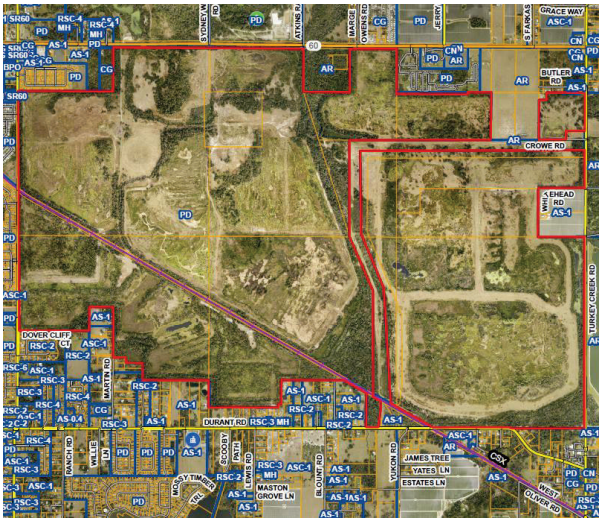
PD Modification Application:	MM 24-0675
Zoning Hearing Master Date:	June 16, 2025
BOCC LUM Meeting Date:	August 12, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Energy Industrial Park LLC
FLU Category:	EIP
Service Area:	Urban
Site Acreage:	+/-2,978.04 acres
Community Plan Area:	None
Overlay:	None



Introduction Summary:

PD 10-0692 rezoned the +/-2,978.04-acre subject property from Agricultural Rural (AR) Agricultural, Single Family (AS-1) to Planned Development located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The Planned Development (PD) was approved for an Energy Industrial Park (EIP), now known as Energy Innovation Park, as described in the Future Land Use Element of the Hillsborough Comprehensive Plan.

The main uses of the property are for the research and generation of renewable energy in any of its forms (such as solar panel farms, aquaculture, agriculture, biomass and research facilities) as well as allowing for other renewable energy generating technologies that are still being developed; and an area not to exceed 700 acres to be used for industrial/office/commercial park.

Proposed MM 24-0675: The proposed Major Modification requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. More specifically, the applicant proposes to amend the following:

- Allow proposed sub-pocket (H_1) comprising 119.37 acres to develop with Industrial, Research, Manufacturing, Warehousing and Distribution.
- Allow proposed sub-pocket (C_1) comprising 17 acres to develop with Ancillary Commercial and Office.
- Allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses within Pocket G.
- Reduce the number of energy uses required from two uses to one energy use.
- Apportion the maximum of 7,350,000 square feet of building area between the Turkey Creek Preserve ("TCP") and University Energy Park ("UEP").

Associated **Comprehensive Plan** Amendment (HC/CPA 23-15) amended the text within the EIP element of the Hillsborough County Comprehensive Plan on April 10, 2025 BoCC hearing. In part, the CPA added language regarding when there is more than one owner within the Planned Development, the land area for the Energy Uses may be allocated between the property owners under Policy 59.1 #1 and amended Policy 59.1 #4 stipulating that when there is more than one owner within the PD zoning, the production output may be allocated between the property owners.

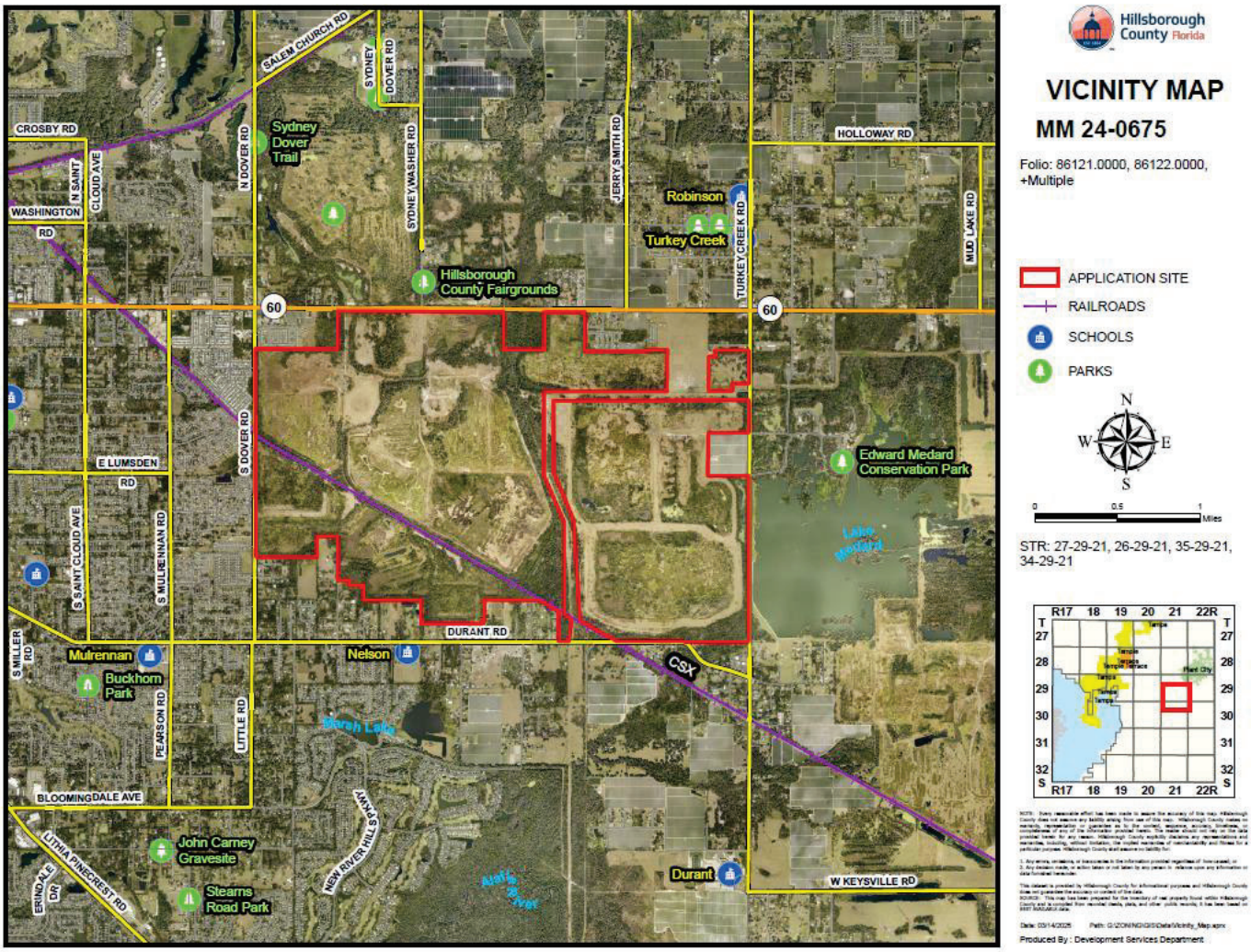
Existing Approval(s):	Proposed Modification(s):
1. Pocket C allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution are also allowed within Pocket C.	1. Amend Pocket C by creating a subarea Pocket C_1 within Pocket C continuing the allowance of the current Energy uses. In addition to current Energy uses & Industrial, Research, Manufacturing, Warehousing and Distribution; new proposed uses include Commercial & Office Uses within proposed Pocket C_1
2. Pocket H allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	2. Amend Pocket H by creating a subarea Pocket H_1 allowing current uses. In addition to current uses new proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses within proposed Pocket H_1
3. Pocket G allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	3. In addition to the Energy Uses, Pocket G is proposed to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.
4. Two different energy uses are required for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.	4. Reduce the number of energy uses required from two to one energy use type due to two property owners for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.
5. No proportionate share. Energy uses required for the entire PD.	5. Apportion proportionate share of energy uses as 12% for Turkey Creek Preserve and 88% for University Energy Park based upon the Pocket Acreages for Energy Uses.
6. Minimum Energy Uses area is 40 percent.	6. Decrease minimum Energy Uses area to 20 percent.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

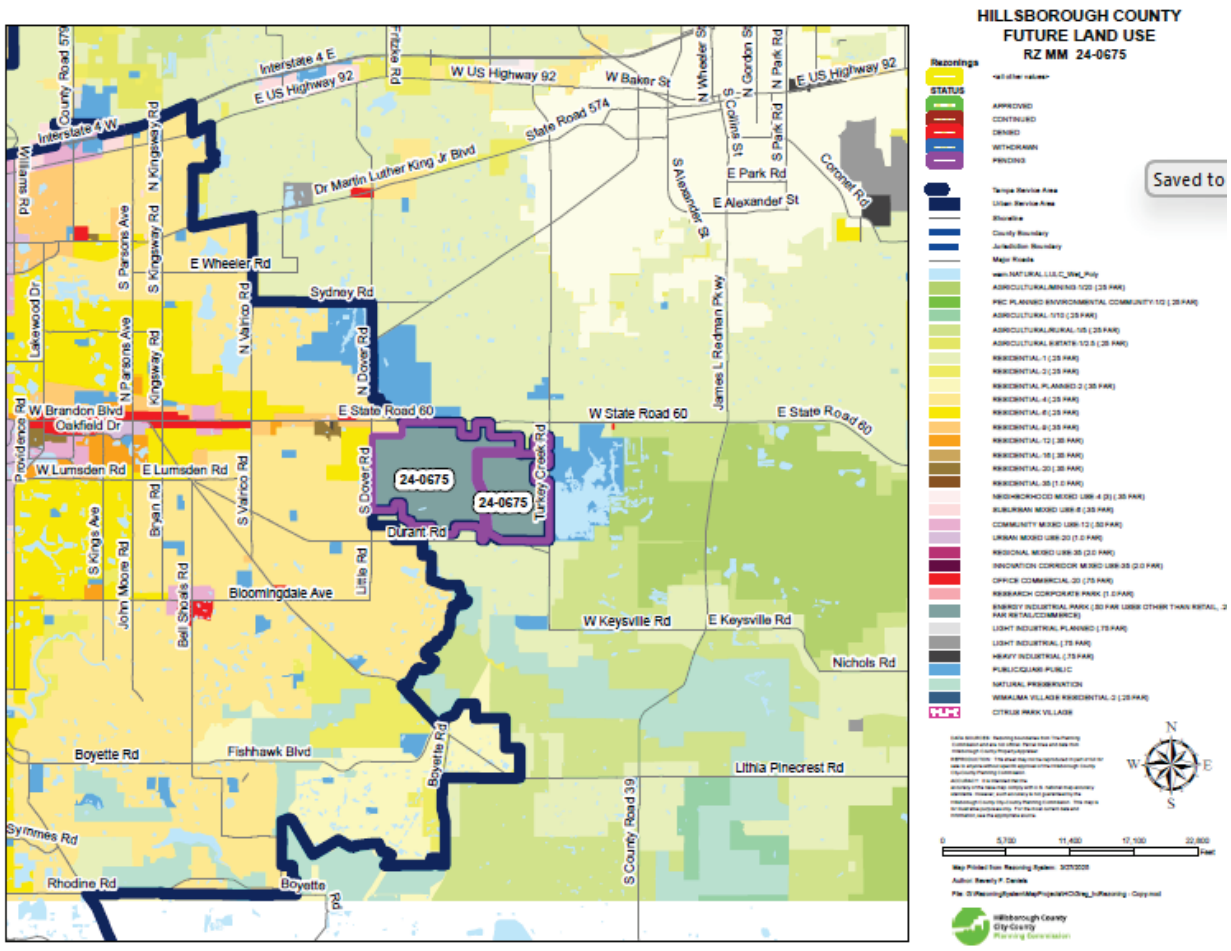


Context of Surrounding Area:

The +/-2,978.04-acre subject site is located on the south of State Road 60, east of South Dover Road, west of Turkey Creek Road and north of Durant Road. The immediate area is a mix of uses with the Hillsborough County Fairgrounds and an area designated Commercial General located to the north of State Road 60, Edward Medard Conservation Park located to the east across Turkey Creek Road, a CSX railroad right-of way bisecting and southeast of the subject site. Located to the west and south of the subject property is predominantly residential and undeveloped property.

2.0 LAND USE MAP SET AND SUMMARY DATA

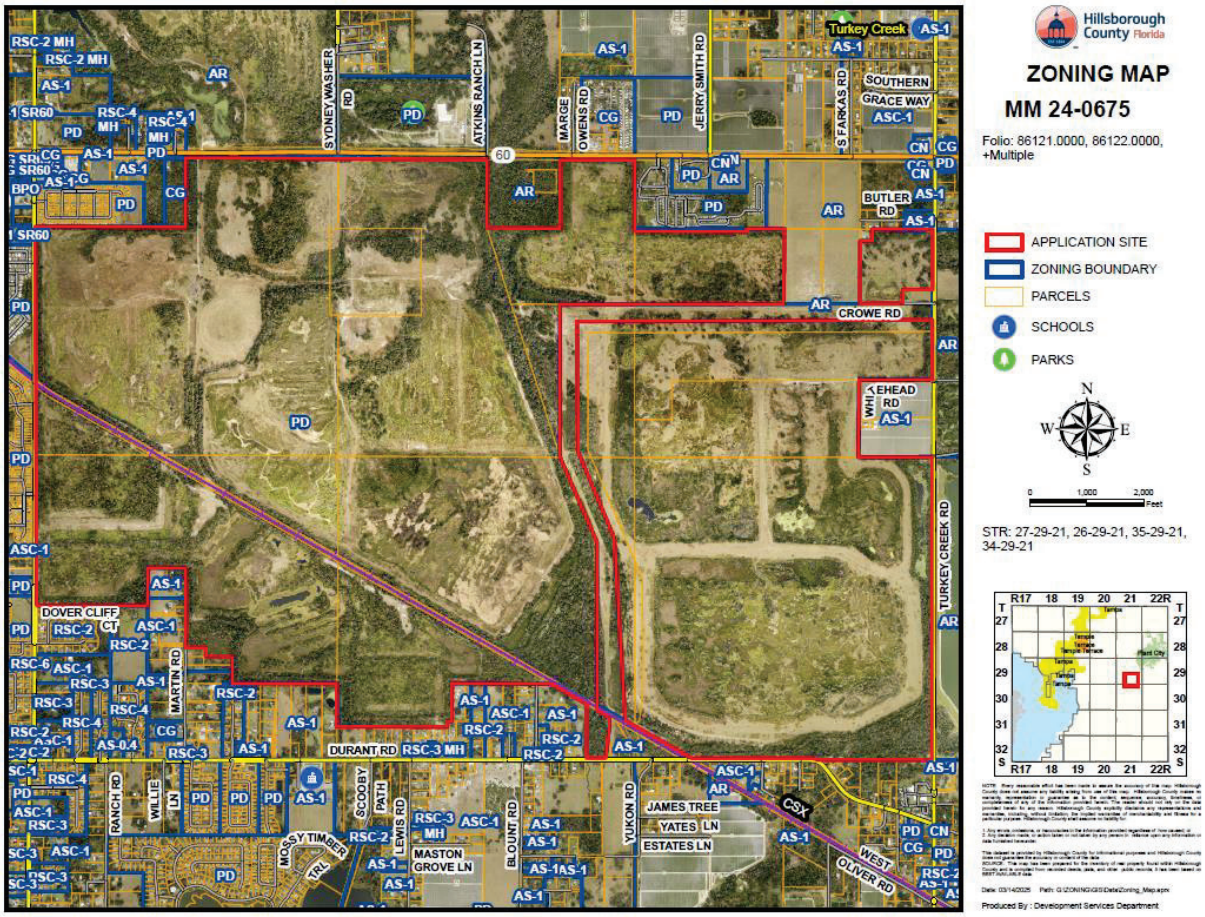
2.2 Future Land Use Map



Subject Site Future Land Use Category:	This FLU category was recently changed from Energy Industrial Park (EIP) to Energy Innovation Park (EIP) as part of text amendment HC/CPA 24-06.
Maximum Density/F.A.R.:	Energy Innovation Park 0.25 FAR – commercial/office/lodging/security housing uses. 0.50 FAR – energy uses; 0.75 FAR industrial uses.
Typical Uses:	Typical uses in the EIP category include industrial, manufacturing and processing, alternative renewable energy production, agricultural and residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

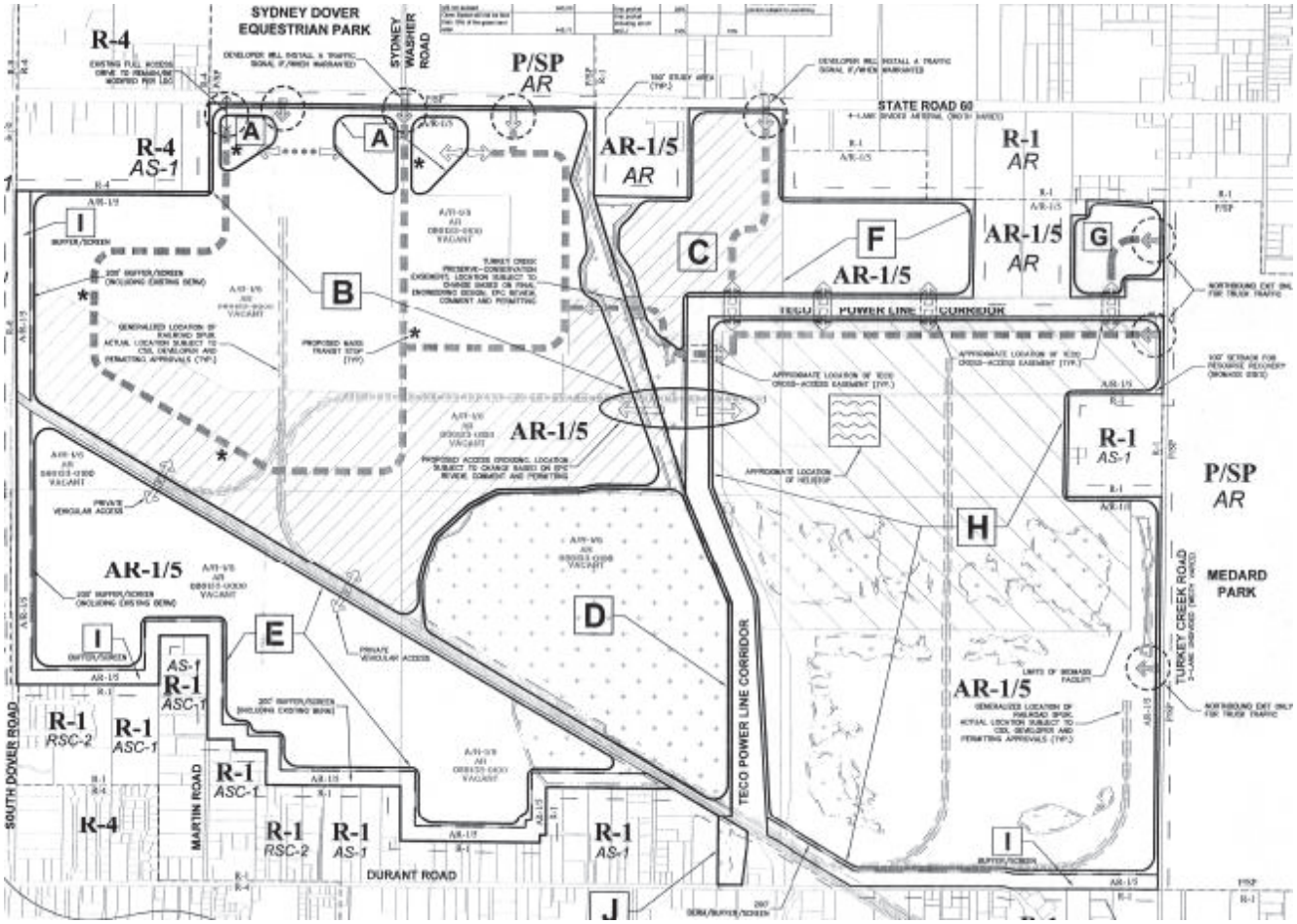


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	**PD 10-0692** Pocket C1	State Road 60	Right of Way	Road
	PD 10-0692 Pocket H1	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket G: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses. TECO Power Line Corridor / Crowe Rd.	Vacant

	PD 10-0692 Pocket G	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and SF Residential	SF Residential and Vacant
South	**PD 10-0692** Pocket C1	Pocket C: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	State Road 60	State Road
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
	PD 10-0692 Pocket G	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H_1: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
East	**PD 10-0692** Pocket C1	PD 04-0466: 283 Recreational Vehicles	RV Park	Citrus Hills RV Park
	PD 10-0692 Pocket H1	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and Residential	AG, SF Residential, Vacant
	PD 10-0692 Pocket G	Turkey Creek Rd. and AR: 1 du/5 acres	AG and Residential	AG, SF Residential, Vacant
West	**PD 10-0692** Pocket C1	AR: 1 du/5 acres	AG and Residential	Vacant
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	Vacant
	PD 10-0692 Pocket G	AR: 1 du/5 acres	AG and SF Residential	SF Residential and Vacant

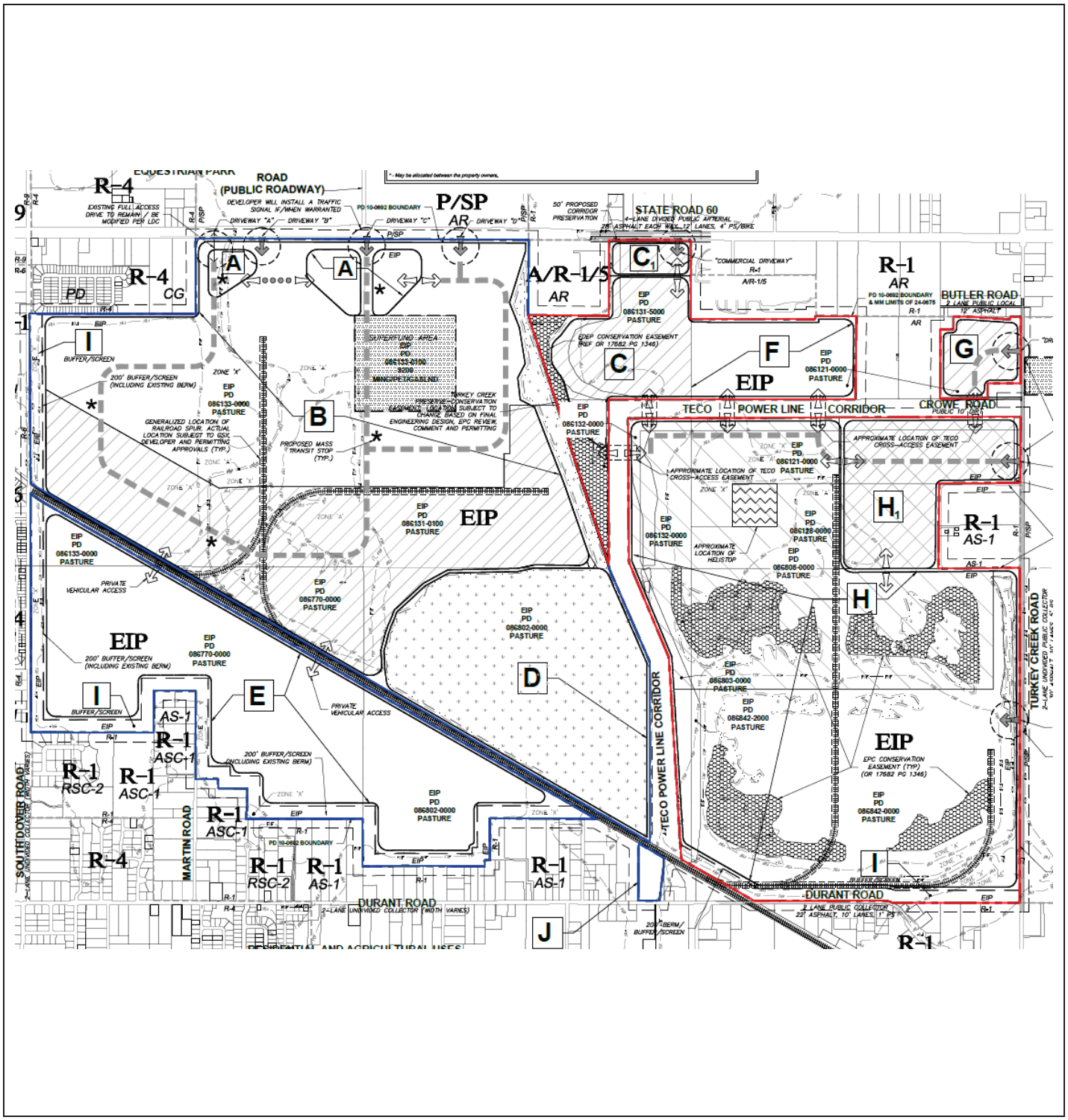
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	(+) 10,445	(+) 70	(+) 574

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒Surface Water Resource Protection Area		☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other: _____		
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	~~☒~~ Yes ~~(FDOT)~~ ☒ No (FDOT) ☒No (Hillsborough County)	☒ Yes ☐ No	See "Transportation Agency Review Comment Sheet".
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

Impact/Mobility Fees

Retail - Shopping Center (Per 1,000 s.f.)	Warehouse (Per 1,000 s.f.)	Manufacturing (Per 1,000 s.f.)
Mobility: $13,562.00	Mobility: $1,377.00	Mobility: $3,315.00
Fire: $313.00	Fire: $34.00	Fire: $57.00

Light Industrial	Utility
Mobility: $4,230.00	Mobility: $10,795.00
Fire: $57.00	Fire: $57.00

Urban Mobility, Central Fire - various commercial and office uses, industrial, research, manufacturing, and distribution, utility uses.

83121.0000; 86122.0000; 86128.0000; 86131.5000; 86131.7000

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐Density Bonus Requested ☐ Consistent ☐Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☒ Yes ☐ No	See "Hillsborough County Planning Commission Review".

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 2,978.04-acres. located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The primary use approved for PD 10-0692 was for a Resource Recovery Facility as defined by the Land Development Code (LDC). Pursuant to the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production, resource recovery facilities, agricultural, processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies.

There is an associated but not concurrent comprehensive plan amendment (HC/CPA 23-15), amending the text of the Energy Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan, approved for adoption at the April 10, 2025, BoCC meeting.

The Renewable Energy Producing Facilities, which may be chosen by the developer per PD 10-0692, included minimum amounts of the following:

Type	**TCP (east)**	**UEP (west)**
Wind	60 KW	440 KW
Solar	0.12 Megawatt	0.88 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres

The request apportions the energy use requirements between the two property owners of the EIP. Additionally, the applicant proposes flexibility to construct the energy use within the overall PD; whereas the current PD requires a minimum of two different energy uses. The applicant also requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. The proposed use expansions are predominantly via the creation of sub-pockets with the exception of Pocket G which currently only permits Energy Uses and the applicant proposes to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.

The applicant does not propose expanding the maximum square feet of any uses and only allows an overall expansion of uses already allowed within the overall PD to additional Pockets for a more synergistic development.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Planning Commission staff finds the proposed Major Modification CONSISTENT with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation staff has found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request **is APPROVABLE, subject to conditions**

Prior to Site Plan Certification the following shall be amended:

- Add zoning district to the northeast of Pocket G above Butler Rd. to AS-1;
- ~~Reroute in the internal vehicular and pedestrian system such that it is routed around, rather than through, the area noted on the PD site plan as the "Superfund Area";~~
- Remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

Staff finds the request approvable, subject to the following conditions listed below, and based on the general site plan submitted May 23, 2025.

1. The Planned Development (PD) is approved for an Energy ~~Industrial~~ Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan. The primary use is for a Resource Recovery Facility as defined by the Land Development Code (LDC). As stated in the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production.~~,~~ Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, resource recovery facilities, ~~agricultural,~~ processing, renewable energy research ~~facilities supporting such uses~~ facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, or the manufacture and/or distribution of such technologies. Other renewable alternative energy technologies may be considered with a modification to the Renewable Energy Producing Facilities pursuant to a minor modification. A minimum of ~~40~~ 20 percent of the gross ~~PD~~ land area shall be developed with Energy Uses.

   The project shall be phased such that ~~no less than two of~~ the Energy Use(s), are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any non-renewable energy oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Retail/Commercial use. ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~Each developer's responsible portion of the required Renewable Energy Producing Facilities is as follows:

   - Turkey Creek Preserve (TCP)—12 percent of Production Outputs for renewable energy production.
   - University Energy Park (UEP) —88 percent of Production Outputs for renewable energy production.

   Each developer shall construct their proportionate share of either (i) two (2) Renewable Energy Producing Facilities with the proportioned stated production outputs, or (ii) one (1) Renewable Producing Facility with double the production portioned output stated therein. The election of either Option i or ii shall be determined at the time of the first increment of development for its proportionate share of the renewable energy production.

   ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~

Any building permits for restricted uses filed prior to two Energy Uses being in compliance with the above requirements shall include documentation from the permit applicant acknowledging that final permit approvals (i.e., Certificates of Occupancy) from the County will not be issued until such time that the above requirements for the ~~two~~ Energy Uses are satisfied. If applicable, said documentation shall also include verification that third party end users of the building(s) have been notified of the above permit restrictions.

Once a developer completes their portion of the Renewable Energy Producing Facilities, that developer's allocation of non-renewable oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Commercial and Office use shall be able to obtain a Certificate of Occupancy for any other use.

The Renewable Energy Producing Facilities, which may be chosen by the developer, by type, are:

TYPE	MINIMUM PRODUCTION OUPUTS		
	TCP (east)	**UEP (west)**	**Total**
Wind	60 KW	440 KW	500 KW
Solar	0.12 Megawatt	0.88 Megawatt	1 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts	30 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds	1,000,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds	200,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres	15 Acres

The applicant will submit documentation certifying that these minimum standards have been met.

The approved uses for each pocket are as follows:

- Pockets A, B, C, C_1, G, and H_1 (limited to a total of 700 gross acres identified within these ~~3~~ 6 Pockets) Industrial, Research, Manufacturing, Warehousing and Distribution, and ~~Ancillary~~ Commercial and Office Uses or Energy Uses;
  Maximum of 7,350,000 square feet of building area at build out.
  ~~Maximum of 2,550,000 square feet of building area allowed in Phase 1 (only applies to non-Energy Uses), subject to the following:~~
  ~~1,250,000 square feet of Industrial,~~
  ~~1,250,000 square feet of warehousing,~~
  ~~50,000 square feet of commercial/office~~

Turkey Creek Preserve (TCP)
Pockets C_1, G, H_1, are limited to 83.3 acres of the 700 gross acres, and 883,681 square feet of building area subject to the following:

- Maximum of 883,681 square feet of Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution of which a maximum of 150,000 square feet may be Commercial and Office.

University Energy Park (UEP)
Pockets A and B are limited to 616.7 acres of the 700 gross acres, and 6,466,319 square feet of building are subject to the following:

- Maximum of 6,466,319 square feet of industrial/warehouse, of which a maximum of 350,000 square feet may be commercial/office.

~~Phase 2 shall not occur until after January 1, 2016;~~
~~2,550,001 – 7,350,000 square feet~~
~~Prior to any Phase 2 development approvals, the developer shall submit a request to the Florida Department of Community Affairs (DCA) for a determination as to whether or not development must undergo Development of Regional Impact (DRI) review. If DCA determines that the project is a DRI, then the developer shall submit an Application for Development Approval (DRI review) within 12 months of the determination by DCA. In lieu of seeking a determination from DCA, the Developer can submit an Application for Development Approval for Phase 2.~~

- Pockets D, F, G, H, H_1, and parts of B and C - Energy Uses as defined herein and one Helistop;

  Resource Recovery (Biomass) Facilities and Helistop shall only be permitted in Pockets H and H_1 shall not be permitted within 1,200 feet of the southern property boundary;
  ~~Two Energy Uses shall be built subject to the above regulation;*~~
  These uses shall occur on a minimum of ~~40~~ 20 percent of total gross land area of the PD;

- Pocket E – Renewable Alternative Energy, Energy Research, Agricultural uses;

- Pockets I and J – Exterior Buffers;

- Open Space shall represent a minimum of 15 percent of the total acreage of the PD, as described by the EIP Comprehensive Plan policy;

- Research personnel lodging qualifies as student housing and is ancillary to research, energy and education functions and is a permitted use. ~~Up to 200 units shall be permitted;~~ Security housing or lodging to research, energy, and education functions of the project shall be subject to an FAR of 0.50 and shall not be subject to residential dwelling unit criteria pursuant to FLU Policy 4.16.15;

- Pursuant to FLU Policy 4.16.3, Research Facilities may be located anywhere on the subject sites.

- ~~Ancillary~~ Commercial and Office uses are those permitted in the Commercial, General (CG), unless otherwise prohibited herein;

- Open storage shall be permitted as accessory to the primary use only; open storage shall not be permitted for commercial and/or office use;

- Communication Facilities, Wireless;

- Agricultural use shall be permitted in all Pockets and are those uses permitted in the AR zoning district;

- Industrial/Manufacturing/Warehousing/Distribution uses are those permitted in the M zoning district, including the emergency temporary storage of debris, unless otherwise referenced herein. Emergency temporary storage of debris is permitted in Pocket H and Pocket H_1;

- The following uses are prohibited: Hotels and motels, junkyards, and temporary labor pools.

2. A Site Data Table shall be included with each Land Development Code (LDC) Site Development permit application submittal. The table shall document compliance with the percentages of uses and the locations and restrictions as outlined in Condition 1.

3. The development standards shall be as follows, unless otherwise referenced herein;

- Floor Area Ratio (FAR) — 0.25 percent commercial/office; 0.35 percent for non-energy uses; 0.50 percent for all other uses
- Resource Recovery Facility — LDC Section 6.11.84 regulations
- Helistop, Private Use — LDC Section 6.11.47 regulations
- Communication Facilities, Wireless — LDC Section 6.11.29 regulations, except as referenced herein
- Agricultural uses — AR zoning district standards
- Commercial/Office uses/Lodging — CG zoning district standards
- Industrial/Manufacturing/Warehousing /Distribution — M zoning district standards, Unless otherwise referenced herein

- Commercial/office/lodging structures with a permitted height greater than 20 feet shall be setback an additional two feet for every one foot of structure height over 20 feet, except as referenced herein with a maximum of 50 feet.

- For M uses and the Energy Production Facilities in Parcels B and D, the 2-to-1 ratio shall apply up to 50 feet, over 50 feet in height, the setback shall be 4 feet for every 1 foot of structure height over 50 feet adjacent to a property line containing a residential use, otherwise the 2-to-1 ratio applies. For Energy Production Facilities located in Parcel H and H_1, the 2-foot setback for every 1-foot of structure height will be measured from Buffer I and not the property line, as long as it does not conflict with the following 1,200 foot setback. The two to one setback does not apply adjacent to interior property lines or the TECO power line corridor.

- The Resource Recovery (Biomass) Facility and the Helistop (in the location identified on the site plan) shall only be permitted in Pocket H and H_1.

- The Resource Recovery (Biomass) Facility shall not be permitted within 1,200 feet of the southern property boundary in Pocket H

- The existing berms located along the western and southern property boundaries shall remain and are subject to the EIP Comprehensive Plan policy

- A 200-foot buffer/screen that includes the existing berm identified as Pockets I and J shall not be removed and be maintained as open space as described in the EIP Comprehensive Plan policy

- Communication towers, windmills, and solar trees may be up to 300 feet high; setback 2 feet for every 1 foot of structure height.; the structures cannot be placed in the buffer of Pockets B, E, or I and the setback is measured from the buffer line and not the property line. These uses shall not be permitted in Pockets C, C_1, F, G and J. These uses shall not be located within 600

feet from the property line where a residence is located. This setback does not apply when adjacent to interior property lines or the TECO power line corridor.

4. To implement FLU Policy 4.16.3 which states, "Enhanced buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Where adjacent to single-family residential uses or zoning outside the EIP, a minimum buffer greater than that required by the Land Development Code shall be provided. The width and type shall be determined within the applicable Planned Development (PD) zoning". The following enhanced buffering and screening are required.

    - A 20-foot vegetated Buffer in compliance with Type "B" screening per LDC Section 6.06.06, shall be required along Turkey Creek Road frontage adjacent to the Industrial, Research, Manufacturing, Warehousing and Distribution uses (Pockets G and H1).

    - A 40-foot wide buffer with Type "C" screening shall be provided along the north and west boundaries of Pockets G adjacent to the residentially developed or zoned property.

    ~~Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.~~

5. Truck traffic is subject to compliance with the County Truck Route Plan. Trucks leaving the site on Turkey Creek Road shall only proceed to the north.

    - Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.

6. Per the EIP Comprehensive Plan policy, all non-secured facilities shall demonstrate vehicular and pedestrian connectivity between uses and pockets throughout the PD as Site Development plans are submitted.

7. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to~~o~~: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

7. The applicant may be required to improve/widen Turkey Creek Road adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on Turkey Creek Road meets the current standards for a two lane

rural collector roadway, the Developer may not be required to dedicate right-of-way or widen the roadway.

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels. Notwithstanding the above:

9.1 No vehicular or pedestrian cross-access or connectivity shall be required between the UEP and TCP development areas; and,

9.2 Within TCP, and notwithstanding anything on the site plan to the contrary, such interconnectivity shall be provided where feasible; however, at a minimum all pods within TCP shall be accessible to both SR 60 and Turkey Creek Rd. via an ungated internal driveway or roadway system.

10. The Developer shall provide for vehicular cross-access from Parcel A to the adjacent western commercial property.

11. ~~Prior to preliminary site plan approval~~ Concurrent with each increment of development, the D~~d~~eveloper shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~, to construct the following improvements:~~.

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~e. Driveway G~~ B ~~- Construct/Extend Northbound left turn lane on SR 60~~

12. ~~If warranted and approved by FDOT, the developer shall install a traffic signal at the intersection of SR 60 and Driveway A and Driveway C.~~ At the request of Hillsborough County of the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Road. The developer shall install all traffic signals found to meet warrants, unless otherwise approved.

13. Prior to LDC Site Development submittal, the developer shall meet with HART staff regarding the specifics of the transit vehicle circulation system, the location for a transit vehicle staging area, the two bus stop locations within the development, installation of a shelter and other required transit amenities, and the necessary easements.

14. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or

Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration of the Site Plan and area of influence being reviewed.

15. Natural Resources staff identified a number of significant trees, including Grand Oaks on the site. The developer shall meet with staff prior to submittal of preliminary site plans to design (or mitigate) for these trees. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

16. The post-development condition depicted in the proposed zoning plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. Approval of a site plan that depicts wetland impacts does not provide reliance that any wetland impacts, depicted or otherwise, will be authorized. Likewise, any proposed alteration to existing approved wetland mitigation on the site must be approved via submittal of a revised mitigation plan for approval by EPC staff and signature of a new mitigation agreement by the owner/applicant and the Executive Director. No reliance is provided through the zoning review process that the revised mitigation plan will be approved.

17. Wetland limits shown are to be considered as conceptual only. Wetlands that are not depicted exist within the project boundary.

