



## Land Use Application Summary Report

Application Number:	SU-GEN 23-0350	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Grades K thru 12 Charter School	North:	W. College Ave. ROW then RSC-6, Single Family Residential
		East:	1st St SW ROW then CI and CG, Warehouse, Restaurant
Comp Plan:	SMU-6	South:	CI, CSX Railroad ROW
Service Area:	USA	West:	CG, PD 05-1786, Single Family Residential



### ZONING MAP

SU-GEN 23-0350

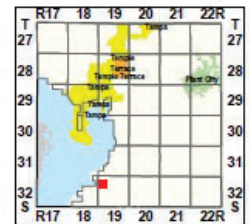
Folio: 55262.0000

- ▭ APPLICATION SITE
- ▭ ZONING BOUNDARY
- ▭ PARCELS
- ⓘ SCHOOLS
- ⊕ PARKS



0 275 550 Feet

STR: 7-32-19, 8-32-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation, or guarantee as to the content, accuracy, reliability, timeliness, or completeness of the information on this map. The user should verify the information on this map, including without limitation, for critical activities of importance and liability and before for a particular purpose. Hillsborough County does not warrant or assume liability for any errors, omissions, or inaccuracies in the information published regardless of how caused or if the user relies on or is adversely affected by any person's reliance upon any information on this map.

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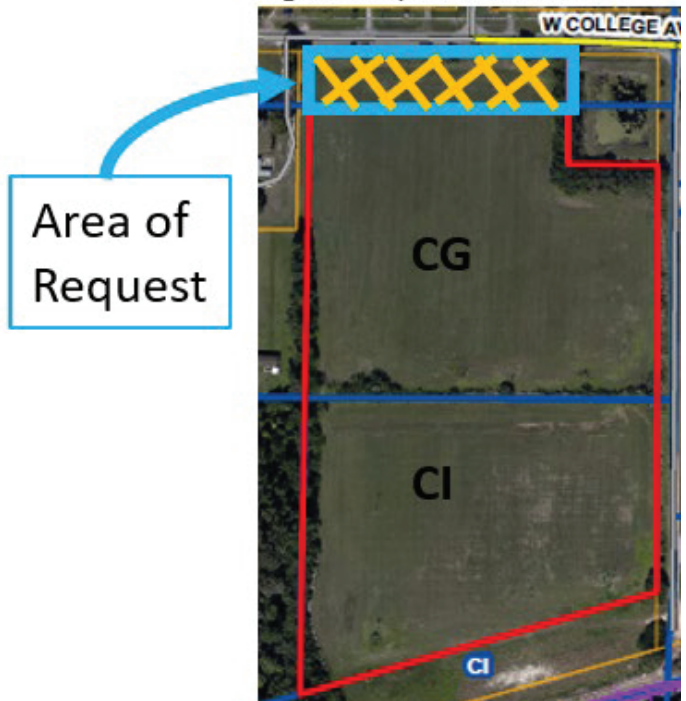
Date: 09/11/2025 File: G:\2025\0350\Zoning\_Map.aprx Produced By: Development Services Department

**1.0 Request Details:**

Pursuant to Land Development Code (LDC) Section 6.11.88, Schools, the request is for a new Special Use Permit for a proposed charter school, SLAM Academy-Ruskin, at 202 West College Avenue in Ruskin, on the south side of College Avenue, approximately 600 feet west of US Highway 41. The subject of this request is property zoned RSC-6 (Residential, Single-Family Conventional). The total acreage of the parcel for the charter school is approximately 14.43 acres; however, pursuant to LDC Section 2.02.02, School, Private and Charter (K – 12) is an permitted use by-right in the Commercial General (CG) and Commercial Intensive (CI) zoning district. **Therefore, the only portion subject to this request is the approximate 1.52-acre RSC-6 portion (Figure 1: Special Use Area)** of the parcel located directly south of West College Avenue, as shown on the Site Plan dated July 21, 2023. The RSC-6 portion of the subject site, which is the subject of this special use request, will contain parking, stormwater pond area and landscaping. No structures are proposed as part of this special use request. No waivers to LDC Section 6.11.88 or variances are being requested.

The applicant initially sought a Special Use Permit for the entire parcel and requested consideration of a 2,300 student, grades K through 12 charter school. Subsequently, the applicant modified that request to only seek approval for the RSC-6 portion of the parcel which requires Special Use approval. The current version of the application seeks approval for a grade K through 12 charter school with the number of students to be determined prior to site development review.

Figure 1: Special Use Area



**1.1 Staff Findings:**

- The requested special use area is approximately 1.52 acres in size and zoned RSC-6 (see Figure 1). Support infrastructure for the charter school, such as off-street parking, stormwater management areas and landscaping are proposed on the subject site.
- The surrounding area is primarily single-family residential in character to the north across West College Avenue and west of the subject site. Immediately east of the subject site are commercial uses located at the intersection of West College Avenue and 1<sup>st</sup> Street SW. Immediately south of the subject area is the remainder of the parcel zoned CG and CI.
- Per Land Development Code Section 6.11.88.B, Schools, “the location, arrangement and lighting of play fields and playgrounds will be such as to avoid interference with the use of adjacent residential property.” In the subject case, staff proposes a condition to ensure compliance with Section 6.11.88.B.
- The subject property shall be required to meet the requirements of Section 6.06.06 for Landscaping and Buffering. A 10’ landscaped buffer with Type “A” screening is required along property lines between institutional uses and single-family residential uses. However, the applicant is proposing an enhanced 15-foot buffer with Type “B” screening, which is reflected in the proposed conditions of approval.
- No buildings are proposed within the proposed special use boundary of the proposed charter school parcel.

