



1.0 APPLICATION SUMMARY

Applicant: Thomson Fuel, Inc.

Zoning: CG

FLU Category: OC-20

Service Area: Urban

Community Plan Area: Ruskin

Overlay: None

Special District: None

Use: Convenience Store with Gas

Total Wet Zone Area Requested: 1,972 square feet

Location: 403 S 41 Hwy, Ruskin, FL; Folio: 56262.0000



Introduction Summary:

The applicant is requesting a 2-APS alcoholic beverage permit with distance separation waivers to allow for a convenience store with gas at 403 S 41 Hwy. The property is zoned CG (Commercial General), which allows the host use and consideration of the requested AB permit.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	No
Distance to Residentially Zoned Property Shall be 50 feet from the side yard(s) and 20 feet from the functional rear yard	Yes

Development Services Recommendation:

Approvable

Existing Alcoholic Beverage Permit Being Rescinded:	No	Existing Alcoholic Beverage Permit Number:	N/A
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to certain community uses	500 feet	219.6 feet	280.4 feet

Community Use: Ruskin Women's Club

Applicant's Justification:

There is considerable buffering and screening between the two uses, including a body of water. The focus of activity at the gas station/convenience store is focused to the east, away from the woman's club. The 2-APS sales are an accessory use to the principal use. The walking distance is further than the straight-line measurement.

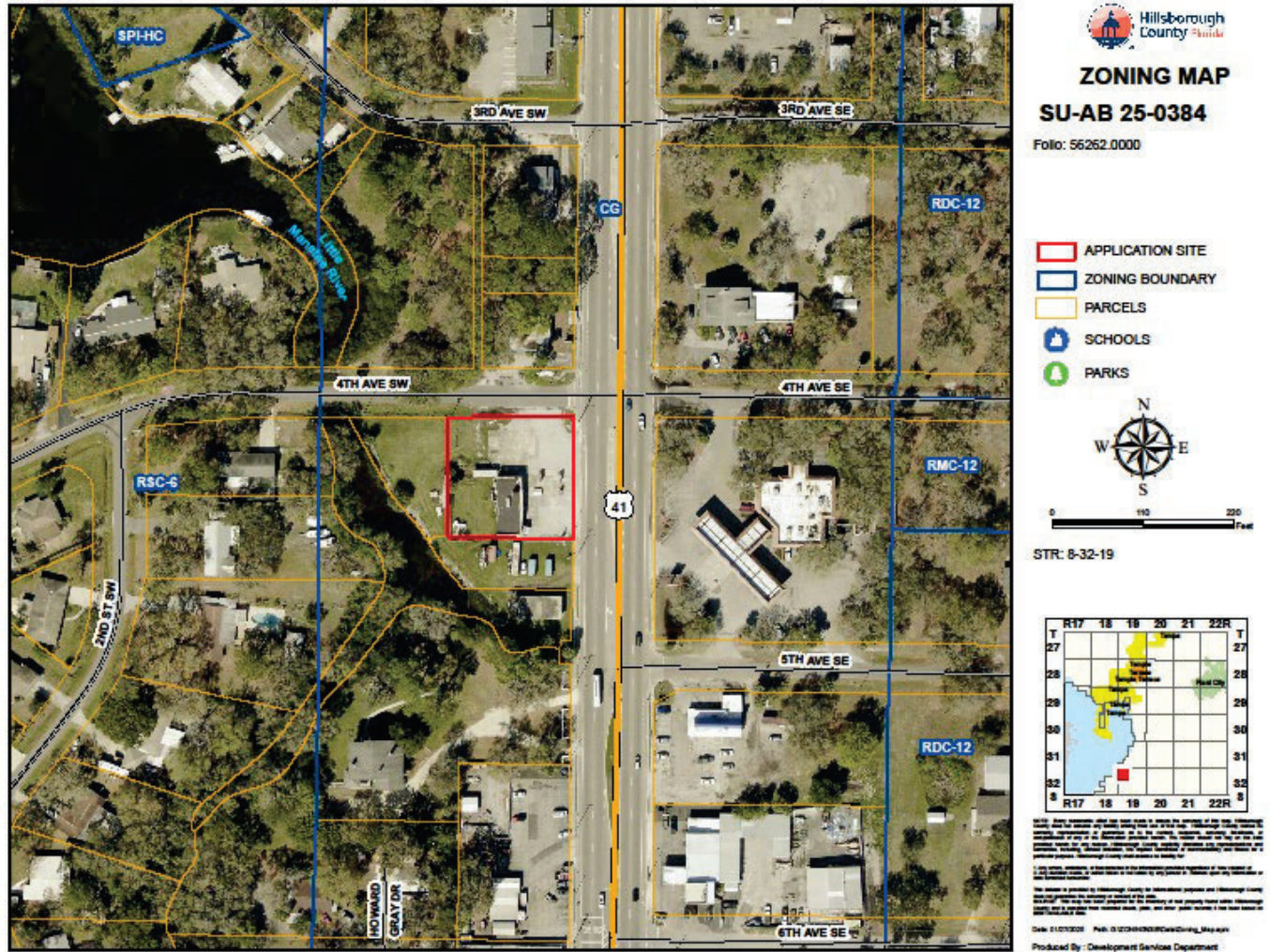
Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