18. ~~Please note that informational comments offered by EPC staff dated July 8, 2010 are still applicable to the revised site plan submitted to PGM on July 30, 2010.~~ Pursuant to FLU Policy 4.16.3, Development and operation of the EIP shall be coordinated with all appropriate Federal, State, regional and local agency regulations, including but not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Department of Natural Resources, and Southwest Florida Water Management District. Further, the property owner and/or future developer of the land subject to the superfund site will continue to cooperate and coordinate with the U.S. Environmental Protection Agency, the Department of Environmental Protection and Hillsborough County (the "Agencies") in connection with the Agencies' obligations related to the superfund site. All restrictions set forth by the Agencies at the time of development will be adhered to by the property owners and/or developers.

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

19~~20~~. Be advised that in accordance with Chapter 1-10 the Air Division does not regulate aircraft noise, nor do our comments take into account the provisions detailed in the Hillsborough County Land Development Code or the perspectives of nearby property owners. Please consider the comments below as suggestions that may minimize sound levels received by the nearby residential and commercial properties:

a. If the helicopter has not yet been purchased, limit the request to a model or type of helicopter that is considered to be less noisy by industry standards.
b. Limit the helicopter's direction of departure and approach to avoid noise-sensitive areas.
c. Equip the aircraft with sound-suppressing devices, if available.
d. Limit the amount of time the aircraft is on the ground with the rotor turning.
e. Require that the helicopter operate only during daytime hours.

f. Because residential land uses are located within approximately one-half mile of the proposed helipad site on the northern and eastern boundaries, the applicant should consider relocating the helipad site to an optimal area, farthest away from all surrounding residences.

20~~21~~. Be advised that the applicant must conform to the Rules of the EPC during helipad construction and site preparation.

a. All open burning for initial land clearing for commercial development is prohibited unless approved and authorized by EPC.

b. Construction activities occurring between the hours of 7 a.m. and 6 p.m. Monday through Friday, 8 a.m. and 6 p.m. Saturday, and 10 a.m. and 6 p.m. Sunday are exempt if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise source, use of acoustical blankets, and change in work practice. Construction activities occurring at all other times shall be subject to the Rules.

c. The Applicant must use reasonable precautions to control dust emissions during construction. They may include, but are not limited to: application of water or dust suppressants, curtailing activities during high winds, limiting speed or vehicle travel on exposed soils.

21~~22~~. The above Air Management Division comments are not all-inclusive and could be amended based on additional data or further review. Please be advised, these comments do not exempt the applicant from any permitting or notification requirements. It is the responsibility of the applicant to know and comply with all applicable rules and regulations on a continuing basis.

22~~23~~. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

23~~24~~. ~~If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.~~ Pursuant to FLU Policy 4.16.4, Infrastructure and public facilities within the EIP shall conform to the following criteria:

- The EIP shall be served by public water and wastewater services and by reclaimed water services, as may be available.
- All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.

24~~25~~. 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. ~~The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County. All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.~~

25~~26~~. ~~Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~ Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

~~27~~26. Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

~~27~~26.1 Concurrent with each increment of development within the TCP parcels , the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

~~28~~27. If MM 25-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Symmes Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

~~29~~28. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

~~30~~29. 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.

~~31~~30. 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

~~32~~31. 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).

~~33~~32. Portions of the properties are located within the Surface Water Resource Protection Area(SWRPA) and Activities within the SWRPA are subject to the Prohibitions and Restrictions of Part 3.05.00 of the Hillsborough County Land Development Code.

~~34~~33. The applicant may request the County to amend the SWPRA map for the properties if a Letter of Map Amendment ("LOMA") and/or Letter of Map Revision ("LOMR")application is filed with and approved by FEMA, and a copy of the updated FEMA 100-year flood map(s) of the properties are submitted to the County for approval.

~~35~~34. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~36~~35. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~37~~36. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

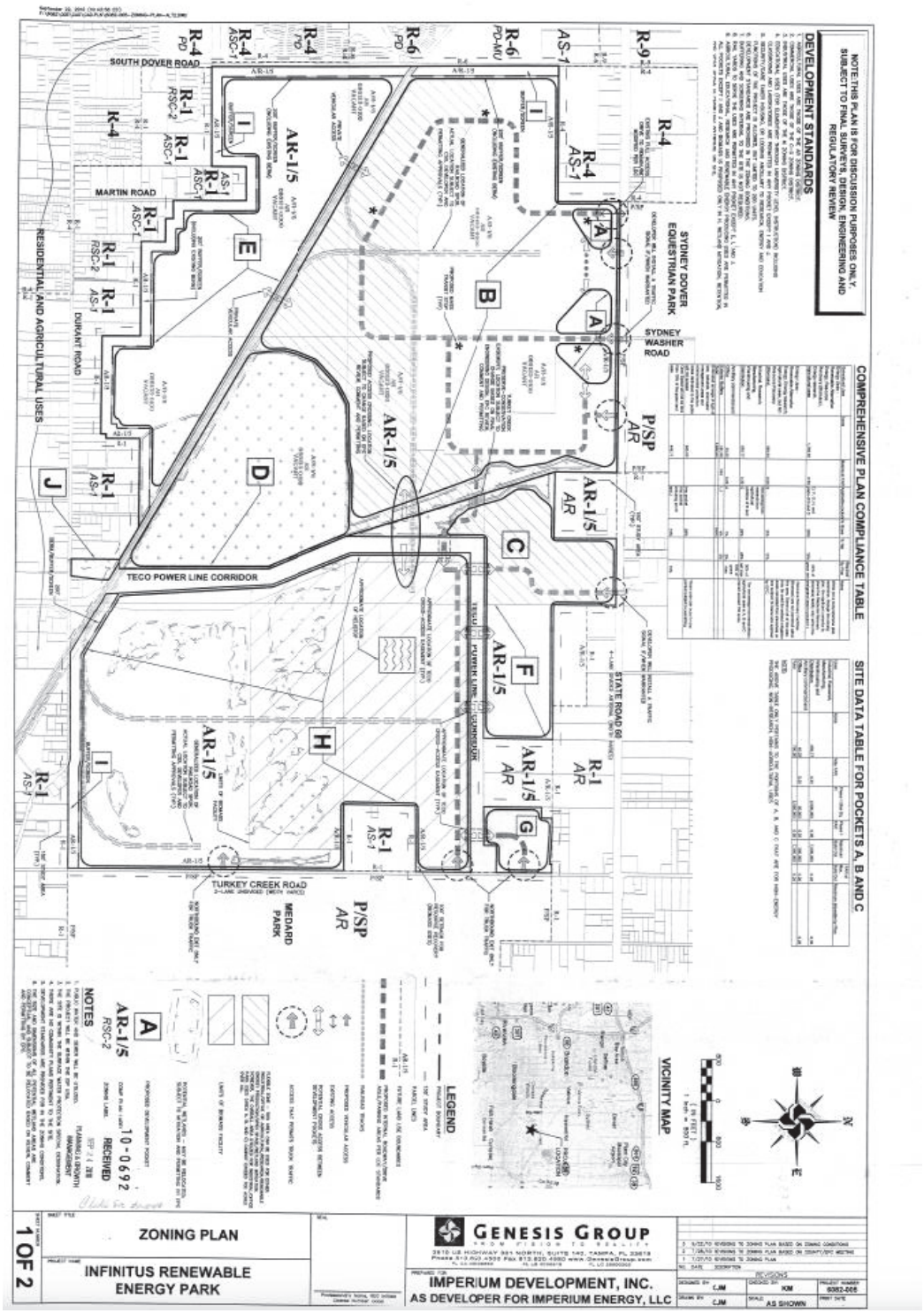
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning 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.

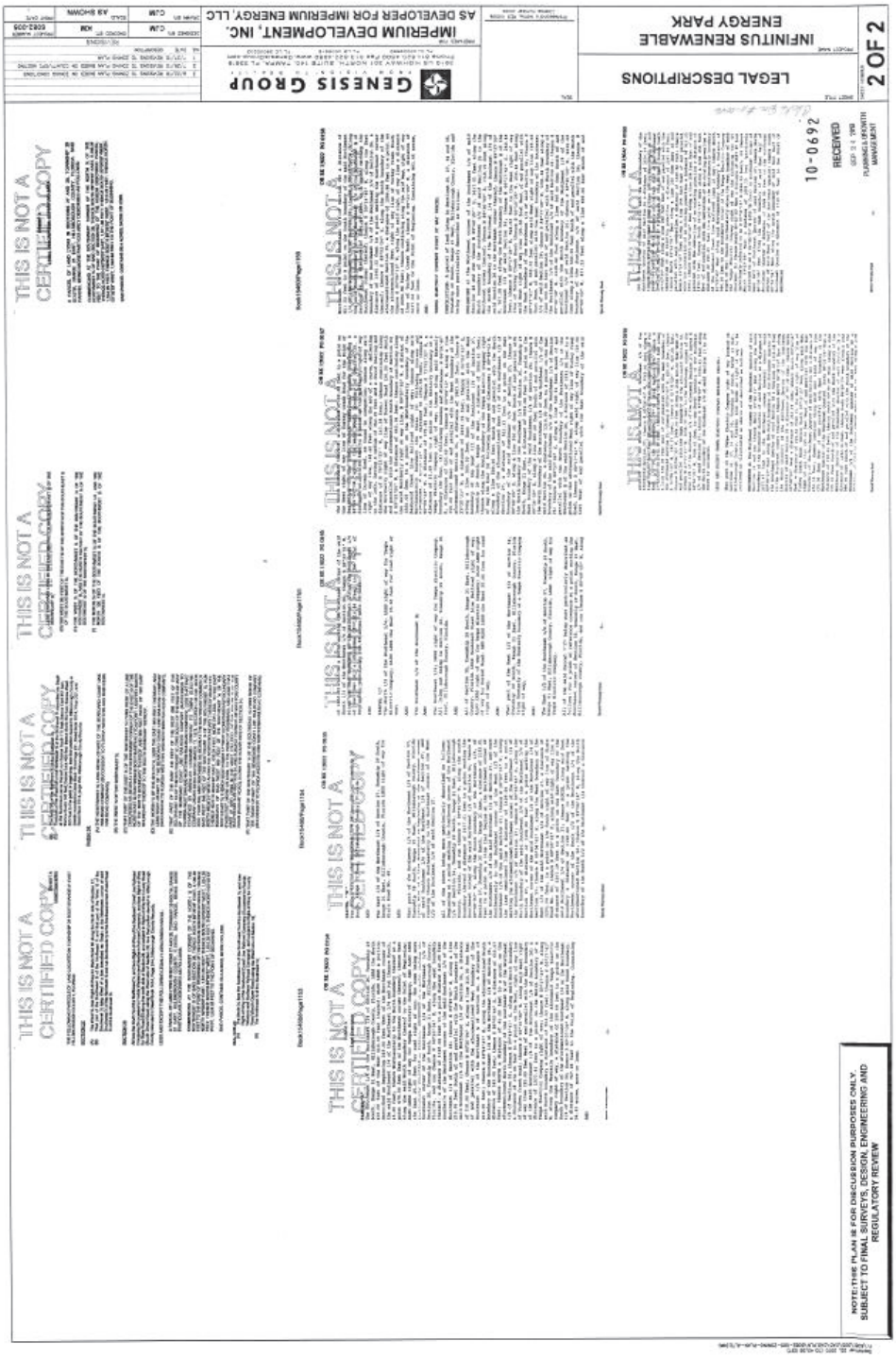
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

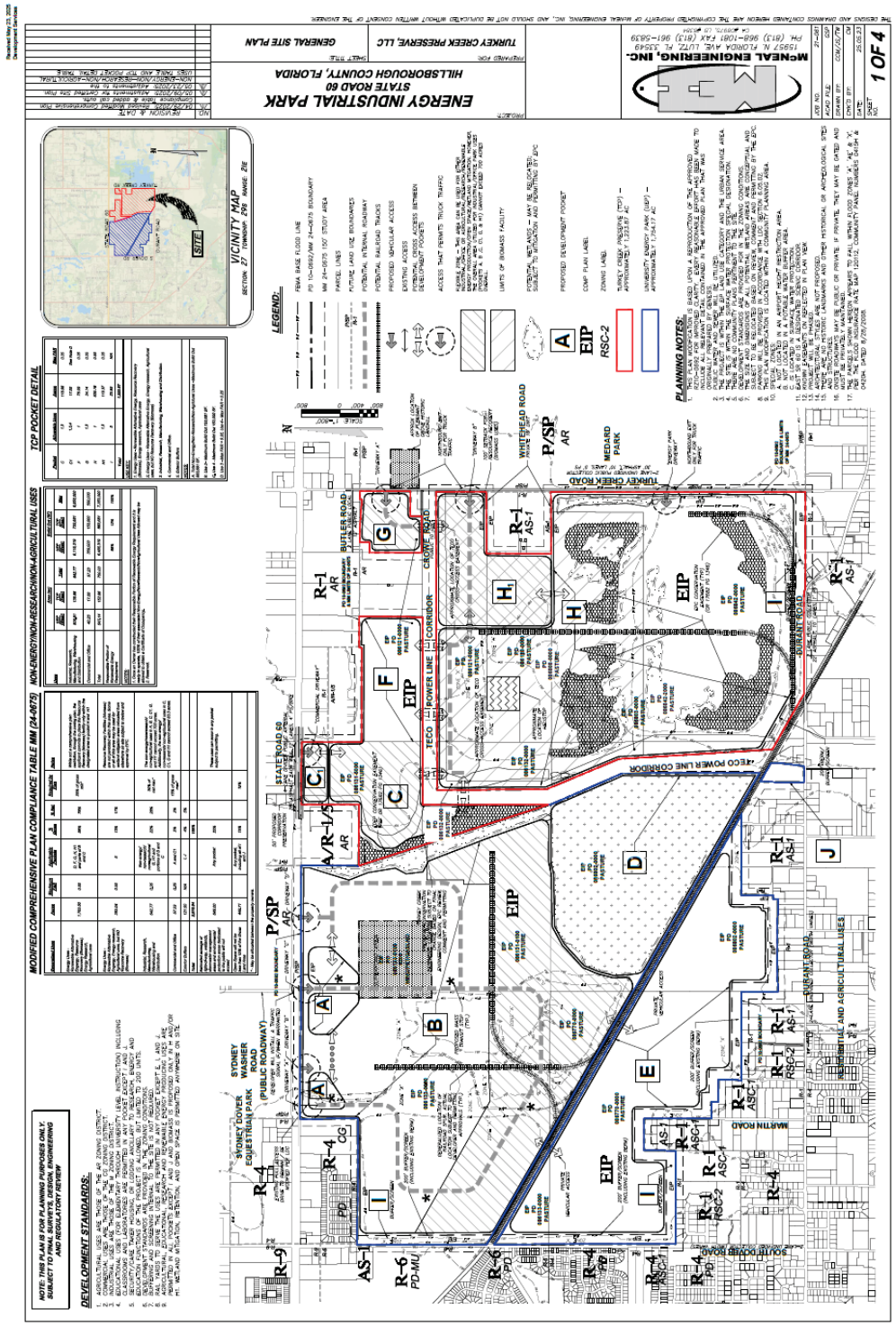
8.1 Approved Site Plan (Full) (Page 1 of 2)



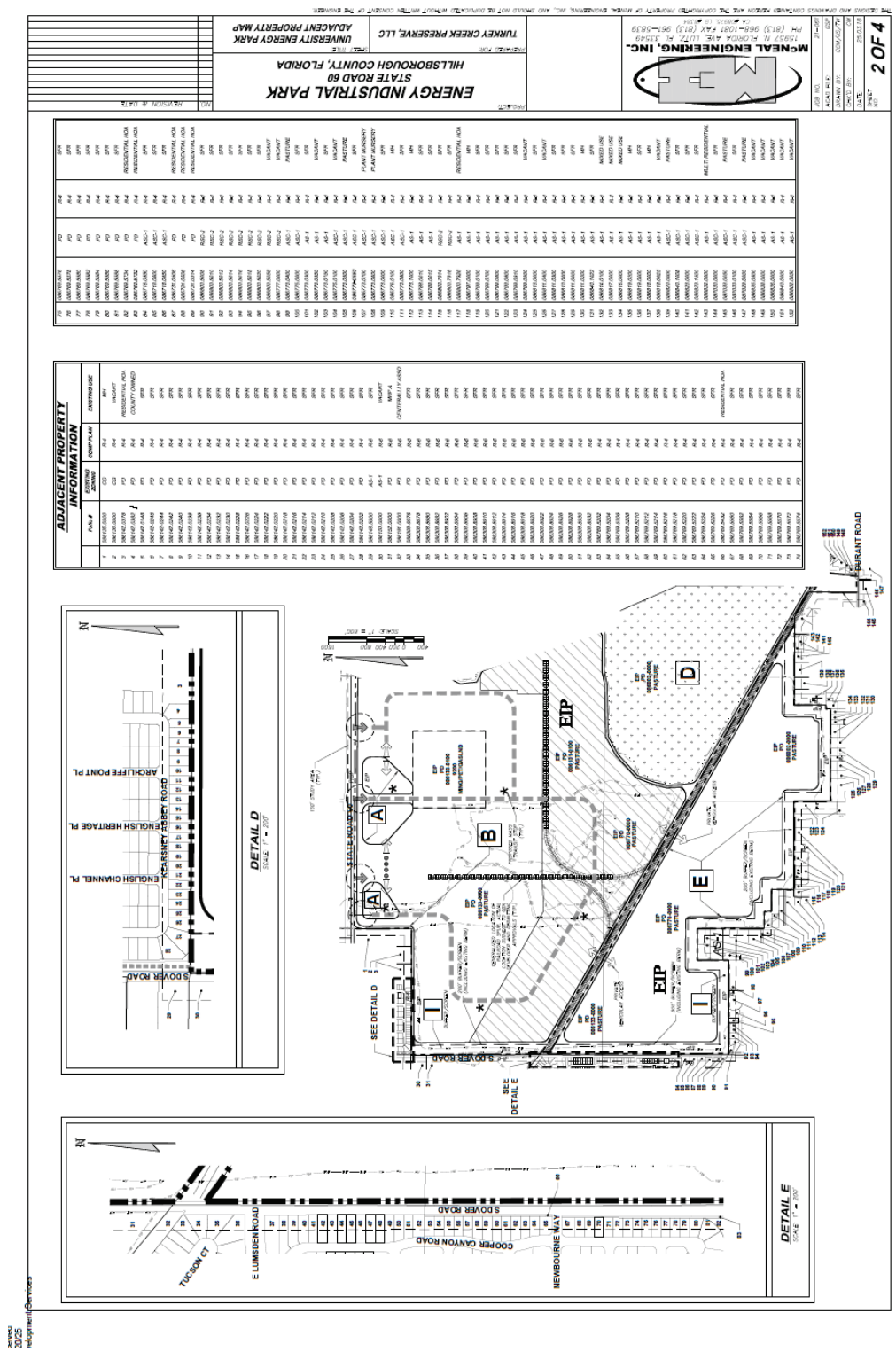
8.1 Approved Site Plan (Full) (Page 2 of 2)



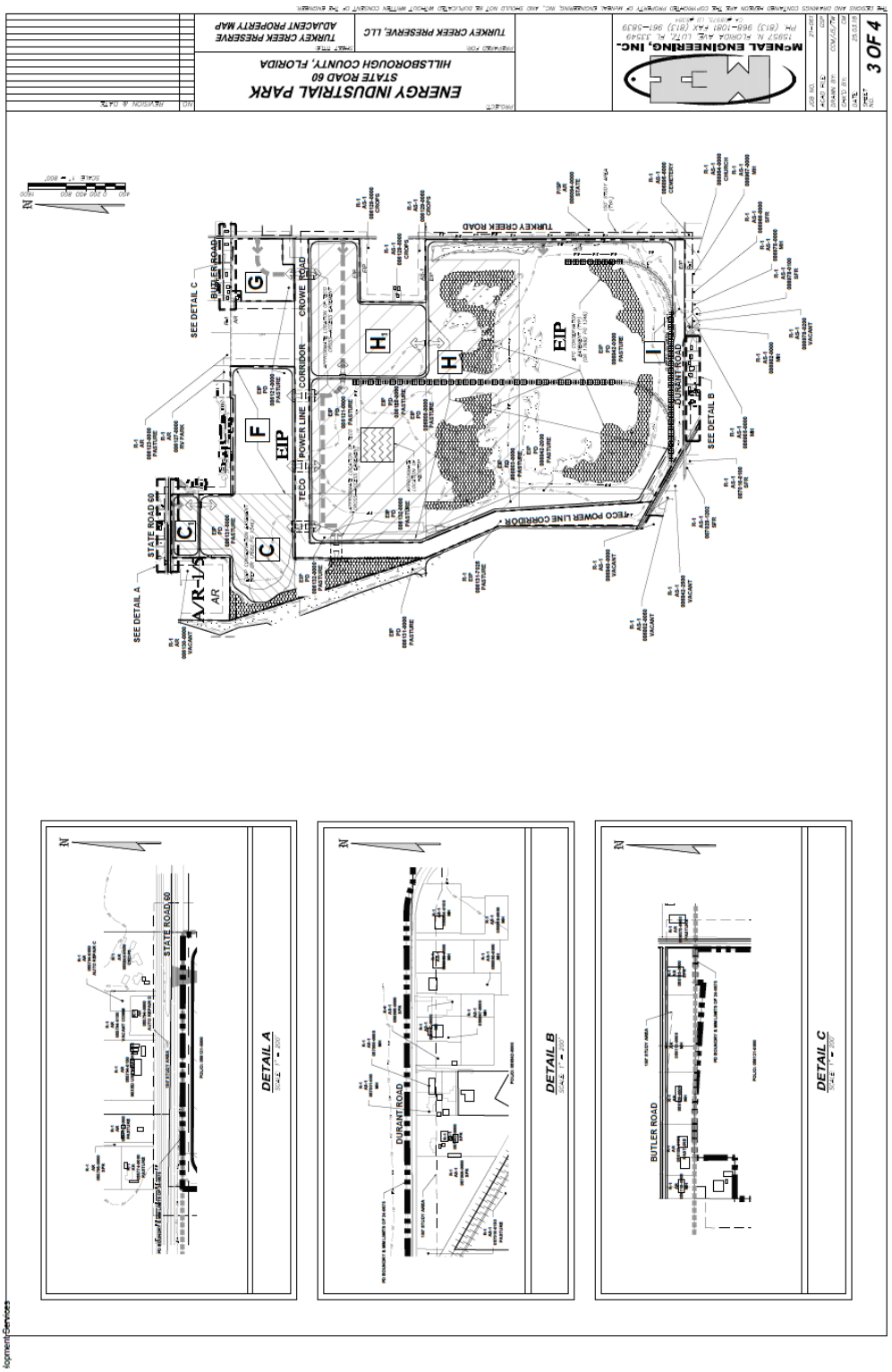
8.2 Proposed Site Plan (page 1 of 4)



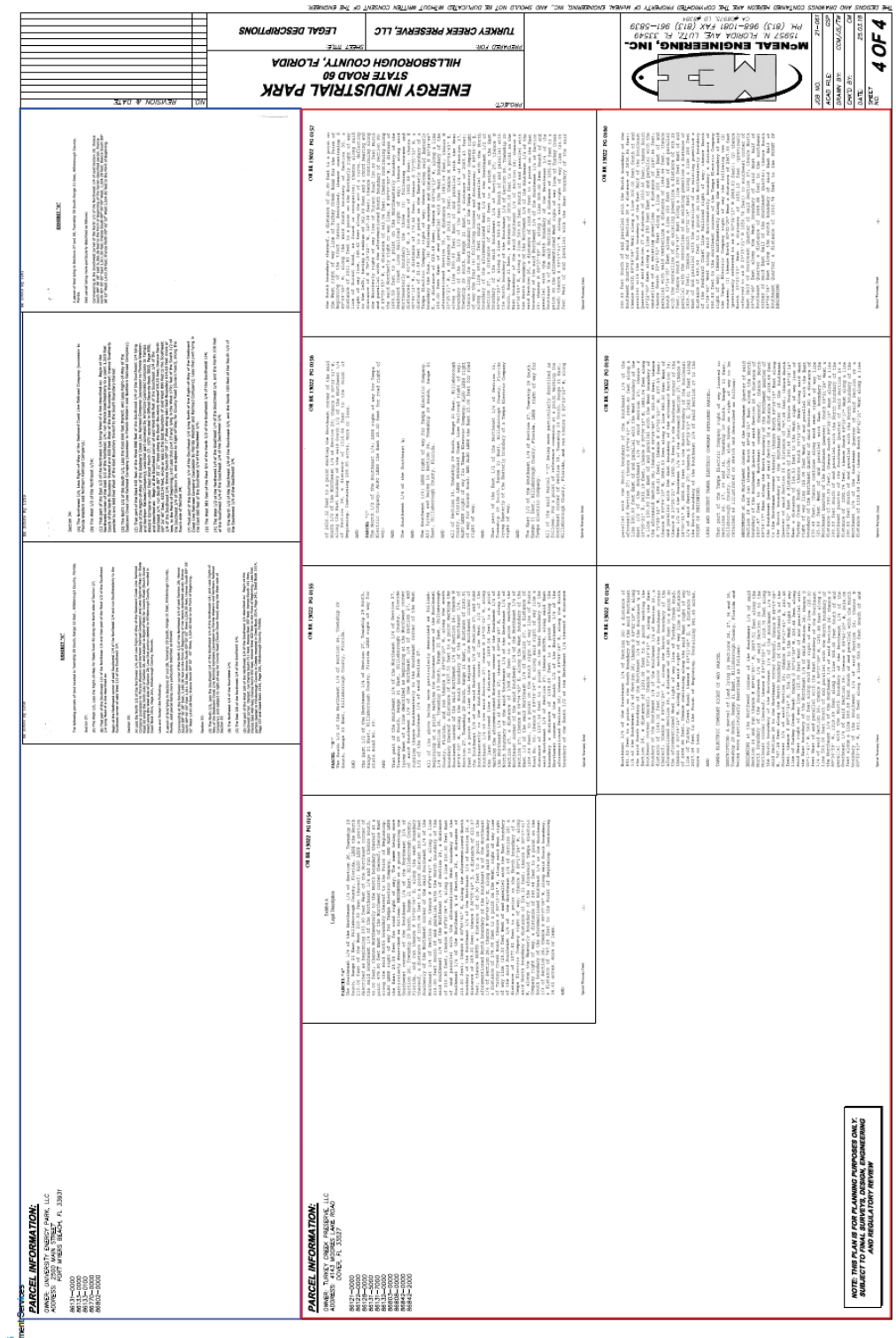
8.2 Proposed Site Plan (page 2 of 4)



8.2 Proposed Site Plan (page 3 of 4)



8.2 Proposed Site Plan (page 4 of 4)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/13/2025
Revised: 06/08/2025
Revised: 6/13/2025
Revised: 6/16/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 24-0675

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels ~~-~~within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels. Notwithstanding the above:

    9.1 No vehicular or pedestrian cross-access or connectivity shall be required between the UEP and TCP development areas; and,

    9.2 Within TCP, and notwithstanding anything on the site plan to the contrary, such interconnectivity shall be provided where feasible; however, at a minimum all pods within TCP shall be accessible to both SR 60 and Turkey Creek Rd. via an ungated internal driveway or roadway system.

[Transportation Review Section staff recommends modification of this condition to comply with the applicant's request to remove internal connectivity.]

~~11. Prior to preliminary site plan approval~~Concurrent with each increment of development, the ~~D~~developer shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~to construct the following improvements:~~

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~e. Driveway G - Construct/Extend Northbound left turn lane on SR 60.~~

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

12. ~~If warranted and approved by FDOT~~At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Rd. ~~the~~ The developer shall install all traffic signals found to meet warrants, unless otherwise approved ~~at the intersection of SR 60 and Driveway A and Driveway C~~.

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. In an abundance of caution, staff is proposing to modify the conditions to make it clear that development-drive traffic signals and site access improvements may be necessary at various access locations and, if so, such signal infrastructure and site access improvements shall be constructed by the developer. Staff has retained previous locations where certain improvements have been determined to be warranted, and added language which allows for FDOT modification at its access connections, consistent with current policy direction. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

[Transportation Review Section staff recommends deletion of this condition to comply with the applicant's request to remove internal connectivity.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

    - Concurrent with each increment of development within the TCP parcels, the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 2,978.04 ac. Planned Development (PD) #10-0675. The existing PD is approved for a variety of uses as further explained in the zoning staff report. The applicant is proposing to modify the uses to split entitlements between eastern (TCP) and western (UEP) project areas, as well as increase entitlements within the eastern project area by removing 17 acres of Industrial, Research, Manufacturing, Warehousing and Distribution (IRMWD) uses and adding 17 acres to the Ancillary Commercial and Office (ACO) uses. Concurrent with this change, the applicant is proposing to increase commercial entitlements within the eastern area by removing 150,000 g.s.f. (for a new total of 733,681 s.f. of IRMWD uses within the eastern area), and creating 150,000 s.f. of ACO uses within the eastern area. While overall square-footage remains unchanged, the intensity of uses proposed has increased.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, staff has included a condition restricting development within the eastern project area to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 s.f. of certain CG uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario that was based on the 10-1707 PD site plan in the case of existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. It should be noted that since the applicant also analyzed external impacts based on allowances for pass-by reductions, staff also included a second element to the trip generation cap which requires the applicant to not exceed the number of net new trips studied in their analysis. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual, except for the trip generation estimates for the energy facilities, which was taken from the 2010 analysis. Land use code assumptions and code distributions for the western portion of the project was taken from the 2010 analysis and updated to 11th Edition values. Staff notes that while these were previously approved, they do not likely represent a worst-case scenario of development within the western portion of the project.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Energy Park*	2,110	20	90
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,750,000 s.f. (LUC 130)	5,898	595	595
Warehousing (West) 5,250,000 s.f. (LUC 150)	8,978	892	945
Subtotal:	31,988	1,847	3,021

**Based on 100% of 2010 Energy Park Trip Generation*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Eastern Development per Trip Cap	12,576	260	779
Energy Park West*	1,857	18	79
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,529,080 s.f. (LUC 130)	5,154	520	520
Warehousing (West) 4,587,239 s.f. (LUC 150)	7,844	779	826
Subtotal:	42,433	1,917	3,595

**Based on 88% of 2010 Energy Park Trip Generation*

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 10,445	**(+) 70**	**(+) 574**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 155-feet and +/- 180-feet in width) in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of SR 60 west of the proposed project. There

are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which requires a minimum of 121 feet (for an urban section) or 170 feet (for a rural typical section). FDOT was provided an opportunity to comment on right-o-way needs; however, no additional needs were identified. As such, no additional right-of-way is needed from the subject property at this time.

Turkey Creek is a 2-lane, undivided, publicly maintained, substandard, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks in the vicinity of the proposed project. There are +/- 5-foot-wide bicycle lanes (on paved shoulders) along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed. The applicant has proposed to remove internal connectivity (reference approved zoning condition 19) between the east and west portions of the project which was initially not supported by staff. Staff had noted that condition 19 appeared to contemplate modification of the wetland mitigation plan to facilitate connectivity between the two areas of the project, as shown on the latest approved PD site plan. Staff notes that the Wetland Impact Approval and Mitigation Agreement (reference Official Records Instrument No. 2022021032) and Deed of Conservation Easement (reference Official Records Instrument No. 2021455815) allow the potential modification of the easement and agreement.

Subsequent discussions came to the conclusion that the vast majority of otherwise avoidable transportation impacts created from removal of this connection will occur to State Road 60, and so the County Transportation review Section has removed consideration of this issue from its staff report findings and recommended conditions. FDOT has objected to the removal of the connection based on those impacts; however, consistent with recent procedures, FDOT has filed a separate staff report objecting, and so the County's staff report has been amended to withdraw objection with respect to this issue. As such, zoning staff will determine whether/how this objection affects the overall recommendation for the proposed change.

DESIGN EXCEPTION REQUEST – TURKEY CREEK - SUBSTANDARD ROAD

If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Turkey Creek Rd.	SR 60	Trapnell Rd.	C	C

SR 60	Dover Rd.	Turkey Creek Rd.	D	C
SR 60	Turkey Creek Rd.	CR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 30, 2025 5:30 PM
To: McNeal, Christopher
Cc: csansone@mcnealengineering.com; Lampkin, Timothy; Ratliff, James; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 24-0675 - Design Exception Review
Attachments: 24-0675 DEAd 04-07-25.pdf

Importance: High

Chris,
I have found the attached Design Exception (DE) for PD 24-0675 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0675 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response email:

cmcneal@mcnealengineering.com
csansone@mcnealengineering.com
lampkint@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received April 7, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Substandard Rd Turkey Creek Rd ☐ 4. ☒ 2. Substandard Rd Turkey Creek Rd ☐ 5. ☐ 3. ☐ 6.
***Important:** To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Energy Industrial Park
***Important:** The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	086121-0000; 086122-0000, 086128-0000; 086131-5000; 86131-7000 + ☒ Check This Box If There Are More Than Five Folio Numbers
***Important:** List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
***Important:** All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	PD
***Important:** For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	MM 24-0675
***Important:** If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
***Important:** This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

Received April 7, 2025
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ENERGY INDUSTRIAL PARK**
SW Quad Turkey Creek Rd & SR 60, Dover
Hillsborough County
Folio #86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000, 86132.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000, 86131.0000, 86133.0000, 86133.0100, 86770.0000, & 86802.0000
MM 24-0675

Attn: Mr. Michael J. Williams, PE
County Engineer/Director

MEI File # 21-061
April 5, 2025

REQUEST FOR DESIGN EXCEPTION – TURKEY CREEK ROAD

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the ENERGY INDUSTRIAL PARK (MM 24-0675). Please reference the General Site Plan, **Exhibit A**.

Introduction
The aforementioned project is bordered by SR 60 to the north, Turkey Creek Road to the east, and un-developed parcels to the west, with some residential. The surrounding land use is mostly Agricultural, with some Commercial, and Residential. Turkey Creek Road is currently a 2-lane Rural Roadway in good condition that is considered Sub-standard.

Per Hillsborough County 2022 Multimodal LOS report, Turkey Creek Road is a collector roadway. A Design Exception is requested for relief from the two-lane undivided collector roadway (C1&C2-2U) as a condition of approval for the project site; where in lieu of meeting the full (C1&C2-2U) Typical Section, alternative improvements are proposed. The County typical section for a two-lane undivided local urban collector roadway (C1&C2-2U) is provided as **Exhibit B**.

Roadway Characteristics
Right-of-Way – The existing Right-of-Way width is +/-60 feet. The (C1&C2-2U) Typical Section requires a minimum Right-of-Way width of 154 feet. An additional 25 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of-Way width would be +/-85 feet within the area to be improved.

Pavement Condition - The referenced segment of Turkey Creek Road was found to have good to fair pavement condition, without cracking or rutting that would be indicative of structural failure. It is noted that pavement conditions are not included as part of the (C1&C2-2U) typical section.

Lane Width – Turkey Creek Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10-feet in width. The proposed widening (includes an 11-foot SBRT lane a 5-foot bike lane and an 11-foot SB thru lane) within the project widening area (~235 feet, 185-foot SBRT lane

includes 50-foot approach taper + 50-foot (min) return taper) to meet intent of the (C1&C2-2U) typical section, i.e. 11 feet. The widening from the existing 10-foot lane to the proposed 11-foot lane will be provided through the 50-foot turn lane taper (L = WS = 50 feet). The return from the proposed 11-foot lane to the existing 10-foot lane will be provided in the 50 feet (min) following the turn lane across the proposed driveway's intersection.

Bicycle Lanes – There are no existing marked bicycle lanes, but there are an existing 5-foot paved shoulders on both sides of the roadway. A 5-foot SB bike lane is proposed between the SBRT lane and the SB thru lane within the project limits, as well as reconstructing the SB paved shoulder. Paved shoulders are proposed for both sides of the roadway within the widened area to resemble more closely the (C1&C2-2U) typical section.

Shoulders – There are existing 8-foot shoulders, with 5-feet of such paved in the existing rural condition; 8-foot shoulders with 5-foot of it paved are proposed within the widened area, a slight deviation from the (C1&C2-2U) typical section.

Swales – There are existing ditches and swales on both sides of Turkey Creek Road; ditches and swales are proposed in the widened area as depicted in the (C1&C2-2U) typical section.

Sidewalk – There are no sidewalks on Turkey Creek Road adjacent to the project site. A 5-foot sidewalk is proposed on the west sides of the Right-of-Way, within the widened area, as per the (C1&C2-2U) typical section.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:
A Design Exception is requested:

To provide a 5-foot sidewalk on the west side of the road only, within the widened area. Turkey Creek Road has minimal pedestrian traffic, the use of a 5-foot sidewalk on the west side of the road in this area would currently be the best option from a maintenance perspective for this un-developed area.

To use an 11-foot SBRT lane, a 5-foot SB bike lane, and an11-foot SB thru lane, while still utilizing the existing 10-foot NB thru lane, and thus avoid an unsafe jog in the roadway.

Right-of-Way is to be dedicated (25 feet) in addition to the existing Right-of-Way (60 feet) to provide a total of (85 feet) of Right-of-Way, allowing room for the addition of a SBRT lane and a bike lane on the west side of Turkey Creek Road, and restoring the remainder of the roadway section to is near original condition. The proposed Turkey Creek Road Typical Section is provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410C00000180D8F65FF8000C722C, O=McNeal Engineering Inc, C=US
Date: 2025.04.05 23:07:38-04'00'

Sincerely,

Christopher S. McNeal, PE
McNEALENGINEERING, INC.

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on 04/05/2025.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

c: Turkey Creek Preserve LLC c/o Dennis Carlton, Jr *via* email

---

Based on the information provided by the applicant, this request is:

_____ Approved

_____ Approved with Conditions

_____ Disapproved

_____
Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

Received April 7, 2025
Development Services

EXHIBIT A

GENERAL SITE PLAN

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

DEVELOPMENT STANDARDS:

1. AGRICULTURAL USES ARE THOSE OF THE AR ZONING DISTRICT.
2. COMMERCIAL USES ARE THOSE OF THE CG ZONING DISTRICT.
3. INDUSTRIAL USES ARE THOSE OF THE M ZONING DISTRICT.
4. EDUCATIONAL USES (FOR ELEMENTARY THROUGH UNIVERSITY LEVEL INSTRUCTION) INCLUDING CLASSROOMS AND LABORATORIES ARE PERMITTED IN ANY POCKET EXCEPT I AND J.
5. SECURITY/CARE TAKER HOUSING, OR LODGING ANCILLARY TO RESEARCH, ENERGY AND EDUCATION FUNCTIONS OF THE PROJECT IS ALLOWED, BUT LIMITED TO 200 UNITS.
6. DEVELOPMENT STANDARDS ARE PROVIDED IN THE ZONING CONDITIONS.
7. BUFFERING AND SCREENING INTERNAL TO THE SITE IS NOT REQUIRED.
8. RAIL YARDS TO SERVE THE USES ARE PERMITTED IN ANY POCKET EXCEPT E, I, AND J.
9. AGRICULTURAL, EDUCATIONAL, RESEARCH AND RENEWABLE ENERGY PRODUCING USES ARE PERMITTED IN ALL POCKETS EXCEPT I AND J AND BIOMASS IS PROPOSED ONLY IN H AND/OR H1. WETLAND MITIGATION, RETENTION, AND OPEN SPACE IS PERMITTED ANYWHERE ON SITE.

MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE MM (24-0675)

Generalized Uses	Acres	Maximum FAR	Applicable Pockets	% Gross	% Net	Required by Plan	Notes
Energy Uses - Renewable Alternative Engergy, Resource Recovery (Biomass), Energy Research, Agricultural uses.	1,763.50	0.50	D, F, G, H, H1 and parts of B and C	59%	76%	40% of gross min*	While not a comprehensive plan restriction, through the zoning plan, the applicant commits to place the Resource Recovery (biomass) facility only within the designated area in pocket H and H1
Energy Uses - Renewable Alternative Engergy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)	393.04	0.50	E	13%	17%		Resource Recovery Facilities (biomass) are not permitted within this area. Some or all of this area may be used for wetland mitigation areas relocated from elsewhere on site subject to review and approval by EPC.
Industrial, Research, Manufacturing, Warehousing and Distribution	642.77	0.35	Non-energy/ non-research/ non-agricultural G, H1 and portions of B and C	22%	28%	30% of net max*	The non-energy/non-research/ non-agricultural uses in A, B, C, C1, G, and H1 cannot exceed 700 acres. Additionally, the non-energy/ non-research non-agricultural uses in C, C1, G and H1 cannot exceed 53.3 acres.
Ancillary Commercial and Office	57.23	0.25	A and C1	2%	2%	10% of gross max*	
Exterior Buffers	121.50	N/A	I, J	4%	5%		
Total	**2,978.04**			**100%**			
Estimated acreage of right-of-way, wetlands, stormwater management areas and environmental protection areas dedicated to the public will not exceed	845.00		Any pocket	22%			These uses can occur in any pocket subject to permitting.
Open Space will not be less than 15% of the Gross Land Area	446.71		Any pocket, including all of I and J	15%		15%	

*- May be allocated between the property owners.

NON-ENERGY/NON-RESEARCH/NON-AGRICULTURAL USES

Uses	Area (ac)			Build Out (SF)		
	UEP (West)	TCP (East)	Total	UEP (West)	TCP (East)	Max
Industrial, Research, Manufacturing, Warehousing and Distribution	506.91	135.86	642.77	6,116,319	733,681	6,850,000
Ancillary Commercial and Office	40.23	17.00	57.23	350,000	150,000	500,000
Total	547.14	152.86	700.00	6,466,319	883,681	7,350,000
Responsible Portion of Renewable Energy Requirement				88%	12%	100%

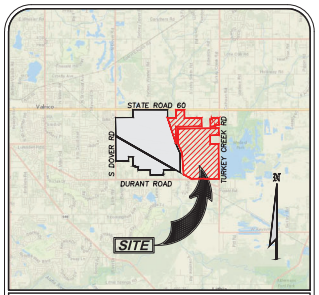
NOTE:
Once an Owner has constructed their Responsible Portion of Renewable Energy Requirement and it is ready to operate, 100% of their associated Non-Energy/Non-Research/Non-Agricultural Uses Allowed may be allowed to obtain a Certificate of Occupancy.

TCP POCKET DETAIL

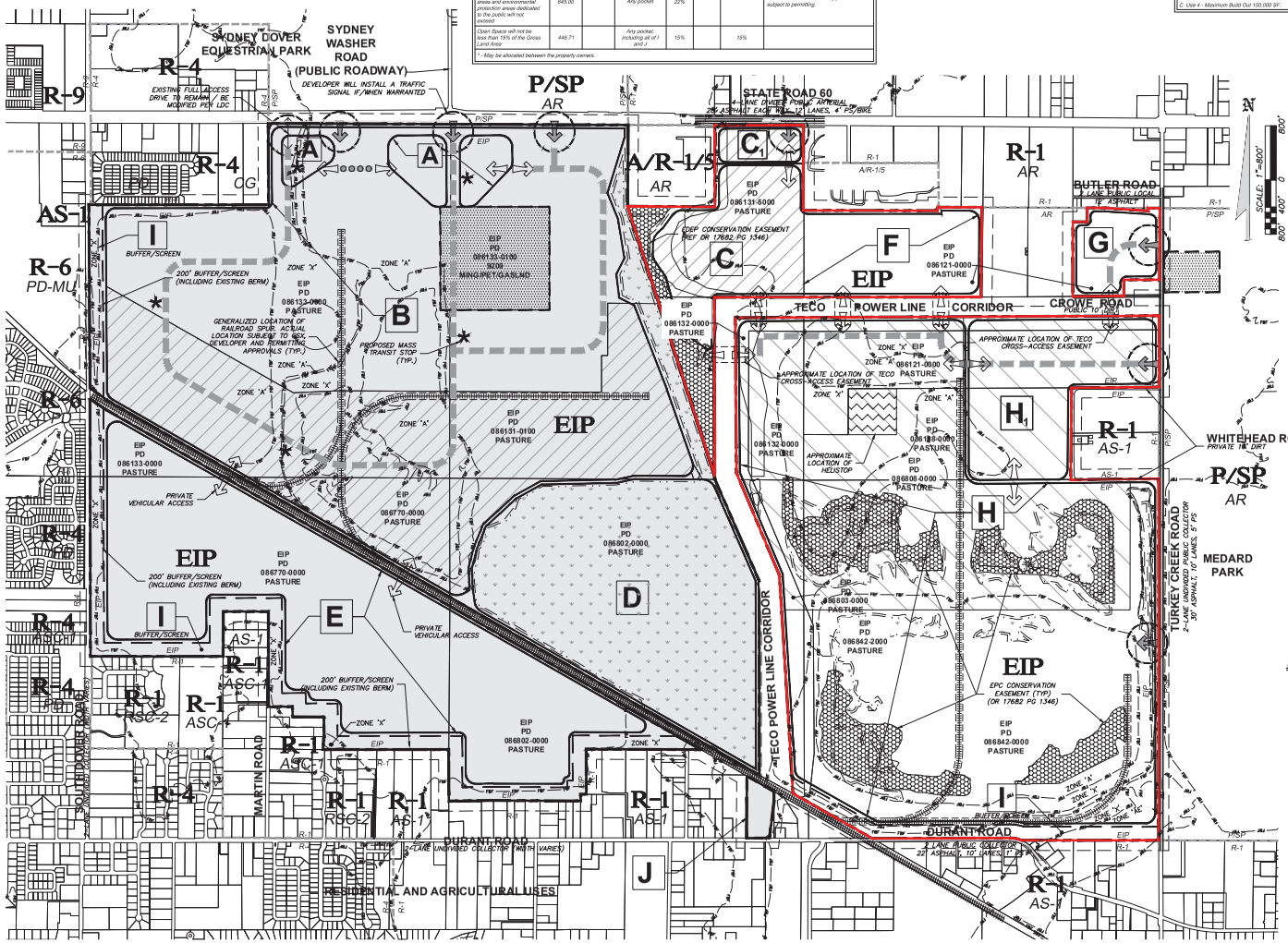
Pocket	Allowable Uses	Acres	Max FAR
C	1,3	116.86	0.35
C1	1,3,4	17.00	0.35
F	1	78.09	0.50
G	1,3	34.14	0.35
H	1	830.78	0.50
H1	1,3	119.37	0.35
I	5	25.65	N/A
Total		1,223.87	

USE KEY:
1. Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy research, Agricultural uses
2. Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)
3. Industrial, Research, Manufacturing, Warehousing and Distribution.
4. Ancillary Commercial and Office.
5. Exterior Buffers

NOTES:
A. Total Non-Energy/Non-Research/Non-Agricural Uses - Maximum Build Out 883,681 SF.
B. Use 3 - Maximum Build Out 883,681 SF.
C. Use 4 - Maximum Build Out 150,000 SF.



VICINITY MAP
SECTION: 27 TOWNSHIP: 29S RANGE: 21E



LEGEND:

- FEMA BASE FLOOD LINE
- PD 10-0692/MM 24-0675 BOUNDARY
- MM 24-0675 150' STUDY AREA
- PARCEL LINES
- FUTURE LAND USE BOUNDARIES
- POTENTIAL INTERNAL ROADWAY
- POTENTIAL RAILROAD TRACKS
- PROPOSED VEHICULAR ACCESS
- EXISTING ACCESS
- POTENTIAL CROSS ACCESS BETWEEN DEVELOPMENT POCKETS
- ACCESS THAT PERMITS TRUCK TRAFFIC
- FLEXIBLE ZONE – THIS AREA CAN BE USED FOR EITHER INDUSTRIAL/OFFICE OR AGRICULTURAL/RESEARCH/RENEWABLE ENERGY PRODUCTION/OPEN SPACE/WETLAND MITIGATION. HOWEVER, THE OVERALL AREA UTILIZED FOR INDUSTRIAL/OFFICE PARK USES (AREA A, B, AND C1) CANNOT EXCEED 700 ACRES OVERALL.
- LIMITS OF BIOMASS FACILITY
- POTENTIAL WETLANDS – MAY BE RELOCATED; SUBJECT TO MITIGATION AND PERMITTING BY EPC
- A — PROPOSED DEVELOPMENT POCKET
- EIP — COMP PLAN LABEL
- RSC-2 — ZONING LABEL
- TURKEY CREEK PRESERVE (TCP) – APPROXIMATELY 1,223.87 AC
- UNIVERSITY ENERGY PARK (UEP) – APPROXIMATELY 1,754.17 AC

PLANNING NOTES:

1. THIS PLAN MODIFICATION IS BASED UPON A REPRODUCTION OF THE APPROVED RZ10-0692 FOR IMPROVED CLARITY. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE ALL RELEVANT DETAIL CONTAINED IN THE APPROVED PLAN THAT WAS ORIGINALLY PREPARED BY GENESIS.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED.
3. THE PROJECT IS WITHIN THE EIP LAND USE CATEGORY AND THE URBAN SERVICE AREA.
4. THE SITE IS WITHIN THE SURFACE WATER PROTECTION SPECIAL DESIGNATION.
5. THERE ARE NO COMMUNITY PLANS PERTINENT TO THE SITE.
6. DEVELOPMENT STANDARDS ARE PROVIDED FOR IN THE ZONING CONDITIONS.
7. THE SIZE AND DIMENSIONS OF ALL POTENTIAL WETLAND AREAS ARE CONCEPTUAL AND SUBJECT TO BE RELOCATED BASED ON REVIEW, COMMENT AND PERMITTING BY THE EPC.
8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
9. THIS PLAN MODIFICATION IS LOCATED WITHIN A COMMUNITY PLANNING AREA.
10. SPECIAL ZONES:
    A. NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
    B. NOT LOCATED IN A POTABLE WATER BUFFER AREA.
    C. IS LOCATED IN SURFACE WATER PROTECTION.
11. EAST SR 60 IS A DESIGNATED SCENIC CORRIDOR.
12. KNOWN EASEMENTS ON REFLECTED IN PLAN VIEW.
13. PROJECT WILL BE PHASED.
14. ARCHITECTURAL STYLES ARE NOT PROPOSED.
15. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
16. ONSITE ROADWAYS MAY BE PUBLIC OR PRIVATE. IF PRIVATE, THEY MAY BE GATED AND MUST BE PRIVATELY MAINTAINED.
17. THE PARCELS SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONES 'A', 'AE' & 'X', PER THE FLOOD INSURANCE RATE MAP 120112, COMMUNITY PANEL NUMBERS 0415H & 0420H, DATED 8/28/2008.

NO. REVISION & DATE

PROJECT: **ENERGY INDUSTRIAL PARK**
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #0875, LB #6384

JOB NO.	24-0675
ACAD FILE:	24-0675 GSP
DRAWN BY:	CGM/SS/AM
CHK'D BY:	
DATE:	03.03.25
SHEET NO.	1 OF 4

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Received April 7, 2025
Development Services Department

24-0675

Received April 7, 2025
Development Services

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MCNEAL ENGINEERING, INC.
7597 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8364

JOB NO. 21-0403
ACAD FILE: GMP
DRAWN BY: GMP
CHK'D BY: KMD
DATE: 03/31/25
SHEET NO. 2 OF 4

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

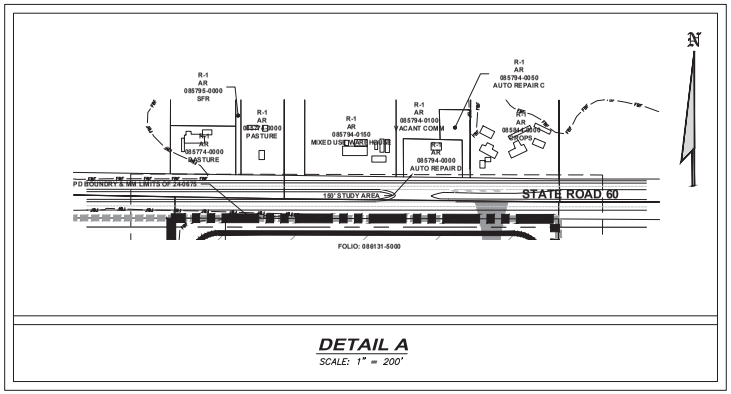
PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

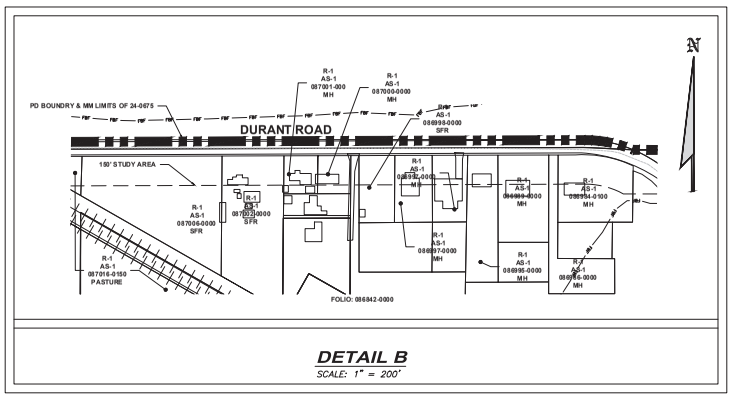
NO.	REVISION & DATE

DETAIL D
SCALE: 1" = 200'

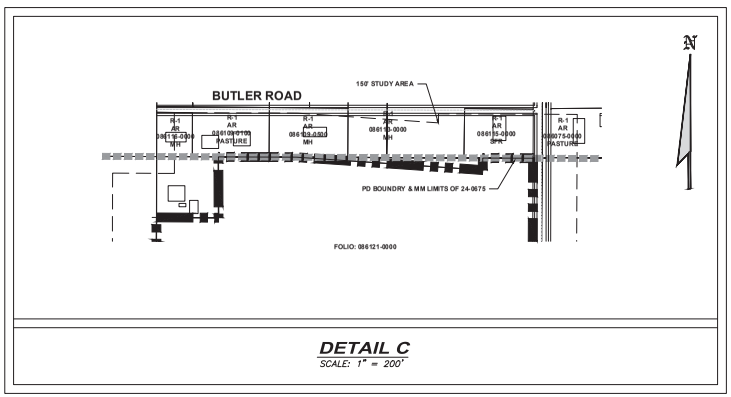
DETAIL E
SCALE: 1" = 200'



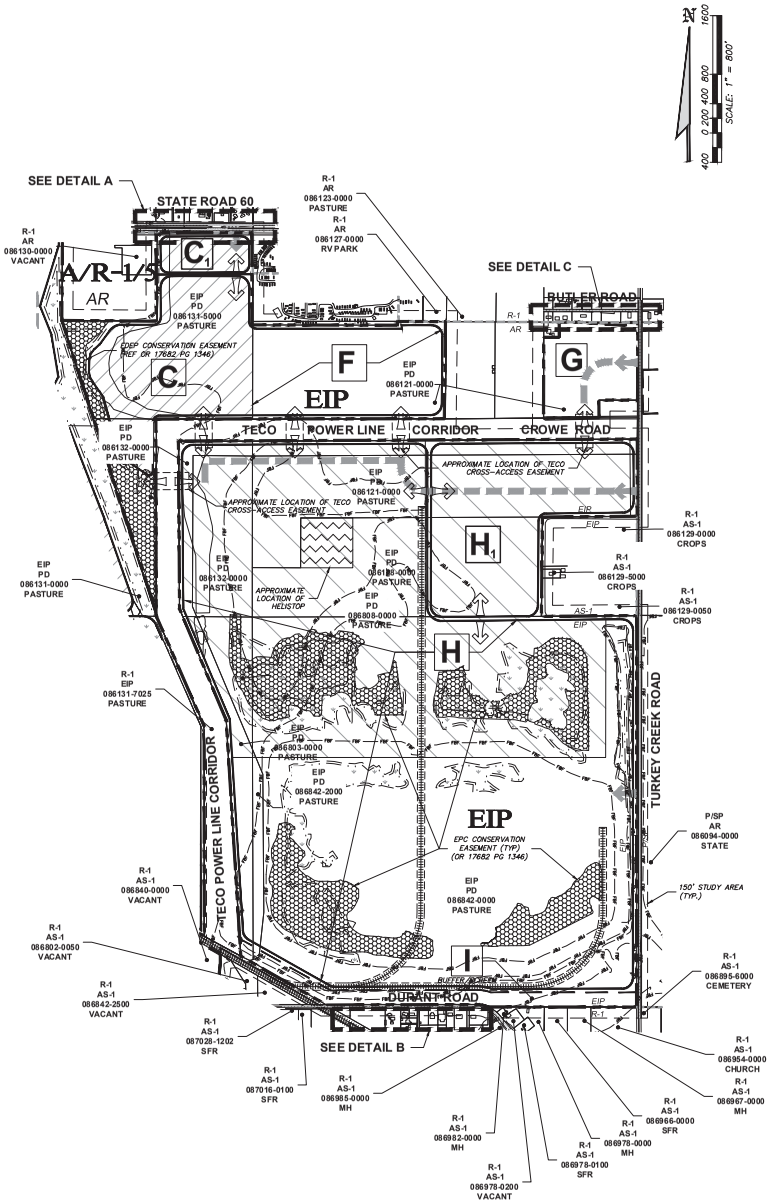
DETAIL A
SCALE: 1" = 200'



DETAIL B
SCALE: 1" = 200'



DETAIL C
SCALE: 1" = 200'



NO.	REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

JOB NO.	24-0675
ACAD FILE:	24-0675
DRAWN BY:	CB/MS/AR
CHK'D BY:	
DATE:	03/03/25
SHEET NO.	3 OF 4

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Received April 7, 2025
Development Services

24-0675

PARCEL INFORMATION:

OWNER: UNIVERSITY ENERGY PARK, LLC
ADDRESS: 2500 MAIN STREET
FORT MYERS BEACH, FL 33931

86131-0000
86133-0000
86133-0100
86770-0000
86802-0000

BK 20509 Pg 1258

EXHIBIT "A"

The following parcels of land located in Township 9 South, Range 21 East , Hillsborough County, Florida:

Section 27:

(A) The West 1/2, Less the Right-of-Way for State Road 60 along the North side of Section 27;

(B) That part of the Southwest 1/4 of the Northeast 1/4 and that part of the West 1/2 of the Southeast 1/4 lying West of a line described as:

Begin at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and run Southeasterly to the Southeast corner of said West 1/2 of the Southeast 1/4;

Section 28:

All Less the North 1/2 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company) and Less Right-of-Way for State Road 60 along the North side of Section 28, and adject to Right-of-Way for County Road (South Dover Road) along the West side of Section 28; Less this portion deeded to Hillsborough County, recorded in Deed Book 1514, Page 244, Hillsborough County,tecords.

Less and Except the Following:

A parcel of land lying in Sections 27 and 28, Township 29 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly describ as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East, 5,188.36 feet to the Point of Beginning of the herein described parcel; thence north 00° 06' 00" East 1,611.56 feet, thence South 00° 57' 57" East, 1,534.39 feet thence South 89° 58' 52" West, 1,610.28 feet; thence North 00° 02' 3" West, 1,524.82 feet to the Point of Beginning.

Section 33:

(A) The North 1/2, Less the Southeast 1/4 of the outheast 1/4 of the Northwest 1/4; and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company), and subject to right-of-way for CountyRoad (South Dover Road) along the West side of Section 33.

(B) The Northwest 1/4 of the Southwest 1/4;

(C) The East 3/8 of the Northwest 1/4 of the Soutwest 1/4;

(D) That part of the West 5/8 of the Northwest 1/ of the Southwest 1/4 described as: Begin at the Northwest corner thereof, run thence South 711 feet; thence East 357 feet; thence South 145 feet; thence East 468 feet; thence North 852 feet; thence West 825 feet to the Point of Beginning; Less that portion deeded to Hillsborough County in Deeds rcorded in Deed Book 1514, Page 241, Deed Book 1514, Page 237 and Deed Book 1514, Page 256, Hillsborough County, Florida.

BK 20509 Pg 1259

Section 34:

(A) The Northwest 1/4; Less Right-of-Way of he Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(B) The West 1/2 of the Northeast 1/14;

(C) That part of the East 1/2 of the Northwest /4 lying West of a line described as: Begin at the Northwest corner of the East 1/2 of the Northwest 1/4; run thence Southeasterly to a point 1,520 eet South of the North boundary thereof and 660 eet West of the East Boundary thereof; thence Southerly parallel to said 660 foot West of the East Boundary thereof to the South Boundary thereof.

(D) The North 1/2 of the South 1/2, Less the best 660 feet thereof; and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(E) That part of the East 440 feet of the West 886 feet of the Southeast 1/4 of the Southeast 1/4 lying South of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company); Less that part conveyed by American Cyanamid Company to Tampa Electric Company under Deed dated March 17, 1971 recorded in Official Records Book 3002, Page 190, and described as: Begin at the Southeast corner of said West 886 feet of the Southeast 1/4 of the Southeast 1/4; run South 88° 37' 21" West along the South Boundary thereof 69.25 feet; thence North 06° 24' 46" East, 620.24 feet, more or less to the East Boundary of said West 886 feet to the Southeast 1/4 of the Southeast 1/4; thence South 00° 09' 17" West along said East Boundary 614.65 feet more or less, to the Point of Beginning; and Less that part (if any) lying in the West 1791 feet of the South 1/2 of the Southeast 1/4 of Section 34, and subject to Right-of-Way for County Road (Durant Road), along the South side of Section 34;

(F) That part of the Southeast 1/4 of the Southeast 1/4 lying North of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Railroad Company); Less that part lying in the East 660 feet of the Southeast 1/4 of the Southeast 1/4;

(G) The West 961 feet of the East 3/4 of the North 1/3 of the Southeast 1/4 of the Southeast 1/4;

(H) The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, and the North 100 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4;

(I) The North 1/2 of the Southwest 1/4 of the Southwest 1/4, and the North 100 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4.

BK 20509 Pg 1261

EXHIBIT "A"

A parcel of land lying in Sections 27 and 28, Township 29 South Range 21 East, Hillsborough County, Florida.

Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East 5,188.36 feet to the Point of Beginning of the herein described parcel; thence North 00° 06' 00" East 1,611.56 feet; thence South 00° 00' 00" West, 1,524.29 feet; thence South 89° 58' 52" West 1,610.78 feet; thence North 00° 02' 3" West 1,524.82 feet to the Point of Beginning.

NO.	REVISION & DATE

ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
LEGAL DESCRIPTIONS

PROJECT:

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
Ph. (813) 968-1081 FAX (813) 961-5839
CA #28975, LB #8384

JOB NO.	24-0675
ACAD FILE:	
DRAWN BY:	CGM/SS/JM
CHK'D BY:	
DATE:	03/03/25
SHEET NO.	1 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

Received April 7, 2025
Development Services

PARCEL INFORMATION:

OWNER: TURKEY CREEK PRESERVE, LLC
ADDRESS: 4143 MOORES LAKE ROAD
DOVER, FL 33527

86121-0000
86122-0000
86128-0000
86131-5000
86131-7000
86132-0000
86803-0000
86808-0000
86842-0000
86842-2000

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

OR BK 13022 PG 0154

Exhibit A
Legal Description

PARCEL "A"
The Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS the North 210.00 feet of the West 210.00 feet thereof; ALSO LESS a portion described as beginning 210.00 feet West of the Northeast corner of the said Southeast 1/4 of the Northeast 1/4 and run thence South, 45.00 feet; thence Northwesterly to the North boundary thereof at a point 478.00 feet East of the Northwest corner thereof; thence East along the said North boundary thereof to the Point of Beginning; ALSO LESS right of way for Tampa Electric Company, AND ALSO LESS the East 25.00 feet for road right of way; the same being more particularly described as follow: BEGINNING at a point marking the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence N 00°20'04" E, along the west boundary thereof, a distance of 1103.04 feet to a point distant 210.01 feet Southerly of the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along a line 210.00 feet South of and parallel with the North boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 00°20'04" E, along a line 210.00 feet East of and parallel with the aforementioned West boundary of the Southeast 1/4 of the Northeast ¼ of Section 26, a distance of 210.00 feet; thence N 89°49'41" E, along the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 269.00 feet; thence S 86°05'44" E, a distance of 103.07 feet; thence NORTH a distance of 45.00 feet to a point on the aforementioned North boundary of the Southeast ¼ of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along said North boundary, a distance of 178.00 feet to a point on the West, right of way line of Turkey Creek Road; thence S 00°10'26" W, along said West right of way line (25.00 feet West of and parallel with the East boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26) a distance of 1077.81 feet to a point on the North boundary of a Tampa Electric Company right of way; thence N 89°17'24" W, along said North boundary a distance of 524.53 feet; thence S 00°7'-41" W, along the Westerly boundary of the aforesaid Tampa Electric Company right of way, a distance of 240.48 feet to a point on the South boundary of the aforementioned Southeast 1/4 of the Northeast 1/4 of Section 26; thence S 89°27'09" W, along said South boundary, a distance of 767.28 feet to the Point of Beginning. Containing 34.69 acres, more or less.

AND

Special Warranty Deed -3-

OR BK 13022 PG 0155

PARCEL "B"
The South 1/2 of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

The East 1/2 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida LESS right of way for State Road No. 60.

AND

That part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida lying East of a line described as beginning at the Northwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 27 and running thence Southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 27.

All of the above being more particularly described as follows: Beginning at a point marking the Southeast corner of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°40'20" W, along the south boundary thereof a distance of 2637.51 feet to a point marking the Southwest corner of the said Northwest 1/4 of Section 26; thence N 89°59'03" W, along the South boundary of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2392.01 feet to a point on a line that begins at the Northwest corner of the Southwest 1/4 of the said Northeast 1/4 of Section 27, and runs southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of the said Section 27; thence N 18°00'31" W, along the last mentioned line a distance of 1495.04 feet to a point marking the aforementioned Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 89°44'45" E, along the North boundary of the said Southwest 1/4 of the Northeast 1/4 of Section 27, a distance of 1304.83 feet to a point marking the Northeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 00°04'43" E, along the West boundary of the East 1/2 of the said Northeast 1/4 of Section 27, a distance of 1206.04 feet, to a point on the South right of way line of State Road No. 60; thence S 89°30'24" E, along said right of way line a distance of 1367.19 feet to a point on the East boundary of the said Northeast 1/4 of Section 27; thence S00°04'43" W, along said East boundary a distance of 1198.60 feet to a point marking the Northwest corner of the South 1/2 of the Northeast 1/4 of the aforementioned Section 26; thence S 89°56'16" E, along the North boundary of the South 1/1 of the Northwest 1/4 thereof a distance

Special Warranty Deed -4-

OR BK 13022 PG 0156

of 2650.32 feet to a point marking the Northeast corner of th said South 1/2 of the Northwest 1/4 of Section 26; thence S 00°33'11" W, along the East boundary of the said South 1/2 of the Northwest 1/4 of Section 26, a distance of 1316.84 feet to the Point of Beginning. Containing 189.85 acres, more or less.

AND

PARCEL "C"
The North 1/2 of the Southeast 1/4; LESS right of way for Tampa Electric Company; ALSO LESS the East 25.00 feet for road right of way;

AND

The Southwest 1/4 of the Southeast ¼;

AND

The Southwest 1/4; LESS right of way for Tampa Electric Company. All lying and being in Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

All of Section 35, Township 29 South, Range 21 East, Hillsborough County, Florida LESS Seaboard Coast Line Railroad right of way; ALSO LESS right of way for Tampa Electric Company; ALSO LESS right of way for Durant Road: AND ALSO LESS the East 25.00 feet for road right of way.

AND

That part of the East 1/2 of the Northeast 1/4 of Section 34, Township 29 South, Range 21 East, Hillsborough County, Florida lying Easterly of the Easterly boundary of a Tampa Electric Company right of way,

AND

The East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida. LESS right of way for Tampa Electric Company.

All of the said Parcel "C" being more particularly descripd as follows: For a point of reference commence at a point marking the Southeast corner of Sect.on 35, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°59'55" W, along

Special Warranty Deed -5-

OR BK 13022 PG 0157

the South boundary thereof, a distance of 25.00 feet to a point on the West right of way line of Turkey Creek Road for the Point of Beginning of the tract herein described; thence continuing S 89°59'55" W, along the said South boundary of Section 35, a distance of 2011.80 feet to a point on the Northerly right of way line of Durant Road, as found in occupation; thence along said right of way line, 148.42 feet along the arc of a curve, deflecting to the left, having a radius of 362.00 feet and a chord bearing and distance of N 78°15'22" W, 147.38 feet; thence continuing along the Northerly right of way line of Durant Road (30.00 feet North and parallel with the aforementioned South boundary of Section 35) S 89°59'55" W, a distance of 443.04 feet; thence continuing along the said Northerly right of way line, N 89°57'50" W, a distance of 1060.80 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence along said Northeasterly boundary the three (3) following courses and distances, N 61°31'10" W, a distance of 1062.58 feet; thence N 00°04'12" W, a distance of 173.82 feet; thence N 71°55'32" W, a distance of 21.09 feet to a point on the Easterly boundary of a Tampa Electric Company right of way; thence along said Easterly boundary the four, (4) following courses and distances: N 06°24'46" E, a distance of 620.49 feet; thence N 89°04'13" W, along a line 150.00 feet East of and parallel with the West boundary of the aforementioned Section 3, a distance of 1883.04 feet; thence N 23°25'21" W, a distance of 2632.19 feet; thence N 00°04'46" E, along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2065.43 feet; thence along the South boundary of the Tampa Electric Company right of way the four (4) following courses and distances; S 89°59'03 E, along a line 500.00 feet South of and parallel with the North boundary of the aforementioned East 1/2 of the Southeast 1/2 of Section 27, a distance of 811.33 feet to a point on the East boundary of the said Southeast 1/4 of Section 27; thence N 89°40'20" E, along a line 500.00 feet South of and parallel with the North boundary of the Southwest 1/4 of Section 26, Township 29 South, Range 21 East, a distance of 2636.00 feet to a point on the East boundary of the said Southwest 1/4 of Section 26; thence N 89°36'59" E, along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of the said Section 26, a distance of 1318.00 feet to a point on the East boundary of the said Northwest 1/4 of the Southeast 1/4 of Section 26; thence N 89°37'09" E along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast ¼ of the aforementioned Section 26, a distance of 1291.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along said West right of way line, 65.00 feet West of and parallel with the East boundary of the said

Special Warranty Deed -6-

OR BK 13022 PG 0158

Northeast 1/4 of the Southeast 1/4 of Section 26) a distance of 851.02 feet to a point on the South boundary of the said Northeast 1/4 of the Southeast 1/4 of Section 26; thence N 89°37'09" E, along the said South boundary of the Northeast 1/4 of the Southeast ¼ of Section 26, a distance of 1291.09 feet to a point marking the Southwest corner thereof; thence S 00°16'40" W, along the East boundary of the said Southeast 1/4 of Section 26, a distance of 1345.32 feet to a point marking the Southeast corner thereof; thence S 89°37'09" E, along the North boundary of the aforementioned Section 31, a distance of 1289.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along the said right of way line a distance of 2694.96 feet; thence continuing along the said West right of way line of Turkey Creek Road; thence S 00°33'-06" E, a distance of 2637.04 feet to the Point of Beginning. Containing 901.45 acres, more or less.

AND

TAMPA ELECTRIC COMPANY RIGHT OF WAY PARCEL

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of said Section 26 and run thence N 89°40'20" E, 2637.51 feet along the North boundary of the southwest 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°59'03" E, 1318.70 feet along the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°37'09" E, 767.28 feet along the North boundary of the Northeast ¼ of the Southeast 1/4 of said Section 26; thence N 00°17'41" E, 240.48 feet; thence S 89°17'24" E, 524.53 feet to the West right of way line of Turkey Creek Road: thence S 00°10'26" W, 230.48 feet along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast 1/4 of said Section 26; thence S 00°17'41" W, 500.03 feet along said West right of way line (25.00 feet West of and parallel. with the East boundary of the Southeast 1/4 of said Section 26; thence S 89°37'09" W, 1291.88 feet along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26: thence S 89°36'59" W, 1318.00 feet along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence S 89°59'03" W, 811.33 feet along a line 500.00 feet South of and

Special Warranty Deed -7-

OR BK 13022 PG 0159

parallel with the North boundary of the Southeast 1/4 of the aforesaid Section 27; thence S 00°04'43" W, 2065.43 feet along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of said Section 27; thence S 23°25'21" E, 2632.19 feet; thence S 00°04'13" E, 1883.04 feet along a line 150.00 feet East of and parallel with the West boundary of the aforesaid Section 35; thence S 06°24'46" W, 620.49 feet; thence S 71°55'32" W, 189.21 feet; thence N 61°31'10" W, 637.53 feet; thence N 00°04'13" W, 2868.03 feet along a line 660.00 feet West of and parallel with the East boundary of the aforesaid Section 34; thence N 23°25'21" W, 1460.78 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the aforesaid Section 27; thence N 18°00'31" W, 2806.63 feet to the North boundary of the Southeast 1/4 of said Section 27; thence S 89°59'02" E, 2202.21 feet along the North boundary of the Southeast 1/4 of said Section 27 to the POINT OF BEGINNING.