- The minimum required number of parking spaces will be provided in accordance with LDC Sec. 6.05.02.
- Access to the site is limited to one connection along West College Avenue.
- As the applicant is not required to go through the Special Use approval process for the portions of the parcel zoned CG and CI, staff requested the applicant remove all detail from the PD plan and make the entire College Ave. frontage a potential access area. This request was made due to staff's inability to sign off on the acceptability of a potential access arrangement, parking, and drive aisle detail within the Special Use portion of the site, given the predominant portions of the site fall outside the purview of the Special Use.
- Transportation Review Section staff has no objections to the Special Use, subject to the conditions provided in this report.
- The Planning Commission staff has found the application consistent with the Hillsborough County Comprehensive Plan. The subject site meets the intent of the Ruskin Community Plan and the Southshore Areawide Systems Plan as schools, recreational amenities, and public services are identified as goals. The proposed K-12 charter school will further the goals outlined in the Community Plans.
- No objections from other review agencies were received by staff.
- Should this application be approved, the site will be subject to site development review requirements.
- The conditions staff has proposed will set forth a framework for site development review (including but not limited to compliance with LDC Sections 6.11.88 and 6.03.13) and will be examined at the time of site and construction plan review.

## **2.0 Staff Recommendation:**

Based on the above findings, staff finds the Special Use request complies with LDC Section 6.11.88 Schools, and recommends approval, subject to the recommended conditions.

## **2.1 Exhibits**

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial/Zoning Map – General Area


Exhibit 3: Aerial/Zoning Map – Immediate Area

Exhibit 4: Transportation Report

Exhibit 5: Proposed Site Plan (SU 23-0350)

Staff's Recommendation: **Approvable, Subject to Conditions**

Zoning  
Administrator  
Sign-off:

  
Colleen Marshall  
Fri Jul 21 2023 11:39:11

## 2.2 Recommended Conditions of Approval

Approval of the request, subject to the conditions listed below, is based on the general site plan dated July 21, 2023.

1. This Special Use Permit shall be limited to access, parking and stormwater retention areas for a charter school. The facility shall be limited to a grade K thru 12 charter school. Development of the site shall be consistent with LDC Section 6.11.88.
2. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, unless specified herein and on the site plan.
  - a. A 15-foot buffer with Type "B" screening shall be provided along the east, west and south property boundaries.
3. Development standards shall be in accordance with Hillsborough County LDC Section 6.01.01, unless otherwise specified on the site plan.
4. Parking shall be in accordance with Hillsborough County LDC Section 6.05.02.
5. Access may be permitted anywhere along the project's College Ave. frontage (i.e., within the bounding box area shown on the Special Use Site Plan), subject to compliance with all applicable Hillsborough Land Development Code, Transportation Technical Manual and other applicable regulations and standards. Final determination as to the number, location and appropriateness of access points and access design shall be subject to County review and approval. The amount of development which is permitted at the site/construction plan phase may be less than that permitted under this limited Special Use approval, and will be (in part) contingent upon the location and type of access, number of students ultimately approved, and the developer's ability to comply with the Special Use approval conditions, as well as applicable regulations contained within the Hillsborough County Land Development Code, Transportation Technical Manual and other applicable regulations.
6. Concurrent with site/construction plan submittal, the developer shall provide additional plans, studies and analysis (which shall be reviewed and approved by Hillsborough County staff prior to authorization of development on the subject site). Specifically, the developer shall provide:

- a. A three (3) sheet plan set consisting of a detailed site plan, circulation plan, and event parking plan. At a minimum, these plans shall comply with Section 6.03.13. and other applicable sections of the LDC.
- b. A trip generation and site access analysis which examines the safety and operational efficiency of proposed project access and impacts to adjacent roads, intersections and affected properties, as well as a determination of any site access improvements that may be needed to address the effects of project traffic or may otherwise be required pursuant to the LDC/TTM. The applicant shall meet with County staff to determine an acceptable methodology and scope of the analysis before proceeding. At a minimum, the analysis shall include an examination of:
  - i. Proposed project access location(s);
  - ii. The intersection of US 41 and W. College Ave.;
  - iii. The intersection of College Ave. and 1st St. SW; and,
  - iv. The segment of College Ave. between the proposed project access and US 41.
7. The developer shall be required to construct any site access or other improvements as required by the LDC/TTM and/or as otherwise necessary to ensure the safe and efficient operation of the roadways and intersections studied in the required transportation analysis.
8. The project shall be required to improve W. College Ave., which is a substandard collector roadway, as well as any other substandard roadway to which the project takes non-emergency vehicular access (and where such roadway does not comply with the applicable Hillsborough County Transportation Technical Manual (TTM) requirements). Alternatively, the applicant shall be required to obtain a Design Exception in accordance with Section 1.7.2 and other applicable sections of the TTM. Notwithstanding anything herein to the contrary, no Design Exception shall be permitted which waives bicycle facilities which are required pursuant to the County's interpretation of Section 6.11.88. of the LDC (i.e. that middle and high schools must be located on a collector or arterial roadways, which have bicycle facilities).
9. The location, arrangement and lighting of play fields and playgrounds will be such as to avoid interference with the use of adjacent residential property.
10. Approval of this special use by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed wetland impacts are not approved by this special use but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

13. Final Design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. In the event there is conflict between a condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive shall apply.
15. Development of the project shall proceed in strict accordance with the terms and conditions contained in this development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 7/20/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RU/ South

PETITION NO: SU 23-0350

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

### **CONDITIONS OF APPROVAL**

1. Access may be permitted anywhere along the project's College Ave. frontage (i.e. within the bounding box area shown on the Special Use Site Plan), subject to compliance with all applicable Hillsborough Land Development Code, Transportation Technical Manual and other applicable regulations and standards. Final determination as to the number, location and appropriateness of access points and access design shall be subject to County review and approval. The amount of development which is permitted at the site/construction plan phase may be less than that permitted under this limited Special Use approval, and will be (in part) contingent upon the location and type of access, number of students ultimately approved, and the developer's ability to comply with the Special Use approval conditions, as well as applicable regulations contained within the Hillsborough County Land Development Code, Transportation Technical Manual and other applicable regulations.
2. Concurrent with site/construction plan submittal, the developer shall provide additional plans, studies and analysis (which shall be reviewed and approved by Hillsborough County staff prior to authorization of development on the subject site). Specifically, the developer shall provide:
  - a. A three (3) sheet plan set consisting of a detailed site plan, circulation plan, and event parking plan. At a minimum, these plans shall comply with Section 6.03.13. and other applicable sections of the LDC.
  - b. A trip generation and site access analysis which examines the safety and operational efficiency of proposed project access and impacts to adjacent roads, intersections and affected properties, as well as a determination of any site access improvements that may be needed to address the effects of project traffic or may otherwise be required pursuant to the LDC/TTM. The applicant shall meet with County staff to determine an acceptable methodology and scope of the analysis before proceeding. At a minimum, the analysis shall include an examination of:
    - i. Proposed project access location(s);
    - ii. The intersection of US 41 and W. College Ave.;
    - iii. The intersection of College Ave. and 1<sup>st</sup> St. SW; and,
    - iv. The segment of College Ave. between the proposed project access and US 41.
3. The developer shall be required to construct any site access or other improvements as required by the LDC/TTM and/or as otherwise necessary to ensure the safe and efficient operation of the roadways and intersections studied in the required transportation analysis.
4. The project shall be required to improve W. College Ave., which is a substandard collector roadway, as well as any other substandard roadway to which the project takes non-emergency vehicular access (and where such roadway does not comply with the applicable Hillsborough County Transportation Technical Manual (TTM) requirements). Alternatively, the applicant shall be required to obtain a Design Exception

