

Special Use-Alcoholic Beverage Permit with Waivers Application: SU-AB 26-0405
LUHO Hearing Date: March 9, 2026
Requested Classification: 4-COP-X



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP
Zoning: PD
FLU Category: UMU-20
Service Area: Urban
Community Plan Area: Brandon
Overlay: None
Special District: None
Use: Bar
Total Wet Zone Area Requested: 4,547.31 sq. ft.
Inside Area Requested: Approx. 3,007 sq. ft.
Outside Area Requested: Approx. 1540 sq. ft.
Location: 10284 Causeway Blvd.; folio: 72210.1372



Introduction Summary:

The proposed wet zoning is sought for a bar and social house. The property is zoned Planned Development PD 98-0164. There is an existing AB permit that covers the footprint of the proposed AB sales (SU-AB 18-1506). Approval of this application would rescind the existing permit on this site. The sale and consumption of alcohol would be limited to on premises only. The applicant is requesting a distance separation waiver to residentially zoned property.

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Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 18-1506 (2-COP)
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3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map

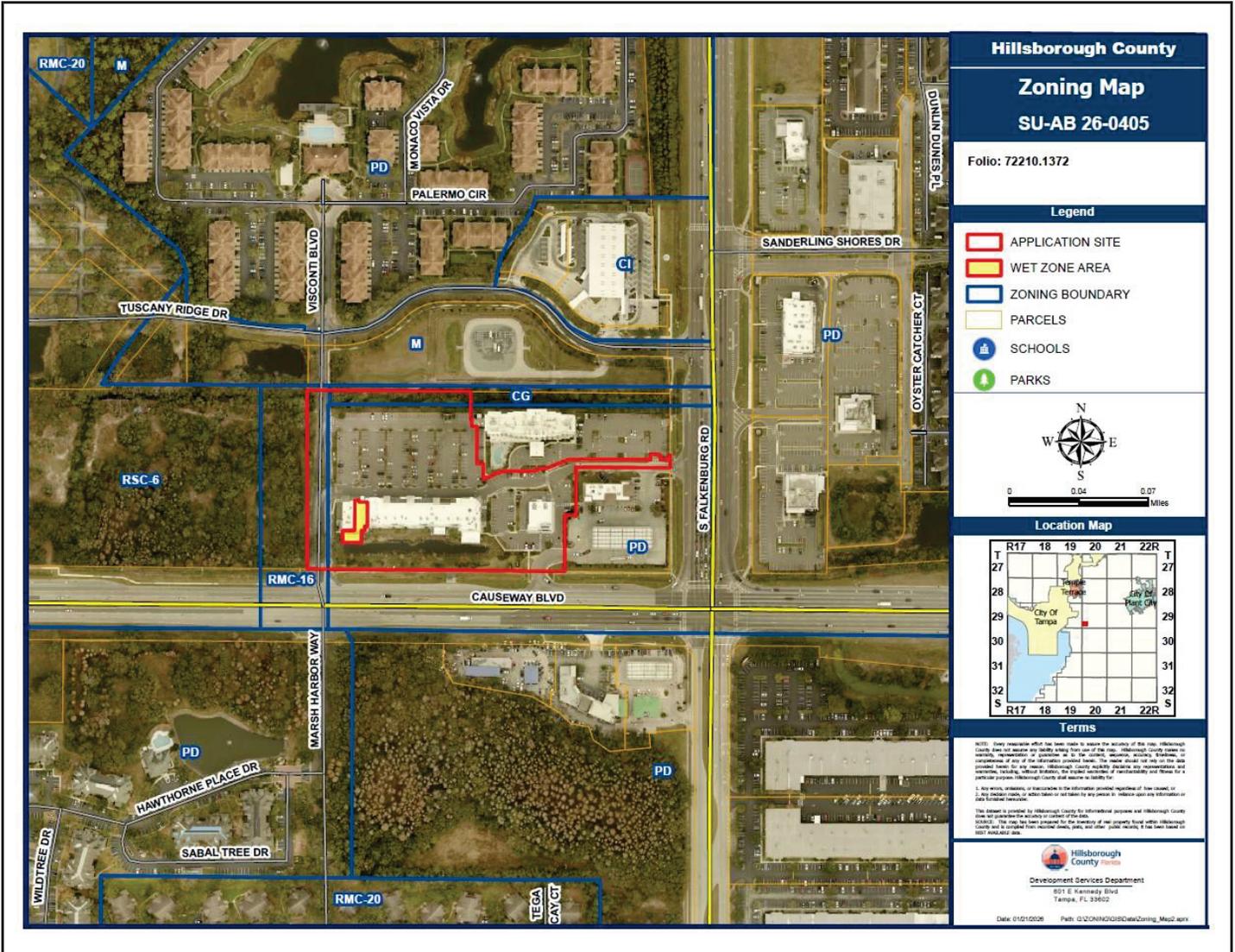


Context of Surrounding Area:

The subject property is located on Causeway Blvd, an arterial road. There are major roadways to the north (Selmon Expressway), east (I-75) and west (US 301). The surrounding area has regional scale commercial uses such as retail shopping centers, office and business park uses, light industrial, multi-purpose uses, as well as clustered residential and/or mixed-use projects.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CG and M	Commercial General, Manufacturing, Vacant Commercial
South	CG	Causeway Boulevard
East	PD 98-0164 (PRS 16-0378)	Convenience Store with Gas Pumps
West	RMC-16	Residential. Multi-Family Conventional

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 current PD (Planned Development) zoning permits CG (Commercial, General) uses, which includes drinking establishments, on the subject property, per RZ 98-0164, as modified by PRS 17-0862. While a church owns the RMC-16 zoned property 91 feet away from the proposed AB use, this property is vacant with the actual church facility being located in excess of 500 feet to the community uses requirement. The proposed wet zone area is separated from the RMC-16 zoned property by Visconti Boulevard, a private road with 70 feet of road right-of-way area. No entrances or windows exist on the western portion of the building containing the wet zone area, and the entrance to the establishment is located on the north side of the building.

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

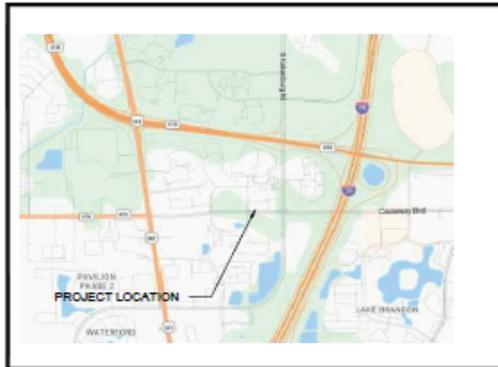
5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 4-COP-X Alcoholic Beverage Permit to be **APPROVABLE, Subject to Conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 4,547 square feet, as shown on the wet zone survey received February 16, 2026.

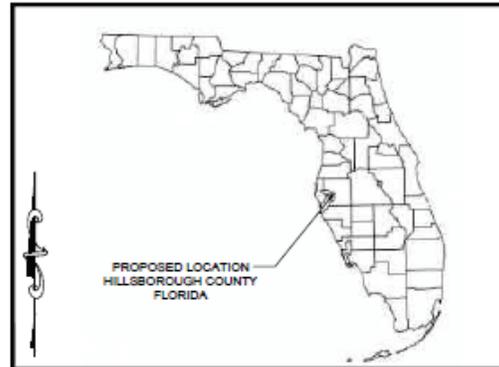
- 1. Upon approval of SU-AB 26-0405, the existing alcoholic beverage permit SU-AB 18-1506 shall be rescinded.

<p>Zoning Administrator Sign Off:</p>	 <p>Colleen Marshall Thu Feb 19 2026 17:01:00</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 PROPOSED WET ZONE SURVEY



VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. THIS IS A WETZONE SURVEY ONLY, PREPARED UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE SOUTHERLY SECTION LINE OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AS BEING NORTH 89°27'44" WEST.
3. DISTANCES FROM THE PROPOSED WET-ZONE AREA TO EXISTING COMMUNITY USE AREAS (WITHIN 500') WERE DERIVED BY MEASURING STRAIGHT LINE DISTANCES FROM THE NEAREST POINT OF THE PROPOSED WET-ZONE AREA TO THE NEAREST PROPERTY LINE OF THE COMMUNITY USE AREA.
4. DISTANCES FROM THE PROPOSED WET-ZONE AREA TO EXISTING RESIDENTIALLY ZONED AREA (WITHIN 150') WERE DERIVED BY MEASURING STRAIGHT LINE DISTANCES FROM THE NEAREST POINT OF THE PROPOSED WET-ZONE AREA TO THE NEAREST PROPERTY LINE AND/OR HILLSBOROUGH COUNTY ZONING LINE PER HILLSBOROUGH COUNTY G.I.S. MAP OF THE RESIDENTIAL USE AREA.
5. DISTANCES FROM THE PROPOSED WET-ZONE AREA TO EXISTING ALCOHOL SALES AREAS (WITHIN 1000') WERE DERIVED BY MEASURING STRAIGHT LINE DISTANCES FROM THE NEAREST POINT OF THE PROPOSED WET-ZONE AREA TO THE NEAREST POINT OF EXISTING ALCOHOL SALES AREA.
6. HILLSBOROUGH COUNTY ZONING INFORMATION SHOWN HEREON IS BASED ON INFORMATION FOUND ON THE HILLSBOROUGH PROPERTY APPRAISERS WEBSITE.
7. THIS WET-ZONE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ADDITIONS AND/OR DELETIONS TO THIS WET-ZONE SURVEY, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. AN ELECTRONIC SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MAX R. GEORGE, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE:

THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY ISSUES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN A 500-FOOT STRAIGHT LINE DISTANCE FROM THE PROPOSED SITE. A VISUAL INSPECTION OF THE APPARENT PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1000-FOOT, STRAIGHT LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS ARE INDICATED ON THE SURVEY.