LESS AND EXCEPT TAMPA ELECTRIC COMPANY RETAINED PARCEL:

That part of the Tampa Electric Company right of way located in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida; also known as right of way to be retained as illustrated in sketch and described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of said Section 26 and run thence North 89°42'31" East along the North boundary of the Southwest Quarter of said Section 26 a distance of 2637.47 feet to the northeast corner thereof; thence North 89°39'17" East along the North boundary of the Northwest Quarter of the Southeast Quarter of said Section 26 a distance of 1318.61 feet to the Northeast corner thereof; thence North 89°38'19" East along the North boundary of the Northeast Quarter of said Section 26 a distance of 767.28 feet; thence North 06°24'46" East a distance of 240.48 feet; thence South 89°8'.14" East a distance of 524.53 feet to the West right of way line of Turkey Creek Road: thence South 00°12'35" West along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast Quarter of said Section 26) a distance of 230.48 feet; thence continue along said west right of way line (25.00 feet West of and parallel with East boundary of the Northeast Quarter of the Southeast Quarter) South 00°21'24" West a distance of 300.03 feet; thence South 89°39'19" West along a line 300.00 feet South of and parallel with the North boundary of the Northeast Quarter of the Southeast Quarter of said Section 26 a distance of 1291.74 feet; thence South 89°39'17" West along a line 300.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast Quarter of said Section 26 a distance of 1318.04 feet, thence South 89°42'31" West along a line

Special Warranty Deed -8-

OR BK 13022 PG 0160

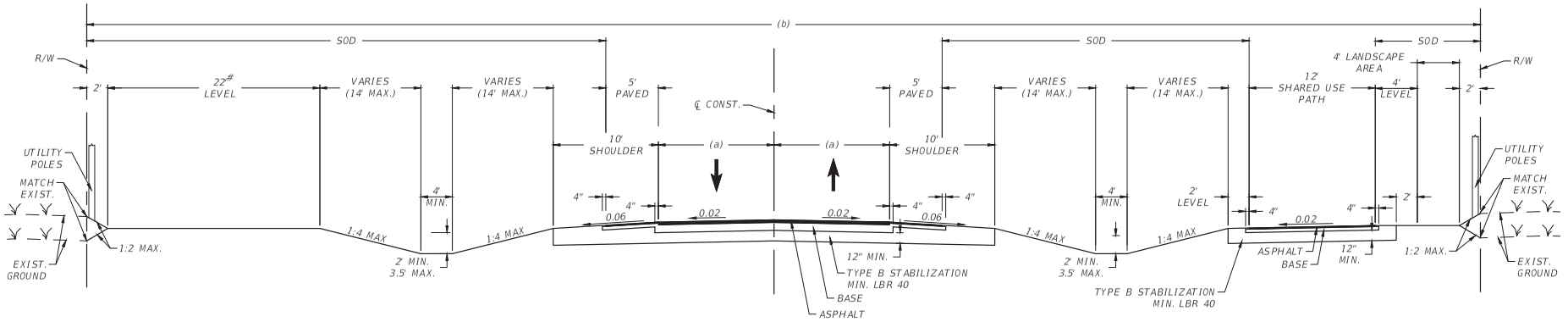
300.00 feet South of and parallel with the North boundary of the Southwest Quarter of said Section 26 a distance of 2636.64 feet; thence North 89°56'54" West along a line 300.00 feet South of and parallel with the North boundary of the East Half of the Southeast Quarter of said Section 27 a distance of 1010.46 feet; thence South 00°22'50" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 2287.86 feet; thence South 22°43'51" East along a line 250 feet East of and parallel with said centerline a distance of 1648.36 feet; hence South 03°16'35" East along a line 250 feet East of and parallel with the centerline of a existing powerline a distance of 5.23 feet; thence South 03°40'43" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 1916.76 feet; thence South 09°32'14" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 490.05 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence North 61°28'42" West along said Northeasterly boundary a distance of 566.80 feet to the southeast corner of the Tampa Electric Company right of way; thence northwesterly along the west boundary of said the Tampa Electric Company right of way the following two (2) courses; (1) thence North 00°02'35" West a distance of 2867.9- feet (previously referred to as N 00°04'13" W 2868.03 feet); (2) thence North 23°23'23" West a distance of 1651.15 feet (previously referred to as N 23°25'2" W 1650.78 feet) to southeast corner of East Half of Southeast narter of said Section 27; thence North 00°06'48" East along the West boundary of said East half of Southeast Quarter a distance of 2668.86 feet to the northwest corner of said East Hal of the Southeast Quarter; thence South 89°56'54" East along th north boundary of said East Half of Southeast Quarter a distance of 1310.76 feet to the POINT OF BEGINNING

Special Warranty Deed -9-

Received April 7, 2025
Development Services

EXHIBIT B

TYPICAL SECTION
C1&C2-2U



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

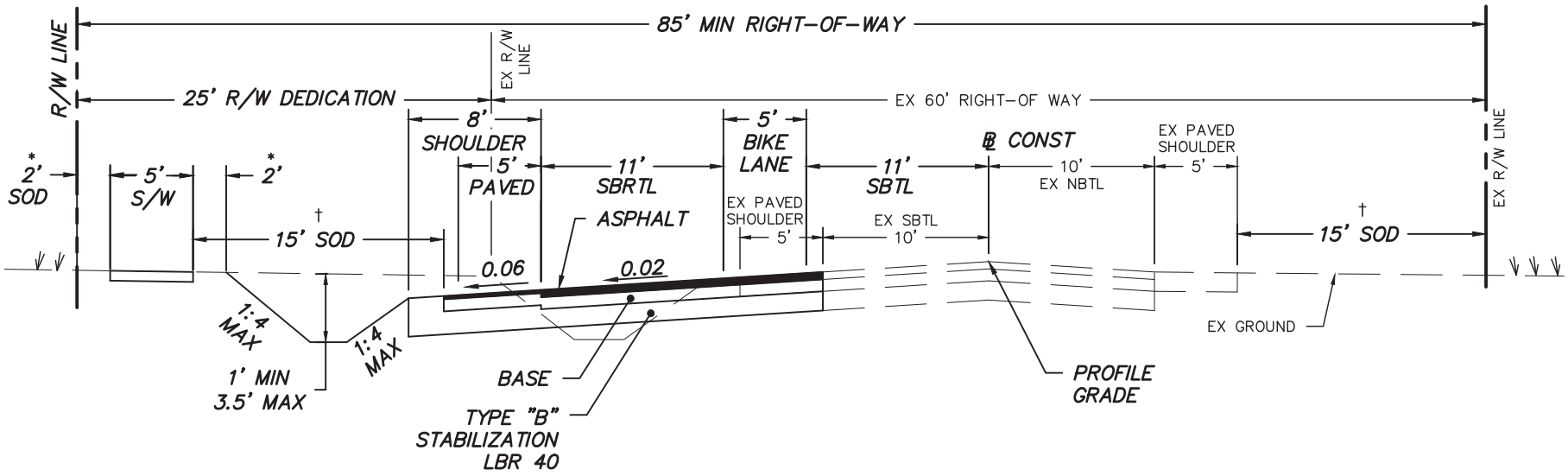
REVISION DATE					
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. C1&C2-2U	SHEET NO. 1 OF 15

Received April 7, 2025
Development Services

Received April 7, 2025
Development Services

EXHIBIT C

PROPOSED TYPICAL SECTION
TURKEY CREEK ROADWAY



TYPICAL SECTION

SBRTL ON TURKEY CREEK ROAD AT DRIVEWAY B

NTS

4,783 AADT

DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
† 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	21-061
ACAD FILE:	RD-SEC
DRAWN BY:	JST
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.09.25
SHEET NO.	1 OF 1

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT: ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: TURKEY CREEK ROAD TYPICAL SECTION

NO.	REVISION & DATE

24-0675

Received April 7, 2025
Development Services

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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	**(+) 10,445**	**(+) 70**	**(+) 574**

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	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**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	

COUNTY OF HILLSBOROUGH

ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 24-0675
Hearing date:	June 16, 2025
Applicant:	Energy Industrial Park LLC, Darrell Hanson Turkey Creek Preserve LLC, Dennis Carlton Sr.
Request:	Major Modification to Planned Development
Location:	South of East State Road 60, east of South Dover Road, west of Turkey Creek Road, Dover
Parcel size:	2,978.04 acres +/-
Existing zoning:	PD 10-0692
Future land use designation:	EIP (0.25 FAR-commercial, office, lodging, security housing uses; 0.50 FAR-energy uses; 0.75 FAR-industrial uses; 3 du/ga of residential allowed in Pocket E only)
Service area:	Urban
Community planning area:	None

A. APPLICATION REVIEW

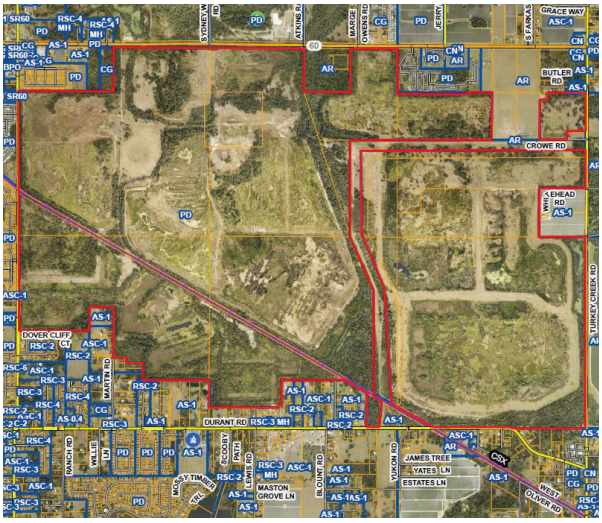
DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application:	MM 24-0675
Zoning Hearing Master Date:	June 16, 2025
BOCC LUM Meeting Date:	August 12, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Energy Industrial Park LLC
FLU Category:	EIP
Service Area:	Urban
Site Acreage:	+/-2,978.04 acres
Community Plan Area:	None
Overlay:	None



Introduction Summary:

PD 10-0692 rezoned the +/-2,978.04-acre subject property from Agricultural Rural (AR) Agricultural, Single Family (AS-1) to Planned Development located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The Planned Development (PD) was approved for an Energy Industrial Park (EIP), now known as Energy Innovation Park, as described in the Future Land Use Element of the Hillsborough Comprehensive Plan.

The main uses of the property are for the research and generation of renewable energy in any of its forms (such as solar panel farms, aquaculture, agriculture, biomass and research facilities) as well as allowing for other renewable energy generating technologies that are still being developed; and an area not to exceed 700 acres to be used for industrial/office/commercial park.

Proposed MM 24-0675: The proposed Major Modification requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. More specifically, the applicant proposes to amend the following:

- Allow proposed sub-pocket (H_1) comprising 119.37 acres to develop with Industrial, Research, Manufacturing, Warehousing and Distribution.
- Allow proposed sub-pocket (C_1) comprising 17 acres to develop with Ancillary Commercial and Office.
- Allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses within Pocket G.
- Reduce the number of energy uses required from two uses to one energy use.
- Apportion the maximum of 7,350,000 square feet of building area between the Turkey Creek Preserve ("TCP") and University Energy Park ("UEP").

Associated **Comprehensive Plan** Amendment (HC/CPA 23-15) amended the text within the EIP element of the Hillsborough County Comprehensive Plan on April 10, 2025 BoCC hearing. In part, the CPA added language regarding when there is more than one owner within the Planned Development, the land area for the Energy Uses may be allocated between the property owners under Policy 59.1 #1 and amended Policy 59.1 #4 stipulating that when there is more than one owner within the PD zoning, the production output may be allocated between the property owners.

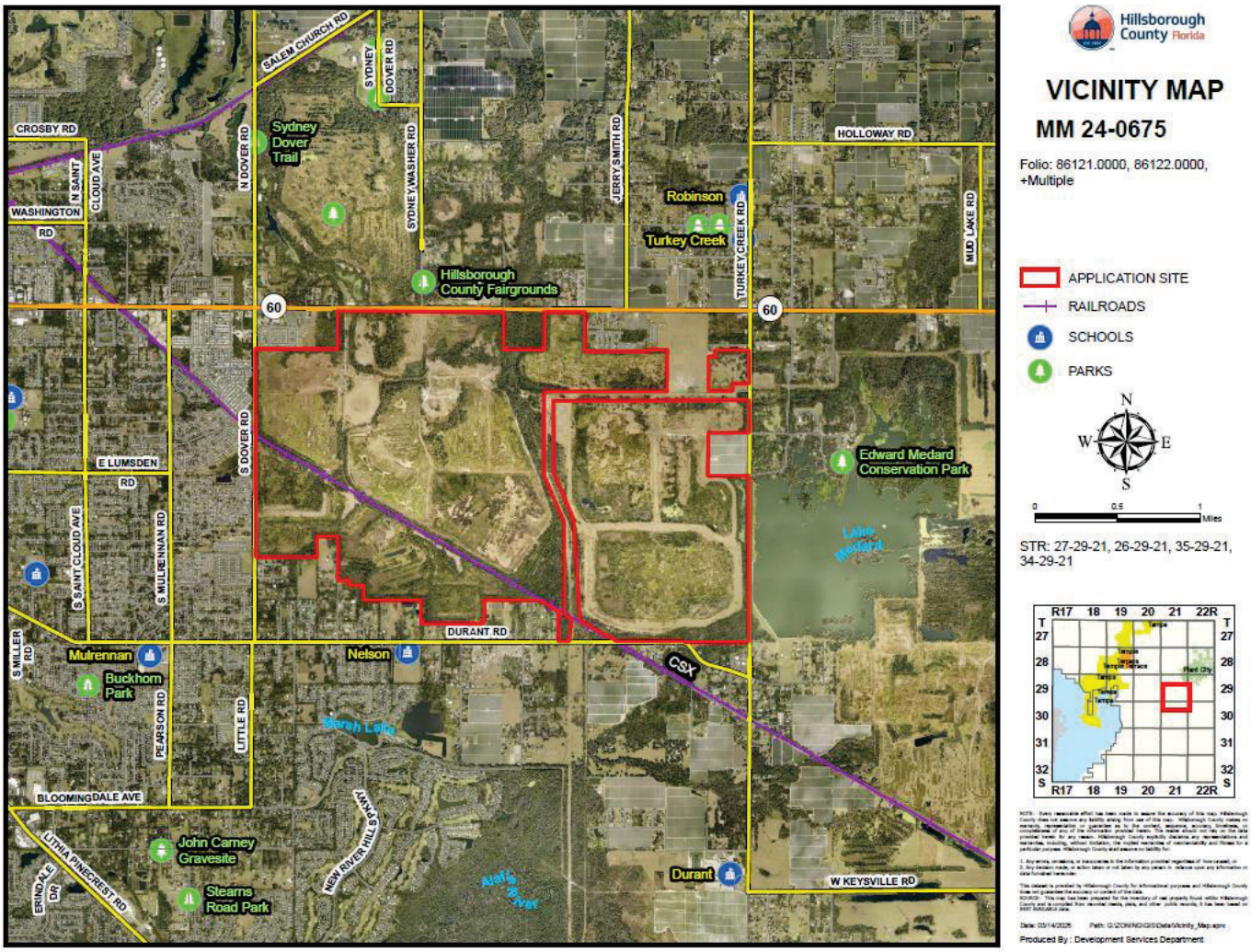
Existing Approval(s):	Proposed Modification(s):
1. Pocket C allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution are also allowed within Pocket C.	1. Amend Pocket C by creating a subarea Pocket C_1 within Pocket C continuing the allowance of the current Energy uses. In addition to current Energy uses & Industrial, Research, Manufacturing, Warehousing and Distribution; new proposed uses include Commercial & Office Uses within proposed Pocket C_1
2. Pocket H allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	2. Amend Pocket H by creating a subarea Pocket H_1 allowing current uses. In addition to current uses new proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses within proposed Pocket H_1
3. Pocket G allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	3. In addition to the Energy Uses, Pocket G is proposed to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.
4. Two different energy uses are required for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.	4. Reduce the number of energy uses required from two to one energy use type due to two property owners for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.
5. No proportionate share. Energy uses required for the entire PD.	5. Apportion proportionate share of energy uses as 12% for Turkey Creek Preserve and 88% for University Energy Park based upon the Pocket Acreages for Energy Uses.
6. Minimum Energy Uses area is 40 percent.	6. Decrease minimum Energy Uses area to 20 percent.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

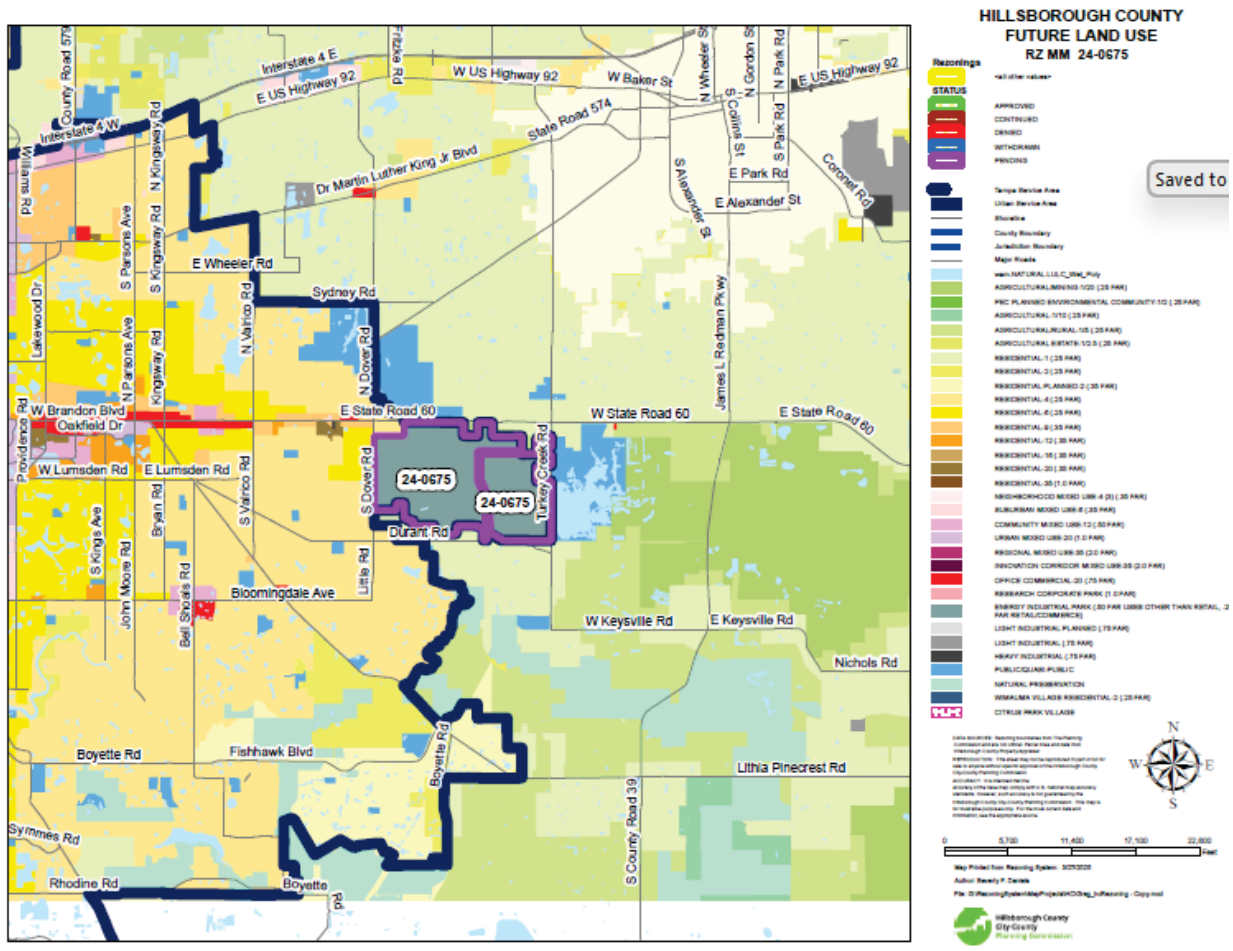


Context of Surrounding Area:

The +/-2,978.04-acre subject site is located on the south of State Road 60, east of South Dover Road, west of Turkey Creek Road and north of Durant Road. The immediate area is a mix of uses with the Hillsborough County Fairgrounds and an area designated Commercial General located to the north of State Road 60, Edward Medard Conservation Park located to the east across Turkey Creek Road, a CSX railroad right-of way bisecting and southeast of the subject site. Located to the west and south of the subject property is predominantly residential and undeveloped property.

2.0 LAND USE MAP SET AND SUMMARY DATA

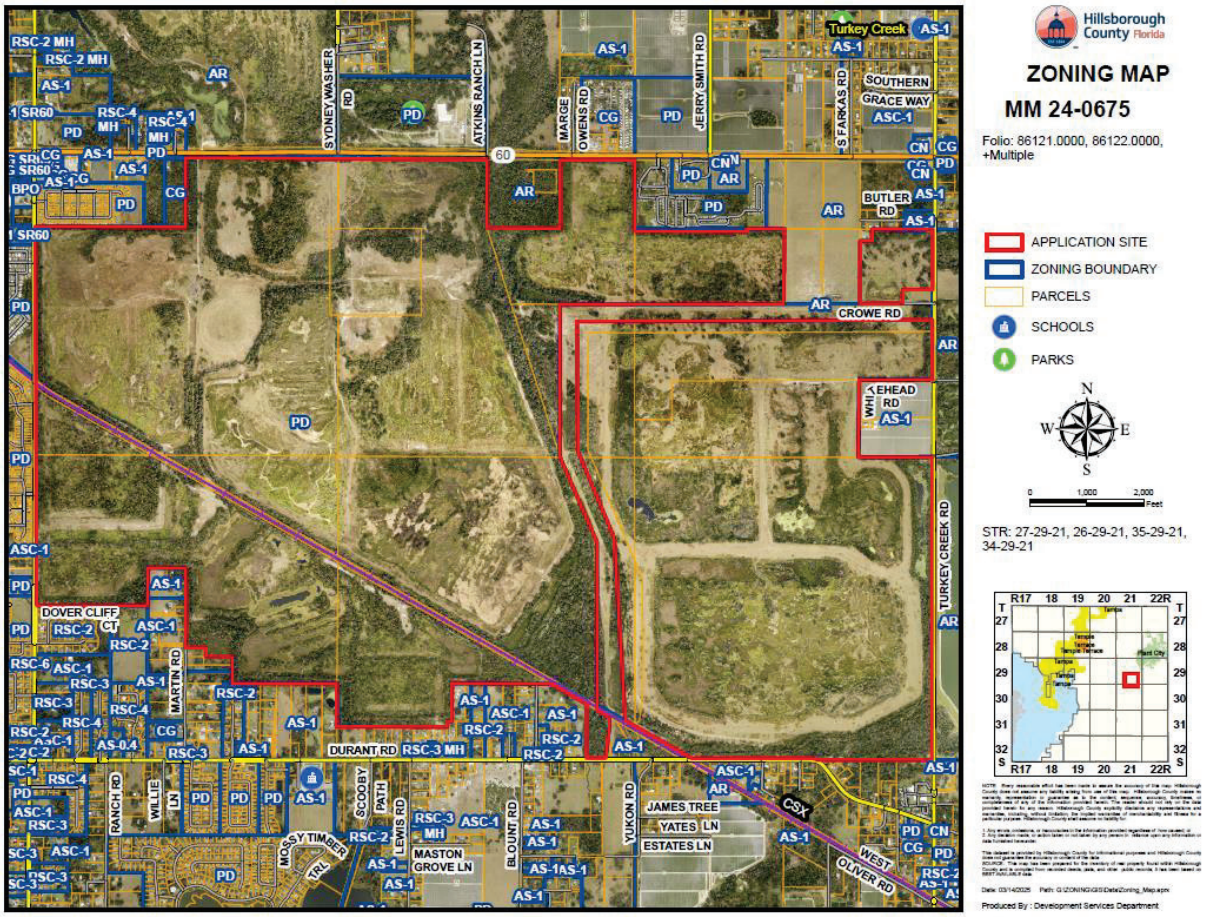
2.2 Future Land Use Map



Subject Site Future Land Use Category:	This FLU category was recently changed from Energy Industrial Park (EIP) to Energy Innovation Park (EIP) as part of text amendment HC/CPA 24-06.
Maximum Density/F.A.R.:	Energy Innovation Park 0.25 FAR – commercial/office/lodging/security housing uses. 0.50 FAR – energy uses; 0.75 FAR industrial uses.
Typical Uses:	Typical uses in the EIP category include industrial, manufacturing and processing, alternative renewable energy production, agricultural and residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

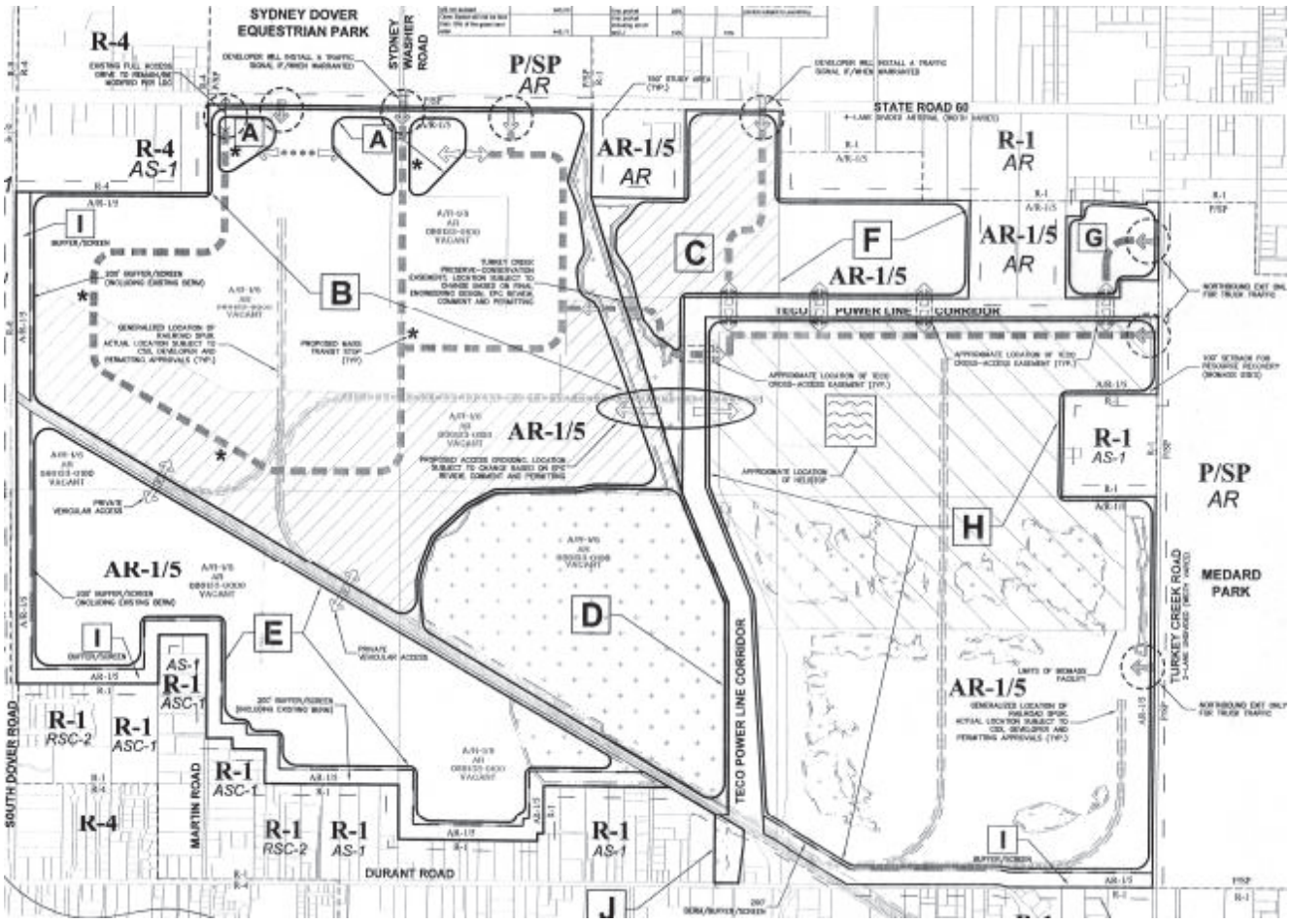


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	**PD 10-0692** Pocket C1	State Road 60	Right of Way	Road
	PD 10-0692 Pocket H1	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket G: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses. TECO Power Line Corridor / Crowe Rd.	Vacant

	PD 10-0692 Pocket G	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and SF Residential	SF Residential and Vacant
South	**PD 10-0692** Pocket C1	Pocket C: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	State Road 60	State Road
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
	PD 10-0692 Pocket G	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H_1: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
East	**PD 10-0692** Pocket C1	PD 04-0466: 283 Recreational Vehicles	RV Park	Citrus Hills RV Park
	PD 10-0692 Pocket H1	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and Residential	AG, SF Residential, Vacant
	PD 10-0692 Pocket G	Turkey Creek Rd. and AR: 1 du/5 acres	AG and Residential	AG, SF Residential, Vacant
West	**PD 10-0692** Pocket C1	AR: 1 du/5 acres	AG and Residential	Vacant
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	Vacant
	PD 10-0692 Pocket G	AR: 1 du/5 acres	AG and SF Residential	SF Residential and Vacant

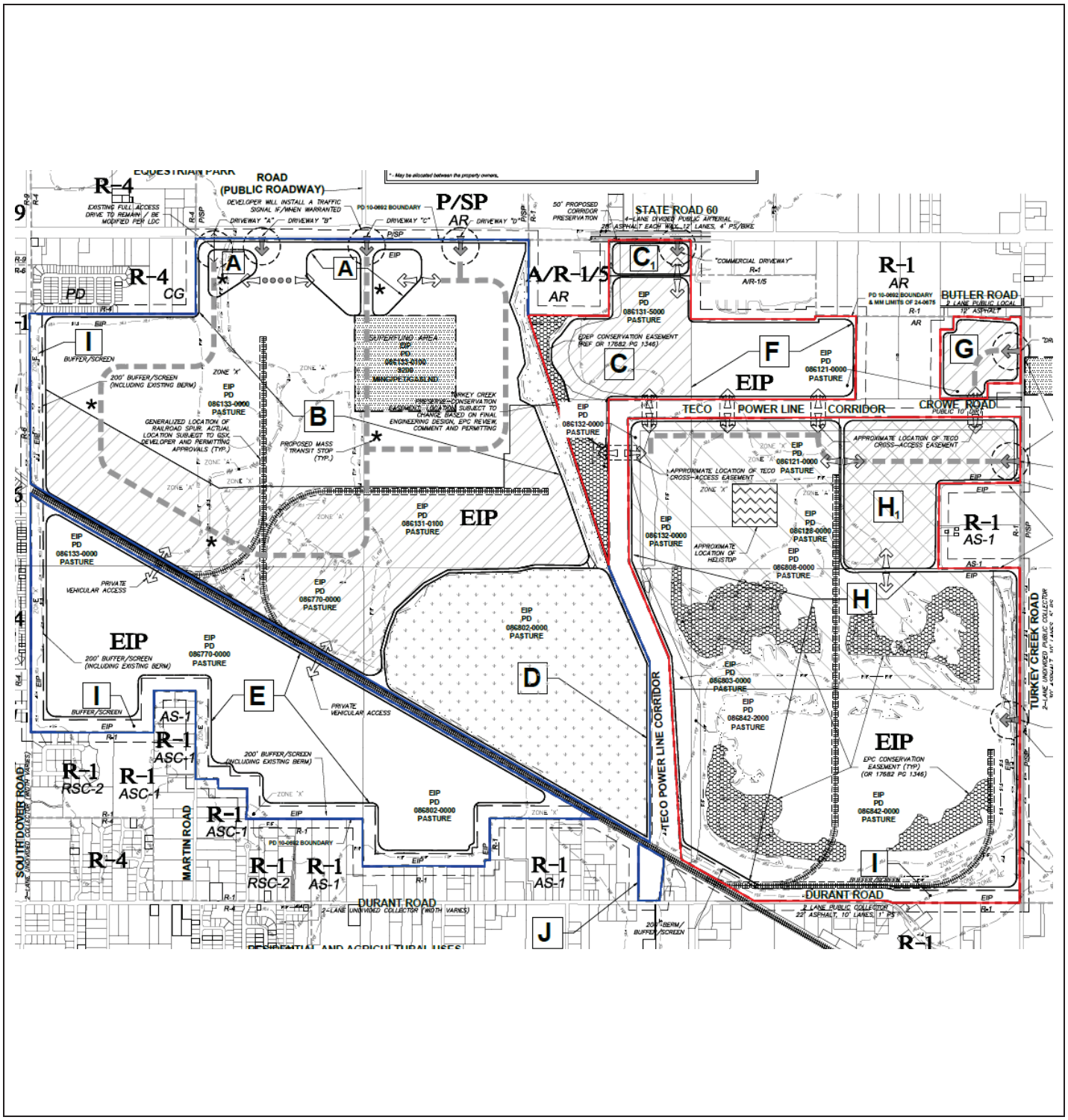
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	(+) 10,445	(+) 70	(+) 574

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒Surface Water Resource Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other: _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	~~☒~~ Yes ~~(FDOT)~~ ☒ No (FDOT) ☒No (Hillsborough County)	☒ Yes ☐ No	See "Transportation Agency Review Comment Sheet".
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

Impact/Mobility Fees

Retail - Shopping Center (Per 1,000 s.f.)	Warehouse (Per 1,000 s.f.)	Manufacturing (Per 1,000 s.f.)
Mobility: $13,562.00	Mobility: $1,377.00	Mobility: $3,315.00
Fire: $313.00	Fire: $34.00	Fire: $57.00

Light Industrial	Utility
Mobility: $4,230.00	Mobility: $10,795.00
Fire: $57.00	Fire: $57.00

Urban Mobility, Central Fire - various commercial and office uses, industrial, research, manufacturing, and distribution, utility uses.

83121.0000; 86122.0000; 86128.0000; 86131.5000; 86131.7000

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐Density Bonus Requested ☐ Consistent ☐Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☒ Yes ☐ No	See "Hillsborough County Planning Commission Review".

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 2,978.04-acres. located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The primary use approved for PD 10-0692 was for a Resource Recovery Facility as defined by the Land Development Code (LDC). Pursuant to the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production, resource recovery facilities, agricultural, processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies.

There is an associated but not concurrent comprehensive plan amendment (HC/CPA 23-15), amending the text of the Energy Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan, approved for adoption at the April 10, 2025, BoCC meeting.

The Renewable Energy Producing Facilities, which may be chosen by the developer per PD 10-0692, included minimum amounts of the following:

Type	**TCP (east)**	**UEP (west)**
Wind	60 KW	440 KW
Solar	0.12 Megawatt	0.88 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres

The request apportions the energy use requirements between the two property owners of the EIP. Additionally, the applicant proposes flexibility to construct the energy use within the overall PD; whereas the current PD requires a minimum of two different energy uses. The applicant also requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. The proposed use expansions are predominantly via the creation of sub-pockets with the exception of Pocket G which currently only permits Energy Uses and the applicant proposes to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.

The applicant does not propose expanding the maximum square feet of any uses and only allows an overall expansion of uses already allowed within the overall PD to additional Pockets for a more synergistic development.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Planning Commission staff finds the proposed Major Modification CONSISTENT with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation staff has found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request **is APPROVABLE, subject to conditions**

Prior to Site Plan Certification the following shall be amended:

- Add zoning district to the northeast of Pocket G above Butler Rd. to AS-1;
- ~~Reroute in the internal vehicular and pedestrian system such that it is routed around, rather than through, the area noted on the PD site plan as the "Superfund Area";~~
- Remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

Staff finds the request approvable, subject to the following conditions listed below, and based on the general site plan submitted May 23, 2025.

1. The Planned Development (PD) is approved for an Energy ~~Industrial~~ Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan. The primary use is for a Resource Recovery Facility as defined by the Land Development Code (LDC). As stated in the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production.~~,~~ Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, resource recovery facilities, ~~agricultural,~~ processing, renewable energy research ~~facilities supporting such uses~~ facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, or the manufacture and/or distribution of such technologies. Other renewable alternative energy technologies may be considered with a modification to the Renewable Energy Producing Facilities pursuant to a minor modification. A minimum of ~~40~~ 20 percent of the gross ~~PD~~ land area shall be developed with Energy Uses.

   The project shall be phased such that ~~no less than two of~~ the Energy Use(s), are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any non-renewable energy oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Retail/Commercial use. ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~Each developer's responsible portion of the required Renewable Energy Producing Facilities is as follows:

   - Turkey Creek Preserve (TCP)—12 percent of Production Outputs for renewable energy production.
   - University Energy Park (UEP) —88 percent of Production Outputs for renewable energy production.

   Each developer shall construct their proportionate share of either (i) two (2) Renewable Energy Producing Facilities with the proportioned stated production outputs, or (ii) one (1) Renewable Producing Facility with double the production portioned output stated therein. The election of either Option i or ii shall be determined at the time of the first increment of development for its proportionate share of the renewable energy production.

   ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~

Any building permits for restricted uses filed prior to two Energy Uses being in compliance with the above requirements shall include documentation from the permit applicant acknowledging that final permit approvals (i.e., Certificates of Occupancy) from the County will not be issued until such time that the above requirements for the ~~two~~ Energy Uses are satisfied. If applicable, said documentation shall also include verification that third party end users of the building(s) have been notified of the above permit restrictions.

Once a developer completes their portion of the Renewable Energy Producing Facilities, that developer's allocation of non-renewable oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Commercial and Office use shall be able to obtain a Certificate of Occupancy for any other use.

The Renewable Energy Producing Facilities, which may be chosen by the developer, by type, are:

TYPE	MINIMUM PRODUCTION OUPUTS		
	TCP (east)	**UEP (west)**	**Total**
Wind	60 KW	440 KW	500 KW
Solar	0.12 Megawatt	0.88 Megawatt	1 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts	30 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds	1,000,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds	200,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres	15 Acres

The applicant will submit documentation certifying that these minimum standards have been met.

The approved uses for each pocket are as follows:

- Pockets A, B, C, C_1, G, and H_1 (limited to a total of 700 gross acres identified within these ~~3~~ 6 Pockets) Industrial, Research, Manufacturing, Warehousing and Distribution, and ~~Ancillary~~ Commercial and Office Uses or Energy Uses;
  Maximum of 7,350,000 square feet of building area at build out.
  ~~Maximum of 2,550,000 square feet of building area allowed in Phase 1 (only applies to non-Energy Uses), subject to the following:~~
  ~~1,250,000 square feet of Industrial,~~
  ~~1,250,000 square feet of warehousing,~~
  ~~50,000 square feet of commercial/office~~

Turkey Creek Preserve (TCP)
Pockets C_1, G, H_1, are limited to 83.3 acres of the 700 gross acres, and 883,681 square feet of building area subject to the following:

- Maximum of 883,681 square feet of Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution of which a maximum of 150,000 square feet may be Commercial and Office.

University Energy Park (UEP)
Pockets A and B are limited to 616.7 acres of the 700 gross acres, and 6,466,319 square feet of building are subject to the following:

- Maximum of 6,466,319 square feet of industrial/warehouse, of which a maximum of 350,000 square feet may be commercial/office.

~~Phase 2 shall not occur until after January 1, 2016;~~
~~2,550,001 – 7,350,000 square feet~~
~~Prior to any Phase 2 development approvals, the developer shall submit a request to the Florida Department of Community Affairs (DCA) for a determination as to whether or not development must undergo Development of Regional Impact (DRI) review. If DCA determines that the project is a DRI, then the developer shall submit an Application for Development Approval (DRI review) within 12 months of the determination by DCA. In lieu of seeking a determination from DCA, the Developer can submit an Application for Development Approval for Phase 2.~~

- Pockets D, F, G, H, H_1, and parts of B and C - Energy Uses as defined herein and one Helistop;

  Resource Recovery (Biomass) Facilities and Helistop shall only be permitted in Pockets H and H_1 shall not be permitted within 1,200 feet of the southern property boundary;
  ~~Two Energy Uses shall be built subject to the above regulation;*~~
  These uses shall occur on a minimum of ~~40~~ 20 percent of total gross land area of the PD;

- Pocket E – Renewable Alternative Energy, Energy Research, Agricultural uses;

- Pockets I and J – Exterior Buffers;

- Open Space shall represent a minimum of 15 percent of the total acreage of the PD, as described by the EIP Comprehensive Plan policy;

- Research personnel lodging qualifies as student housing and is ancillary to research, energy and education functions and is a permitted use. ~~Up to 200 units shall be permitted;~~ Security housing or lodging to research, energy, and education functions of the project shall be subject to an FAR of 0.50 and shall not be subject to residential dwelling unit criteria pursuant to FLU Policy 4.16.15;

- Pursuant to FLU Policy 4.16.3, Research Facilities may be located anywhere on the subject sites.

- ~~Ancillary~~ Commercial and Office uses are those permitted in the Commercial, General (CG), unless otherwise prohibited herein;

- Open storage shall be permitted as accessory to the primary use only; open storage shall not be permitted for commercial and/or office use;

- Communication Facilities, Wireless;

- Agricultural use shall be permitted in all Pockets and are those uses permitted in the AR zoning district;

- Industrial/Manufacturing/Warehousing/Distribution uses are those permitted in the M zoning district, including the emergency temporary storage of debris, unless otherwise referenced herein. Emergency temporary storage of debris is permitted in Pocket H and Pocket H_1;

- The following uses are prohibited: Hotels and motels, junkyards, and temporary labor pools.

2. A Site Data Table shall be included with each Land Development Code (LDC) Site Development permit application submittal. The table shall document compliance with the percentages of uses and the locations and restrictions as outlined in Condition 1.

3. The development standards shall be as follows, unless otherwise referenced herein;

• Floor Area Ratio (FAR)	0.25 percent commercial/office 0.35 percent for non-energy uses 0.50 percent for all other uses
• Resource Recovery Facility	LDC Section 6.11.84 regulations
• Helistop, Private Use	LDC Section 6.11.47 regulations
• Communication Facilities, Wireless	LDC Section 6.11.29 regulations, except as referenced herein
• Agricultural uses	AR zoning district standards
• Commercial/Office uses/Lodging	CG zoning district standards
• Industrial/Manufacturing/Warehousing /Distribution	M zoning district standards, Unless otherwise referenced herein

- Commercial/office/lodging structures with a permitted height greater than 20 feet shall be setback an additional two feet for every one foot of structure height over 20 feet, except as referenced herein with a maximum of 50 feet.

- For M uses and the Energy Production Facilities in Parcels B and D, the 2-to-1 ratio shall apply up to 50 feet, over 50 feet in height, the setback shall be 4 feet for every 1 foot of structure height over 50 feet adjacent to a property line containing a residential use, otherwise the 2-to-1 ratio applies. For Energy Production Facilities located in Parcel H and H_1, the 2-foot setback for every 1-foot of structure height will be measured from Buffer I and not the property line, as long as it does not conflict with the following 1,200 foot setback. The two to one setback does not apply adjacent to interior property lines or the TECO power line corridor.

- The Resource Recovery (Biomass) Facility and the Helistop (in the location identified on the site plan) shall only be permitted in Pocket H and H_1.