in accordance with Section 1.7.2 and other applicable sections of the TTM. Notwithstanding anything herein these conditions to the contrary, no Design Exception shall be permitted which waives bicycle facilities which are required pursuant to the County's interpretation of Section 6.11.88. of the LDC (i.e. that middle and high schools must be located on a collector or arterial roadways, which have bicycle facilities).

5. Parking shall be provided in accordance with Section 6.05 of the LDC.

## **PROJECT SUMMARY AND ANALYSIS**

### *Generally*

The applicant is requesting a Special Use (SU) approval for a +/- 0.83 ac. portion of a 14.46 ac. parcel. The portion in for SU approval is currently zoned Residential Single-Family Conventional - 6 (RSC-6). The remaining portion of the parcel is zoned Commercial General (CG). The applicant initially sought SU approval for the entire parcel; however, they modified that request to only seek approval for the RSC-6 portion of the site. The applicant had been seeking approval for a 2,300 student 6-12 charter school. The current version of the application seeks approval for a to be determined number of students in grades 6-12.

Since the applicant is not committing to an approval process which would allow the site to be concurrently reviewed, staff requested the applicant remove all detail from the PD plan and make the entire College Ave. frontage a potential access area. This request was made due to staff's inability to sign off on the acceptability of a potential access arrangement and certain parking and drive aisle details within the SU portion of the, given a lack of ability to review and control the remaining portions of the site. Staff notes that the way the site is laid out, type of access, arrival and dismissal times, number of students, and circulation and queuing plans are all critical to an evaluate of the acceptability of a project's access and unless all of those factors can be reviewed together, no judgement of the acceptability of the site for the proposed use can be reached. Given this unique split zoned nature of the parcel, and the difficulty in evaluating the site without looking at the entire use, the Administrator directed staff to prepare the above conditions which defer review of the site to the site/construction plan review process but provides some conditions which speak to the general process that will be required.

Staff had and continues to have significant concerns with the size and design of the initially proposed charter school and does not believe the site can be approved as was originally presented due to issues with access (including spacing), substandard road issues, and circulation/queue plan issues. There were also significant issues with the proposed roundabout, which would have removed access to two residential properties on the north side of the roadway, resulting in a taking of their property (which is not approvable). Staff also has concerns of the appropriateness of such a large school on a 2-lane collector roadway which has limited or no opportunities to accommodate U-turning traffic, given the school would generate high periods of intense queuing and the need for westbound left turn lanes, both of which could cut off access to a number of residential properties on the north side of the roadway for a significant period of time twice per day. Staff also has concerns with potential queuing on College Ave. and its potential to negatively impact the intersections of 1<sup>st</sup> St. SW and College Ave., and College Ave. and US 41. The latter intersection is of particular concern due to the high potential for queuing to spill over into US 41 and negatively impact the safety and operational efficiency of that intersection and US 41 as well. Regardless, the conditions staff has proposed will set forth a framework for how these and other critical issues (including but not limited to compliance with LDC Sections 6.11.88 and 6.03.13) will be examined at the time of site/construction plan review.

Lastly, staff notes that at the time these comments were prepared, the final site plan was not available in Optix. These comments were prepared based upon a version of the plan dated 7/19/2023, which was forwarded via an email from the applicant via the zoning case planner. If the plan is not available in Optix by the date of the Special Use hearing, staff will be required to change its position to a recommendation of denial, as the site plan currently in the record does not reflect what was agreed upon with staff and would not match the proposed conditions of approval.



Waivers to Development Review Procedures Manual (DRPM) Requirements

Given the above discussion, in accordance with the Development Review Procedures Manual Sec. 5.2.1.C., the Administrator has waived certain SU submittal requirements described in Section 5.2.1.C.5.b. specifically those requirements to show:

- a. proposed “roads, drives, access easements” within the subject site;
- b. “approximate location of proposed structures”;
- c. “proposed slabs, etc.”
- d. “approximate location of off-street parking and off-street loading areas” and,
- e. “approximate size and location of stormwater pond areas”;
- f. certain “site data” elements including “number of off-street parking and off-street loading spaces (including handicap parking)”

Trip Generation

Because the proposed use has not been quantified, no trip generation and site access analysis was required to process this Special Use request, and staff cannot provide information regarding the potential of the Special Use approval to effect the trip generation potential of the subject site. For informational/general reference purposes, according to data from the 11<sup>th</sup> Edition of the Institute of Transportation Engineer’s Trip Generation Manual a 2,300 student K-12 private school (staff notes data for grade level 6-12 only charter schools is not available), would generate (based on LUC 532) an additional +/- 5,704 average daily trips, 1,817 a.m. peak hour trips, and 391 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

College Ave. is a 2-lane, publicly maintained, substandard, collector roadway. Along the project’s frontage, the roadway is characterized by +/- 16-20 feet of pavement in average condition, and lies within a +/- 80-foot-wide right-of-way along the project’s boundary. There are +/- 5-foot sidewalks along portions of the north and south sides of College Ave. in the vicinity of the proposed project. There are no bicycle facilities present along College Ave. in the vicinity or the proposed project.

