12"W., 79.30 feet; thence N.89°34'28"W., 272.20 feet; thence N.89°33'12"W., 84.55 feet to the Point of Beginning.

TOGETHER WITH PARCELS 201, 202 AND 203 DESCRIBED AS FOLLOWS:

PARCEL 201

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 15.13 feet to the POINT OF BEGINNING; thence continue N.00°17'48"E., 39.87 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 16.61 feet to the beginning of a curve concave to the Southeast having a radius of 39.00 feet; thence Southwesterly, 31.40 feet along said curve through a central angle of 46°08'16" (chord bears S.67°13'41"W., 30.56 feet); thence S.44°09'33"W., 30.43 feet to the beginning of a curve concave to the Northwest having a radius of 20.00 feet; thence Southwesterly, 8.92 feet along said curve through a central angle of 25°33'56" (chord bears S.56°56'31"W., 8.85 feet) to the POINT OF BEGINNING.

PARCEL 202

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 55.00 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 115.22 feet; thence N.00°00'00"W., 57.84 feet to the POINT OF BEGINNING; thence continue N.00°00'00"W., 39.18 feet; thence S.89°42'12"E., 18.81 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet; thence Southwesterly, 44.86 feet along said curve through a central angle of 51°24'34" (chord bears S.25°42'17"W., 43.37 feet) to the POINT OF BEGINNING.

PARCEL 203

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through

a central angle of $08^{\circ}31'45''$ (chord bears $S.86^{\circ}01'56''W.$, 17.48 feet); thence $N.00^{\circ}00'46''W.$, 101.85 feet; thence $S.89^{\circ}42'12''E.$, 74.64 feet; thence $S.88^{\circ}08'25''E.$, 15.00 feet; thence $N.00^{\circ}17'48''E.$, 55.00 feet; thence $S.88^{\circ}08'25''E.$, 40.00 feet; thence $S.89^{\circ}42'12''E.$, 115.22 feet; thence $N.00^{\circ}00'00''W.$, 97.02 feet; thence $S.89^{\circ}42'12''E.$, 52.17 feet; thence $N.00^{\circ}00'35''E.$, 215.96 feet; thence $N.89^{\circ}53'09''E.$, 491.82 feet; thence $S.01^{\circ}16'41''W.$, 126.76 feet; thence $S.00^{\circ}00'00''E.$, 50.80 feet to the POINT OF BEGINNING; thence continue $S.00^{\circ}00'00''E.$, 15.00 feet; thence $N.90^{\circ}00'00''W.$, 15.00 feet to the beginning of a curve concave to the Northwest having a radius of 15.00 feet; thence Northeasterly, 23.56 feet along said curve through a central angle of $90^{\circ}00'00''$ (chord bears $N.45^{\circ}00'00''E.$, 21.21 feet) to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS 101, 102, 103, 104, 105 AND 106 DESCRIBED AS FOLLOWS:

PARCEL 101

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence $N.89^{\circ}42'03''W.$, 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence $N.00^{\circ}17'48''E.$, 42.05 feet to the POINT OF BEGINNING; thence $N.89^{\circ}40'47''W.$, 11.29 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 23.50 feet; thence Northwesterly, 31.93 feet along said curve through a central angle of $77^{\circ}50'22''$ (chord bears $N.38^{\circ}55'11''W.$, 29.53 feet); thence $N.00^{\circ}00'00''E.$, 75.10 feet to the beginning of a curve concave to the Southeast having a radius of 18.50 feet; thence Northeasterly, 28.41 feet along said curve through a central angle of $87^{\circ}58'32''$ (chord bears $N.43^{\circ}59'16''E.$, 25.70 feet) to the beginning of a compound curve concave to the South having a radius of 382.00 feet; thence Northeasterly, 12.60 feet along said curve through a central angle of $01^{\circ}53'25''$ (chord bears $N.88^{\circ}55'15''E.$, 12.60 feet); thence $S.00^{\circ}17'48''W.$, 116.87 feet to the POINT OF BEGINNING.