- The Resource Recovery (Biomass) Facility shall not be permitted within 1,200 feet of the southern property boundary in Pocket H

- The existing berms located along the western and southern property boundaries shall remain and are subject to the EIP Comprehensive Plan policy

- A 200-foot buffer/screen that includes the existing berm identified as Pockets I and J shall not be removed and be maintained as open space as described in the EIP Comprehensive Plan policy

- Communication towers, windmills, and solar trees may be up to 300 feet high; setback 2 feet for every 1 foot of structure height.; the structures cannot be placed in the buffer of Pockets B, E, or I and the setback is measured from the buffer line and not the property line. These uses shall not be permitted in Pockets C, C_1, F, G and J. These uses shall not be located within 600

feet from the property line where a residence is located. This setback does not apply when adjacent to interior property lines or the TECO power line corridor.

4. To implement FLU Policy 4.16.3 which states, "Enhanced buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Where adjacent to single-family residential uses or zoning outside the EIP, a minimum buffer greater than that required by the Land Development Code shall be provided. The width and type shall be determined within the applicable Planned Development (PD) zoning". The following enhanced buffering and screening are required.

    - A 20-foot vegetated Buffer in compliance with Type "B" screening per LDC Section 6.06.06, shall be required along Turkey Creek Road frontage adjacent to the Industrial, Research, Manufacturing, Warehousing and Distribution uses (Pockets G and H1).

    - A 40-foot wide buffer with Type "C" screening shall be provided along the north and west boundaries of Pockets G adjacent to the residentially developed or zoned property.

    ~~Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.~~

5. Truck traffic is subject to compliance with the County Truck Route Plan. Trucks leaving the site on Turkey Creek Road shall only proceed to the north.

    - Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.

6. Per the EIP Comprehensive Plan policy, all non-secured facilities shall demonstrate vehicular and pedestrian connectivity between uses and pockets throughout the PD as Site Development plans are submitted.

7. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to~~o~~: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

7. The applicant may be required to improve/widen Turkey Creek Road adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on Turkey Creek Road meets the current standards for a two lane

rural collector roadway, the Developer may not be required to dedicate right-of-way or widen the roadway.

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels. Notwithstanding the above:

9.1 No vehicular or pedestrian cross-access or connectivity shall be required between the UEP and TCP development areas; and,

9.2 Within TCP, and notwithstanding anything on the site plan to the contrary, such interconnectivity shall be provided where feasible; however, at a minimum all pods within TCP shall be accessible to both SR 60 and Turkey Creek Rd. via an ungated internal driveway or roadway system.

10. The Developer shall provide for vehicular cross-access from Parcel A to the adjacent western commercial property.

11. ~~Prior to preliminary site plan approval~~ Concurrent with each increment of development, the D~~d~~eveloper shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~, to construct the following improvements:~~.

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~e. Driveway G~~ B ~~- Construct/Extend Northbound left turn lane on SR 60~~

12. ~~If warranted and approved by FDOT, the developer shall install a traffic signal at the intersection of SR 60 and Driveway A and Driveway C.~~ At the request of Hillsborough County of the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Road. The developer shall install all traffic signals found to meet warrants, unless otherwise approved.

13. Prior to LDC Site Development submittal, the developer shall meet with HART staff regarding the specifics of the transit vehicle circulation system, the location for a transit vehicle staging area, the two bus stop locations within the development, installation of a shelter and other required transit amenities, and the necessary easements.

14. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or

Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration of the Site Plan and area of influence being reviewed.

15. Natural Resources staff identified a number of significant trees, including Grand Oaks on the site. The developer shall meet with staff prior to submittal of preliminary site plans to design (or mitigate) for these trees. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

16. The post-development condition depicted in the proposed zoning plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. Approval of a site plan that depicts wetland impacts does not provide reliance that any wetland impacts, depicted or otherwise, will be authorized. Likewise, any proposed alteration to existing approved wetland mitigation on the site must be approved via submittal of a revised mitigation plan for approval by EPC staff and signature of a new mitigation agreement by the owner/applicant and the Executive Director. No reliance is provided through the zoning review process that the revised mitigation plan will be approved.

17. Wetland limits shown are to be considered as conceptual only. Wetlands that are not depicted exist within the project boundary.

18. ~~Please note that informational comments offered by EPC staff dated July 8, 2010 are still applicable to the revised site plan submitted to PGM on July 30, 2010.~~ Pursuant to FLU Policy 4.16.3, Development and operation of the EIP shall be coordinated with all appropriate Federal, State, regional and local agency regulations, including but not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Department of Natural Resources, and Southwest Florida Water Management District. Further, the property owner and/or future developer of the land subject to the superfund site will continue to cooperate and coordinate with the U.S. Environmental Protection Agency, the Department of Environmental Protection and Hillsborough County (the "Agencies") in connection with the Agencies' obligations related to the superfund site. All restrictions set forth by the Agencies at the time of development will be adhered to by the property owners and/or developers.

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

19~~20~~. Be advised that in accordance with Chapter 1-10 the Air Division does not regulate aircraft noise, nor do our comments take into account the provisions detailed in the Hillsborough County Land Development Code or the perspectives of nearby property owners. Please consider the comments below as suggestions that may minimize sound levels received by the nearby residential and commercial properties:

a. If the helicopter has not yet been purchased, limit the request to a model or type of helicopter that is considered to be less noisy by industry standards.
b. Limit the helicopter's direction of departure and approach to avoid noise-sensitive areas.
c. Equip the aircraft with sound-suppressing devices, if available.
d. Limit the amount of time the aircraft is on the ground with the rotor turning.
e. Require that the helicopter operate only during daytime hours.

f. Because residential land uses are located within approximately one-half mile of the proposed helipad site on the northern and eastern boundaries, the applicant should consider relocating the helipad site to an optimal area, farthest away from all surrounding residences.

20~~21~~. Be advised that the applicant must conform to the Rules of the EPC during helipad construction and site preparation.

a. All open burning for initial land clearing for commercial development is prohibited unless approved and authorized by EPC.

b. Construction activities occurring between the hours of 7 a.m. and 6 p.m. Monday through Friday, 8 a.m. and 6 p.m. Saturday, and 10 a.m. and 6 p.m. Sunday are exempt if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise source, use of acoustical blankets, and change in work practice. Construction activities occurring at all other times shall be subject to the Rules.

c. The Applicant must use reasonable precautions to control dust emissions during construction. They may include, but are not limited to: application of water or dust suppressants, curtailing activities during high winds, limiting speed or vehicle travel on exposed soils.

21~~22~~. The above Air Management Division comments are not all-inclusive and could be amended based on additional data or further review. Please be advised, these comments do not exempt the applicant from any permitting or notification requirements. It is the responsibility of the applicant to know and comply with all applicable rules and regulations on a continuing basis.

22~~23~~. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

23~~24~~. ~~If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.~~ Pursuant to FLU Policy 4.16.4, Infrastructure and public facilities within the EIP shall conform to the following criteria:

- The EIP shall be served by public water and wastewater services and by reclaimed water services, as may be available.
- All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.

2425. 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. ~~The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County. All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.~~

2526. ~~Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~ Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

2726. Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

2726.1 Concurrent with each increment of development within the TCP parcels , the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

2827. If MM 25-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Symmes Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

2928. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

3029. 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.

~~31~~30. 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

~~32~~31. 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).

~~33~~32. Portions of the properties are located within the Surface Water Resource Protection Area(SWRPA) and Activities within the SWRPA are subject to the Prohibitions and Restrictions of Part 3.05.00 of the Hillsborough County Land Development Code.

~~34~~33. The applicant may request the County to amend the SWPRA map for the properties if a Letter of Map Amendment ("LOMA") and/or Letter of Map Revision ("LOMR")application is filed with and approved by FEMA, and a copy of the updated FEMA 100-year flood map(s) of the properties are submitted to the County for approval.

~~35~~34. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~36~~35. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~37~~36. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

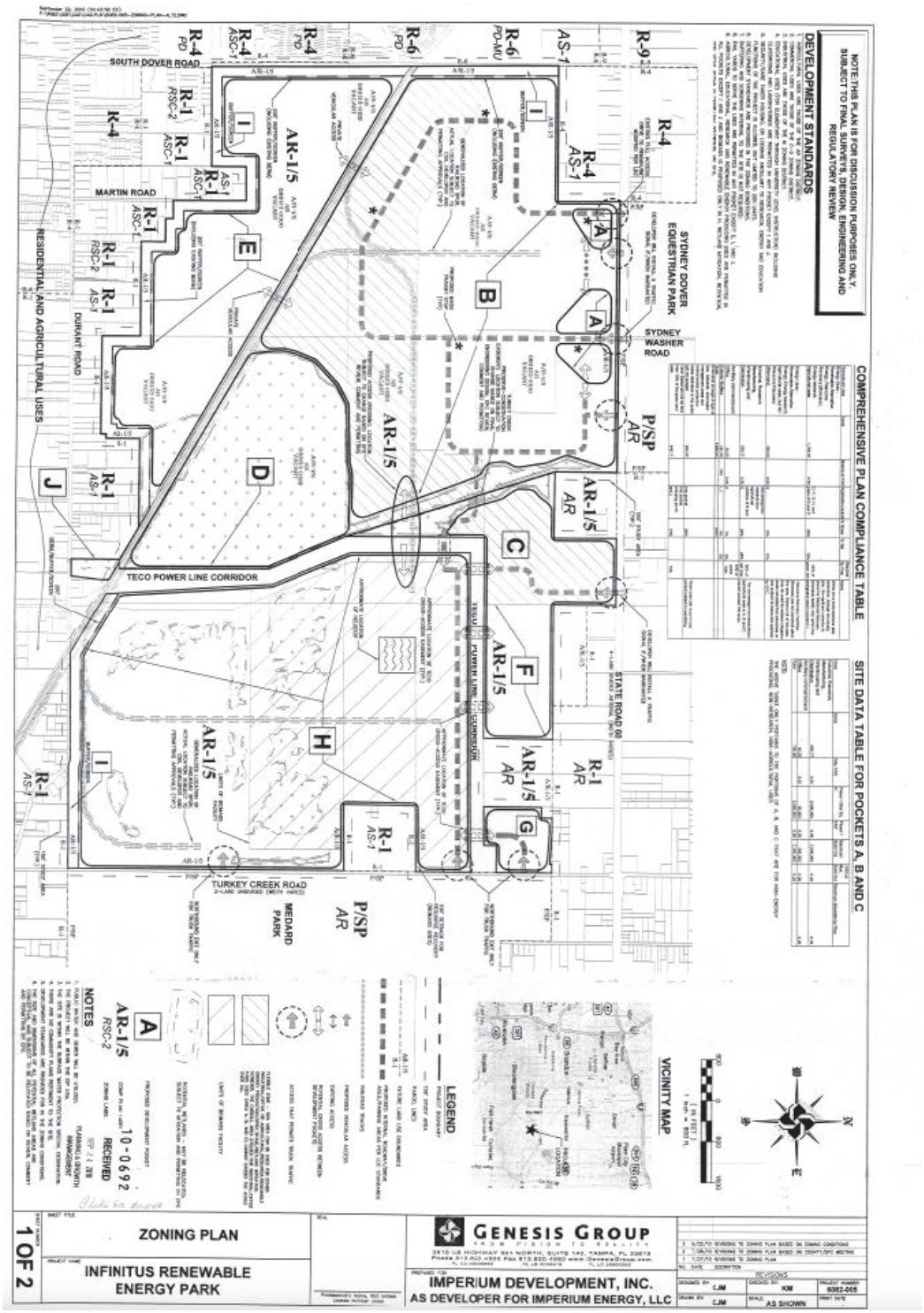
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning 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.

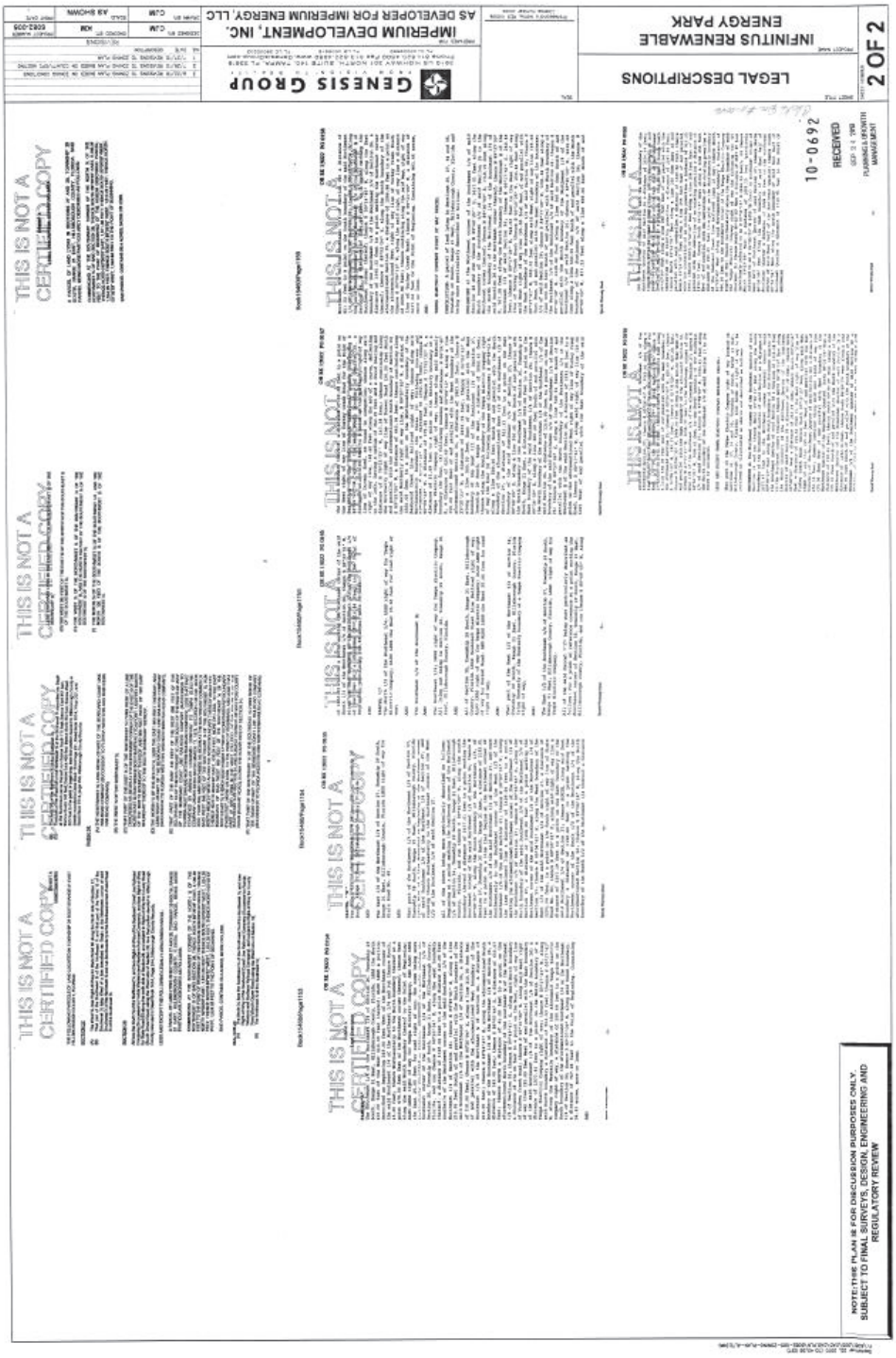
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

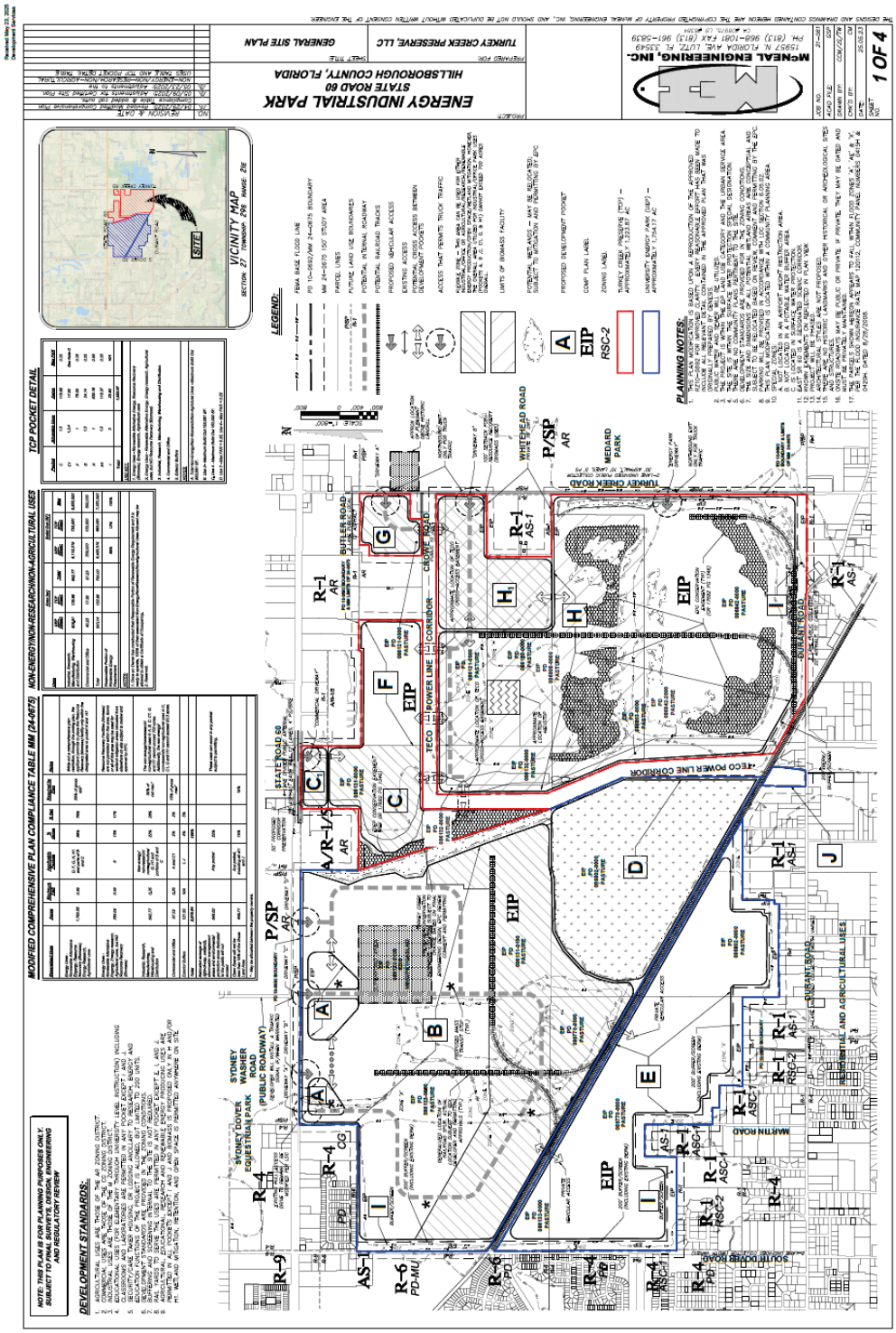
8.1 Approved Site Plan (Full) (Page 1 of 2)



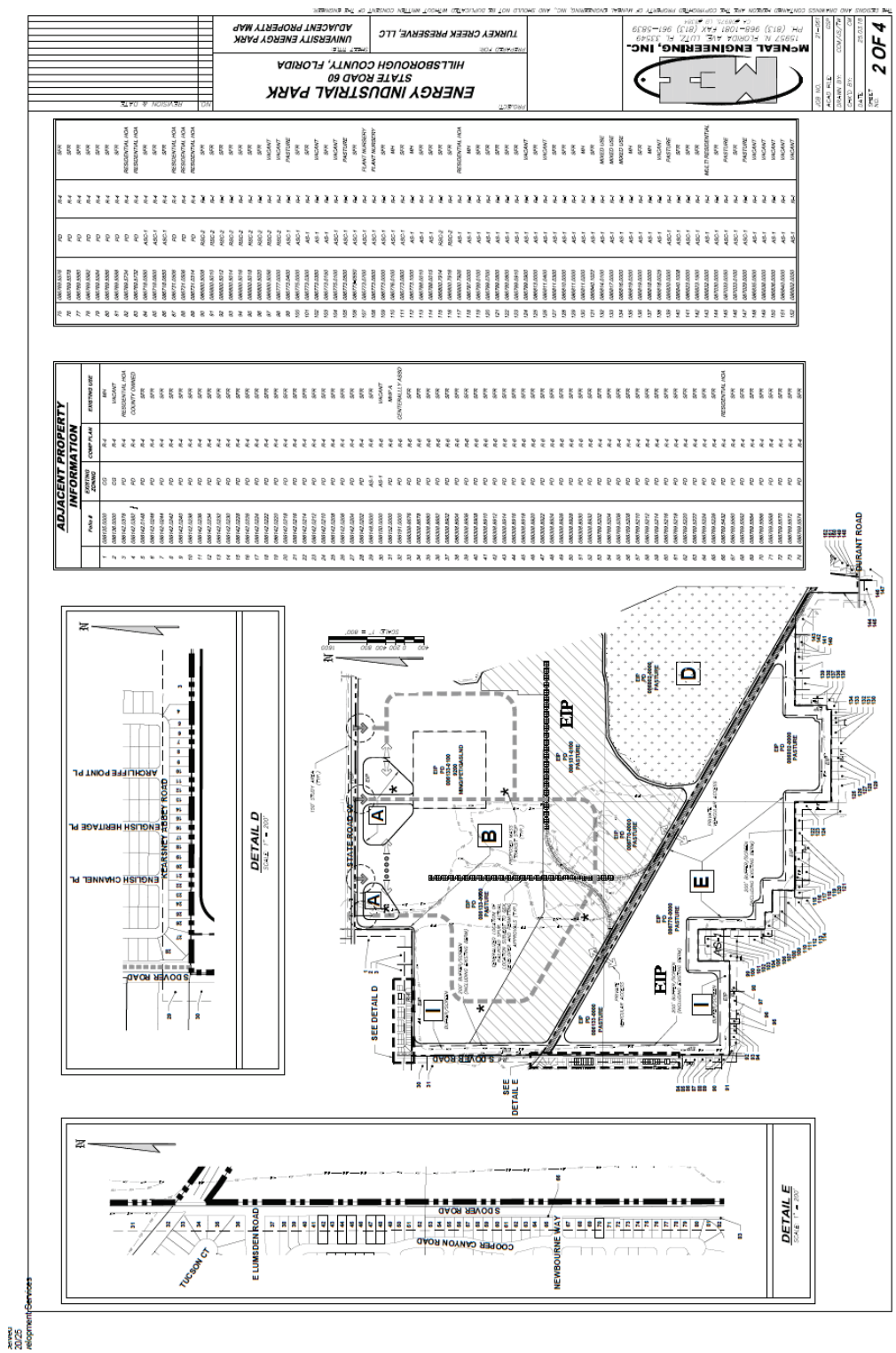
8.1 Approved Site Plan (Full) (Page 2 of 2)



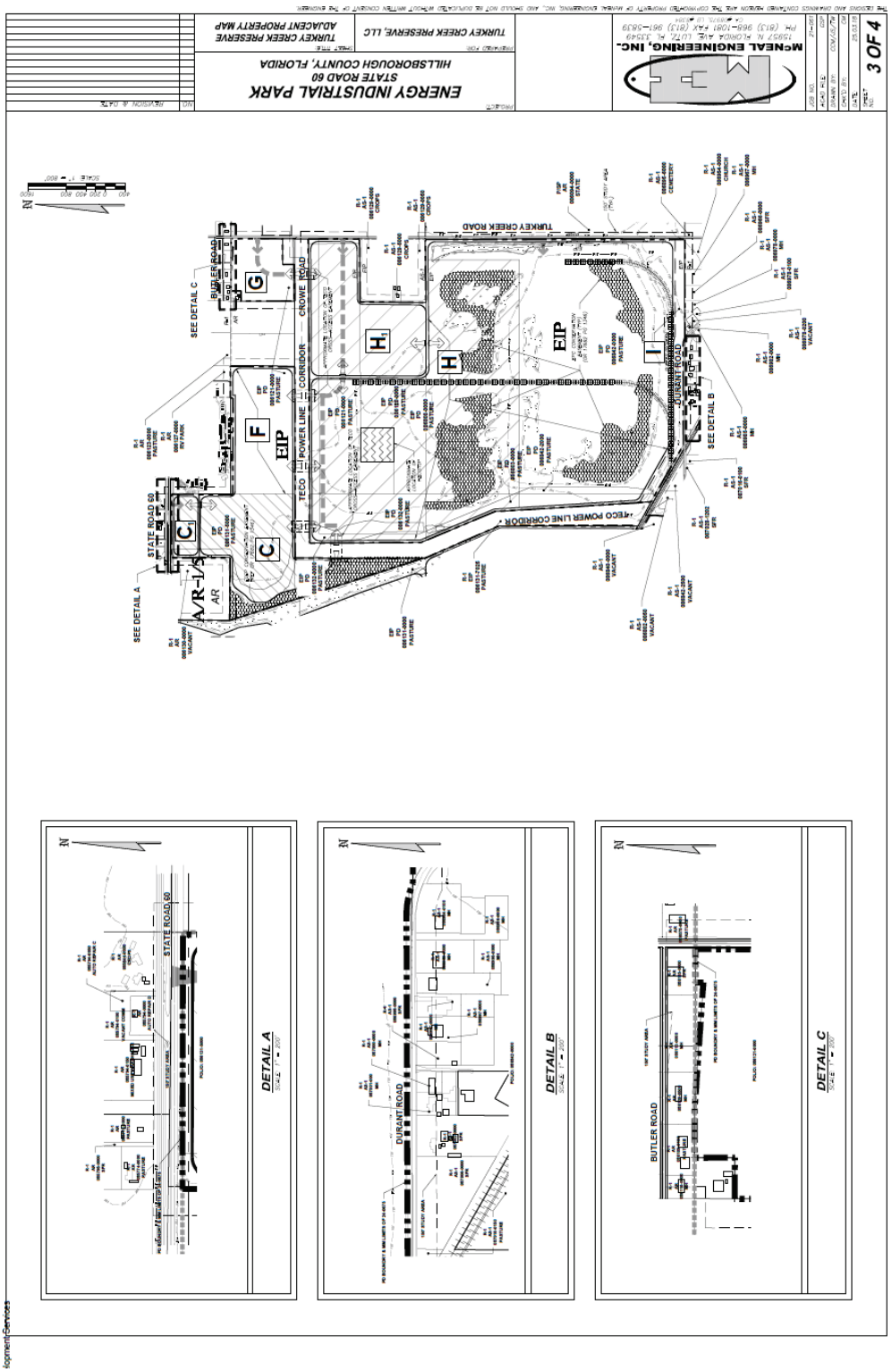
8.2 Proposed Site Plan (page 1 of 4)



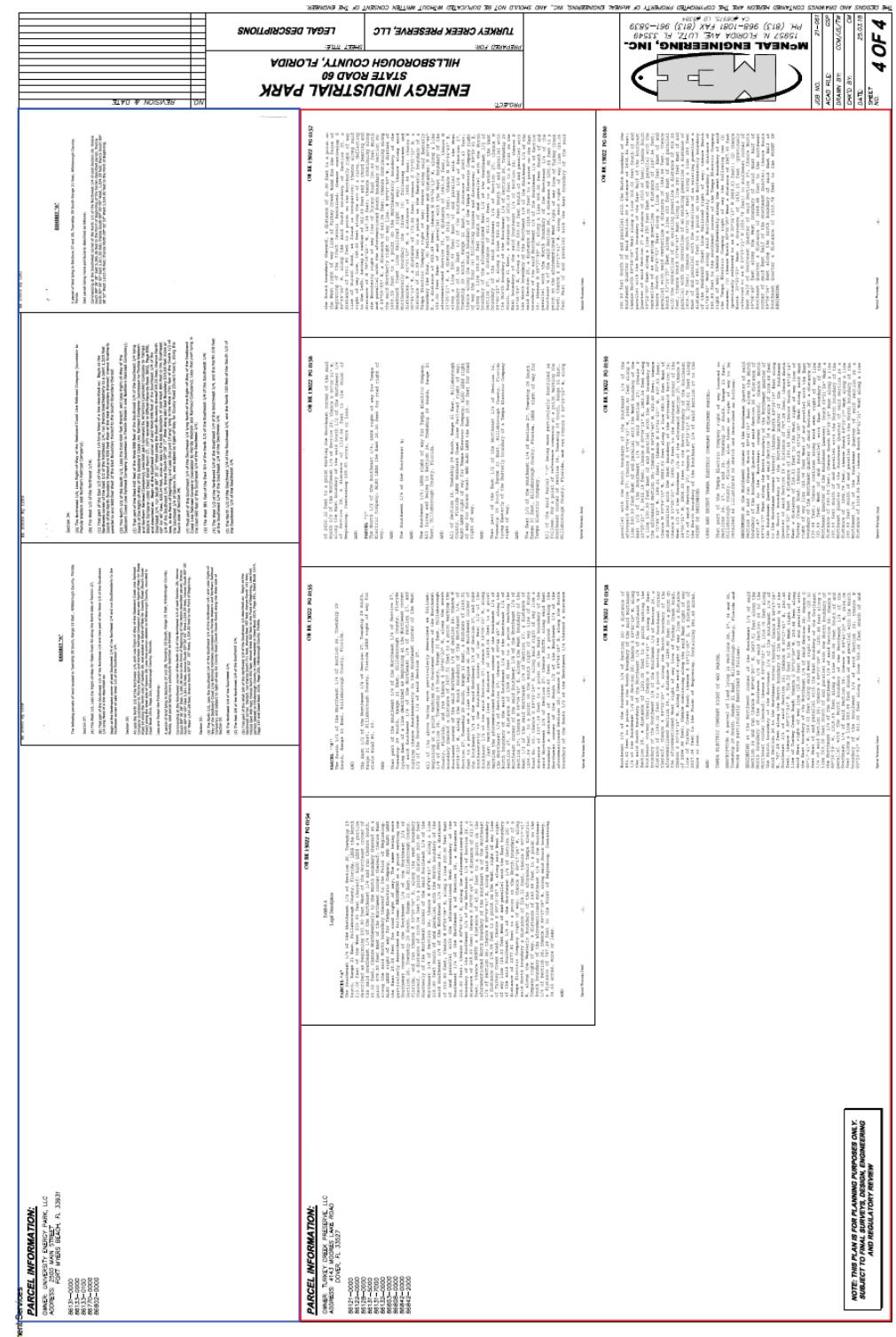
8.2 Proposed Site Plan (page 2 of 4)



8.2 Proposed Site Plan (page 3 of 4)



8.2 Proposed Site Plan (page 4 of 4)



B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on June 16, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant
Ms. Kami Corbett spoke on behalf of applicant Turkey Creek Preserve LLC. Ms. Corbett stated her client owns the east portion of the Subject Property and University Energy Park owns the west portion. Ms. Corbett stated University Energy Park is included in the application and the owners are reallocating uses among the parcels.[1] Ms. Corbett introduced the major modification request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Mr. Chris McNeal presented the major modification request and provided testimony as reflected in the hearing transcript.

Ms. Corbett stated a revised Development Services Department staff report is being distributed at the hearing and the applicant agrees with the condition revisions.

Development Services Department
Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript. Mr. Lampkin noted a revised staff report was distributed at the hearing.

Planning Commission
Ms. Willow Michie, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Transportation Review
Mr. James Ratliff, Hillsborough County Development Services Department Transportation Review, presented testimony related to revised transportation conditions stated in the Agency Review Comment Sheet and Development Services Department staff report. Mr. Ratliff introduced Mr. Donald Marco, Florida Department of Transportation (FDOT), to speak regarding the department's review.

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[1] The application in this case names two applicants: "Turkey Creek Preserve LLC c/o Dennis Carlton Sr." and "Energy Industrial Park LLC c/o Darrell Hanson." However, the applicant's deeds show the Subject Property is owned by Turkey Creek Preserve LLC (through mergers reflected on Sunbiz.org) as to 10 of the 15 folio parcels, and by University Energy Park LLC as to 5 of the 15 folio parcels. The Sunbiz record in the MM 24-0675 Optix file also reflects "University Energy Park LLC" and Darrell Hanson is named as a Manager of the LLC. An online search on Sunbiz.org shows no entity registered as "Energy Industrial Park LLC." The record in this case does include an Affidavit To Authorize Agent signed by Darrell Hanson for University Energy Park LLC naming McNeal Engineering, Chris McNeal, and Kami Corbett as its agent in MM 24-0675. Therefore, it appears the application erroneously named "Energy Industrial Park LLC" as an applicant and should have instead named "University Energy Park LLC" as an applicant.

Mr. Donald Marco, Florida Department of Transportation, provided testimony related to objections the FDOT had raised in a prior memorandum. Mr. Marco stated the FDOT had submitted a revised memorandum stating no objections based on specified conditions, which Mr. Marco summarized in his testimony.

Ms. Heinrich and Mr. Ratliff responded to the zoning master's question related to the FDOT conditions submitted to the record.

Ms. Heinrich noted a sentence had been left out of condition 15 in the Development Services Department staff report related to Natural Resources. Ms. Heinrich read the sentence into the record and stated staff will add the language to condition 15.

Mr. Ratliff stated Transportation Review staff had nothing further.

Proponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Rene Maddison spoke in opposition to the major modification. Ms. Maddison raised concerns related to radioactive pollution and stated several owners of property in proximity of the Subject Property have experienced cancer. She stated the Dover area has a high cancer cluster.

Mr. Doug Maddison spoke in opposition to the major modification. He stated the prior use of the Subject Property was phosphate mining. He raised concerns related to radioactive pollution, including radon, and risks with disturbing contaminated soil on the Subject Property.

Ms. Yvette Niemann stated in opposition to the major modification. She raised concerns related to infrastructure and risks with disturbing contaminated soil on the Subject Property.

Mr. George Niemann spoke in opposition to the major modification. He raised concerns related to traffic capacity on Turkey Creek Road. He raised concerns related to pollution and stated the entire Subject Property should be tested for contamination.

Ms. Penny Martin spoke in opposition to the major modification. She raised concerns related to infrastructure and traffic capacity, and pollution on the Subject Property. She stated the Subject Property was previously used for phosphate mining and dumping.

Mr. Brady Harris spoke in opposition to the major modification. He raised concerns related to Turkey Creek waterway, and stated his mother suffered from cancer.

Ms. Debbie Holliday spoke in opposition to the major modification. She raised concerns related to pollution and stated the Subject Property was formerly used as a phosphate mine and a dump. She stated the Subject Property should be tested before any development is allowed.

Development Services Department
Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal
Ms. Corbett provided rebuttal testimony and responded to some issues raised through testimony of the opposition speakers and the FDOT representative. She stated that in prior proceedings similar issues were raised related to pollution, and that the comprehensive plan includes requirements for testing. She stated the only confirmed contamination exists on a small area of the Subject Property that is owned by University Energy Park LLC, and there is no evidence of contamination on the area of the Subject Property owned by Turkey Creek Preserve LLC. Ms. Corbett stated her client, Turkey Creek Preserve LLC, objects to evidence presented by opposition speakers related to contamination on areas of the Subject Property that are not owned by Turkey Creek Preserve LLC.[2] Ms. Corbett responded to the zoning master's questions and provided testimony as reflected in the hearing transcript.

The zoning master closed the hearing on MM 24-0675.

C. EVIDENCE SUMBITTED

Mr. Lampkin submitted to the record at the hearing a copy of the revised Development Services Department staff report with attachments.

Ms. Maddison submitted to the record at the hearing a document titled "GQ GMC Geiger Counter Nuclear Radiation Safety Guide."

D. FINDINGS OF FACT

1. The Subject Property consists of fifteen folio parcels totaling approximately 2,978.04 acres located south of East State Road 60, east of South Dover Road, and west of Turkey Creek Road in Dover.

2. The Subject Property is designated EIP on the Future Land Use Map and is zoned PD 10-0692.

3. The Subject Property is in the Urban Services Area and is not located within the boundaries of a community plan.

[2] University Energy Park LLC, which is apparently erroneously referred to as "Energy Industrial Park LLC" in the MM 24-0675 application, submitted an "Affidavit To Authorize Agent" naming McNeal Engineering, Chris McNeal, and Kami Corbett as its designated agent in MM 24-0675.

4. The general area surrounding the Subject Property consists of residential single-family and manufactured home uses, agricultural uses, conservation lands, the county fairgrounds, and some commercial uses.

5. The Subject Property's PD 10-0692 zoning allows an Energy Industrial Park (EIP), which the comprehensive plan Future Land Use Section now refers to as "Energy Innovation Park." The PD 10-0692 zoning allows research and generation of renewable energy technologies and a maximum area of 700 acres to be used for industrial, office, or commercial park uses.

6. The applicants are proposing to modify the blend of energy uses and industrial uses within the PD to allow certain approved uses to be located in specified sub-pocket areas and to allow commercial uses in a 17-acre sub-pocket located along State Road 60 as depicted on the applicants' site plan. The applicants are seeking to allocate the Subject Property's area for energy uses between the property owners consistent with the comprehensive plan as amended under HC/CPA 23-15 (text amendment approved by the Board of County Commissioners on April 10, 2025). The proposed modified allocations are described in the Development Services Department revised staff report and depicted on the applicants' site plan.

7. The applicant requested a Design Exception for Turkey Creek Road substandard roadway improvements. The County Engineer found the Design Exception approvable.

8. Owners of properties in proximity to the Subject Property spoke at the hearing in opposition to the Major Modification and raised concerns related to contamination from a prior phosphate mine and dump, and concerns related to traffic volume. The opposition speakers did not present any expert testimony or other competent substantial evidence related to these issues.

9. Development Services Department staff found the proposed major modification approvable subject to the conditions set out in the revised staff report based on the applicant's general site plan submitted May 23, 2025.

10. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the revised Transportation Review Comment Sheet and revised Development Services Department staff report.

11. Planning Commission staff found the proposed major modification consistent with the recently adopted comprehensive plan text amendments HC/CPA 23-15 and HC/CPA 24-06, and compatible with the existing and planned land uses in the surrounding area. Staff concluded the proposed major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* subject to conditions proposed by the Development Services Department.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed major modification request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicants are proposing to modify the blend of energy uses and industrial uses within the PD to allow certain approved uses to be located in specified sub-pocket areas and to allow commercial uses in a 17-acre sub-pocket located along State Road 60 as depicted on the applicants' site plan. The applicants are seeking to allocate the Subject Property's area for energy uses between the property owners consistent with the comprehensive plan as amended under HC/CPA 23-15 (text amendment approved by the Board of County Commissioners on April 10, 2025).

The applicant requested a Design Exception for Turkey Creek Road substandard roadway improvements. The County Engineer found the Design Exception approvable.

RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request for a major modification of PD 10-0692, subject to the certification requirements and proposed conditions set out in the revised Development Services Department staff report based on the applicant's general site plan submitted May 23, 2025.