THIS CERTIFIES THAT A SPECIFIC PURPOSE SURVEY OF THE PROPERTY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

BY: MAX R. GEORGE JR., P.S.M.
FLORIDA REGISTRATION NO. 7343

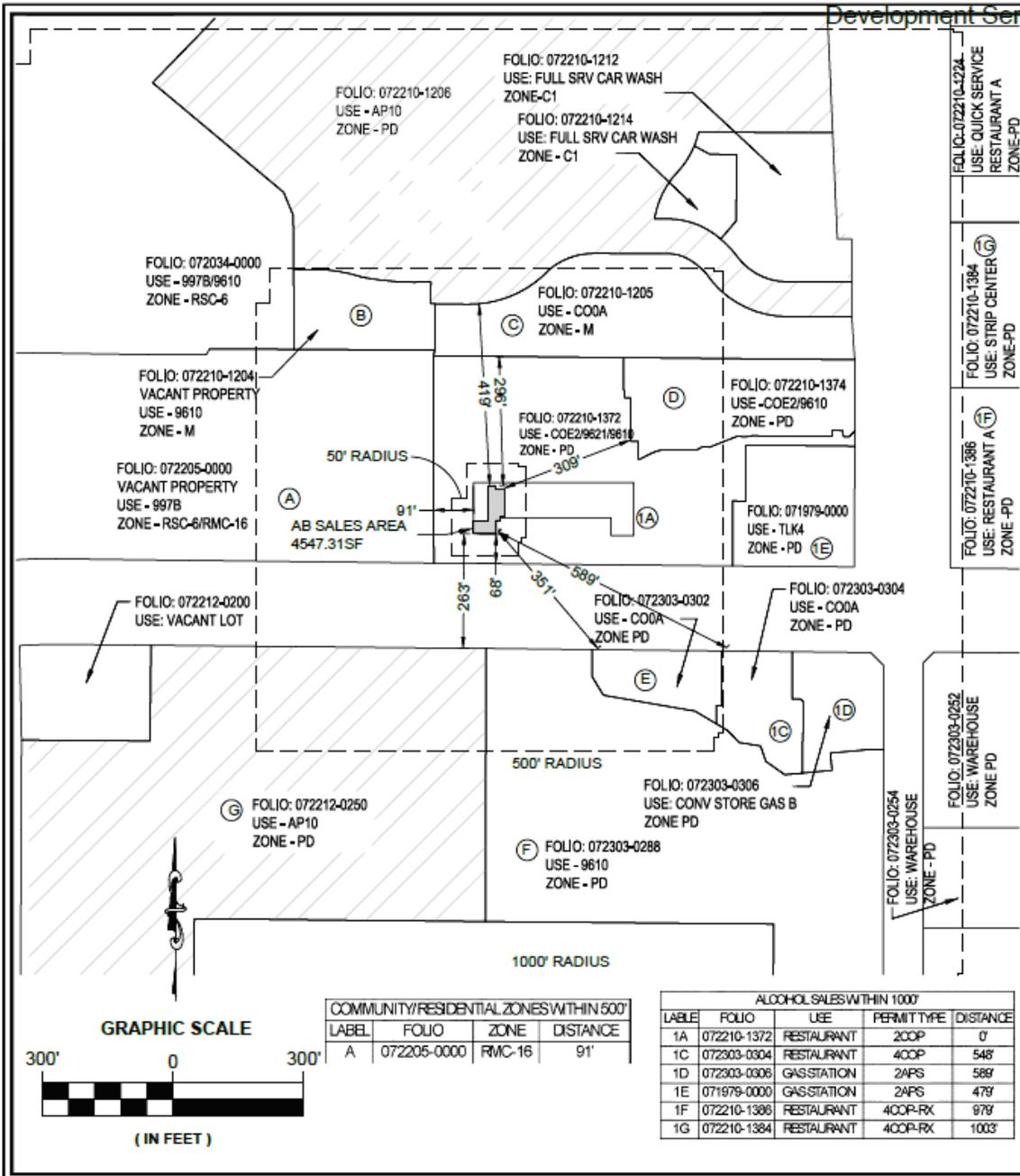
MAX R. GEORGE, PSM



<p>4-COP ALCOHOLIC BEVERAGE SPECIAL USE PERMIT SPECIAL USE WITH WAIVERS PREPARED FOR: BISSETT-HAYES McGRATH DILLION LLC</p>	DATE	11/12/2025	DATE	REVISIONS	 <p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS 136 Kolony Lane • Tampa, FL 33610 813.740.2300 • www.kci.com LICENSED BUSINESS NO. 6901</p>
	SCALE	AS SHOWN	02/26	LABELS	
	FIELD BK.	N/A			
	DWG. BY	AT			
	CHK. BY	MRG			
SHEET NO. 1 OF 4 SHEETS		PROJECT NO. 00052815			

6.0 PROPOSED WET ZONE SURVEY (Page 2)

Received February 16, 2026
 Development Services



LABEL	FOLIO	ZONE	DISTANCE
A	072205-0000	RMC-16	91'

LABEL	FOLIO	USE	PERMIT TYPE	DISTANCE
1A	072210-1372	RESTAURANT	2COP	0'
1C	072303-0304	RESTAURANT	4COP	548'
1D	072303-0306	GAS STATION	2APS	589'
1E	071979-0000	GAS STATION	2APS	479'
1F	072210-1386	RESTAURANT	4COP-RX	979'
1G	072210-1384	RESTAURANT	4COP-RX	1003'

4-COP
 ALCOHOLIC BEVERAGE SPECIAL USE PERMIT
 SPECIAL USE WITH WAIVERS
 PREPARED FOR:
 BISSETT-HAYES McGRATH DILLION LLC

DATE 11/12/2025
 SCALE AS SHOWN
 FIELD BK. N/A
 DWG. BY AT
 CHK. BY MRG

DATE	REVISIONS
02/26	LABELS

KCI ENGINEERS | PLANNERS | SCIENTISTS
 CONSTRUCTION MANAGERS
 150 Highway 128 • Tampa, FL 33619
 813.740.3300 • www.kci.com
 LICENSED BUSINESS NO. 6991

SHEET NO. 2 OF 4 SHEETS
 PROJECT NO. 00052815

6.0 PROPOSED WET ZONE SURVEY (Page 3)

Received
 01/07/2026
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LEGAL DESCRIPTION: WET-ZONED AREA