Applicant's Justification:

N/A

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	CG	Commercial Pet Grooming
South	CG	Vacant
East	CG	Convenience Store with Gas
West	CG	Vacant

4.0 Staff Findings


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

The proposed wet zone area is separated from the Ruskin Woman’s Club by a vacant commercial property, and a water body with a row of trees. Additionally, the convenience store faces east, while the Women’s Club façade is facing south. No residential use exists on the residentially zoned property within 50 feet of the proposed wet zone area.

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

5.0 RECOMMENDATION AND PROPOSED CONDITIONS (If Applicable)

Staff finds the proposed 2-APS Alcoholic Beverage Permit to be **APPROVABLE**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 1,972 square feet, as shown on the wet zone survey received March 6, 2025.

Zoning Administrator Sign Off:	 Colleen Marshall Thu Apr 10 2025 12:15:48
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

6.0 PROPOSED WET ZONE SURVEY (Page 2 if Applicable)

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Project Description/Written Statement/S.U. Additional Notice Entity Thomson Fuel, Inc.

This is a request for a 2APS alcohol sales.

The site is zoned CG and OC-20 FLIU category. The site is located at a major intersection. The use proposed is a typical and standard use for a facility of this nature & is accessory to the primary use.

There is one closely located neighbor that generates the public hearing, the Ruskin Woman's Club located 281' from the applicant's site, as the crow flies. There is considerable buffering and screening between the 2 uses, including a body of water. The focus of activity at the gas station/c-store is focused to the East, away from the woman's club.

Additional Notice Entity:

RUSKIN WOMAN'S CLUB INC

Mailing Address

PO BOX 547

RUSKIN, FL 33575-0547

Site Address

503 S 41 HWY, RUSKIN



Alcoholic Beverage Special Use Distance Waiver Request

[Land Development Code Section 6.11.11.D](#) prescribes separation requirements for proposed Alcoholic Beverage Permits, which are:

- (1) 1-APS and 2-APS
 - A. The distance from the “permitted” structure to certain community uses² shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 50 feet from the side yard(s) and 20 feet from the functional rear yard.
- (2) 1-APS-IS and 2-APS-IS
 - A. The distance from the proposed structure to schools shall be 500 feet.
- (3) 2-COP-R, 2-COP-RX, 4-COP-RX, AND 11C (Golf Clubs, Tennis and Racquetball Clubs, Wedding and Special Occasion Reception Halls)
 - A. The distance from the “permitted” structure to certain community uses shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 150 feet.
- (4) 3-P S, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Clubs) and Bottle Clubs
 - A. The distance from the “permitted” structure to certain community uses shall be at least 500 feet.
 - B. The distance from the “permitted” structure to residentially zoned property shall be at least 250 feet.
 - C. There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed Special Use as measured from the “permitted” structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments.

²“Certain community uses” shall include churches/synagogues, schools, child care centers, public libraries, community recreational facilities and parks.



Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

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

The circumstances that negate the need for the specified distance requirement are:

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver

After Recording Return to:
Chris Hemmings
Anchor Title & Associates
1510 South Clark Avenue
Tampa, FL 33629

This Instrument Prepared by:
Chris Hemmings
Anchor Title & Associates
1510 South Clark Avenue
Tampa, FL 33629
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
U-08-32-19-1V5-000000-00000.C
File No.: 20240013

WARRANTY DEED

This Warranty Deed, Made the 28th day of March, 2024, by **Clyde W. Munzel, Trustee of the Clyde W Munzel Revocable Trust dated 05/03/2005 Amended 07/29/2013**, whose post office address is: **PO Box 5656, Ruskin, FL 33571**, hereinafter called the "Grantor", to **Thomson Fuel , Inc. A Florida Corporation**, whose post office address is: **1024 Carriage Park Drive, Valrico, FL 33594**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hillsborough** County, Florida, to wit:

Begin at a point on the North line of Orcutt Lot as per map or plat of "Map of Ruskin City", according to the Plat thereof as recorded in Plat Book 5, Page 75, of the Public Records of Hillsborough County, Florida, at its intersection with the West right of way line of U.S. Highway #41, as established by Deed recorded in Deed Book 1009, Page 415, of said records, run thence South 00°35'41" West 50.0 feet from and parallel to the center line of U.S. Highway #41, a distance of 150.0 feet, run thence North 89°23'59" West, a distance of 150.0 feet; run thence North 00°35'41" East a distance of 150.00 feet to a point of intersection with the South right of way boundary of Fifth Avenue Southeast (Gillman Avenue by plat); run thence South 89°23'59" East along stated right of way boundary of 30.0 feet from and parallel to the center line of stated Fifth Avenue Southwest, a distance of 150.0 feet to the Point of Beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Chris Hemmings
1510 S. Clark Ave
Tampa Florida 33629

CLYDE W. MUNZEL, TRUSTEE OF THE CLYDE W
MUNZEL REVOCABLE TRUST DATED 05/03/2005
AMENDED 07/29/2013

C. W. Munzel
Clyde W. Munzel
Trustee

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

1607 S. ALEXANDER ST, STE 101
Plant City, FL 33863

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of March, 2024 by Clyde W. Munzel, Trustee of the Clyde W Munzel Revocable Trust dated 05/03/2005 Amended 07/29/2013. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

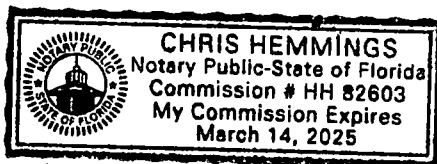
Notary Public Signature

(SEAL)

Printed Name: Chris Hemmings

My Commission Expires: March 14, 2025

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Special Use Alcoholic Beverage Permit Application Package (Waiver Required)



**Hillsborough
County Florida**
Development Services

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 in this package 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.

Instructions to Applicants for Requests Requiring Public Hearing:

I. Prior to completing this application:

If you have any questions regarding your request or requirements prior to submittal of this application, please email ZoningIntake-DSD@HCFL.Gov.

Please ensure you gather items that will need to be submitted prior to submitting your application as incomplete applications will not be accepted. Some of the items necessary may be obtained as follows:

- **Property information** such as folio numbers, future land use, current zoning, section/township/range and other information may be obtained by using the [Hillsborough County Map Viewer](#) and searching for the necessary address in the search bar at the top.
- **Sunbiz Forms** may be obtained by visiting Sunbiz.org.
- **A Copy of the Current Recorded Deed(s)** may be obtained by visiting the Hillsborough County Property Appraiser’s website at HCPAFL.org and conducting a Property Search. Search by folio number or property address and select the correct result. Scroll down to ‘Sales History’ and select the most recent ‘Instrument Number’. Select one of the results to view and save the current recorded deed.
- **Close Proximity Property Owners List** may be requested by emailing gisdept@hcpafl.org. Include all folio numbers and the buffer area in the request. *Please Note:* If your property has an Agricultural Future Land Use Designation or a Future Land Use Designation of RES-1 you must obtain a list of all property owners within 500 feet of the subject property. For all other Future Land Use Categories you must obtain a list of all property owners within 300 feet of the subject property.

II. Application submittal:

Part A and Part B of the submittal requirements include specific requirements and their requisite forms necessary for a complete and sufficient application submission.

- **Part A** will verify the property owner has authorized the application and includes forms and documents needed to verify the area for the proposed change.
- **Part B** includes the specific additional submittal requirements for the type of application being submitted.

Documents must be submitted as separate PDF documents with a minimum image resolution of 300 dpi labeled according to their contents and submitted in a single email to ZoningIntake-DSD@HCFL.Gov. Incomplete submittals will receive an email indicating the documents that are missing and will require a full resubmittal.

IMPORTANT: Review the entire application (both Parts A and B) for completeness prior to submission. Ensure you have your complete application submitted by 3:00 PM on the [cut-off day for your desired hearing](#) or your application will miss the cut-off and be continued to the next hearing date. Incomplete applications will not be accepted.