Pamela Jo Hatley July 9, 2025

Pamela Jo Hatley PhD, JD Date:
Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 16, 2025 **Report Prepared**: June 5, 2025	**Case Number**: PD 24-0675 **Folio(s)**: 86122.0000, 86128.0000, 86131.0000, 86131.5000, 86131.7000, 86132.0000, 86133.0000, 86770.0000, 86121.0000, 86802.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000 **General Location**: South of State Road 60, east of Dover Road and west of Turkey Creek Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Energy Innovation Park (0.25 FAR – commercial/office/lodging/security housing uses; 0.50 FAR – energy uses; 0.75 FAR industrial uses; 3 du/ga of residential allowed in Pocket E only)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Major Modification to PD 10-0692 to allow commercial and office uses in Pocket C1, to allow industrial uses within Pockets G and H1 and to modify the energy use minimum area from 40% to 20% based upon the adoption of two text amendments, HC/CPAs 23-15 + 24-06
Parcel Size	+/- 2,978.9 acres
Street Functional Classification	State Road 60 – **State Principal Arterial**

	Dover Road – **County Collector** Turkey Creek Road – **County Collector**
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Energy Innovation Park	PD 10-0692	Agricultural
North	Residential-1 + Public/Quasi-Public + Residential-4 + Agricultural Rural 1/5	PD + AS-1 + CG + ASC-1 + AR	Single Family + Vacant + Agricultural + Public/Quasi-Public/Institutions + Multi Family
South	Residential-1 + Public/Quasi-Public + Residential-4	AS-1, AR, RSC-2, RSC-3, CG, AS-0.4 + PD	Agricultural + Public/Quasi-Public/Institutions
East	Public/Quasi-Public + Residential-1	AR + AS-1 + AM	Agricultural + Public/Quasi-Public/Institutions + Single Family
West	Residential-4 + Residential-6	PD + ASC-1 + RSC-6 + AS-1 + RSC-3 + CG	Single Family + Mobile Home Park + HOA + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of State Road 60, east of Dover Road, west of Turkey Creek Road and north of Durant Road. The site is in the Urban Service Area and it is not located within the limits of a Community Plan. The applicant is requesting a Major Modification to PD 10-0692 to allow commercial and office uses in Pocket C1, to allow industrial uses within Pockets G and H1 and to modify the energy use minimum area from 40% to 20% based upon two recently adopted privately initiated text amendments, HC/CPA 23-15 and HC/CPA 24-06. Both plan amendments were adopted by the Board of

County Commissioners at their public hearing on April 10, 2025, and were subsequently sent to the Florida Department of Commerce for state review. It is anticipated that the adopted text amendments will go into effect after state review and the 31-day appeal period.

The subject site is in the Urban Service Area, where according to FLUS Objective 1.1, 80 percent of the county's growth is to be directed. FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed development of energy uses, commercial uses, office uses, agricultural uses and industrial uses is compatible with the surrounding development pattern, which includes residential, agricultural and public/institutional uses as well as commercial lands.

The site is located within the Energy Innovation Park (EIP) Future Land Use category. This category was recently changed from Energy Industrial Park to Energy Innovation Park as part of the text amendment request HC/CPA 24-06. The intent of the EIP category is to designate areas that are potentially suitable for renewable energy and a mix of other activities. Any rezoning in this category must be to a site plan-controlled zoning district. The applicant is proposing a Major Modification to Planned Development 10-0692, which his consistent with this policy direction.

Typical uses in the EIP category include industrial, manufacturing and processing, alternative renewable energy production, agricultural and residential. Per FLUS Policy 4.16.3: #3, *t*he maximum Floor Area Ratio (FAR) that may be considered for the site is: 0.25 FAR for commercial, office, lodging/security housing uses; 0.50 FAR for energy uses; and 0.75 FAR industrial uses. In addition, up to 3 du/ga of residential uses are allowed in Pocket E only, which is the area to the south of the CXS railroad tracks. It should be noted that **no residential uses are being requested with this Major Modification.**

6.85 million square feet (0.24 FAR) of industrial uses is proposed, which is less than the maximum that may be considered for industrial uses (20.99 million square feet) and is therefore consistent with the FAR maximums for industrial uses within the EIP category. 500,000 square feet (0.20 FAR) of commercial/office uses is proposed, which is less than the maximum that may be considered for commercial/office uses (623,234 square feet), and is therefore consistent with the FAR maximums for commercial/office uses within the EIP category.

Future Land Use Section (FLUS) Policy 4.16.1 #1 requires that a minimum of 20% of the gross land area within the EIP category be dedicated to alternative energy production. With the total site acreage of 2,978.9, the applicant is meeting this requirement by providing 2,156.54 acres (72%) of renewable energy uses (595.6 acres required at a minimum), which is consistent with this policy direction. Per FLUS Policy 4.16.1 #4, industrial uses shall not exceed 30% of the gross land area of the EIP development (893.4 acres maximum). The applicant is providing 642.77 acres (22%) of industrial development, which is consistent with this policy direction. FLUS Policy 4.16.1 #7 emphasizes the importance of providing agricultural uses to strengthen the overall agricultural economy. Agricultural uses are allowable in Pockets D, F, G, H, H1, E and parts of B and C, which is consistent with this policy direction.

Per FLUS Policy 4.16.3 #2, enhanced buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. In addition, this policy direction further states that where adjacent to single family residential uses or zoning outside the EIP, a minimum buffer greater than that required by the Land Development Code shall be provided. The Hillsborough County Development Services Department has proposed a Condition of Approval (COA) that would require the

applicant to meet the policy direction above by providing additional screening and buffering in those locations where adjacent to residential uses or zoning that are adjacent to the EIP site. The proposed condition is consistent with this policy direction as well as policy direction under FLUS Objective 3.1 that relates to compatibility and neighborhood protection. Specifically, FLUS Policy 3.1.2 requires gradual transitions of intensities and densities between different land uses as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and the control of specific land uses. Per FLUS Policy 4.16.5 #1, intensities shall transition from greater intensities in the north along SR 60 to more agriculture or residential in the south reflecting the adjacent urban/suburban and rural areas. The EIP development would concentrate the most intensive uses (commercial and industrial) in the northern area of the property adjacent to State Road 60 while allowing energy uses and agricultural uses in the central and southern portions of the EIP site, which is consistent with this policy direction. FLUS Policy 4.16.5 #2 requires direct access to a major arterial roadway (State Road 60). Other roadways, such as collectors, may also provide access to EIP, as identified in the Planned Development (PD) zoning. The site plan shows access to State Road 60, which is consistent with this policy direction.

One proposed modification would allow industrial uses along Turkey Creek Road in Pockets G and H1. The PD 10-0692 rezoning allowed energy uses in these pockets. To address potential compatibility concerns along the Turkey Creek Road corridor, the applicant is proposing additional buffering and screening requirements along Turkey Creek Road that would include a 20-foot buffer along the Turkey Creek Road frontage adjacent to Pockets G and H1 as well as screening as follows:

- Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or
- A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or
- A solid wooden or PVC fence six feet in height (finished side out).

A berm will also be added in combination with the aforementioned screening to achieve a minimum height of six feet and 75 percent opacity at the time of installation. The applicant is also proposing to add a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line as well as lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer. With these mitigative efforts, the proposed industrial uses along Turkey Creek Road will blend in better with the surrounding agricultural, rural residential and public/quasi-public land uses, consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1 relating to compatibility. Lastly, the applicant is proposing 15% of site be dedicated to open space per FLUS Policy 4.16.5 #4, which requires that open space comprise no less than 15% of the Energy Innovation Park site.

Per FLUS Policy 4.16.5 #3, buffering/screening adjacent to existing residential uses along South Dover Road and along the southern property boundary must include preservation of existing vegetation and topographic features. A 200-foot buffer along Dover Road and along the southern project limits in Pocket E is shown on the site plan with a note indicating that this area includes the existing berm, which is consistent with this policy direction.

Overall, the request to modify PD 10-0692 is consistent with the newly adopted language in HC/CPA 23-15 and HC/CPA 24-06 and is consistent with the existing and planned land uses in the area.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*
Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*
Policies

Policy 3.1.2: *Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs 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.*

Objective 4.4: Neighborhood Protection
Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.
Policies

Policy 4.4.1*: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

a) The creation of like uses; and
b) Creation of complementary uses; and

c) *Mitigation of adverse impacts; and*
d) *Transportation/pedestrian connections; and*
e) *Gradual transitions of intensity*

Energy Innovation Park

Goal - *Provide for an Energy Innovation Park (EIP) Future Land Use Category to meet existing and future needs for sustainable development including renewable alternative energy, resource recovery, and energy research in an environmentally responsible and economically feasible manner. The EIP will permit these non-nuclear uses with a mix of industrial, processing, manufacturing, warehousing, distribution, educational/institutional, research, retail/commercial/office, utility, agriculture, and residential uses which encourage sustainable development in a specific geographic location.*

Objective 4.16*: The EIP permits alternative energy, resource recovery, industrial, processing, manufacturing, warehousing, distribution, educational/institutional, research, retail/commercial/office, utility, agriculture, and residential uses that promote sustainable development.*

Policy 4.16.1*: The EIP shall incorporate renewable alternative energy production and such facilities shall be constructed first or at the same time as other uses. Renewable alternative energy, resource recovery, research, educational research, employment, industrial, agricultural, warehouse, distribution, processing, commercial, institutional, utility uses, retail/commercial, office and residential uses are permitted. More specifically, uses within the EIP shall meet the following criteria:*

1. Minimum of 20 percent of the gross land area within the EIP shall be for alternative energy production, resource recovery facilities, agriculture, processing, research facilities, and all land areas needed to support such uses or the manufacture and/or distribution of such technologies (the "Energy Uses"). Developments with another primary use such as industrial and residential utilizing rooftop solar or other forms of co-located energy production, including the land areas needed to support such primary uses, shall count toward this minimum gross land area requirement for Energy Uses, but the primary use must still comply with any other EIP requirements for that primary use.

4. Industrial, research, manufacturing, institutional, warehousing, and distribution facilities are permitted. Such uses shall not exceed 30 percent of the gross land area of the EIP.

5. Retail/commercial and office uses shall not exceed 10 percent of the gross land area. Retail/commercial uses shall be located in clusters near or at the entries to the project or within the project rather than in a strip commercial development arrangement. Retail/commercial and office activities may be freestanding.

7. To promote the development and maintenance of agriculture to strengthen the agricultural economy, agriculture and aquaculture uses shall be allowed in and encouraged in and around the EIP.

Policy 4.16.3: *Development within the EIP shall conform to the following criteria:*

2. Enhanced buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Where adjacent to single family residential uses or

zoning outside the EIP, a minimum buffer greater than that required by the Land Development Code shall be provided. The width and type shall be determined within the applicable Planned Development (PD) zoning.

3. The maximum floor area ratio shall not exceed 0.50 for Energy Uses and .75 for industrial, research, manufacturing, institutional, warehousing and distribution facilities. Retail/commercial and office uses shall not exceed a 0.25 FAR.

Policy 4.16.5: *The EIP land use designation is only allowed within Sections 26, 27, 28, 33, 34, and 35 Township 29, and Range 21, which is within the Urban Service Area, and which shall provide the following site-specific features:*

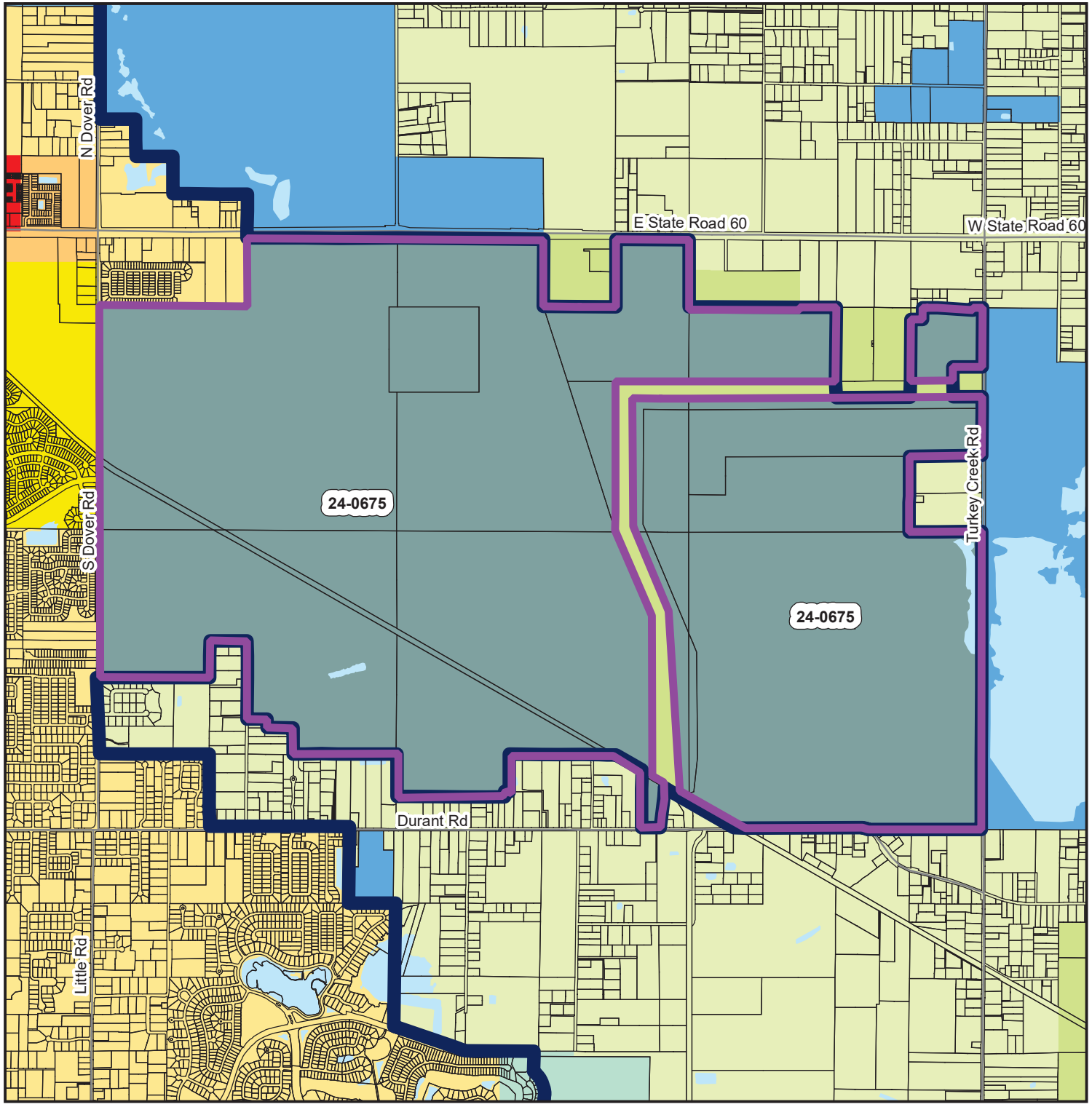
1. Intensities shall transition from greater intensities in the north along SR 60 to more agriculture or residential in the south reflecting the adjacent urban/suburban and rural areas.

2. There shall be direct access to a major arterial roadway (SR 60). Other roadways, such as collectors, may also provide access to EIP, as identified in the Planned Development (PD) zoning.

3. Buffering/screening adjacent to existing residential uses along South Dover Road and along the southern property boundary shall include preservation of existing vegetation and topographic features (or as may be required or modified by any applicable reviewing agencies).

4. Open space may include agriculture, buffers, and wetlands but shall not be less than 15% of the total project area.

7. Any resource recovery facilities including biomass facilities shall be located north of the existing CSX railroad tracks.



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 24-0675

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 1,300 2,600 3,900 5,200 Feet

Map Printed from Rezoning System: 3/27/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

DEVELOPMENT SERVICES
PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

BOARD OF COUNTY COMMISSIONERS
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Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
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Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Energy Industrial Park

Zoning File: PD (10-0692) **Modification:** MM (24-0675)

Atlas Page: None **Submitted:** 07/16/25

To Planner for Review: 07/16/25 **Date Due:** ASAP

Contact Person: McNeal Engineering c/o Christopher S. McNeal **Phone:** (813) 968-1081/permitting@mcnealengineering.com

Right-Of-Way or Land Required for Dedication: **Yes** ☑ **No** ☐

☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Timothy Lampkin Date: 07-17-2025

Date Agent/Owner notified of Disapproval: _____

Received
July 16, 2025
Development
Services

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

DEVELOPMENT STANDARDS:

1. AGRICULTURAL USES ARE THOSE OF THE AR ZONING DISTRICT.
2. COMMERCIAL USES ARE THOSE OF THE CG ZONING DISTRICT.
3. INDUSTRIAL USES ARE THOSE OF THE M ZONING DISTRICT.
4. EDUCATIONAL USES (FOR ELEMENTARY THROUGH UNIVERSITY LEVEL INSTRUCTION) INCLUDING CLASSROOMS AND LABORATORIES ARE PERMITTED IN ANY POCKET EXCEPT I AND J.
5. SECURITY/CARE TAKER HOUSING, OR LODGING ANCILLARY TO RESEARCH, ENERGY AND EDUCATION FUNCTIONS OF THE PROJECT IS ALLOWED, BUT LIMITED TO 200 UNITS.
6. DEVELOPMENT STANDARDS ARE PROVIDED IN THE ZONING CONDITIONS.
7. BUFFERING AND SCREENING INTERNAL TO THE SITE IS NOT REQUIRED.
8. RAIL YARDS TO SERVE THE USES ARE PERMITTED IN ANY POCKET EXCEPT E, I, AND J.
9. AGRICULTURAL, EDUCATIONAL, RESEARCH AND RENEWABLE ENERGY PRODUCING USES ARE PERMITTED IN ALL POCKETS EXCEPT I AND J AND BIOMASS IS PROPOSED ONLY IN H AND/OR H1. WETLAND MITIGATION, RETENTION, AND OPEN SPACE IS PERMITTED ANYWHERE ON SITE.

MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE MM (24-0675)

Generalized Uses	Acres	Maximum FAR	Applicable Pockets	% Gross	% Net	Required by Plan	Notes
Energy Uses - Renewable Alternative Engergy, Resource Recovery (Biomass), Energy Research, Agricultural uses	1,763.50	0.50	D, F, G, H, H1 and parts of B and C	59%	76%	20% of gross min*	While not a comprehensive plan restriction, through the zoning plan, the applicant commits to place the Resource Recovery (biomass) facility only within the designated area in pocket H and H1
Energy Uses - Renewable Alternative Engergy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)	393.04	0.50	E	13%	17%		Resource Recovery Facilities (biomass) are not permitted within this area. Some or all of this area may be used for wetland mitigation areas relocated from elsewhere on site subject to review and approval by EPC.
Industrial, Research, Manufacturing, Warehousing and Distribution	642.77	0.35	Non-energy/ non-research/ non-agricultural G, H1 and portions of B and C	22%	28%	30% of net max*	The non-energy/non-research/ non-agricultural uses in A, B, C, C1, G, and H1 cannot exceed 700 acres. Additionally, the non-energy/ non-research non-agricultural uses in C, C1, G and H1 cannot exceed 53.3 acres.
Commercial and Office	57.23	0.25	A and C1	2%	2%	10% of gross min*	
Exterior Buffers	121.50	N/A	I, J	4%	5%		
Total	**2,978.04**			**100%**			
Estimated acreage of right-of-way, wetlands, stormwater management areas and environmental protection areas dedicated to the public will not exceed	845.00		Any pocket	22%			These uses can occur in any pocket subject to permitting.
Open Space will not be less than 15% of the Gross Land Area	446.71		Any pocket, including all of I and J	15%		15%	

*- May be allocated between the property owners.

NON-ENERGY/NON-RESEARCH/NON-AGRICULTURAL USES

Uses	Area (ac)			Build Out (SF)		
	UEP (West)	TCP (East)	Total	UEP (West)	TCP (East)	Max
Industrial, Research, Manufacturing, Warehousing and Distribution	506.91	135.86	642.77	6,116,319	733,681	6,850,000
Commercial and Office	40.23	17.00	57.23	350,000	150,000	500,000
Total	547.14	152.86	700.00	6,466,319	883,681	7,350,000
Responsible Portion of Renewable Energy Requirement				88%	12%	100%

NOTES:

1. Once an Owner has constructed their Responsible Portion of Renewable Energy Requirement and it is ready to operate, 100% of their associated Non-Energy/Non-Research/Non-Agricultural Uses Allowed may be allowed to obtain a Certificate of Occupancy.
2. Reserved.

TCP POCKET DETAIL

Pocket	Allowable Uses	Acres	Max FAR
C	1,3	116.56	0.35
C1	1,3,4	17.00	See Note D
F	1	78.09	0.35
G	1,3	34.14	0.35
H	1	630.76	0.50
H1	1,3	119.37	0.35
I	5	25.65	N/A
Total		1,223.87	

USE KEY:

1. Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy research, Agricultural uses
2. Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)
3. Industrial, Research, Manufacturing, Warehousing and Distribution.
4. Commercial and Office.
5. Exterior Buffers

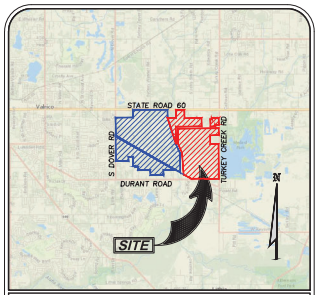
NOTES:

A. Total Non-Energy/Non-Research/Non-Agricultural Uses - Maximum Build Out 883,681 SF.

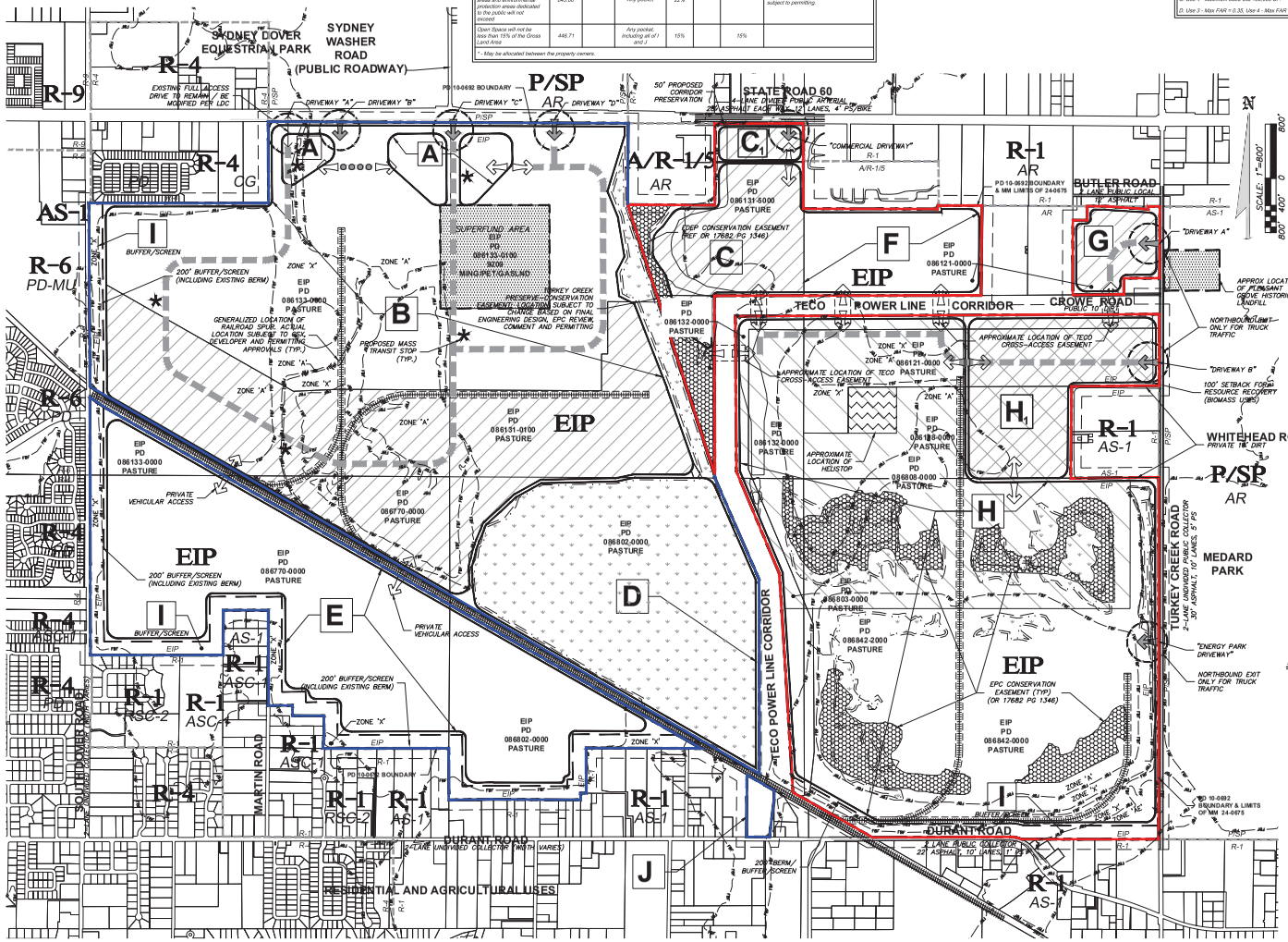
B. Use 3 - Maximum Build Out 733,681 SF.

C. Use 4 - Maximum Build Out 150,000 SF.

D. Use 3 - Max FAR = 0.35, Use 4 - Max FAR = 0.25



VICINITY MAP
SECTION: 27 TOWNSHIP: 29S RANGE: 21E



LEGEND:

- FEMA BASE FLOOD LINE
- PD 10-0692/MM 24-0675 BOUNDARY
- MM 24-0675 150' STUDY AREA
- PARCEL LINES
- FUTURE LAND USE BOUNDARIES
- POTENTIAL INTERNAL ROADWAY
- POTENTIAL RAILROAD TRACKS
- PROPOSED VEHICULAR ACCESS
- EXISTING ACCESS
- POTENTIAL CROSS ACCESS BETWEEN DEVELOPMENT POCKETS
- ACCESS THAT PERMITS TRUCK TRAFFIC
- FLEXIBLE ZONE – THIS AREA CAN BE USED FOR EITHER INDUSTRIAL/OFFICE OR AGRICULTURAL/RESEARCH/RENEWABLE ENERGY PRODUCTION/OPEN SPACE/WETLAND MITIGATION. HOWEVER, THE OVERALL AREA UTILIZED FOR INDUSTRIAL/OFFICE PARK USES (POCKETS A, B ,C, C1, G, & H) CANNOT EXCEED 700 ACRES OVERALL.
- LIMITS OF BIOMASS FACILITY
- POTENTIAL WETLANDS – MAY BE RELOCATED; SUBJECT TO MITIGATION AND PERMITTING BY EPC
- A — PROPOSED DEVELOPMENT POCKET
- EIP — COMP PLAN LABEL
- RSC-2 — ZONING LABEL
- TURKEY CREEK PRESERVE (TCP) – APPROXIMATELY 1,223.87 AC
- UNIVERSITY ENERGY PARK (UEP) – APPROXIMATELY 1,754.17 AC

SCALE: 1"=800'

PLANNING NOTES:

1. THIS PLAN MODIFICATION IS BASED UPON A REPRODUCTION OF THE APPROVED RZ10-0692 FOR IMPROVED CLARITY. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE ALL RELEVANT DETAIL CONTAINED IN THE APPROVED PLAN THAT WAS ORIGINALLY PREPARED BY GENESIS.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED.
3. THE PROJECT IS WITHIN THE EIP LAND USE CATEGORY AND THE URBAN SERVICE AREA.
4. THE SITE IS WITHIN THE SURFACE WATER PROTECTION SPECIAL DESIGNATION.
5. THERE ARE NO COMMUNITY PLANS PERTINENT TO THE SITE.
6. DEVELOPMENT STANDARDS ARE PROVIDED FOR IN THE ZONING CONDITIONS.
7. THE SIZE AND DIMENSIONS OF ALL POTENTIAL WETLAND AREAS ARE CONCEPTUAL AND SUBJECT TO BE RELOCATED BASED ON REVIEW, COMMENT AND PERMITTING BY THE EPC.
8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
9. THIS PLAN MODIFICATION IS LOCATED WITHIN A COMMUNITY PLANNING AREA.
10. SPECIAL ZONES:
    A. NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
    B. NOT LOCATED IN A POTABLE WATER BUFFER AREA.
    C. IS LOCATED IN SURFACE WATER PROTECTION.
11. EAST SR 60 IS A DESIGNATED SCENIC CORRIDOR.
12. KNOWN EASEMENTS ON REFLECTED IN PLAN VIEW.
13. PROJECT WILL BE PHASED.
14. ARCHITECTURAL STYLES ARE NOT PROPOSED.
15. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
16. ONSITE ROADWAYS MAY BE PUBLIC OR PRIVATE. IF PRIVATE, THEY MAY BE GATED AND MUST BE PRIVATELY MAINTAINED.
17. THE PARCELS SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONES 'A', 'AE' & 'X', PER THE FLOOD INSURANCE RATE MAP 120112, COMMUNITY PANEL NUMBERS 0415H & 0420H. DATED 8/28/2008.

NO.	REVISION & DATE
04.24.2025	Modified Comprehensive Plan Compliance Table & added call outs.
05/09/2025	Adjustments for Certified Site Plan.
06/23/2025	Adjustments to the MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE, NON-AGRICULTURAL USES TABLE AND TCP POCKET DETAIL TABLE.

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
GENERAL SITE PLAN

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #8975, LB #8384

JOB NO.	21-061
ACAD FILE:	GSP
DRAWN BY:	CCM/JS/TW
CHK'D BY:	CM
DATE:	25.07.10
SHEET NO.	1 OF 4

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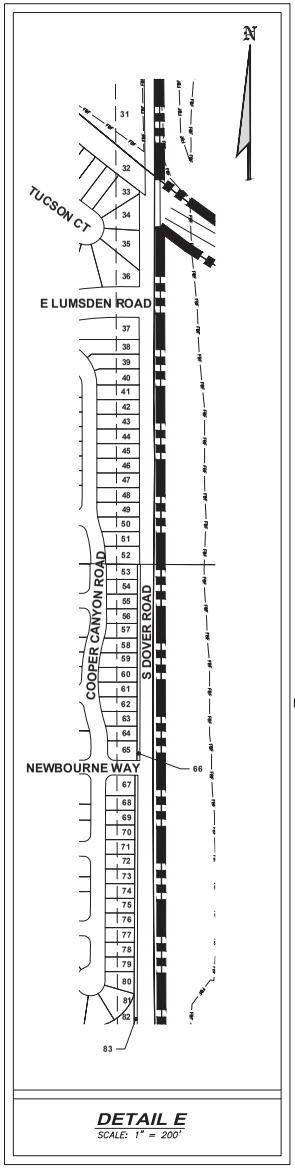
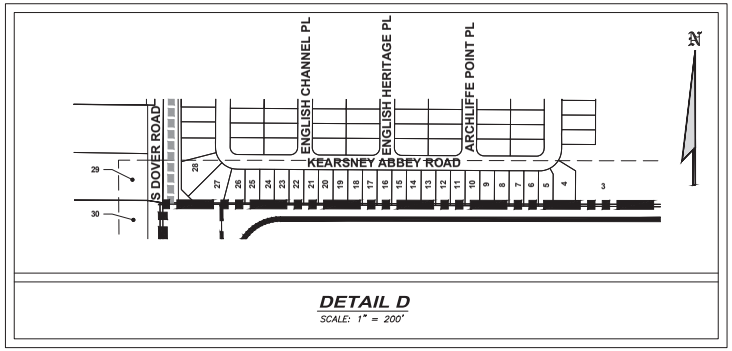
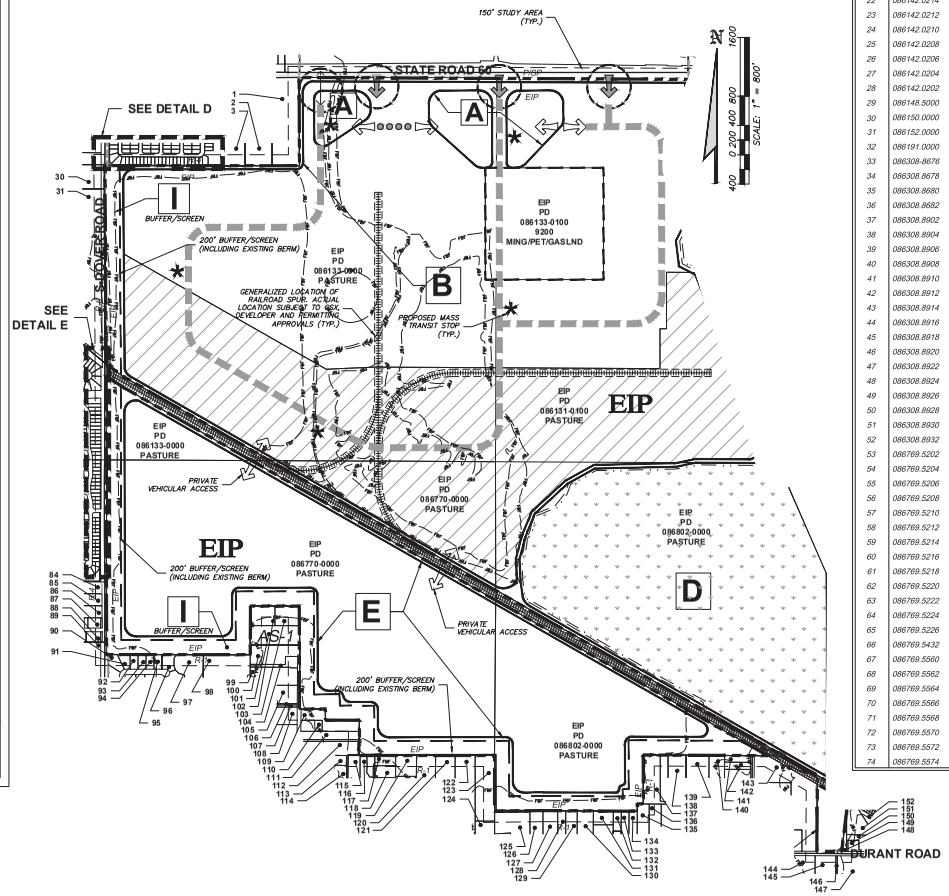


DETAIL E
SCALE: 1" = 200'



DETAIL D
SCALE: 1" = 200'



ADJACENT PROPERTY INFORMATION

	Folio #	EXISTING ZONING	COMP PLAN	EXISTING USE
1	086135.0000	CG	R-4	MH
2	086136.0000	CG	R-4	VACANT
3	086142.0378	PD	R-4	RESIDENTIAL HOA
4	086142.0382	PD	R-4	COUNTY OWNED
5	086142.0148	PD	R-4	SFR
6	086142-0246	PD	R-4	SFR
7	086142-0244	PD	R-4	SFR
8	086142.0242	PD	R-4	SFR
9	086142.0240	PD	R-4	SFR
10	086142.0238	PD	R-4	SFR
11	086142.0236	PD	R-4	SFR
12	086142.0234	PD	R-4	SFR
13	086142.0232	PD	R-4	SFR
14	086142.0230	PD	R-4	SFR
15	086142.0228	PD	R-4	SFR
16	086142.0226	PD	R-4	SFR
17	086142.0224	PD	R-4	SFR
18	086142.0222	PD	R-4	SFR
19	086142.0220	PD	R-4	SFR
20	086142.0218	PD	R-4	SFR
21	086142.0216	PD	R-4	SFR
22	086142.0214	PD	R-4	SFR
23	086142.0212	PD	R-4	SFR
24	086142.0210	PD	R-4	SFR
25	086142.0208	PD	R-4	SFR
26	086142.0206	PD	R-4	SFR
27	086142.0204	PD	R-4	SFR
28	086142.0202	PD	R-4	SFR
29	086148.5000	AS-1	R-6	SFR
30	086150.0000	AS-1	R-6	VACANT
31	086152.0000	PD	R-6	MHP A
32	086191.0000	PD	R-6	CENTERALLLY ASSD
33	086308.8676	PD	R-6	SFR
34	086308.8678	PD	R-6	SFR
35	086308.8680	PD	R-6	SFR
36	086308.8682	PD	R-6	SFR
37	086308.8902	PD	R-6	SFR
38	086308.8904	PD	R-6	SFR
39	086308.8906	PD	R-6	SFR
40	086308.8908	PD	R-6	SFR
41	086308.8910	PD	R-6	SFR
42	086308.8912	PD	R-6	SFR
43	086308.8914	PD	R-6	SFR
44	086308.8916	PD	R-6	SFR
45	086308.8918	PD	R-6	SFR
46	086308.8920	PD	R-6	SFR
47	086308.8922	PD	R-6	SFR
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49	086308.8926	PD	R-6	SFR
50	086308.8928	PD	R-6	SFR
51	086308.8930	PD	R-6	SFR
52	086308.8932	PD	R-6	SFR
53	086769.5202	PD	R-4	SFR
54	086769.5204	PD	R-4	SFR
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80	086769.5586	PD	R-4	SFR
81	086769.5588	PD	R-4	SFR
82	086769.5734	PD	R-4	RESIDENTIAL HOA
83	086769.5732	PD	R-4	RESIDENTIAL HOA
84	086718.0550	ASC-1	R-4	SFR
85	086718.0600	ASC-1	R-4	SFR
86	086718.0650	ASC-1	R-4	SFR
87	086731.0506	PD	R-4	RESIDENTIAL HOA
88	086731.0506	PD	R-4	RESIDENTIAL HOA
89	086731.0314	PD	R-4	RESIDENTIAL HOA
90	086800.5008	RSC-2	R-1	SFR
91	086800.5010	RSC-2	R-1	SFR
92	086800.5012	RSC-2	R-1	SFR
93	086800.5014	RSC-2	R-1	SFR
94	086800.5016	RSC-2	R-1	SFR
95	086800.5018	RSC-2	R-1	SFR
96	086800.5020	RSC-2	R-1	SFR
97	086800.5056	RSC-2	R-1	VACANT
98	086777.0000	RSC-2	R-1	VACANT
99	086773.0400	ASC-1	R-1	PASTURE
100	086775.0000	ASC-1	R-1	SFR
101	086773.0300	AS-1	R-1	SFR
102	086773.0350	AS-1	R-1	VACANT
103	086773.0150	AS-1	R-1	SFR
104	086775.0100	ASC-1	R-1	VACANT
105	086773.0500	ASC-1	R-1	PASTURE
106	086773-0550	ASC-1	R-1	SFR
107	086773.0700	ASC-1	R-1	PLANT NURSERY
108	086773.0600	ASC-1	R-1	PLANT NURSERY
109	086773.0000	ASC-1	R-1	SFR
110	086776.0100	ASC-1	R-1	MH
111	086773.0800	ASC-1	R-1	SFR
112	086773.1000	AS-1	R-1	MH
113	086788.0010	AS-1	R-1	SFR
114	086788.0015	AS-1	R-1	SFR
115	086800.7914	RSC-2	R-1	SFR
116	086800.7916	RSC-2	R-1	SFR
117	086800.7926	AS-1	R-1	RESIDENTIAL HOA
118	086797.0000	AS-1	R-1	MH
119	086799.0100	AS-1	R-1	SFR
120	086799.0700	AS-1	R-1	SFR
121	086799.0800	AS-1	R-1	SFR
122	086799.0600	AS-1	R-1	SFR
123	086799.0910	AS-1	R-1	SFR
124	086799.0900	AS-1	R-1	VACANT
125	086813.0000	AS-1	R-1	SFR
126	086811.0400	AS-1	R-1	VACANT
127	086811.0300	AS-1	R-1	SFR
128	086810.0000	AS-1	R-1	SFR
129	086811.0000	AS-1	R-1	SFR
130	086811.0200	AS-1	R-1	MH
131	086840.1022	AS-1	R-1	SFR
132	086814.0100	AS-1	R-1	MIXED USE
133	086817.0000	AS-1	R-1	MIXED USE
134	086816.0000	AS-1	R-1	MIXED USE
135	086819.0200	AS-1	R-1	MH
136	086819.0000	AS-1	R-1	SFR
137	086818.0000	AS-1	R-1	MH
138	086818.0025	AS-1	R-1	VACANT
139	086820.0000	ASC-1	R-1	PASTURE
140	086840.1008	ASC-1	R-1	SFR
141	086823.0000	ASC-1	R-1	SFR
142	086823.1500	ASC-1	R-1	SFR
143	086832.0000	AS-1	R-1	MULTI RESIDENTIAL
144	087030.0000	ASC-1	R-1	SFR
145	087033.0050	ASC-1	R-1	PASTURE
146	087033.0100	ASC-1	R-1	SFR
147	087029.0000	ASC-1	R-1	PASTURE
148	086835.0500	AS-1	R-1	VACANT
149	086838.0000	AS-1	R-1	VACANT
150	086836.0000	AS-1	R-1	VACANT
151	086840.0000	AS-1	R-1	VACANT
152	086802.0050	AS-1	R-1	VACANT