A TRACT OF LAND BEING SITUATED IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING A PORTION OF LOT 1 OF VILLAGE AT CAUSEWAY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 132, PAGE 148 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST. THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 30, NORTH 89°27'44" WEST, A DISTANCE OF 1623.55 FEET; THENCE DEPARTING SAID SOUTHERLY SECTION LINE, NORTH 00°32'16" EAST, A DISTANCE OF 225.52 FEET; THENCE NORTH 89°27'44" WEST, A DISTANCE OF 320.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°27'44" WEST, A DISTANCE OF 50.29 FEET; THENCE NORTH 00°32'15" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 89°27'44" EAST, A DISTANCE OF 31.77 FEET; THENCE NORTH 00°32'15" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°27'44" EAST, A DISTANCE OF 18.80 FEET; THENCE SOUTH 00°32'15" WEST, A DISTANCE OF 7.36 FEET; THENCE NORTH 89°27'44" EAST, A DISTANCE OF 19.17 FEET; THENCE OF SOUTH 00°32'15" EAST, A DISTANCE OF 61.72 FEET; THENCE NORTH 89°27'44" WEST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 00°32'15" WEST, A DISTANCE OF 10.36 FEET; THENCE OF NORTH 89°27'44" WEST, A DISTANCE OF 8.73 FEET; THENCE SOUTH 00°32'15" WEST, A DISTANCE OF 30.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 4547.31 SQUARE FEET OR 0.10 ACRES OF LAND MORE OR LESS

Z:\SURVEY\PROJECTS\00052815 LOCAL DRAUGHTHOUSE\000_WETZONE_APPLICATION REF 351706348\CAD\00052815 DRAUGHT HOUSE SPS R1.DWG

<p>4-COP ALCOHOLIC BEVERAGE SPECIAL USE PERMIT SPECIAL USE WITH WAIVERS PREPARED FOR: BISSETT-HAYES McGRATH DILLON LLC</p>	DATE	11/12/2025	DATE	REVISIONS
	SCALE	AS SHOWN		
	FIELD BK.	N/A		
	DWG. BY	AT		
	CHK. BY	MRG		