PARCEL 102

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence $N.89^{\circ}42'03''W.$, 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence $N.00^{\circ}17'48''E.$, 193.93 feet; thence $N.89^{\circ}42'12''W.$, 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of $08^{\circ}31'45''$ (chord bears $S.86^{\circ}01'56''W.$, 17.48 feet); thence $N.00^{\circ}00'46''W.$, 1.46 feet to the POINT OF BEGINNING; thence $S.88^{\circ}21'55''W.$, 8.49 feet; thence $S.89^{\circ}43'52''W.$, 27.95 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 382.00 feet; thence Southwesterly, 14.57 feet along said curve through a central angle of $02^{\circ}11'07''$ (chord bears $S.86^{\circ}04'24''W.$, 14.57 feet) to the beginning of a reverse curve concave to the Northeast having a radius of 2.00 feet; thence Northwesterly, 3.25 feet along said curve through a central angle of $93^{\circ}07'50''$ (chord bears $N.46^{\circ}16'07''W.$, 2.90 feet); thence $N.00^{\circ}17'48''E.$, 107.59 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 8.00 feet; thence Northeasterly, 12.59 feet along said curve through a central angle of $90^{\circ}10'46''$ (chord bears $N.26^{\circ}53'57''E.$, 11.33 feet); thence

N.90°00'00"E., 19.10 feet to the beginning of a curve concave to the Southwest having a radius of 20.00 feet; thence Southeasterly, 10.16 feet along said curve through a central angle of 29°06'50" (chord bears S.75°26'35"E., 10.05 feet) to the beginning of a reverse curve concave to the Northeast having a radius of 15.00 feet; thence Southeasterly, 7.54 feet along said curve through a central angle of 28°49'01" (chord bears S.75°17'41"E., 7.47 feet); thence S.89°42'12"E. 93.99 feet to the beginning of a curve concave to the Northwest having a radius of 20.00 feet; thence Northeasterly, 7.18 feet along said curve through a central angle of 20°34'19" (chord bears N.80°00'39"E., 7.14 feet); thence S.00°17'48"W., 15.13 feet; thence N.88°08'25"W., 15.00 feet; thence N.89°42'12"W., 74.64 feet; thence S.00°00'46"E., 100.40 feet to the POINT OF BEGINNING.

PARCEL 103

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 55.00 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 64.96 feet to the POINT OF BEGINNING and the beginning of a curve concave to the Northwest having a radius of 50.00 feet; thence Northeasterly, 78.80 feet along said curve through a central angle of 90°17'48" (chord bears N.45°08'54"E., 70.89 feet); thence S.00°00'00"E., 50.26 feet; thence N.89°42'12"W., 50.26 feet to the POINT OF BEGINNING.

PARCEL 104

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 55.00 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 115.22 feet; thence N.00°00'00"W., 97.02 feet; thence S.89°42'12"E., 18.81 feet to the POINT OF BEGINNING and the beginning of a curve concave to the Southeast having a radius of 50.00 feet; thence Northeasterly, 8.74 feet along said curve through a central angle of 10°01'14" (chord bears N.56°25'11"E., 8.73 feet) to the beginning of a reverse curve concave to the Northwest having a radius of 50.00 feet; thence Northeasterly, 53.60 feet along said curve through a central angle of 61°25'13" (chord bears N.30°43'11"E., 51.07 feet); thence S.00°00'35"W., 48.91 feet; thence N.89°42'12"W., 33.36 feet to the POINT OF BEGINNING.

PARCEL 105

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 55.00 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 115.22 feet; thence N.00°00'00"W., 97.02 feet; thence S.89°42'12"E., 52.17 feet; thence N.00°00'35"E., 199.99 feet to the POINT OF BEGINNING and the beginning of a curve concave to the Southwest having a radius of 16.00 feet; thence Northwesterly, 25.10 feet along said curve through a central angle of 88°53'43" (chord bears N.44°56'17"W., 22.61 feet); thence S.89°53'09"E., 15.97 feet; thence S.00°00'35"W., 15.97 feet to the POINT OF BEGINNING.