NO. REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
UNIVERSITY ENERGY PARK
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

JOB NO.	21-061
ACAD FILE:	GSP
DRAWN BY:	CCM/JS/TW
CHK'D BY:	CM
DATE:	25.04.29
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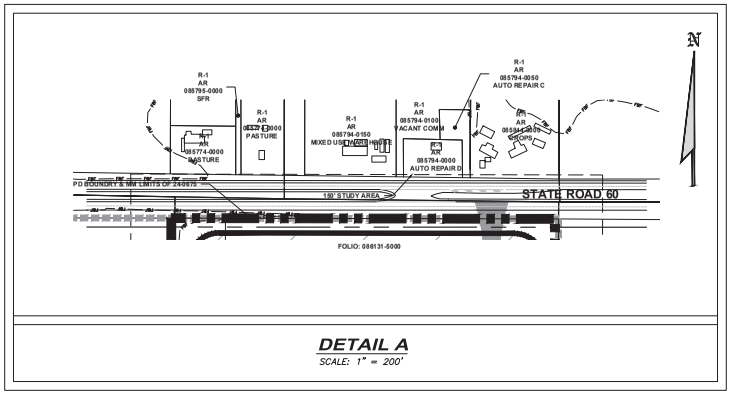
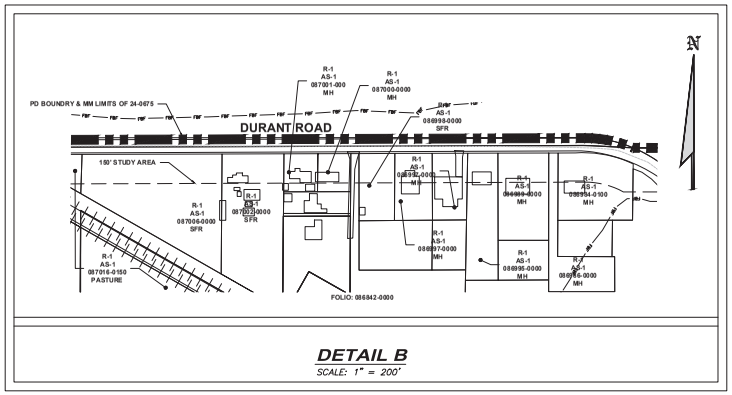


DETAIL A
SCALE: 1" = 200'



DETAIL B
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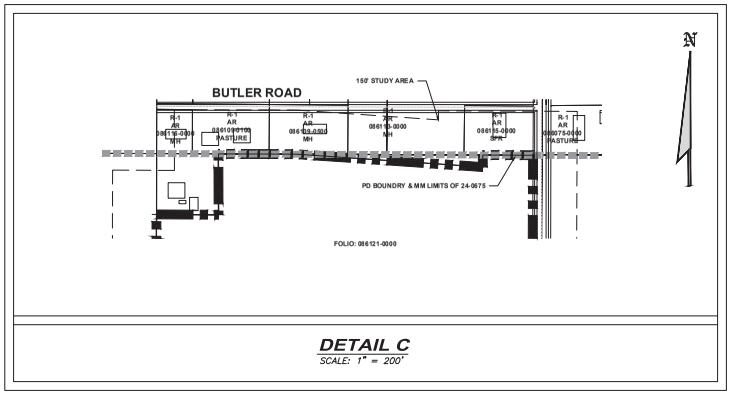
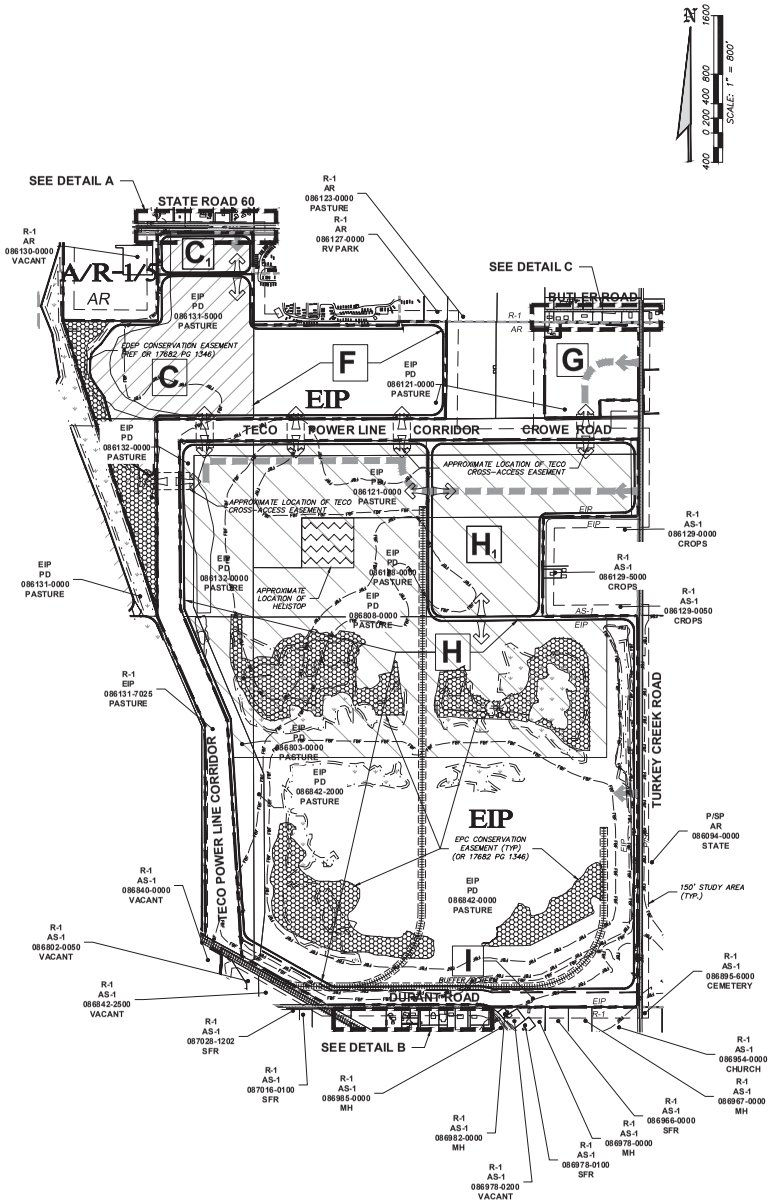


DETAIL C
SCALE: 1" = 200'



NO.	REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
TURKEY CREEK PRESERVE
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #6384

JOB NO.	21-061
ACAD FILE:	GSP
DRAWN BY:	CCM/JS/TW
CHK'D BY:	CM
DATE:	25.04.29
SHEET NO.	3 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

Received
July 16, 2025
Development
Services

PARCEL INFORMATION:

OWNER: UNIVERSITY ENERGY PARK, LLC
ADDRESS: 2500 MAIN STREET
FORT MYERS BEACH, FL 33931

86131-0000
86133-0000
86133-0100
86770-0000
86802-0000

EXHIBIT "A"

The following parcels of land located in Township 9 South, Range 21 East , Hillsborough County, Florida:

Section 27:

(A) The West 1/2, Less the Right-of-Way for State Road 60 along the North side of Section 27;

(B) That part of the Southwest 1/4 of the Northeast 1/4 and that part of the West 1/2 of the Southeast 1/4 lying West of a line described as:

Begin at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and run Southeasterly to the Southeast corner of said West 1/2 of the Southeast 1/4;

Section 28:

All Less the North 1/2 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company) and Less Right-of-Way for State Road 60 along the North side of Section 28, and adject to Right-of-Way for County Road (South Dover Road) along the West side of Section 28; Less this portion deeded to Hillsborough County, recorded in Deed Book 1514, Page 244, Hillsborough County,Records.

Less and Except the Following:

A parcel of land lying in Sections 27 and 28, Township 29 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly describe as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East, 5,186.36 feet to the Point of Beginning of the herein described parcel; thence north 00° 00' 00" East 1,611.50 feet, thence Sout 00° 00' 00" West, 1,524.29 feet; thence South 89° 58' 52" West 1,610.28 feet; thence North 00° 02' 3" West, 1,524.82 feet to the Point of Beginning.

Section 33:

(A) The North 1/2, Less the Southeast 1/4 of the outhest 1/4 of the Northwest 1/4; and Less Right-of-Way of the Seaboard Coast Line Railroad Compan (successor to Florida Western and Northern Railroad Company), and subject to right-of-way for CountyRoad (South Dover Road) along the West side of Section 33.

(B) The Northwest 1/4 of the Southwest 1/4;

(C) The East 3/8 of the Northwest 1/4 of the Souteast 1/4;

(D) That part of the West 5/8 of the Northwest 1/ of the Southeast 1/4 described as: Begin at the Northwest corner thereof, run thence South 711 ket; thence East 357 feet; thence South 141 feet; thence East 468 feet; thence North 852 feet; thora West 825 feet to the Point of Beginning; Less that portion deeded to Hillsborough County in Deeds rnorded in Deed Book 1514, Page 241, Deed Book 1514, Page 237 and Deed Book 1514, Page 236, Hillsborough County, Florida.

Section 34:

(A) The Northwest 1/4; Less Right-of-Way of he Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(B) The West 1/2 of the Northeast 1/14;

(C) That part of the East 1/2 of the Northeast /4 lying West of a line described as: Begin at the Northwest corner of the East 1/2 of the Northeast 1/4; run thence Southeasterly to a point 1,520 eet South of the North boundary thereof and 660 eet West of the East Boundary thereof; thence Southerly parallel to said 660 foot West of the East Boundary thereof to the South Boundary thereof.

(D) The North 1/2 of the South 1/2, Less the 660 feet thereof; and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(E) That part of the East 440 feet of the West 886 feet of the Southeast 1/4 of the Southeast 1/4 lying South of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company); Less that prt conveyed by American Cyanamid Company to Tampa Electric Company under Deed dated March 17, 1971 recorded in Official Records Book 3002, Page 150, and described as: Begin at the Southeast corner of said West 886 feet of the Southeast 1/4 of the Southeast 1/4; run South 89° 37' 21" West along the South Boundary thereof 69.25 feet; thence North 06° 24' 46" East, 620.24 feet, more or less to the Est Boundary of said West 886 feet to the Southeast 1/4 of the Southeast 1/4; thence South 00° 0' 17" West along said East Boundary 614.65 feet more or less, to the Point of Beginning; and Less that part (if any) lying in the West 1791 feet of the South 1/2 of the Southeast 1/4 of Section 34, and subject to Right-of-Way for County Road (Durant Road), along the South side of Section 34;

(F) That part of the Southeast 1/4 of the Southeast 1/4 lying North of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Railroad Company); Less that part lying in the East 660 feet of the Southeast 1/4 of the Southeast 1/4;

(G) The West 791 feet of the East 3/4 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4;

(H) The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, and the North 100 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4;

(I) The North 1/2 of the Southeast 1/4 of the Southeast 1/4, and the North 100 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4.

EXHIBIT "A"

A parcel of land lying in Sections 27 and 28, Township 29 South Range 21 East, Hillsborough County, Florida.

Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East 5,186.36 feet to the Point of Beginning of the herein described parcel; thence North 00° 00' 00" East 1,611.50 feet; thence South 00° 00' 00" West, 1,524.29 feet; thence South 89° 58' 52" West 1,610.78 feet; thence North 00° 02' 3" West 1,524.82 feet to the Point of Beginning.

NO.	REVISION & DATE

PARCEL INFORMATION:

OWNER: TURKEY CREEK PRESERVE, LLC
ADDRESS: 4143 MOORES LAKE ROAD
DOVER, FL 33527

86121-0000
86122-0000
86128-0000
86131-5000
86131-7000
86132-0000
86803-0000
86808-0000
86842-0000
86842-2000

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

Exhibit A
Legal Description

PARCEL "A"
The Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS the North 210.00 feet of the West 210.00 feet thereof; ALSO LESS a portion described as beginning 210.00 feet West of the Northeast corner of the said Southeast 1/4 of the Northeast 1/4 and run thence South, 45.00 feet; thence Northwesterly to the North boundary thereof at a point 479.00 feet East of the Northwest corner thereof; thence East along the said North boundary thereof to the Point of Beginning; ALSO LESS right of way for Tampa Electric Company, AND ALSO LESS the East 45.00 feet for road right of way; the same being more particularly described as follow: BEGINNING at a point marking the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence N 00°20'04" E, along the west boundary thereof, a distance of 1703.04 feet to a point distant 210.01 feet Southerly of the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along a line 210.00 feet South of and parallel with the North boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 00°20'04" E, along a line 210.00 feet East of and parallel with the aforementioned West boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 89°49'41" E, along the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 269.00 feet; thence S 86°05'44" E, a distance of 633.07 feet; thence NORTH a distance of 45.00 feet to a point on the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along said North boundary a distance of 178.00 feet to a point on the West, right of way line of Turkey Creek Road; thence S 00°10'26" W, along said West right of way line (25.00 feet West of and parallel with the East boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26) a distance of 1077.81 feet to a point on the North boundary of a Tampa Electric Company right of way; thence N 89°17'24" W, along said North boundary a distance of 524.53 feet; thence S 00°7'41" W, along the Westerly boundary of the aforesaid Tampa Electric Company right of way, a distance of 240.48 feet to a point on the South boundary of the aforementioned Southeast 1/4 of the Northeast 1/4 of Section 26; thence S 89°17'09" W, along said South boundary, a distance of 767.28 feet to the Point of Beginning. Containing 34.65 acres, more or less.

AND

Special Warranty Deed -3-

PARCEL "B"
The South 1/2 of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

The East 1/2 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida LESS right of way for State Road No. 60.

AND

That part of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida lying East of a line described as beginning at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 27 and running thence Southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 27.

All of the above being more particularly described as follows: Beginning at a point marking the Southeast corner of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°40'26" W, along the south boundary thereof a distance of 2637.51 feet to a point marking the Southwest corner of the said Northwest 1/4 of Section 26; thence N 89°39'03" W, along the South boundary of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2392.01 feet to a point on a line that begins at the Northwest corner of the Southwest 1/4 of the said Northeast 1/4 of Section 27, and runs Southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of the said Section 27; thence N 18°00'31" W, along the last mentioned line a distance of 1409.04 feet to a point marking the aforementioned Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 89°44'45" E, along the North boundary of the said Southwest 1/4 of the Northeast 1/4 of Section 27, a distance of 1308.82 feet to a point marking the Northeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 00°04'43" E, along the West boundary of the East 1/2 of the said Northeast 1/4 of Section 27 a distance of 1206.04 feet, to a point on the South right of way line of State Road No. 60; thence S 89°30'24" E, along said right of way line a distance of 1307.19 feet to a point on the East boundary of the said Northeast 1/4 of Section 27; thence SOUTH, along said East boundary a distance of 1198.60 feet to a point marking the Northwest corner of the South 1/2 of the Northwest 1/4 of the aforementioned Section 26; thence S 89°56'16" E, along the North boundary of the South 1/2 of the Northwest 1/4 thereof a distance

Special Warranty Deed -4-

of 2650.32 feet to a point marking the Northeast corner of the said South 1/2 of the Northwest 1/4 of Section 26; thence S 00°33'11" W, along the East boundary of the said South 1/2 of the Northwest 1/4 of Section 26, a distance of 1316.84 feet to the Point of Beginning. Containing 189.85 acres, more or less.

AND

PARCEL "C"
The North 1/2 of the Southeast 1/4; LESS right of way for Tampa Electric Company; ALSO LESS the East 25.00 feet for road right of way;

AND

The Southwest 1/4 of the Southeast 1/4;

AND

The Southwest 1/4; LESS right of way for Tampa Electric Company. All lying and being in Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

All of Section 35, Township 29 South, Range 21 East, Hillsborough County, Florida LESS Seaboard Coast Line Railroad right of way; ALSO LESS right of way for Tampa Electric Company; ALSO LESS right of way for Durant Road: AND ALSO LESS the East 25.00 feet for road right of way.

AND

That part of the East 1/2 of the Northeast 1/4 of Section 34, Township 29 South, Range 21 East, Hillsborough County, Florida lying Easterly of the Easterly boundary of a Tampa Electric Company right of way,

AND

The East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS right of way for Tampa Electric Company.

All of the said Parcel "C" being more particularly descrimed as follows: For a point of reference commence at a point marking the Southeast corner of Section 35, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°59'55" W, along

Special Warranty Deed -5-

the South boundary thereof, a distance of 25.00 feet to a point on the West right of way line of Turkey Creek Road for the Point of Beginning of the tract herein described; thence continuing S 89°59'55" W, along the said South boundary of Section 35, a distance of 2011.80 feet to a point on the Northerly right of way line of Durant Road, as found in occupation; thence along said right of way line, 148.42 feet along the arc of a curve, deflecting to the left, having a radius of 362.00 feet and a chord bearing and distance of N 78°15'22" W, 147.38 feet; thence continuing along the Northerly right of way line of Durant Road (30.00 feet North and parallel with the aforementioned South boundary of Section 35) S 89°59'55" W, a distance of 443.04 feet; thence continuing along the said Northerly right of way line, N 89°57'59" W, a distance of 1600.59 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence along said Northeasterly boundary the three (3) following courses and distances, N 61°31'10" W, a distance of 1062.58 feet; thence N 60°04'13" W, a distance of 173.82 feet; thence N 71°55'32" W, a distance of 21.09 feet to a point on the Easterly boundary of a Tampa Electric Company right of way; thence along said Easterly boundary the four, (4) following courses and distances: N 06°24'46" E, a distance of 620.49 feet; thence N 00°04'13" W, along a line 150.00 feet East of and parallel with the West boundary of the aforementioned Section 35, a distance of 1883.04 feet; thence N 23°25'21" W, a distance of 2432.19 feet; thence N 00°04'43" E, along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2065.43 feet; thence along the South boundary of the Tampa Electric Company right of way the four (4) following courses and distances; S 89°59.03 E, along a line 500.00 feet South of and parallel with the North boundary of the aforementioned East 1/2 of the Southeast 1/2 of Section 27, a distance of 831.33 feet to a point on the East boundary of the said southeast 1/4 of Section 27; thence N 89°40'20" E, along a line 500.00 feet South of and parallel with the North boundary of the Southwest 1/4 of Section 26, Township 29 South, Range 21 East, a distance of 2636.00 feet to a point on the East boundary of the said Southwest 1/4 of Section 26; thence N 89°36'59" E, along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of the said Section 26, a distance of 1318.00 feet to a point on the East boundary of the said Northwest 1/4 of the Southeast 1/4 of Section 26; thence N 89°37'09" E, along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of Section 26, a distance of 1291.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along said West right of way line, 1703.04 feet; thence S 89°49'41" W, a distance of 210.01 feet; thence S 00°20'04" W, along a line 210.00 feet West of and parallel with the aforementioned East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence S 89°49'41" E, along a line 210.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence S 00°20'04" W, along a line 1703.04 feet West of and parallel with the aforementioned East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 1703.04 feet to a point distant 210.01 feet Southerly of the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along a line 210.00 feet South of and parallel with the North boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 00°20'04" E, along a line 210.00 feet East of and parallel with the aforementioned West boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 89°49'41" E, along the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 269.00 feet; thence S 86°05'44" E, a distance of 633.07 feet; thence NORTH a distance of 45.00 feet to a point on the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along said North boundary a distance of 178.00 feet to a point on the West, right of way line of Turkey Creek Road; thence S 00°10'26" W, along said West right of way line (25.00 feet West of and parallel with the East boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26) a distance of 1077.81 feet to a point on the North boundary of a Tampa Electric Company right of way; thence N 89°17'24" W, along said North boundary a distance of 524.53 feet; thence S 00°7'41" W, along the Westerly boundary of the aforesaid Tampa Electric Company right of way, a distance of 240.48 feet to a point on the South boundary of the aforementioned Southeast 1/4 of the Northeast 1/4 of Section 26; thence S 89°17'09" W, along said South boundary, a distance of 767.28 feet to the Point of Beginning. Containing 34.65 acres, more or less.

AND

Special Warranty Deed -6-

Northeast 1/4 of the Southeast 1/4 of Section 26) a distance of 851.02 feet to a point on the South boundary of the said Northeast 1/4 of the Southeast 1/4 of Section 26; thence S 89°52'10" W, along the said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 26, a distance of 1291.09 feet to a point marking the Southwest corner thereof; thence S 00°16'40" W, along the East boundary of the Southwest 1/4 of said Section 26, a distance of 1345.32 feet to a point marking the Southeast corner thereof; thence S 89°52'24" E, along the North boundary of the aforementioned Section 31, a distance of 1289.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along the said right of way line a distance of 2694.96 feet; thence continuing along the said West right of way line of Turkey Creek Road; thence S 00°33'06" E, a distance of 2637.04 feet to the Point of Beginning. Containing 901.45 acres, more or less.

AND

TAMPA ELECTRIC COMPANY RIGHT OF WAY PARCEL

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of said Section 26 and thence N 89°40'20" E, 2637.51 feet along the North boundary of the southwest 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°36'59" E, 1318.70 feet along the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°37'09" E, 767.28 feet along the North boundary of the Northeast 1/4 of said Section 26; thence N 00°17'41" E, 240.48 feet; thence S 89°17'24" E, 524.53 feet to the West right of way line of Turkey Creek Road: thence S 00°10'26" W, 230.48 feet along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast 1/4 of said Section 26; thence S 00°17'41" W, 500.03 feet along said West right of way line (25.00 feet West of and parallel with the East boundary of the Southeast 1/4 of said Section 26; thence S 89°37'09" W, 1291.88 feet along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26: thence S 89°36'59" W, 1318.00 feet along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence S 89°59'03" W, 811.33 feet along a line 500.00 feet South of and

Special Warranty Deed -7-

parallel with the North boundary of the Southeast 1/4 of the aforesaid Section 27; thence S 00°04'43" W, 2065.43 feet along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of said section 27; thence S 23°25'21" E, 2432.19 feet; thence S 00°04'13" E, 1883.04 feet along a line 150.00 feet East of and parallel with the West boundary of the aforesaid Section 35; thence S 06°24'46" W, 620.49 feet; thence S 71°55'32" W, 189.21 feet; thence N 61°31'10" W, 637.53 feet; thence N 00°04'13" W, 2868.03 feet along a line 660.00 feet West of and parallel with the East boundary of the aforesaid Section 34; thence N 23°25'21" W, 1460.78 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the aforesaid Section 27; thence N 18°00'31" W, 2806.63 feet to the North boundary of the Southeast 1/4 of said Section 27; thence S 89°59'03" E, 2102.01 feet along the North boundary of the Southeast 1/4 of said Section 27 to the POINT OF BEGINNING.

LESS AND EXCEPT TAMPA ELECTRIC COMPANY RETAINED PARCEL:

That part of the Tampa Electric Company right of way located in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida; also known as right of way to be retained as illustrated in sketch and described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of said Section 26 and run thence North 89°42'31" East along the North boundary of the Southwest Quarter of said Section 26 a distance of 2637.47 feet to the northeast corner thereof; thence North 89°39'17" East along the North boundary of the Northwest Quarter of the Southeast Quarter of said Section 26 a distance of 1318.61 feet to the Northeast corner thereof; thence North 89°38'19" East along the North boundary of the Northeast Quarter of said Section 26 a distance of 767.28 feet; thence North 00°28'52" East a distance of 240.48 feet; thence South 89°36'14" East a distance of 524.13 feet to the West right of way line of Turkey Creek Road: thence South 00°12'35" West along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast Quarter of said Section 26) a distance of 230.48 feet; thence continue along said west right of way line (25.00 feet West of and parallel with East boundary of the Northeast Quarter of the Southeast Quarter) South 00°21'24" West a distance of 300.03 feet; thence South 89°38'19" West along a line 300.00 feet South of and parallel with the North boundary of the Northeast Quarter of the Southeast Quarter of said Section 26 a distance of 1291.74 feet; thence South 89°39'17" West along a line 300.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast Quarter of said Section 26 a distance of 1318.04 feet; thence South 89°42'31" West along a line

Special Warranty Deed -8-

300.00 feet South of and parallel with the North boundary of the Southwest Quarter of said Section 26 a distance of 2636.64 feet; thence North 89°56'54" West along a line 300.00 feet South of and parallel with the North boundary of the East Half of the Southeast Quarter of said Section 27 a distance of 1310.46 feet; thence South 00°22'50" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 2287.86 feet; thence South 22°43'51" East along a line 250 feet East of and parallel with said centerline a distance of 1646.66 feet; thence South 03°16'35" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 415.23 feet; thence South 03°40'43" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 1916.76 feet; thence South 09°32'24" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 490.05 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence North 61°28'42" West along said Northeasterly boundary a distance of 566.80 feet to the southeast corner of the Tampa Electric Company right of way; thence northwesterly along the west boundary of said the Tampa Electric Company right of way the following two (2) courses; (1) thence North 00°02'25" West a distance of 2867.30 feet (previously referred to as N 00°04'13" W 2868.03 feet); (2) thence North 23°23'23" West a distance of 1651.15 feet (previously referred to as N 23°25'21" W 1650.78 feet) to southwest corner of East Half of Southeast quarter of said Section 27; thence North 00°06'48" East along the West boundary of said East half of Southeast Quarter a distance of 2668.86 feet to the northwest corner of said East Half of the Southeast Quarter; thence South 89°56'54" East along the north boundary of said East Half of Southeast Quarter a distance of 1310.76 feet to the POINT OF BEGINNING

Special Warranty Deed -9-

ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

PROJECT:

SHEET TITLE:
LEGAL DESCRIPTIONS

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

JOB NO.	21-061
ACAD FILE:	GSP
DRAWN BY:	CCM/JS/TW
CHK'D BY:	CM
DATE:	25.04.29
SHEET NO.	4 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/13/2025
Revised: 06/08/2025
Revised: 6/13/2025
Revised: 6/16/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 24-0675

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels ~~-~~within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels. Notwithstanding the above:

    9.1 No vehicular or pedestrian cross-access or connectivity shall be required between the UEP and TCP development areas; and,

    9.2 Within TCP, and notwithstanding anything on the site plan to the contrary, such interconnectivity shall be provided where feasible; however, at a minimum all pods within TCP shall be accessible to both SR 60 and Turkey Creek Rd. via an ungated internal driveway or roadway system.

[Transportation Review Section staff recommends modification of this condition to comply with the applicant's request to remove internal connectivity.]

~~11. Prior to preliminary site plan approval~~Concurrent with each increment of development, the ~~D~~developer shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~to construct the following improvements:~~

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~e. Driveway G - Construct/Extend Northbound left turn lane on SR 60.~~

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

12. ~~If warranted and approved by FDOT~~At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Rd. ~~the~~ The developer shall install all traffic signals found to meet warrants, unless otherwise approved ~~at the intersection of SR 60 and Driveway A and Driveway C~~.

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. In an abundance of caution, staff is proposing to modify the conditions to make it clear that development-drive traffic signals and site access improvements may be necessary at various access locations and, if so, such signal infrastructure and site access improvements shall be constructed by the developer. Staff has retained previous locations where certain improvements have been determined to be warranted, and added language which allows for FDOT modification at its access connections, consistent with current policy direction. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

[Transportation Review Section staff recommends deletion of this condition to comply with the applicant's request to remove internal connectivity.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

    - Concurrent with each increment of development within the TCP parcels, the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 2,978.04 ac. Planned Development (PD) #10-0675. The existing PD is approved for a variety of uses as further explained in the zoning staff report. The applicant is proposing to modify the uses to split entitlements between eastern (TCP) and western (UEP) project areas, as well as increase entitlements within the eastern project area by removing 17 acres of Industrial, Research, Manufacturing, Warehousing and Distribution (IRMWD) uses and adding 17 acres to the Ancillary Commercial and Office (ACO) uses. Concurrent with this change, the applicant is proposing to increase commercial entitlements within the eastern area by removing 150,000 g.s.f. (for a new total of 733,681 s.f. of IRMWD uses within the eastern area), and creating 150,000 s.f. of ACO uses within the eastern area. While overall square-footage remains unchanged, the intensity of uses proposed has increased.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, staff has included a condition restricting development within the eastern project area to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 s.f. of certain CG uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario that was based on the 10-1707 PD site plan in the case of existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. It should be noted that since the applicant also analyzed external impacts based on allowances for pass-by reductions, staff also included a second element to the trip generation cap which requires the applicant to not exceed the number of net new trips studied in their analysis. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual, except for the trip generation estimates for the energy facilities, which was taken from the 2010 analysis. Land use code assumptions and code distributions for the western portion of the project was taken from the 2010 analysis and updated to 11th Edition values. Staff notes that while these were previously approved, they do not likely represent a worst-case scenario of development within the western portion of the project.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Energy Park*	2,110	20	90
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,750,000 s.f. (LUC 130)	5,898	595	595
Warehousing (West) 5,250,000 s.f. (LUC 150)	8,978	892	945
Subtotal:	31,988	1,847	3,021

**Based on 100% of 2010 Energy Park Trip Generation*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Eastern Development per Trip Cap	12,576	260	779
Energy Park West*	1,857	18	79
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,529,080 s.f. (LUC 130)	5,154	520	520
Warehousing (West) 4,587,239 s.f. (LUC 150)	7,844	779	826
Subtotal:	42,433	1,917	3,595

**Based on 88% of 2010 Energy Park Trip Generation*

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 10,445	**(+) 70**	**(+) 574**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 155-feet and +/- 180-feet in width) in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of SR 60 west of the proposed project. There

are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which requires a minimum of 121 feet (for an urban section) or 170 feet (for a rural typical section). FDOT was provided an opportunity to comment on right-o-way needs; however, no additional needs were identified. As such, no additional right-of-way is needed from the subject property at this time.

Turkey Creek is a 2-lane, undivided, publicly maintained, substandard, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks in the vicinity of the proposed project. There are +/- 5-foot-wide bicycle lanes (on paved shoulders) along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed. The applicant has proposed to remove internal connectivity (reference approved zoning condition 19) between the east and west portions of the project which was initially not supported by staff. Staff had noted that condition 19 appeared to contemplate modification of the wetland mitigation plan to facilitate connectivity between the two areas of the project, as shown on the latest approved PD site plan. Staff notes that the Wetland Impact Approval and Mitigation Agreement (reference Official Records Instrument No. 2022021032) and Deed of Conservation Easement (reference Official Records Instrument No. 2021455815) allow the potential modification of the easement and agreement.

Subsequent discussions came to the conclusion that the vast majority of otherwise avoidable transportation impacts created from removal of this connection will occur to State Road 60, and so the County Transportation review Section has removed consideration of this issue from its staff report findings and recommended conditions. FDOT has objected to the removal of the connection based on those impacts; however, consistent with recent procedures, FDOT has filed a separate staff report objecting, and so the County's staff report has been amended to withdraw objection with respect to this issue. As such, zoning staff will determine whether/how this objection affects the overall recommendation for the proposed change.

DESIGN EXCEPTION REQUEST – TURKEY CREEK - SUBSTANDARD ROAD

If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Turkey Creek Rd.	SR 60	Trapnell Rd.	C	C

SR 60	Dover Rd.	Turkey Creek Rd.	D	C
SR 60	Turkey Creek Rd.	CR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 30, 2025 5:30 PM
To: McNeal, Christopher
Cc: csansone@mcnealengineering.com; Lampkin, Timothy; Ratliff, James; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 24-0675 - Design Exception Review
Attachments: 24-0675 DEAd 04-07-25.pdf

Importance: High

Chris,
I have found the attached Design Exception (DE) for PD 24-0675 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0675 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response email:

cmcneal@mcnealengineering.com
csansone@mcnealengineering.com
lampkint@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received April 7, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Substandard Rd Turkey Creek Rd ☐ 4. ☒ 2. Substandard Rd Turkey Creek Rd ☐ 5. ☐ 3. ☐ 6.
***Important:** To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Energy Industrial Park
***Important:** The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	086121-0000; 086122-0000, 086128-0000; 086131-5000; 86131-7000 + ☒ Check This Box If There Are More Than Five Folio Numbers
***Important:** List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
***Important:** All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	PD
***Important:** For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	MM 24-0675
***Important:** If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
***Important:** This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

Received April 7, 2025
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ENERGY INDUSTRIAL PARK**
SW Quad Turkey Creek Rd & SR 60, Dover
Hillsborough County
Folio #86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000, 86132.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000, 86131.0000, 86133.0000, 86133.0100, 86770.0000, & 86802.0000
MM 24-0675

Attn: Mr. Michael J. Williams, PE
County Engineer/Director

MEI File # 21-061
April 5, 2025

REQUEST FOR DESIGN EXCEPTION – TURKEY CREEK ROAD

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the ENERGY INDUSTRIAL PARK (MM 24-0675). Please reference the General Site Plan, **Exhibit A**.

Introduction
The aforementioned project is bordered by SR 60 to the north, Turkey Creek Road to the east, and un-developed parcels to the west, with some residential. The surrounding land use is mostly Agricultural, with some Commercial, and Residential. Turkey Creek Road is currently a 2-lane Rural Roadway in good condition that is considered Sub-standard.

Per Hillsborough County 2022 Multimodal LOS report, Turkey Creek Road is a collector roadway. A Design Exception is requested for relief from the two-lane undivided collector roadway (C1&C2-2U) as a condition of approval for the project site; where in lieu of meeting the full (C1&C2-2U) Typical Section, alternative improvements are proposed. The County typical section for a two-lane undivided local urban collector roadway (C1&C2-2U) is provided as **Exhibit B**.

Roadway Characteristics
Right-of-Way – The existing Right-of-Way width is +/-60 feet. The (C1&C2-2U) Typical Section requires a minimum Right-of-Way width of 154 feet. An additional 25 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of-Way width would be +/-85 feet within the area to be improved.

Pavement Condition - The referenced segment of Turkey Creek Road was found to have good to fair pavement condition, without cracking or rutting that would be indicative of structural failure. It is noted that pavement conditions are not included as part of the (C1&C2-2U) typical section.

Lane Width – Turkey Creek Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10-feet in width. The proposed widening (includes an 11-foot SBRT lane a 5-foot bike lane and an 11-foot SB thru lane) within the project widening area (~235 feet, 185-foot SBRT lane

includes 50-foot approach taper + 50-foot (min) return taper) to meet intent of the (C1&C2-2U) typical section, i.e. 11 feet. The widening from the existing 10-foot lane to the proposed 11-foot lane will be provided through the 50-foot turn lane taper (L = WS = 50 feet). The return from the proposed 11-foot lane to the existing 10-foot lane will be provided in the 50 feet (min) following the turn lane across the proposed driveway's intersection.

Bicycle Lanes – There are no existing marked bicycle lanes, but there are an existing 5-foot paved shoulders on both sides of the roadway. A 5-foot SB bike lane is proposed between the SBRT lane and the SB thru lane within the project limits, as well as reconstructing the SB paved shoulder. Paved shoulders are proposed for both sides of the roadway within the widened area to resemble more closely the (C1&C2-2U) typical section.

Shoulders – There are existing 8-foot shoulders, with 5-feet of such paved in the existing rural condition; 8-foot shoulders with 5-foot of it paved are proposed within the widened area, a slight deviation from the (C1&C2-2U) typical section.

Swales – There are existing ditches and swales on both sides of Turkey Creek Road; ditches and swales are proposed in the widened area as depicted in the (C1&C2-2U) typical section.

Sidewalk – There are no sidewalks on Turkey Creek Road adjacent to the project site. A 5-foot sidewalk is proposed on the west sides of the Right-of-Way, within the widened area, as per the (C1&C2-2U) typical section.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:
A Design Exception is requested:

To provide a 5-foot sidewalk on the west side of the road only, within the widened area. Turkey Creek Road has minimal pedestrian traffic, the use of a 5-foot sidewalk on the west side of the road in this area would currently be the best option from a maintenance perspective for this un-developed area.

To use an 11-foot SBRT lane, a 5-foot SB bike lane, and an11-foot SB thru lane, while still utilizing the existing 10-foot NB thru lane, and thus avoid an unsafe jog in the roadway.

Right-of-Way is to be dedicated (25 feet) in addition to the existing Right-of-Way (60 feet) to provide a total of (85 feet) of Right-of-Way, allowing room for the addition of a SBRT lane and a bike lane on the west side of Turkey Creek Road, and restoring the remainder of the roadway section to is near original condition. The proposed Turkey Creek Road Typical Section is provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410C00000180D8F65FF8000C722C, O=McNeal Engineering Inc, C=US
Date: 2025.04.05 23:07:38-04'00'

Sincerely,

Christopher S. McNeal, PE
McNEALENGINEERING, INC.