1<sup>st</sup> St. SW. is a 2-lane, publicly maintained, substandard, local roadway. The roadway is characterized by +/- 14 feet of pavement in average condition. The roadway lies within a +/- 60-foot-wide right-of-way. There are no sidewalk or bicycle facilities along 1<sup>st</sup> St. SW.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway section(s) is reported below. Information for College Ave. west of US 41 is not included in the report and, as such, could not be provided. Information for the next closest segment is included below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	7 <sup>th</sup> St. SW	19 <sup>th</sup> Ave NE	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
College Ave.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
1 <sup>st</sup> St. SW	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

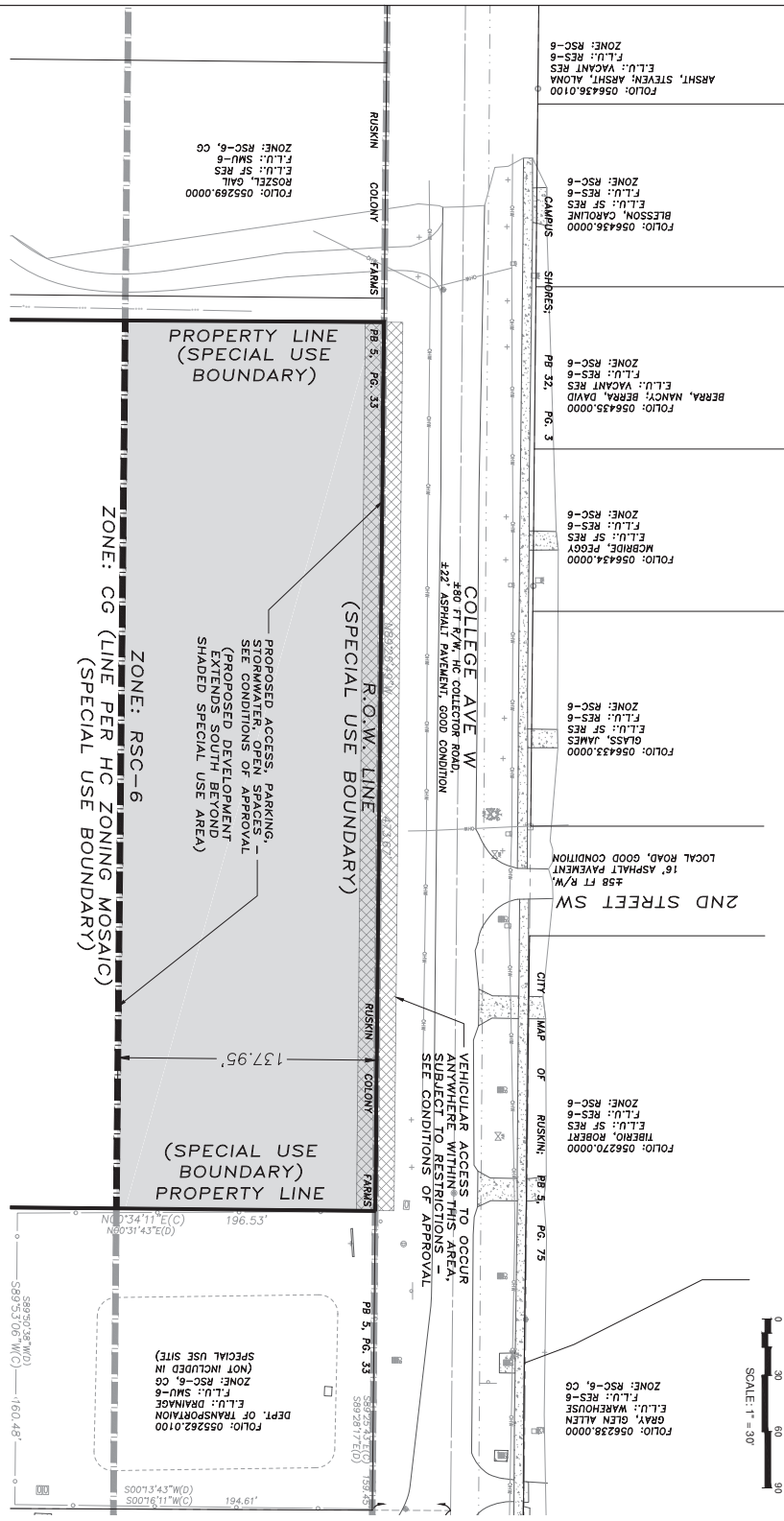
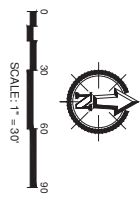
\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**LEGAL DESCRIPTION (RSC-6 / SU)**  
THE NORTH 137.95 FEET OF THE EAST 1/2 OF PARCEL TRACT 57, RUSKIN COLONY FARMS, ACCORDING TO THE MAP ON PLAT NUMBER 10000, HILSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PART TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY ORDER OF TAKING, RECORDED RECORDS OF HILSBOROUGH COUNTY, FLORIDA, PARCEL 57 OF THE 17840 N.T.S.

**SITE DATA**  
FOLIO: 056262.0000  
ADDRESS: 202 W COLLEGE AVE, RUSKIN  
RSC-6 / SU AREA: 1.80 ACRES  
TOTAL UNIMPAVED SURFACE AREA: 1.80 ACRES  
TOTAL UNIMPAVED SURFACE AREA - INCLUDING EXISTING AND PROPOSED DEVELOPMENT: 1.80 ACRES  
SITE AREA: 1.446 ACRES  
F.L.U.: SU-6, CG, CI  
F.L.U.: SU-6, CG, CI  
EXISTING USE: VACANT-GROPS  
EXISTING USE: VACANT-GROPS  
EXISTING STRUCTURES: NONE  
EXISTING UTILITIES: NONE

**PROPOSED USE:** ACCESS, PARKING, STORM WATER POND FOR HUNNING BIRD CHARTRER SCHOOL.  
MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH LDC SECTION 6.07.01.  
15 FT TYPE "B" SCREENING WITH 6" HIGH 100% OPAQUE FENCE IS PROPOSED TO EAST, SOUTH, AND WEST BOUNDARIES.  
MAX. PROPOSED BUILDING COVERAGE: 56,000 SF (8.9%)  
MAX. PROPOSED BUILDING HEIGHT: 50'  
PROPOSED IMPERVIOUS AREA: 309,350 SF (49.1%)  
INCL. BUILDINGS, WALKS  
ALL PAVED SURFACES: 320,621 SF (50.9%)  
PROPOSED OPEN SPACES: LANDSCAPE, POND)  
PARKING TO BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.00.  
WATER & SEWER SERVICES TO BE PROVIDED BY HILSBOROUGH COUNTY.