III. Post-application submittal:

Complete submittals will receive a payment request email. The deadline to make the payment is **one business day** after you receive this request. Failure to complete the payment by the deadline will result in application delays and/or additional Fastrack fees. Please view our [current fee schedule](#) for a list of zoning fees. Payments must be made through the [HillsGovHub portal](#). Instructions on how to [create an account](#) and [how to make a payment](#) are also available.

Remember, the Hillsborough County Land Development Code requires public notice for this category of application. After payment is received, you will receive a Letter of Notice that must be sent to all addresses on the Close Proximity Property Owners List, the Distance Waiver Notification list and/or HOA list. A Certificate of Mailing must also be provided. Instructions on completing your Letter of Notice and obtaining a Certificate of Mailing, will be sent with the Letter of Notice via email. Mailing deadlines and the deadline to submit the certificate of mailing will also be included on this email.



Property/Applicant/Owner Information Form

Official Use Only

Application No: _____

Intake Date: _____

Hearing(s) and type: Date: _____

Type: _____

Receipt Number: _____

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: _____ City/State/Zip: _____

TWN-RN-SEC: _____ Folio(s): _____ Zoning: _____ Future Land Use: _____ Property Size: _____

Property Owner Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant Information

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____

Address: _____ City/State/Zip: _____

Email: _____ Fax Number _____

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

Signature of the Applicant

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.

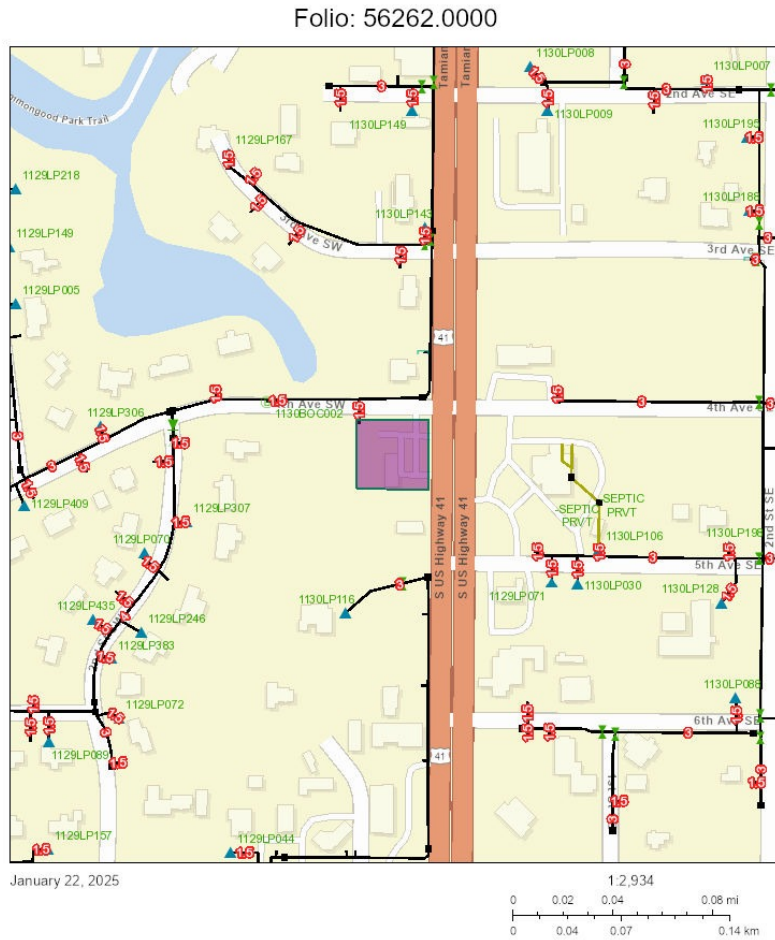
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
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: 1031
Future Landuse	OC-20
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: 56262.0000
PIN: U-08-32-19-1V5-000000-00000.C
Thomson Fuel Inc
Mailing Address:
 1024 Carriage Park Dr
 null
 Valrico, FL 33594-4655
Site Address:
 403 S 41 Hwy
 Ruskin, FL 33570
SEC-TWN-RNG: 08-32-19
Acreage: 0.51
Market Value: \$415,646.00
Landuse Code: 1423 INVALID CODE

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

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



(SU-AB Waiver) Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: _____ Phone: _____

Representative's Email: _____

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 type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
2	<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 type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
7	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
8	<input type="checkbox"/>	Legal Description for the subject site
9	<input type="checkbox"/>	Copy of Code Enforcement/Building Code Violation(s) (if applicable)
10	<input 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.