**ENGINEERS | PLANNERS | SCIENTISTS
 CONSTRUCTION MANAGERS**

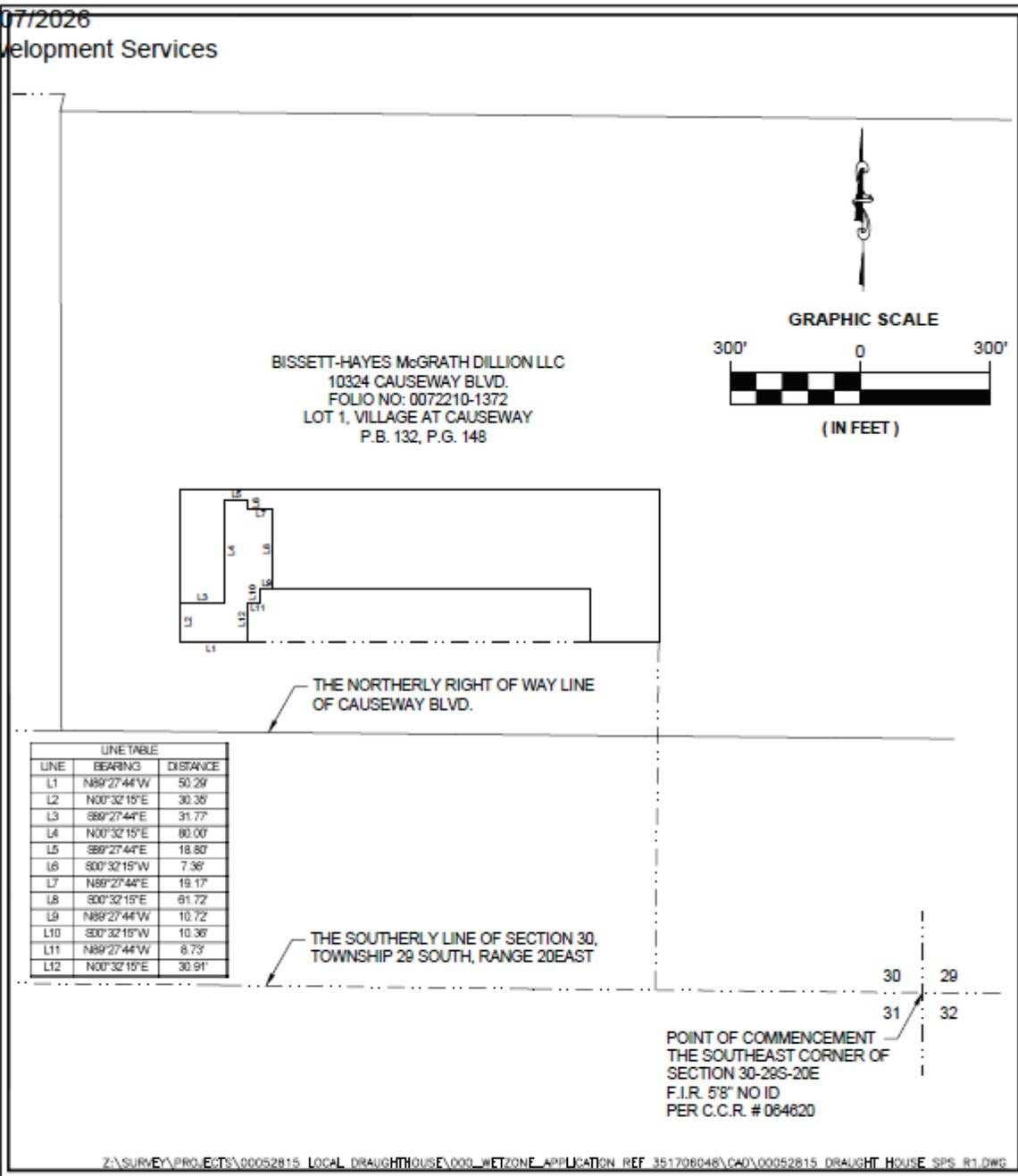
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 LICENSE #00052815

SHEET NO. 3 OF 4 SHEETS
 PROJECT NO. 00052815

26-0405

6.0 PROPOSED WET ZONE SURVEY (Page 4)

Received
 01/07/2026
 Development Services



4-COP
 ALCOHOLIC BEVERAGE SPECIAL USE PERMIT
 SPECIAL USE WITH WAIVERS
 PREPARED FOR:
 BISSETT-HAYES McGRATH DILLION LLC

DATE	11/12/2025
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AT
CHK. BY	MRG

DATE	REVISIONS

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 CONSTRUCTION MANAGERS
 230 Highway 100 • Tampa, FL 33610
 813.746.2500 • www.kci.com
 LICENSE NUMBER: 00052815

SHEET NO. 2 OF 4 SHEETS
 PROJECT NO. 00052815



Additional / Revised Information Sheet

Office Use Only		
Application Number:	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: SU-AB 26-0405 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: James Baker Date: 2/17/2026

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 3/9/2026

Important Project Size Change Information

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

Will this revision add land to the project? Yes No

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

Will this revision remove land from the project? Yes No

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

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

ZoningIntake-DSD@hcflgov.net

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

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

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

Mark Bentley
Signature

2/17/2026
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

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

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

I hereby confirm that the material submitted with application SU-AB 26-0405

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

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

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

Signature: *Mark Bentley*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

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

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

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

SU-AB 26-0405
10284 Causeway Blvd.