**PROJECT CONTACTS**

ENGINEER:	LAND USE ATTORNEY:	ARCHITECT:	OWNER/OPERATOR:
PLAN ENGINEERING, INC. 15019 MANUWINE CONE LANE OREGON, FL 33556 (813) 244-0194	CLAYTON BRONKHORST 100 E KENNEDY BLVD TAMPA, FL 33602 (813) 221-3900	GWA 6221 W 12TH STREET SUITE 106 TAMPA, FL 33606 (813) 943-9999	SLAM ACADEMY 6340 SUNSET DRIVE MIAMI, FL 33143 (305) 689-2908



7/19/2023	REVISED PER H.C. DSD	JCS	DATE:	7-19-2023	PROJECT NAME:	SPECIAL USE EXHIBIT
7/19/2023	SHEET NO. 001 PER H.C. DSD	JCS	DATE:	7-19-2023	PROJECT NAME:	SLAM Academy
DATE:	DESIGNER:	DATE:	DATE:	DATE:	PROJECT NAME:	Ruskin
DATE:	DESIGNER:	DATE:	DATE:	DATE:	PROJECT NAME:	ACADEMICA
DATE:	DESIGNER:	DATE:	DATE:	DATE:	PROJECT NAME:	SHEET 1 OF 1 SHEETS



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

**Office Use Only**

Application Number: SU-GEN 23-0350

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-GEN 23-0350

Applicant's Name: Hill Ward Henderson, P.A

Reviewing Planner's Name: Tim Lampkin

Date: 07/21/2023

**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): 7/31/2023

### Important Project Size Change Information

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

Will this revision add land to the project?  Yes  No

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

Will this revision remove land from the project?  Yes  No

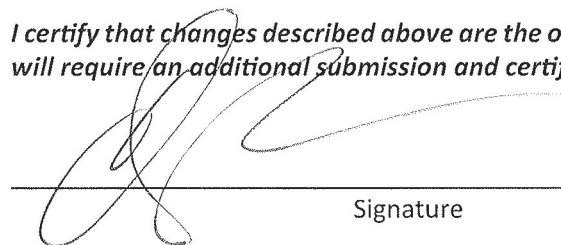
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:  
ZoningIntake-DSD@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.***

  
\_\_\_\_\_  
Signature

July 21, 2023  
Date



**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

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

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

**SU-GEN 23-0350**

I hereby confirm that the material submitted with application \_\_\_\_\_

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

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

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

Signature: \_\_\_\_\_

(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	<input checked="" type="checkbox"/> <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> <b>Revised Application Form**</b>
3	<input type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4	<input type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> <b>Property Information Sheet**</b>
7	<input type="checkbox"/> <b>Legal Description of the Subject Site**</b>
8	<input type="checkbox"/> <b>Close Proximity Property Owners List**</b>
9	<input checked="" type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> <b>Survey</b>
11	<input type="checkbox"/> <b>Wet Zone Survey</b>
12	<input type="checkbox"/> <b>General Development Plan</b>
13	<input checked="" type="checkbox"/> <b>Project Description/Written Statement</b>
14	<input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>
15	<input type="checkbox"/> <b>Variance Criteria Response</b>
16	<input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>
17	<input type="checkbox"/> <b>Transportation Analysis</b>
18	<input type="checkbox"/> <b>Sign-off form</b>
19	<input type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>

\*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.

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HILL WARD  
HENDERSON

SENDER'S DIRECT DIAL:  
813.506.5178

SENDER'S E-MAIL:  
Clayton.Bricklemyer@hwhlaw.com

July 21, 2023

Tim Lampkin, AICP  
Principal Planner  
Development Services Department  
County Center  
601 E. Kennedy Blvd.  
Tampa, FL 33602

**Re: SU-GEN 23-0350**

Dear Mr. Lampkin:

Enclosed herein, please find the following documents for the above-referenced matter:

- Additional/Revised Information Sheet
- Revised Narrative
- Revised Site Plan

The Revised Site Plan includes the following changes: (1) the depiction of only the Special Use area; (2) a revised vehicular access area; and (3) a revised Site Data Table.

Please accept the enclosed for filing. Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in black ink, appearing to read 'K. Clayton Bricklemyer', written over the typed name.

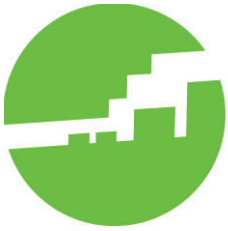
K. Clayton Bricklemyer, Esq.

KCB/rh

**SU-GEN 23-0350**

**NARRATIVE**

SLAM Academy – Ruskin requests a Special Use approval for a small portion of its site (folio #55262-0000) that is zoned RSC-6. Applicant ultimately desires to develop a K-12 school on the site, and while the majority of the site allows for schools by right, the approximately 1.5-acre portion shown on the attached site plan requires a Special Use approval due to its residential zoning. The subject area will contain access features, parking, stormwater features, and open space. Utility connections will be made to the County water and sewer systems. The project will comply with all Special Use criteria.