PARCEL 106

A portion of the Southwest 1/4 of Section 4, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 4; thence N.89°42'03"W., 691.80 feet along the Southerly boundary line of the Southwest 1/4 of said Section 4; thence N.00°17'48"E., 193.93 feet; thence N.89°42'12"W., 11.84 feet to the beginning of a curve concave to the Southeast having a radius of 117.50 feet; thence Southwesterly, 17.49 feet along said curve through a central angle of 08°31'45" (chord bears S.86°01'56"W., 17.48 feet); thence N.00°00'46"W., 101.85 feet; thence S.89°42'12"E., 74.64 feet; thence S.88°08'25"E., 15.00 feet; thence N.00°17'48"E., 55.00 feet; thence S.88°08'25"E., 40.00 feet; thence S.89°42'12"E., 115.22 feet; thence N.00°00'00"W., 97.02 feet; thence S.89°42'12"E., 52.17 feet; thence N.00°00'35"E., 215.96 feet; thence N.89°53'09"W., 477.12 feet to the POINT OF BEGINNING and the beginning of a curve concave to the Southwest having a radius of 15.00 feet; thence Southwesterly, 23.26 feet along said curve through a central angle of 88°50'11" (chord bears S.45°41'46"W., 21.00 feet); thence N.01°16'41"E., 14.70 feet; thence S.89°53'09"E., 14.70 feet to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Drainage Easement dated October 26, 1992 in favor of Hillsborough County, recorded January 19, 1993 in Official Records Book 6858, Page 903, in the Public Records of Hillsborough County, Florida. (As to Bridges 1 & 2)
3. Declaration of Covenants Establishing Reciprocal Easements for Camellia Place Planned Development, recorded May 18, 2006 in Official Records Book 16491, Page 501, in the Public Records of Hillsborough County, Florida. (As to Bridges 1 & 2)
4. Blanket Access Easement Agreement, recorded June 23, 2006 in Official Records Book 16628, Page 1676, in the Public Records of Hillsborough County, Florida. (As to Bridges 1 & 2)
5. Easement granted to Tampa Electric Company, recorded March 27, 2009 in Official Records Book 19171, Page 1780; as affected by that certain Partial Release of Easement, recorded May 10, 2016 in Official Records Book 24071, Page 581, in the Public Records of Hillsborough County, Florida. (As to Bridges Parcel 2)
6. Declaration of Easements with Related Maintenance Obligations and Termination of Master Declaration of Covenants, Conditions and Restrictions of The Bridges, recorded January 27, 2016 in Official Records Book 23842, Page 1202' as amended by that certain First Amendment to Declaration of Easements with Related Maintenance Obligations and Termination of Master Declaration of Covenants, Conditions and Restrictions of The Bridges, recorded December 12, 2016 in Official Records Book 24590, Page 1922; as further amended by that certain Amendment to Declaration of Easements with Related Maintenance Obligations and Termination of Master Declaration of Covenants, Conditions and Restrictions of The Bridges, recorded June 29, 2021 in Instrument No. 2021327066, in the Public Records of Hillsborough County, Florida. (As to Bridges 1 & 2)
7. Rights of residents, as residents only, under unrecorded Resident Agreements, without the option to purchase or right of first refusal to purchase the subject property or any portion thereof.
8. Survey prepared by Landmark Engineering & Surveying Corporation, dated , under Job No. 22350114, shows the following:
 - (a) Wood Dock encroachment in Northeast corner of Parcel 2;
 - (b) Fence encroachment in Southeast area of Parcel 2;
 - (c) Overhead Utility Line crossing Southerly boundary of Parcel 2; and
 - (d) Various curbing and sidewalk encroachments as to Parcel 2.