PROJECT DESCRIPTION / WRITTEN STATEMENT

Revised 2/17/26

The subject property is a retail strip center located at 10284 Causeway Blvd., at the northwest corner of Causeway Blvd. and S Falkenburg Road in Brandon. The subject property is zoned PD (98-0164) and the future land use plan map designation is UMU-20.

The special use permit request is to allow the sale of alcoholic beverages (beer, wine and liquor) in connection with Local Draught House, a bar and social house. Specifically, the alcoholic beverage (AB) classification requested is 4-COP-X, which allows the sale of beer, wine and liquor for consumption on the permitted premises only. The total area designated for alcoholic beverages is 4,547 square feet, more or less, and includes indoor area (approximately 3,007 square feet) and outdoor area (approximately 1,540 square feet). Surface parking for the retail strip center is available onsite, with three (3) vehicular access points from Causeway Blvd, Visconti Blvd., and S Falkenburg Road.

There is an existing AB permit for 2-COP that covers the footprint of the proposed AB sales area (see SU-AB 18-1506). Notably, the current 2-COP allows for the sale of alcoholic beverages for consumption on or off the premises (i.e. includes package sales) and does not limit the use of the establishment. Consequently, approval of this application would eliminate alcoholic beverage package sales on this site, and the sale and consumption of alcohol would be limited to on premises only.

There is one (1) distance waiver being requested as part of this application to reduce the distance from residentially zoned property from 250' to 91'. Per the wetzone survey submitted with this application, there is RMC-16 zoned property 91' to the west of the proposed AB sales area. The proposed AB area is located within a Planned Development that is developed with a mixed use project, including a retail center with commercial, office, hotel and restaurant uses. The area is designated UMU-20, the most intense future land use category, and is situated at the corner of a major intersection which is planned as a commercial node. Accordingly, although the adjacent property to the west is zoned RMC-16, the site is undeveloped and will likely be rezoned to allow a more intensive use, including commercial and/or office development. Furthermore, there is a private roadway, Visconti Blvd, situated between the proposed AB area and the RMC-16 zoned property. These circumstances mitigate any potential significant negative impacts and justify the waiver being requested.

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

CSIM 2024 VILLAGE AT CAUSEWAY RTL LLC
c/o CenterSquare Investment Management LLC
Eight Tower Bridge
161 Washington Street, 7th Floor
Conshohocken, Pennsylvania 19428
Attn: Robert J. Holuba
Email: rholuba@centersquare.com

MAIL TAX STATEMENTS TO:

CSIM 2024 VILLAGE AT CAUSEWAY RTL LLC
c/o CenterSquare Investment Management LLC
Eight Tower Bridge
161 Washington Street, 7th Floor
Conshohocken, Pennsylvania 19428
Attn: Robert J. Holuba
Email: rholuba@centersquare.com

TIN: 072210-1372

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed effective as of the 1st day of May, 2025, by **BISSETT-HAYES MCGRATH DILLION, LLC**, a Florida limited liability company, having its principal place of business 3903 Northdale Boulevard, Suite 100E, Tampa, Florida 33624 ("**Grantor**") in favor of **CSIM 2024 VILLAGE AT CAUSEWAY RTL LLC**, a Delaware limited liability company, having its principal place of business at c/o CenterSquare Investment Management LLC, Eight Tower Bridge, 161 Washington Street, 7th Floor, Conshohocken, Pennsylvania 19428 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's heirs and assigns forever, all the following piece, parcel and sold to the Grantee, his heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, State of Florida, and being more particularly described as follows (the "**Property**"):

SEE ATTACHED EXHIBIT "A"

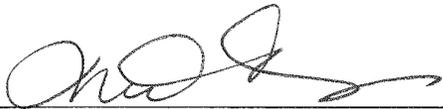
SUBJECT TO: matters excepted in Exhibit "B" hereto.

AND THE GRANTOR does hereby bind itself unto Grantee, and Grantee's successors and assigns, subject to the matters set forth above, to warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURE FOLLOWS ON NEXT SUCCEEDING PAGE]

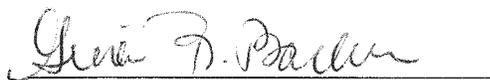
IN WITNESS WHEREOF, Grantor has executed this instrument on the date set forth above.