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> July 31, 2023	<b>Petition: SU 23-0350</b>
<b>Report Prepared:</b> July 19, 2023	<b>Folio 55262.0000</b> <i>South of West College Avenue, west of 1<sup>st</sup> Street Southwest</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Suburban Mixed Use-6 (6 du/ga; 0.5 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	Ruskin & Southshore Areawide Systems
<b>Special Use Request</b>	Special Use for a K-12 charter school
<b>Parcel Size (Approx.)</b>	14.42 ± acres
<b>Street Functional Classification</b>	West College Avenue – <b>County Collector</b> 1 <sup>st</sup> Street Southwest – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Area</b>	A



## **Context**

- The 14.42 ± acre subject site is located south of West College Avenue and west of 1<sup>st</sup> Street Southwest.
- The site is in the Urban Service Area and within the limits of the Ruskin Community Plan and Southshore Areawide Systems Plan.
- The site has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6), which allows for consideration of up to 6 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.5 for light industrial uses. The SMU-6 designation is intended for areas that are urban and suburban in their intensity and density of uses. Typical uses within SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by several Future Land Use designations. Residential-6 (RES-6) is located directly to the north across West College Avenue. Office Commercial-20 (OC-20) is located to the northeast. Residential-12 is located directly to the east across 1<sup>st</sup> Street Southwest and is followed by Public/Quasi Public (P/QP). SMU-6 surround the south and west sides of the subject site. Light Industrial (LI) and Residential-4 (RES-4) are located further south.
- The subject site currently contains agricultural uses. Single family uses extend to the north and northwest. There is a public institutional use owned by the Department of Transportation directly to the northeast. Light commercial uses extend further northeast. Light industrial uses are located directly east. To the south, there are light industrial, heavy industrial, single family, and light commercial uses that are interspersed across the CSX railway. Vacant uses are located directly to the west. The site has a wide range of uses that include single family residential, industrial, and commercial uses.
- The subject site is zoned Residential Single Family Conventional (RSC-6), Commercial General (CG), and Commercial Intensive (CI). RSC-6 extends north of the subject site. CI and CG extend to the east, northeast, and west. Planned Development (PD) zoning is located to the southwest. CI zoning is located directly south of the site followed by Manufacturing (M) across the CSX railway.
- The applicant requests a Special Use approval for new construction of a K-12 charter school.

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

### **Relationship to Land Development Regulations**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

### **Objective 17: Neighborhood and Community Serving Uses**

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

**Policy 17.1:** Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

## **LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan**

**Goal 6: Education - Provide quality education opportunities for Ruskin.**

Strategies:

- Support the development of a community college.
- Secure future neighborhood school sites concurrent with the rezoning of property for homes.
- Elementary schools should be located internal to neighborhoods and should avoid locations along arterial streets.
- Every effort should be made to co-locate schools with park facilities.

- *Require applicants of rezonings containing 50 or more residential units to consult with the Hillsborough County School District regarding potential school sites.*

## **LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan**

### ***Cultural/Historic Objective***

*The community desires to:*

- 3. Enhance community capacity and retain the unique character of communities in SouthShore.*
  - a. Encourage citizens to participate in their civic associations, chambers of commerce, schools and homeowners associations to work toward implementation of the vision.*
  - f. Work with local and regional groups, civic associations and chambers of commerce to identify opportunities for the co-location of future recreational, community, cultural, civic centers, with civic amenities (e.g. schools, libraries, emergency services, post offices, government agencies), and use those facilities as focal points of the communities.*

### **Staff Analysis of Goals Objectives and Policies:**

The approximately 14.42 ± acre subject site is located south of West College Avenue and west of 1<sup>st</sup> Street Southwest. The site is in the Urban Service Area and within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The applicant requests a Special Use approval for a K-12 charter school.

The subject site is in the Urban Service Area, where at least 80% of all population growth shall occur during the horizon of the Comprehensive Plan. The proposal is consistent with this guideline. Similarly, the site is located adjacent to a single-family residential neighborhood to the north. The proposed use compatible and complementary to the surrounding development pattern and is consistent with Future Land Use Element (FLUE) Policy 1.4. Furthermore, the site is in the Suburban Mixed Use-6 Future Land Use category which is intended for urban and suburban intensities and densities. SMU-6 allows for the consideration of residential uses as well as residential support uses. The applicant is proposing a K-12 charter school for the area. The maximum building area being proposed is 150,000 square feet, which falls below the 0.25 FAR maximum of 157,033 square feet. The proposal is consistent with the allowable uses under SMU-6 and is therefore consistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is surrounded by existing single family uses to the west and north. The site is also surrounded by light commercial and light industrial uses to the west. The proposed charter school will not only provide a neighborhood serving use to the established single family residential areas, but it will also provide for an adequate transition in intensity between the uses to the west and east. Access to the subject site will be located on West College Avenue and 1<sup>st</sup> Street Southwest, which will minimize adverse traffic impacts on the residential uses in the area. The proposal is consistent with the existing surrounding development. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Policies 16.1, 16.2, and 16.3 of the FLUE. The proposal also meets the intent of Objective 17 and Policy 17.1 as the school is

a residential support use and the improvements are designed to fit the character of a neighborhood.

The subject site meets the intent of the Ruskin Community Plan and the Southshore Areawide Systems Plan as schools, recreational amenities, and public services are identified as goals. The proposed K-12 charter school will further the goals outlined in the Community Plans.

Overall, staff finds that the proposed Special Use request would allow for development that is consistent with the Urban Service Area and SMU-6 Future Land Use category. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

**Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the County Development Services Department.



# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 23-0350

## Rezoning

(Call out values)

### STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

### Other Features

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WARM NATURAL, LULC, Wet, Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMJUNA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