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0420 Intake Date: 01/13/2026
 Hearing(s) and type: Date: 03/09/2026 Type: LUHO Receipt Number: 548582
 Date: _____ Type: _____ Intake Staff Signature: Charles Phillips

Property Information

Address: 11202 Dewhurst Dr City/State/Zip: Riverview, FL 33578
 TWN-RN-SEC: 30-20-04 Folio(s): 73703.0010 PD 04-0459 R-6, R-12 8.82 ac ±
 Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: 11202 Dewhurst LLC Daytime Phone Same as Representative
 Address: 11290 Walsingham Rd City/State/Zip: Largo, FL 33778
 Email: Same as Representative Fax Number Same as Representative

Applicant Information

Name: Same as Property Owner Daytime Phone Same as Representative
 Address: Same as Property Owner City/State/Zip: Same as Property Owner
 Email: Same as Representative Fax Number Same as Representative

Applicant's Representative (if different than above)

Name: Kami Corbett, Esq., of Hill Ward Henderson, P.A., Daytime Phone (813) 227-8421
 Address: 101 E Kennedy Blvd, Ste 3700 City/State/Zip: Tampa, FL 33602
 Email: Kami.Corbett@hwhlaw.com Fax Number (813) 221-2900

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

Kami Corbett, Esq., as Representative

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)

Kami Corbett, Esq., as Representative

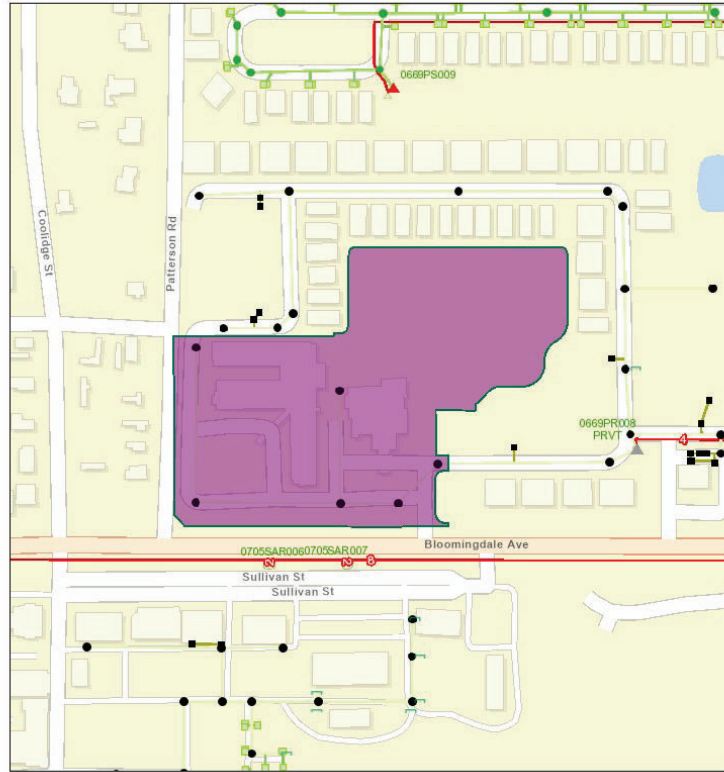
Type or print name



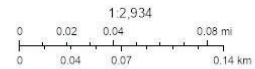
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	04-0459
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0389H
FIRM Panel	12057C0389H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0393H
FIRM Panel	12057C0393H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120393D
County Wide Planning Area	Brandon
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	07-0431,08-0268, 15-0078, 16-1335
Personal Appearances	05-0050,07-0350,15-1129, 16-1038
Census Data	Tract: 013322 Block: 1008
Future Landuse	R-6
Future Landuse	R-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 73703.0010



January 13, 2026



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Hillsborough County Florida

Folio: 73703.0010
PIN: U-04-30-20-ZZZ-000002-79951.0
11202 Dewhurst Llc
Mailing Address:
11290 Walsingham Rd
null
Largo, Fl 33778-3101
Site Address:
11202 Dewhurst Dr
Riverview, Fl 33578
SEC-TWN-RNG: 04-30-20
Acreage: 8.82
Market Value: \$7,851,500.00
Landuse Code: 0610 MULTI-FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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: Kami Corbett, Esq., as Representative Phone: (813) 227-8421

Representative's Email: Kami.Corbett@hwlaw.com

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

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input checked="" type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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 N/A **Distance Waiver Notification List** - As specified in [DRPM 12.5.A.3](#).
- 6 N/A **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 N/A **Alcoholic Beverage Sign Off/Verification Application** for State Alcoholic Beverage License Signoff (optional)
- 8 N/A **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 N/A **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.