Witnesses:



Signature
Print Name: PRESTON O. COCKEY, JR.

Address: 110 E. MADISON ST, STE 204
TAMPA, FL 33602

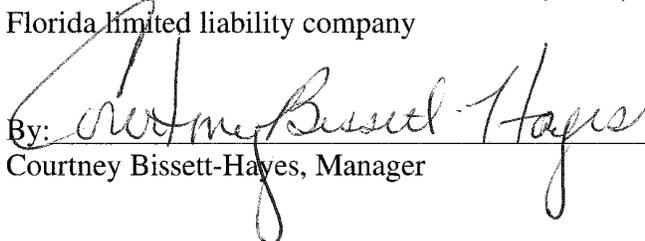


Signature
Print Name: GINA R. BARBER

110 E. Madison St., Suite 204
Tampa, FL 33602

Address: _____

BISSETT-HAYES MCGRATH DILLION, LLC, a Florida limited liability company

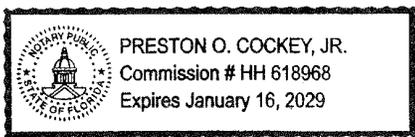
By: 

Courtney Bissett-Hayes, Manager

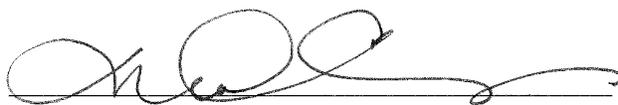
Address: 3903 Northdale Boulevard, Suite 100E, Tampa, Florida 33624

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 29th day of April, 2025 by Courtney Bissett-Hayes, Manager of Bissett-Hayes McGrath Dillion, LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or has produced her Florida driver's license as identification.



(Affix Seal)



NOTARY PUBLIC

Print Name: PRESTON O. COCKEY, JR.

EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description

Lot 1, VILLAGE AT CAUSEWAY, according to the map or plat thereof, as recorded in Plat Book 132, Page(s) 148 through 154, inclusive, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH easements benefiting the above-described parcel as created by and set forth in the Access, Sewer and Drainage Easement Agreement recorded in Official Records Book 19607, Page 613, as amended in Official Records Book 25688, Page 1067, of the Public Records of Hillsborough County, Florida.

ALSO TOGETHER WITH easements benefiting the above-described parcel as created by and set forth in the Declaration of Covenants, Conditions, Easements and Restrictions recorded in Official Records Book 25688, Page 1080, as amended in Official Records Book 25996, Page 380, of the Public Records of Hillsborough County, Florida.

EXHIBIT B

SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes and assessments for the year 2025 and subsequent years, which are a lien not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of VILLAGE AT CAUSEWAY, recorded in Plat Book 132, Page 148 through 154, inclusive, of the Public Records of Hillsborough County, Florida.
3. Drainage Easement in favor of Hillsborough County, Florida recorded March 7, 1983 in Official Records Book 4075, Page 1086 as affected by Quit Claim Deed recorded in Official Records Book 18947, Page 201.
4. Access and Utilities Easement by and between Bissett-McGrath Independence Partnership, a Fla general partnership and Gateway Ventures of Brandon, a Florida general partnership and Calvery Church of Brandon, Inc., a Florida corporation recorded September 3, 1997 in Official Records Book 8698, Page 1030, as modified by First Modification to Access and Utilities Easement recorded in Official Records Book 9264, Page 1152; Modification to Partial Termination of Access and Utilities Easement, Declaration and Agreement recorded in Official Records Book 15021, Page 242 and Third Modification to Access and Utilities Easement recorded in Official Records Book 15351, Page 426.
5. Access, Sewer and Drainage Easement Agreement by and among Bissett McGrath Independence Partnership, a Florida general partnership, RBI Development Group, LLC, a Pennsylvania limited liability company and RaceTrac Petroleum, Inc., a Georgia corporation recorded December 12, 2009 in Official Records Book 19607, Page 613, as amended by First Amendment to Access, Sewer and Drainage Easement Agreement recorded in Official Records Book 25688, Page 1067.
6. Declaration of Restrictive Covenants by Bissett McGrath Independence Partnership, a Florida general partnership recorded 19607, Page 635.
7. Easement in favor of Tampa Electric Company recorded in Official Records Book 25258, Page 99.
8. Covenants, conditions, restrictions and easements in Declaration of Covenants, Conditions, Easements and Restrictions recorded in Official Records Book 25688, Page 1080, as amended by the First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded in Official Records Book 25996, Page 380.
9. Grant of Non-Exclusive Utility Easement in favor of Peoples Gas System, a Division of Tampa Electric Company recorded in Official Records Book 26159, Page 1447.
12. Rights of tenants, a tenants only, with no rights to purchase, rights of first refusal or purchase options.
13. Matters as shown on that certain survey dated 3/5/2025 prepared by MRIC Spatial as Project No. 200068 as follows: Asphalt, curbing lie within Drainage Easement and Sewer Easement (O.R. 19607, Page 613; OR 25688, Page 1067; O.R. 25688, Page 1080; O.R. 25996, Page 380).



Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0405

Intake Date: 01/07/2026

Hearing(s) and type: Date: 03/09/2026

Type: LUHO

Receipt Number: 547041

Date: _____

Type: _____

Intake Staff Signature: Charles Phillips

Property Information

Address: 10284 Causeway Blvd. City/State/Zip: Tampa, FL 33619

TWN-RN-SEC: 29-20-30 Folio(s): 072210-1372 Zoning: PD Future Land Use: UMU-20 Property Size: 6.59 acres

Property Owner Information

CSIM 2024 VILLAGE AT CAUSEWAY RTL LLC

Name: c/o Centersquare Investment Management Daytime Phone _____

Address: 161 Washington St, 7th Floor City/State/Zip: Conshohocken, PA 19428

Email: _____ Fax Number _____

Applicant Information

Name: Mark Bentley, Esq., B.C.S., AICP Daytime Phone 813-225-2500

Address: 400 N Ashley Drive, Suite 3100 City/State/Zip: Tampa, FL 33602

Email: development@jpfirm.com Fax Number _____

Applicant's Representative (if different than above)

Name: Same as Applicant above. 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.

Mark Bentley
Signature of the Applicant

Mark Bentley
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)

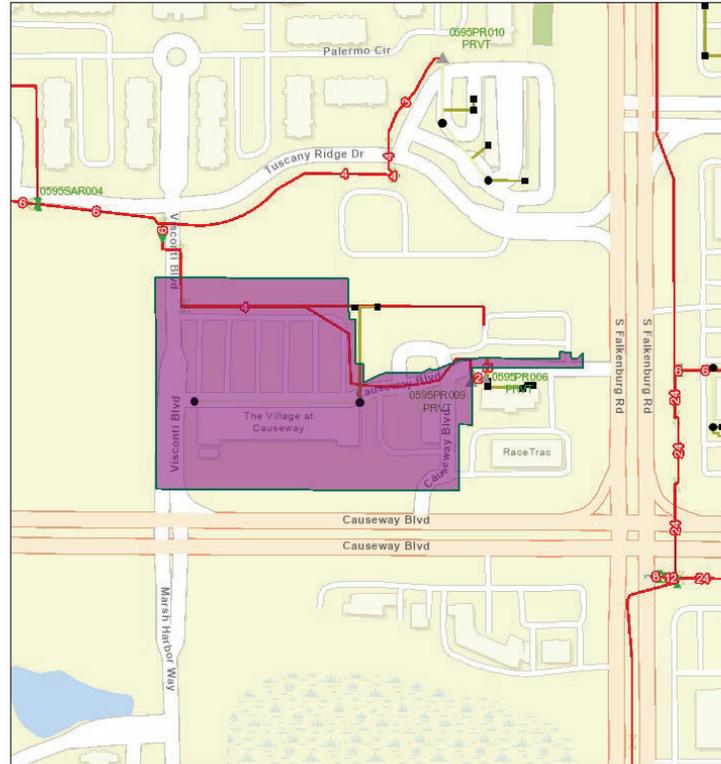
Type or print name



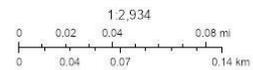
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-16
Description	Residential - Multi-Family Conventional
RZ	70-0130
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	98-0164
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	16-0202
Flood Zone:AE	BFE = 28.8 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0387J
FIRM Panel	12057C0387J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120387E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	08-0926, 17-0603
Personal Appearances	09-0772, 16-0378, 17-0862
Census Data	Tract: 013315 Block: 1041
Census Data	Tract: 013315 Block: 1038
Future Landuse	UMU-20
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
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	Palm River Redevelopment Area

Folio: 72210.1372



January 7, 2026



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Hillsborough County Florida

Folio: 72210.1372

PIN: U-30-29-20-B2V-000000-00001.0

Csim 2024 Village At Causeway Rtl Llc

Mailing Address:

C/o Centersquare Investment Managment

161 Washington St 7th Fl

Conshohocken, Pa 19428

Site Address:

10284 Causeway Blvd Blvd

Tampa, Fl 33619

SEC-TWN-RNG: 30-29-20

Acreage: 6.59

Market Value: \$6,462,800.00

Landuse Code: 1630 STORE/SHP CENTE

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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: Mark Bentley, Esq., B.C.S., AICP Phone: 813-225-2500

Representative's Email: development@jpfirm.com

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

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

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
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 **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.