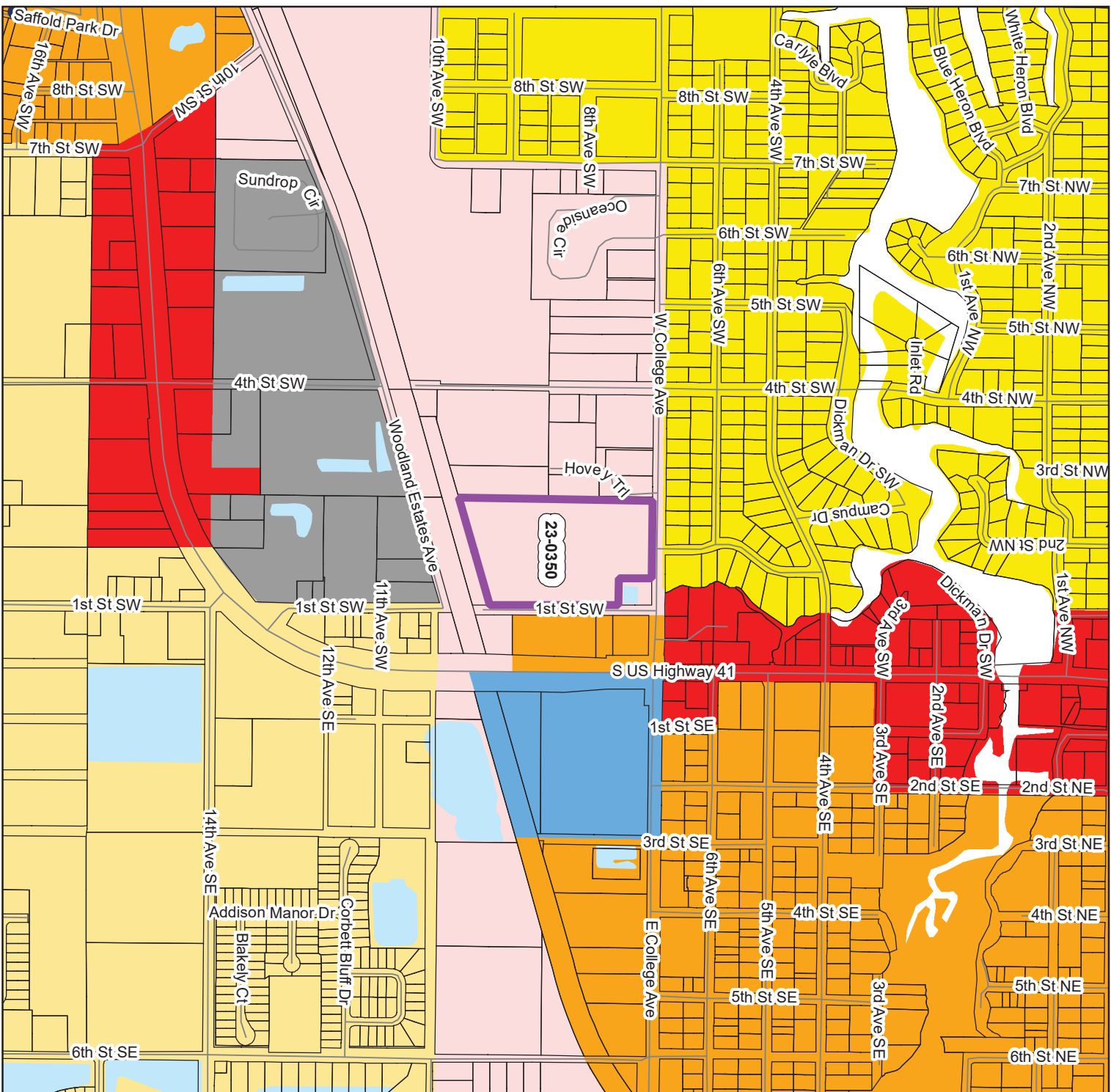
DATA SOURCES: Reviewed boundaries from the Planning Commission and an official parcel lines and street from Hillsborough County Property Appraiser. The map is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 5/8/2023  
Author: Beverly F. Danes

File: G:\Rezoning\System\MapProjects\HilCo\Gen\Int\Rezoning - Copy.mxd



Hillsborough County  
City and Planning Commission



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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> July 31, 2023</p> <p><b>PETITION NO.:</b> SU-GEN 23-0350</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> June 8, 2023</p> <p><b>PROPERTY ADDRESS:</b> 202 East College Avenue, Ruskin</p> <p><b>FOLIO #:</b> 0552620000</p> <p><b>STR:</b> 07-32S-19E</p>
<p><b>REQUESTED ZONING:</b></p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Ditch in central portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

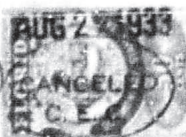
ec: Clayton Bricklemeyer, Applicant - [Clayton.Bricklemeyer@hwhlaw.com](mailto:Clayton.Bricklemeyer@hwhlaw.com)

BOOK 974 PAGE 80

This Deed, Made the 20th day of July, A. D. 1923, by  
Pauline D. McHargue, joined by her husband Alvin McHargue  
of the County of Kings State of New York  
hereinafter called the grantor s, to Artesian Farms, Inc.,  
of the County of Hillsborough State of Florida  
hereinafter called the grantee.

WITNESSETH, That the said grantor s, in consideration of Ten (\$10.00) and  
other valuable consideration

Dollars,  
the receipt whereof is hereby acknowledged, do give, grant, bargain, sell, alien, remise, release,  
enfeoff, convey and confirm unto the said grantee, and its successors heirs and assigns in fee  
simple, the lands situate in Hillsborough County, State of Florida, described  
as follows: Tract No. 873 of the Third addition to Ruskin Colony  
Farms as recorded in Plat Book 1. page 132, public records of Hillsboro-  
ugh County. The North Half (N $\frac{1}{2}$ ) of Lots 25 & 26 of Wheelers Addition  
to Ruskin City, according to the plat recorded in plat book 7, page  
56 of the public records of hillsborough County, tracts 82 & 90, the  
South Half (S $\frac{1}{2}$ ) of farm tract 58, the East Half (E $\frac{1}{2}$ ) of Farm tract 57  
and farm tract 330 of Ruskin Colony farms according to plat book 5 at  
page 63 of the public records of Hillsborough County, Farm tracts Nos  
682, 683, 704 and 705 of the second extension to Ruskin Colony Farms  
as recorded in plat book 6 at pages 37 & 38, public records of Hills-  
borough County, Lot 96, the South Half (S $\frac{1}{2}$ ) of lots 372 & 373, lots  
378, 379, 380, 396, 397, 530 and 760 of Ruskin City as recorded in plat  
book 5 at page 75 of the public records of Hillsborough County



TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto  
the said grantee, and its heirs and assigns in fee simple.

AND the said grantors, for themselves and their heirs and legal  
representatives, covenants with said grantee, its heirs, legal representatives and assigns:  
That said grantor s are indefeasibly seized of said land in fee simple; that said grantor s  
have full power and lawful right to convey said lands in fee simple, as aforesaid; that it  
shall be lawful for said grantee, its heirs, legal representatives and assigns, at all times  
peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from  
all incumbrances; that said grantors, their heirs and legal representatives, will make such  
further assurances to perfect the fee simple title to said land in said grantee, its heirs,  
legal representatives and assigns, as may reasonably be required; and that said grantor s, do  
hereby fully warrant the title to said land and will defend the same against the lawful claims of  
all persons whomsoever.

WITNESS the hand s and seal s of said grantors, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Rodriguez Jones  
Rose B. Buchanan

Pauline D. McHargue (Seal)  
Alvin McHargue (Seal)

*New York*  
State of ~~Florida~~  
County of *New York*

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Alvin McHargue and Pauline D. McHargue

to me well known and known to me to be the individual and described in and who executed the foregoing deed, and have acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said Pauline D. McHargue known to me to be the wife of the said Alvin McHargue on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal *New York*, County of *Kings* and State of *New York* this *20<sup>th</sup>* day of *July* A.D. 19*33*

Notary Public, Kings Co. Clk's No. 131  
Certificate Filed in N. Y. Co. No. 131  
Kings County Register's No. 131  
New York Co. Register's No. 4-131  
Commission Expires March 30, 1934

*Joseph A. Keegan*  
Notary Seal: JOSEPH A. KEEGAN, Notary Public, Kings County, N.Y.

WARRANTY DEED  
SHORT FORM WITH RELINQUISHMENT

DREW'S FORM R. E. 34

Pauline D. McHargue  
70

Artesian Farms, Inc.

Dated \_\_\_\_\_ 19\_\_

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA  
County of Hillsborough )

FILED FOR RECORD

This AUG 22 1933

Recorded in *Deed* Book *974*  
Page *80* and Record Verified

CHAS. E. CULBREATH  
CLERK CIRCUIT COURT

BY *Chas. E. Culbreath*  
DEPUTY CLERK

The H. S. W. B. Dyer Company, Jacksonville, Florida 1-11-33

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

FILED FOR RECORD

AUG 22 1933  
Record in *Deed* Book *974*  
Page *80* and Record Verified

CHAS. E. CULBREATH  
Clerk Circuit Court

BY *Chas. E. Culbreath*  
Deputy Clerk

*Will Paul B. Dickman 169*  
*Chas. E. Culbreath*



### SPECIAL USE (GENERAL)

**IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:**

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600. All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

**Property Information**

Address: 202 W College Ave City/State/Zip: Ruskin, FL 33570 TWN-RN-SEC: 07-32-19

Folio(s): 055262-0000 Zoning: CG, RSC-6, CI Future Land Use: SMU-6 Property Size: 14.90 AC

**Property Owner Information**

Name: Artesian Farms Inc Daytime Phone: \_\_\_\_\_

Address: P.O. Box 128 City/State/Zip: Ruskin, FL 33575

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

**Applicant Information**

Name: Clayton Bricklemyer, Esq./Hill Ward Henderson, P.A Daytime Phone: (813) 506-5178

Address: 101 E. Kennedy Blvd., Suite 3700 City/State/Zip: Tampa, FL 33602

Email: Clayton.Bricklemyer@hwlaw.com FAX Number: (813) 221-3900

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

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

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

Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Type or Print Name

*Clayton Bricklemyer*  
Clayton Bricklemyer

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Type or Print Name

*John A. Pipton V.P.*  
John A. Pipton V.P.

*Office Use Only*

Intake Staff Signature: Keshia Rivas Intake Date: 03/31/2023

Case Number: \_\_\_\_\_ Public Hearing Date: LUHO 07/31/2023 Receipt Number: 255313

Type of Application: SU-GEN 23-0350

Development Services, 601 E Kennedy Blvd. 19<sup>th</sup> Floor

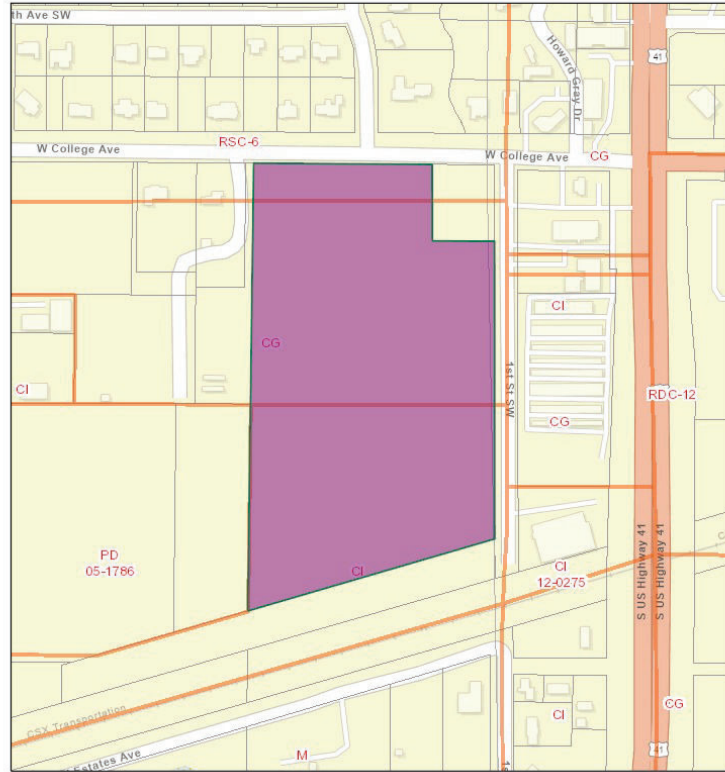
Revised 07/02/2014



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Zoning Category	Commercial/Office/Industr
FLX	f
Zoning	CI
Description	Commercial - Intensive
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0658H
FIRM Panel	12057C0658H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120658C
County Wide Planning Area	Ruskin
Community Base Planning Area	SouthShore
Community Base Planning Area	Ruskin
Census Data	Tract: 014108 Block: 3008
Future Landuse	SMU-6
Future Landuse	SMU-6
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 55262.0000



March 31, 2023

RS: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 55262.0000**  
**PIN: U-07-32-19-1UU-000000-00057.3**  
**Artesian Farms Inc**  
**Mailing Address:**  
 Po Box 128  
 null  
 Ruskin, FL 33575-0128  
**Site Address:**  
 202 W College Ave  
 Ruskin, FL 33570  
**SEC-TWN-RNG: 07-32-19**  
**Acreage: 14.42310047**  
**Market Value: \$2,540,358.00**  
**Landuse Code: 5100 Agricultural**

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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.