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on 04/05/2025.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

c: Turkey Creek Preserve LLC c/o Dennis Carlton, Jr *via* email

---

Based on the information provided by the applicant, this request is:

_____ Approved

_____ Approved with Conditions

_____ Disapproved

_____
Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

Received April 7, 2025
Development Services

EXHIBIT A

GENERAL SITE PLAN

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

DEVELOPMENT STANDARDS:

1. AGRICULTURAL USES ARE THOSE OF THE AR ZONING DISTRICT.
2. COMMERCIAL USES ARE THOSE OF THE CG ZONING DISTRICT.
3. INDUSTRIAL USES ARE THOSE OF THE M ZONING DISTRICT.
4. EDUCATIONAL USES (FOR ELEMENTARY THROUGH UNIVERSITY LEVEL INSTRUCTION) INCLUDING CLASSROOMS AND LABORATORIES ARE PERMITTED IN ANY POCKET EXCEPT I AND J.
5. SECURITY/CARE TAKER HOUSING, OR LODGING ANCILLARY TO RESEARCH, ENERGY AND EDUCATION FUNCTIONS OF THE PROJECT IS ALLOWED, BUT LIMITED TO 200 UNITS.
6. DEVELOPMENT STANDARDS ARE PROVIDED IN THE ZONING CONDITIONS.
7. BUFFERING AND SCREENING INTERNAL TO THE SITE IS NOT REQUIRED.
8. RAIL YARDS TO SERVE THE USES ARE PERMITTED IN ANY POCKET EXCEPT E, I, AND J.
9. AGRICULTURAL, EDUCATIONAL, RESEARCH AND RENEWABLE ENERGY PRODUCING USES ARE PERMITTED IN ALL POCKETS EXCEPT I AND J AND BIOMASS IS PROPOSED ONLY IN H AND/OR H1. WETLAND MITIGATION, RETENTION, AND OPEN SPACE IS PERMITTED ANYWHERE ON SITE.

MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE MM (24-0675)

Generalized Uses	Acres	Maximum FAR	Applicable Pockets	% Gross	% Net	Required by Plan	Notes
Energy Uses - Renewable Alternative Engergy, Resource Recovery (Biomass), Energy Research, Agricultural uses.	1,763.50	0.50	D, F, G, H, H1 and parts of B and C	59%	76%	40% of gross min*	While not a comprehensive plan restriction, through the zoning plan, the applicant commits to place the Resource Recovery (biomass) facility only within the designated area in pocket H and H1
Energy Uses - Renewable Alternative Engergy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)	393.04	0.50	E	13%	17%		Resource Recovery Facilities (biomass) are not permitted within this area. Some or all of this area may be used for wetland mitigation areas relocated from elsewhere on site subject to review and approval by EPC.
Industrial, Research, Manufacturing, Warehousing and Distribution	642.77	0.35	Non-energy/ non-research/ non-agricultural G, H1 and portions of B and C	22%	28%	30% of net max*	The non-energy/non-research/ non-agricultural uses in A, B, C, C1, G, and H1 cannot exceed 700 acres. Additionally, the non-energy/ non-research non-agricultural uses in C, C1, G and H1 cannot exceed 53.3 acres.
Ancillary Commercial and Office	57.23	0.25	A and C1	2%	2%	10% of gross max*	
Exterior Buffers	121.50	N/A	I, J	4%	5%		
Total	**2,978.04**			**100%**			
Estimated acreage of right-of-way, wetlands, stormwater management areas and environmental protection areas dedicated to the public will not exceed	845.00		Any pocket	22%			These uses can occur in any pocket subject to permitting.
Open Space will not be less than 15% of the Gross Land Area	446.71		Any pocket, including all of I and J	15%		15%	

*- May be allocated between the property owners.

NON-ENERGY/NON-RESEARCH/NON-AGRICULTURAL USES

Uses	Area (ac)			Build Out (SF)		
	UEP (West)	TCP (East)	Total	UEP (West)	TCP (East)	Max
Industrial, Research, Manufacturing, Warehousing and Distribution	506.91	135.86	642.77	6,116,319	733,681	6,850,000
Ancillary Commercial and Office	40.23	17.00	57.23	350,000	150,000	500,000
Total	547.14	152.86	700.00	6,466,319	883,681	7,350,000
Responsible Portion of Renewable Energy Requirement				88%	12%	100%

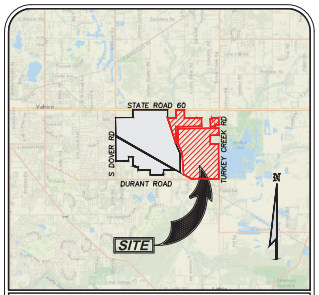
NOTE:
Once an Owner has constructed their Responsible Portion of Renewable Energy Requirement and it is ready to operate, 100% of their associated Non-Energy/Non-Research/Non-Agricultural Uses Allowed may be allowed to obtain a Certificate of Occupancy.

TCP POCKET DETAIL

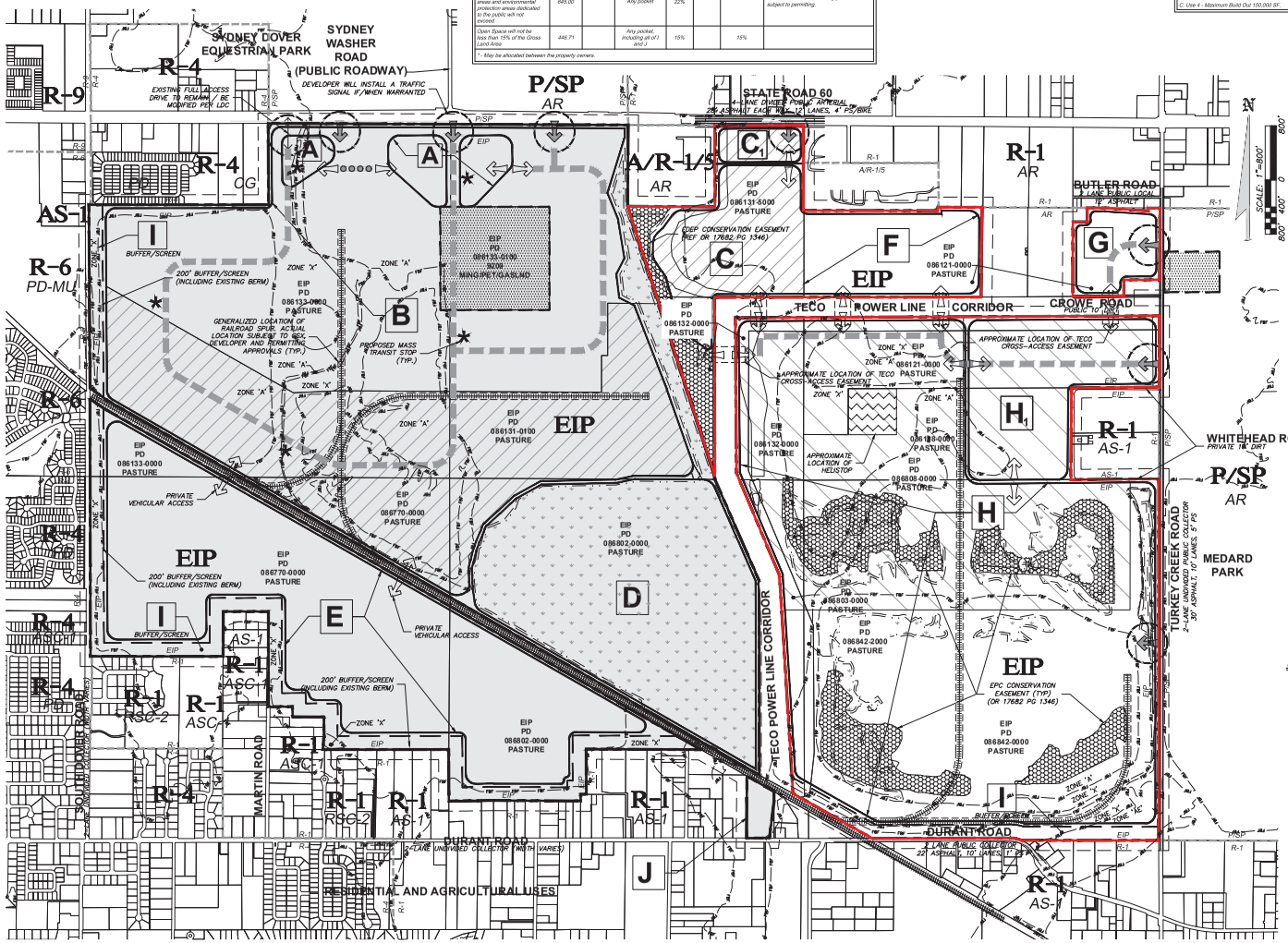
Pocket	Allowable Uses	Acres	Max FAR
C	1,3	116.86	0.35
C1	1,3,4	17.00	0.35
F	1	78.09	0.50
G	1,3	34.14	0.35
H	1	830.78	0.50
H1	1,3	119.37	0.35
I	5	25.65	N/A
Total		1,223.87	

USE KEY:
1. Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy research, Agricultural uses
2. Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)
3. Industrial, Research, Manufacturing, Warehousing and Distribution.
4. Ancillary Commercial and Office.
5. Exterior Buffers

NOTES:
A. Total Non-Energy/Non-Research/Non-Agricural Uses - Maximum Build Out 883,681 SF.
B. Use 3 - Maximum Build Out 883,681 SF.
C. Use 4 - Maximum Build Out 150,000 SF.



VICINITY MAP
SECTION: 27 TOWNSHIP: 29S RANGE: 21E



LEGEND:

- FEMA BASE FLOOD LINE
- PD 10-0692/MM 24-0675 BOUNDARY
- MM 24-0675 150' STUDY AREA
- PARCEL LINES
- FUTURE LAND USE BOUNDARIES
- POTENTIAL INTERNAL ROADWAY
- POTENTIAL RAILROAD TRACKS
- PROPOSED VEHICULAR ACCESS
- EXISTING ACCESS
- POTENTIAL CROSS ACCESS BETWEEN DEVELOPMENT POCKETS
- ACCESS THAT PERMITS TRUCK TRAFFIC
- FLEXIBLE ZONE – THIS AREA CAN BE USED FOR EITHER INDUSTRIAL/OFFICE OR AGRICULTURAL/RESEARCH/RENEWABLE ENERGY PRODUCTION/OPEN SPACE/WETLAND MITIGATION. HOWEVER, THE OVERALL AREA UTILIZED FOR INDUSTRIAL/OFFICE PARK USES (AREA A, B, AND C1) CANNOT EXCEED 700 ACRES OVERALL.
- LIMITS OF BIOMASS FACILITY
- POTENTIAL WETLANDS – MAY BE RELOCATED; SUBJECT TO MITIGATION AND PERMITTING BY EPC
- A — PROPOSED DEVELOPMENT POCKET
- EIP — COMP PLAN LABEL
- RSC-2 — ZONING LABEL
- TURKEY CREEK PRESERVE (TCP) – APPROXIMATELY 1,223.87 AC
- UNIVERSITY ENERGY PARK (UEP) – APPROXIMATELY 1,754.17 AC

PLANNING NOTES:

1. THIS PLAN MODIFICATION IS BASED UPON A REPRODUCTION OF THE APPROVED RZ10-0692 FOR IMPROVED CLARITY. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE ALL RELEVANT DETAIL CONTAINED IN THE APPROVED PLAN THAT WAS ORIGINALLY PREPARED BY GENESIS.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED.
3. THE PROJECT IS WITHIN THE EIP LAND USE CATEGORY AND THE URBAN SERVICE AREA.
4. THE SITE IS WITHIN THE SURFACE WATER PROTECTION SPECIAL DESIGNATION.
5. THERE ARE NO COMMUNITY PLANS PERTINENT TO THE SITE.
6. DEVELOPMENT STANDARDS ARE PROVIDED FOR IN THE ZONING CONDITIONS.
7. THE SIZE AND DIMENSIONS OF ALL POTENTIAL WETLAND AREAS ARE CONCEPTUAL AND SUBJECT TO BE RELOCATED BASED ON REVIEW, COMMENT AND PERMITTING BY THE EPC.
8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
9. THIS PLAN MODIFICATION IS LOCATED WITHIN A COMMUNITY PLANNING AREA.
10. SPECIAL ZONES:
    A. NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
    B. NOT LOCATED IN A POTABLE WATER BUFFER AREA.
    C. IS LOCATED IN SURFACE WATER PROTECTION.
11. EAST SR 60 IS A DESIGNATED SCENIC CORRIDOR.
12. KNOWN EASEMENTS ON REFLECTED IN PLAN VIEW.
13. PROJECT WILL BE PHASED.
14. ARCHITECTURAL STYLES ARE NOT PROPOSED.
15. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
16. ONSITE ROADWAYS MAY BE PUBLIC OR PRIVATE. IF PRIVATE, THEY MAY BE GATED AND MUST BE PRIVATELY MAINTAINED.
17. THE PARCELS SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONES 'A', 'AE' & 'X', PER THE FLOOD INSURANCE RATE MAP 120112, COMMUNITY PANEL NUMBERS 0415H & 0420H, DATED 8/28/2008.

NO. REVISION & DATE

PROJECT: **ENERGY INDUSTRIAL PARK**
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #0875, LB #6384

JOB NO.	24-0675
ACAD FILE:	24-0675 GSP
DRAWN BY:	CGM/SS/AM
CHK'D BY:	
DATE:	03.03.25
SHEET NO.	1 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

Received April 7, 2025
Development Services Department

24-0675

Received April 7, 2025
Development Services

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MCNEAL ENGINEERING, INC.
7597 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8364

JOB NO. 21-0403
ACAD FILE: GMP
DRAWN BY: GMP
CHK'D BY: KMD
DATE: 03/31/25
SHEET NO. 2 OF 4

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

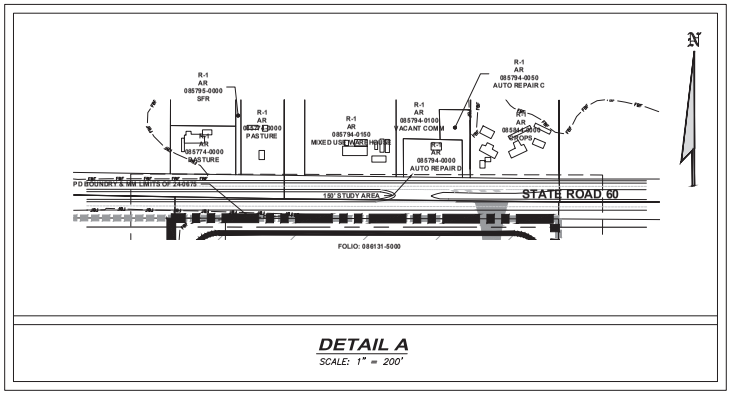
PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

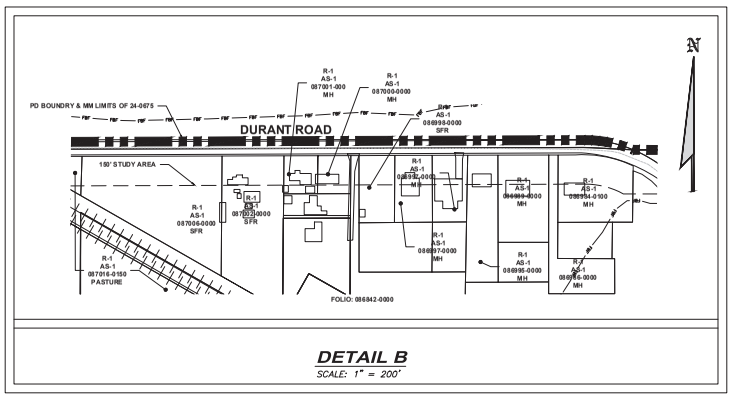
NO.	REVISION & DATE

DETAIL D
SCALE: 1" = 200'

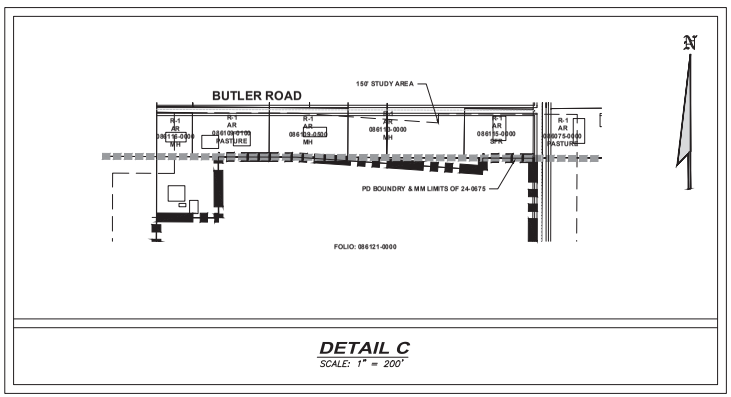
DETAIL E
SCALE: 1" = 200'



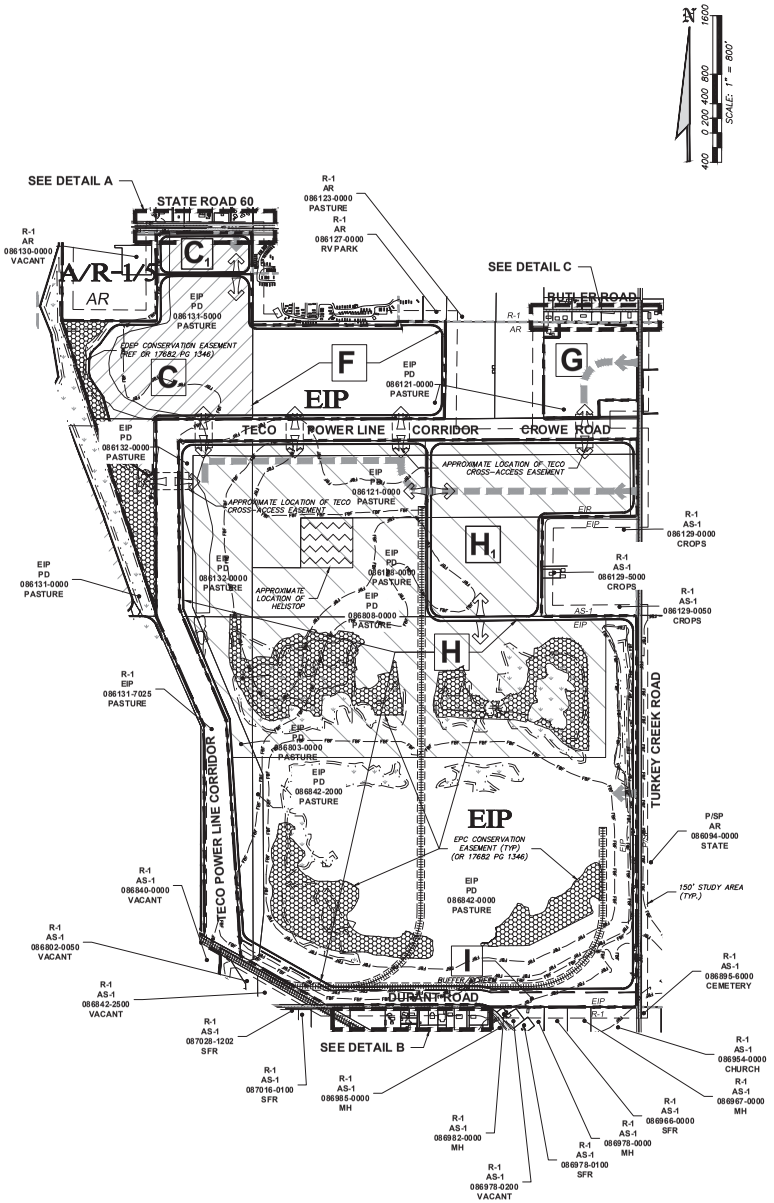
DETAIL A
SCALE: 1" = 200'



DETAIL B
SCALE: 1" = 200'



DETAIL C
SCALE: 1" = 200'



NO.	REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

JOB NO.	24-0675
ACAD FILE:	24-0675
DRAWN BY:	CB/MS/AR
CHK'D BY:	
DATE:	03/03/25
SHEET NO.	3 OF 4

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Received April 7, 2025
Development Services

24-0675

PARCEL INFORMATION:

OWNER: UNIVERSITY ENERGY PARK, LLC
ADDRESS: 2500 MAIN STREET
FORT MYERS BEACH, FL 33931

86131-0000
86133-0000
86133-0100
86770-0000
86802-0000

BK 20509 Pg 1258

EXHIBIT "A"

The following parcels of land located in Township 9 South, Range 21 East , Hillsborough County, Florida:

Section 27:

(A) The West 1/2, Less the Right-of-Way for State Road 60 along the North side of Section 27;

(B) That part of the Southwest 1/4 of the Northeast 1/4 and that part of the West 1/2 of the Southeast 1/4 lying West of a line described as:

Begin at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and run Southeasterly to the Southeast corner of said West 1/2 of the Southeast 1/4;

Section 28:

All Less the North 1/2 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company) and Less Right-of-Way for State Road 60 along the North side of Section 28, and adject to Right-of-Way for County Road (South Dover Road) along the West side of Section 28; Less this portion deeded to Hillsborough County, recorded in Deed Book 1514, Page 244, Hillsborough County,tecords.

Less and Except the Following:

A parcel of land lying in Sections 27 and 28, Township 29 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly describ as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East, 5,188.36 feet to the Point of Beginning of the herein described parcel; thence north 00° 06' 00" East 1,611.56 feet, thence South 00° 57' 57" East, 1,534.39 feet thence South 89° 58' 52" West, 1,610.28 feet; thence North 00° 02' 3" West, 1,524.82 feet to the Point of Beginning.

Section 33:

(A) The North 1/2, Less the Southeast 1/4 of the outheast 1/4 of the Northwest 1/4; and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company), and subject to right-of-way for CountyRoad (South Dover Road) along the West side of Section 33.

(B) The Northwest 1/4 of the Southwest 1/4;

(C) The East 3/8 of the Northwest 1/4 of the Soutwest 1/4;

(D) That part of the West 5/8 of the Northwest 1/ of the Southwest 1/4 described as: Begin at the Northwest corner thereof, run thence South 711 feet; thence East 357 feet; thence South 145 feet; thence East 468 feet; thence North 852 feet; thence West 825 feet to the Point of Beginning; Less that portion deeded to Hillsborough County in Deeds rcorded in Deed Book 1514, Page 241, Deed Book 1514, Page 237 and Deed Book 1514, Page 256, Hillsborough County, Florida.

BK 20509 Pg 1259

Section 34:

(A) The Northwest 1/4; Less Right-of-Way of he Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(B) The West 1/2 of the Northeast 1/14;

(C) That part of the East 1/2 of the Northwest /4 lying West of a line described as: Begin at the Northwest corner of the East 1/2 of the Northwest 1/4; run thence Southeasterly to a point 1,520 eet South of the North boundary thereof and 660 eet West of the East Boundary thereof; thence Southerly parallel to said 660 foot West of the East Boundary thereof to the South Boundary thereof.

(D) The North 1/2 of the South 1/2, Less the best 660 feet thereof; and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(E) That part of the East 440 feet of the West 886 feet of the Southeast 1/4 of the Southeast 1/4 lying South of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company); Less that part conveyed by American Cyanamid Company to Tampa Electric Company under Deed dated March 17, 1971 recorded in Official Records Book 3002, Page 190, and described as: Begin at the Southeast corner of said West 886 feet of the Southeast 1/4 of the Southeast 1/4; run South 88° 37' 21" West along the South Boundary thereof 69.25 feet; thence North 06° 24' 46" East, 620.24 feet, more or less to the East Boundary of said West 886 feet to the Southeast 1/4 of the Southeast 1/4; thence South 00° 09' 17" West along said East Boundary 614.65 feet more or less, to the Point of Beginning; and Less that part (if any) lying in the West 1791 feet of the South 1/2 of the Southeast 1/4 of Section 34, and subject to Right-of-Way for County Road (Durant Road), along the South side of Section 34;

(F) That part of the Southeast 1/4 of the Southeast 1/4 lying North of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Railroad Company); Less that part lying in the East 660 feet of the Southeast 1/4 of the Southeast 1/4;

(G) The West 961 feet of the East 3/4 of the North 1/3 of the Southeast 1/4 of the Southeast 1/4;

(H) The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, and the North 100 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4;

(I) The North 1/2 of the Southwest 1/4 of the Southwest 1/4, and the North 100 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4.

BK 20509 Pg 1261

EXHIBIT "A"

A parcel of land lying in Sections 27 and 28, Township 29 South Range 21 East, Hillsborough County, Florida.

Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North1/2 of the Northwest 1/4 of said Section 28; thence South 89° 30' 28" East 5,188.36 feet to the Point of Beginning of the herein described parcel; thence North 00° 06' 00" East 1,611.56 feet; thence South 00° 00' 00" West, 1,524.29 feet; thence South 89° 58' 52" West 1,610.78 feet; thence North 00° 02' 3" West 1,524.82 feet to the Point of Beginning.

NO.	REVISION & DATE

ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
LEGAL DESCRIPTIONS

PROJECT:

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
Ph. (813) 968-1081 FAX (813) 961-5839
CA #28975, LB #8384

JOB NO.	24-0675
ACAD FILE:	
DRAWN BY:	CGM/SS/JM
CHK'D BY:	
DATE:	03/03/25
SHEET NO.	1 OF 4

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Received April 7, 2025
Development Services

PARCEL INFORMATION:

OWNER: TURKEY CREEK PRESERVE, LLC
ADDRESS: 4143 MOORES LAKE ROAD
DOVER, FL 33527

86121-0000
86122-0000
86128-0000
86131-5000
86131-7000
86132-0000
86803-0000
86808-0000
86842-0000
86842-2000

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

OR BK 13022 PG 0154

Exhibit A
Legal Description

PARCEL "A"
The Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS the North 210.00 feet of the West 210.00 feet thereof; ALSO LESS a portion described as beginning 210.00 feet West of the Northeast corner of the said Southeast 1/4 of the Northeast 1/4 and run thence South, 45.00 feet; thence Northwesterly to the North boundary thereof at a point 478.00 feet East of the Northwest corner thereof; thence East along the said North boundary thereof to the Point of Beginning; ALSO LESS right of way for Tampa Electric Company, AND ALSO LESS the East 25.00 feet for road right of way; the same being more particularly described as follow: BEGINNING at a point marking the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence N 00°20'04" E, along the west boundary thereof, a distance of 1103.04 feet to a point distant 210.01 feet Southerly of the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along a line 210.00 feet South of and parallel with the North boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 210.00 feet; thence N 00°20'04" E, along a line 210.00 feet East of and parallel with the aforementioned West boundary of the Southeast 1/4 of the Northeast ¼ of Section 26, a distance of 210.00 feet; thence N 89°49'41" E, along the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 269.00 feet; thence S 86°05'44" E, a distance of 103.07 feet; thence NORTH a distance of 45.00 feet to a point on the aforementioned North boundary of the Southeast ¼ of the Northeast 1/4 of Section 26; thence N 89°49'41" E, along said North boundary, a distance of 178.00 feet to a point on the West, right of way line of Turkey Creek Road; thence S 00°10'26" W, along said West right of way line (25.00 feet West of and parallel with the East boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26) a distance of 1077.81 feet to a point on the North boundary of a Tampa Electric Company right of way; thence N 89°17'24" W, along said North boundary a distance of 524.53 feet; thence S 00°7'-41" W, along the Westerly boundary of the aforesaid Tampa Electric Company right of way, a distance of 240.48 feet to a point on the South boundary of the aforementioned Southeast 1/4 of the Northeast 1/4 of Section 26; thence S 89°27'09" W, along said South boundary, a distance of 767.28 feet to the Point of Beginning. Containing 34.69 acres, more or less.

AND

Special Warranty Deed -3-

OR BK 13022 PG 0155

PARCEL "B"
The South 1/2 of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

The East 1/2 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida LESS right of way for State Road No. 60.

AND

That part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida lying East of a line described as beginning at the Northwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 27 and running thence Southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 27.

All of the above being more particularly described as follows: Beginning at a point marking the Southeast corner of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°40'20" W, along the south boundary thereof a distance of 2637.51 feet to a point marking the Southwest corner of the said Northwest 1/4 of Section 26; thence N 89°59'03" W, along the South boundary of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2392.01 feet to a point on a line that begins at the Northwest corner of the Southwest 1/4 of the said Northeast 1/4 of Section 27, and runs southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of the said Section 27; thence N 18°00'31" W, along the last mentioned line a distance of 1495.04 feet to a point marking the aforementioned Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 89°44'45" E, along the North boundary of the said Southwest 1/4 of the Northeast 1/4 of Section 27, a distance of 1304.83 feet to a point marking the Northeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 00°04'43" E, along the West boundary of the East 1/2 of the said Northeast 1/4 of Section 27, a distance of 1206.04 feet, to a point on the South right of way line of State Road No. 60; thence S 89°30'24" E, along said right of way line a distance of 1367.19 feet to a point on the East boundary of the said Northeast 1/4 of Section 27; thence S00°04'43" W, along said East boundary a distance of 1198.60 feet to a point marking the Northwest corner of the South 1/2 of the Northeast 1/4 of the aforementioned Section 26; thence S 89°56'16" E, along the North boundary of the South 1/1 of the Northwest 1/4 thereof a distance

Special Warranty Deed -4-

OR BK 13022 PG 0156

of 2650.32 feet to a point marking the Northeast corner of th said South 1/2 of the Northwest 1/4 of Section 26; thence S 00°33'11" W, along the East boundary of the said South 1/2 of the Northwest 1/4 of Section 26, a distance of 1316.84 feet to the Point of Beginning. Containing 189.85 acres, more or less.

AND

PARCEL "C"
The North 1/2 of the Southeast 1/4; LESS right of way for Tampa Electric Company; ALSO LESS the East 25.00 feet for road right of way;

AND

The Southwest 1/4 of the Southeast ¼;

AND

The Southwest 1/4; LESS right of way for Tampa Electric Company. All lying and being in Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

All of Section 35, Township 29 South, Range 21 East, Hillsborough County, Florida LESS Seaboard Coast Line Railroad right of way; ALSO LESS right of way for Tampa Electric Company; ALSO LESS right of way for Durant Road: AND ALSO LESS the East 25.00 feet for road right of way.

AND

That part of the East 1/2 of the Northeast 1/4 of Section 34, Township 29 South, Range 21 East, Hillsborough County, Florida lying Easterly of the Easterly boundary of a Tampa Electric Company right of way,

AND

The East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida. LESS right of way for Tampa Electric Company.

All of the said Parcel "C" being more particularly descripd as follows: For a point of reference commence at a point marking the Southeast corner of Sect.on 35, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°59'55" W, along

Special Warranty Deed -5-

OR BK 13022 PG 0157

the South boundary thereof, a distance of 25.00 feet to a point on the West right of way line of Turkey Creek Road for the Point of Beginning of the tract herein described; thence continuing S 89°59'55" W, along the said South boundary of Section 35, a distance of 2011.80 feet to a point on the Northerly right of way line of Durant Road, as found in occupation; thence along said right of way line, 148.42 feet along the arc of a curve, deflecting to the left, having a radius of 362.00 feet and a chord bearing and distance of N 78°15'22" W, 147.38 feet; thence continuing along the Northerly right of way line of Durant Road (30.00 feet North and parallel with the aforementioned South boundary of Section 35) S 89°59'55" W, a distance of 443.04 feet; thence continuing along the said Northerly right of way line, N 89°57'50" W, a distance of 1060.80 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence along said Northeasterly boundary the three (3) following courses and distances, N 61°31'10" W, a distance of 1062.58 feet; thence N 00°04'12" W, a distance of 173.82 feet; thence N 71°55'32" W, a distance of 21.09 feet to a point on the Easterly boundary of a Tampa Electric Company right of way; thence along said Easterly boundary the four, (4) following courses and distances: N 06°24'46" E, a distance of 620.49 feet; thence N 89°04'13" W, along a line 150.00 feet East of and parallel with the West boundary of the aforementioned Section 3, a distance of 1883.04 feet; thence N 23°25'21" W, a distance of 2632.19 feet; thence N 00°04'46" E, along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2065.43 feet; thence along the South boundary of the Tampa Electric Company right of way the four (4) following courses and distances; S 89°59'03 E, along a line 500.00 feet South of and parallel with the North boundary of the aforementioned East 1/2 of the Southeast 1/2 of Section 27, a distance of 811.33 feet to a point on the East boundary of the said Southeast 1/4 of Section 27; thence N 89°40'20" E, along a line 500.00 feet South of and parallel with the North boundary of the Southwest 1/4 of Section 26, Township 29 South, Range 21 East, a distance of 2636.00 feet to a point on the East boundary of the said Southwest 1/4 of Section 26; thence N 89°36'59" E, along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of the said Section 26, a distance of 1318.00 feet to a point on the East boundary of the said Northwest 1/4 of the Southeast 1/4 of Section 26; thence N 89°37'09" E along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast ¼ of the aforementioned Section 26, a distance of 1291.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along said West right of way line, 65.00 feet West of and parallel with the East boundary of the said

Special Warranty Deed -6-

OR BK 13022 PG 0158

Northeast 1/4 of the Southeast 1/4 of Section 26) a distance of 851.02 feet to a point on the South boundary of the said Northeast 1/4 of the Southeast 1/4 of Section 26; thence N 89°37'09" E, along the said South boundary of the Northeast 1/4 of the Southeast ¼ of Section 26, a distance of 1291.09 feet to a point marking the Southwest corner thereof; thence S 00°16'40" W, along the East boundary of the said Southeast 1/4 of Section 26, a distance of 1345.32 feet to a point marking the Southeast corner thereof; thence S 89°37'09" E, along the North boundary of the aforementioned Section 31, a distance of 1289.88 feet to a point on the aforementioned West right of way line of Turkey Creek Road; thence S 00°04'15" W, along the said right of way line a distance of 2694.96 feet; thence continuing along the said West right of way line of Turkey Creek Road; thence S 00°33'-06" E, a distance of 2637.04 feet to the Point of Beginning. Containing 901.45 acres, more or less.

AND

TAMPA ELECTRIC COMPANY RIGHT OF WAY PARCEL

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of said Section 26 and run thence N 89°40'20" E, 2637.51 feet along the North boundary of the southwest 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°59'03" E, 1318.70 feet along the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°37'09" E, 767.28 feet along the North boundary of the Northeast ¼ of the Southeast 1/4 of said Section 26; thence N 00°17'41" E, 240.48 feet; thence S 89°17'24" E, 524.53 feet to the West right of way line of Turkey Creek Road: thence S 00°10'26" W, 230.48 feet along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast 1/4 of said Section 26; thence S 00°17'41" W, 500.03 feet along said West right of way line (25.00 feet West of and parallel. with the East boundary of the Southeast 1/4 of said Section 26; thence S 89°37'09" W, 1291.88 feet along a line 500.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26: thence S 89°36'59" W, 1318.00 feet along a line 500.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence S 89°59'03" W, 811.33 feet along a line 500.00 feet South of and

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parallel with the North boundary of the Southeast 1/4 of the aforesaid Section 27; thence S 00°04'43" W, 2065.43 feet along a line 500.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of said Section 27; thence S 23°25'21" E, 2632.19 feet; thence S 00°04'13" E, 1883.04 feet along a line 150.00 feet East of and parallel with the West boundary of the aforesaid Section 35; thence S 06°24'46" W, 620.49 feet; thence S 71°55'32" W, 189.21 feet; thence N 61°31'10" W, 637.53 feet; thence N 00°04'13" W, 2868.03 feet along a line 660.00 feet West of and parallel with the East boundary of the aforesaid Section 34; thence N 23°25'21" W, 1460.78 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the aforesaid Section 27; thence N 18°00'31" W, 2806.63 feet to the North boundary of the Southeast 1/4 of said Section 27; thence S 89°59'02" E, 2202.21 feet along the North boundary of the Southeast 1/4 of said Section 27 to the POINT OF BEGINNING.

LESS AND EXCEPT TAMPA ELECTRIC COMPANY RETAINED PARCEL:

That part of the Tampa Electric Company right of way located in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida; also known as right of way to be retained as illustrated in sketch and described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of said Section 26 and run thence North 89°42'31" East along the North boundary of the Southwest Quarter of said Section 26 a distance of 2637.47 feet to the northeast corner thereof; thence North 89°39'17" East along the North boundary of the Northwest Quarter of the Southeast Quarter of said Section 26 a distance of 1318.61 feet to the Northeast corner thereof; thence North 89°38'19" East along the North boundary of the Northeast Quarter of said Section 26 a distance of 767.28 feet; thence North 06°24'46" East a distance of 240.48 feet; thence South 89°8'.14" East a distance of 524.53 feet to the West right of way line of Turkey Creek Road: thence South 00°12'35" West along said West right of way line (25.00 feet West of and parallel with the East boundary of the Northeast Quarter of said Section 26) a distance of 230.48 feet; thence continue along said west right of way line (25.00 feet West of and parallel with East boundary of the Northeast Quarter of the Southeast Quarter) South 00°21'24" West a distance of 300.03 feet; thence South 89°39'19" West along a line 300.00 feet South of and parallel with the North boundary of the Northeast Quarter of the Southeast Quarter of said Section 26 a distance of 1291.74 feet; thence South 89°39'17" West along a line 300.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast Quarter of said Section 26 a distance of 1318.04 feet, thence South 89°42'31" West along a line

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OR BK 13022 PG 0160

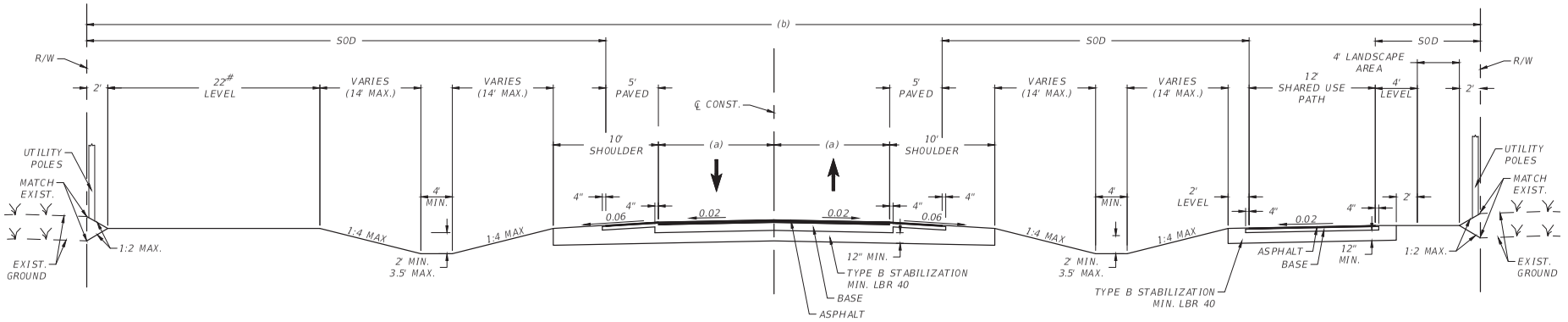
300.00 feet South of and parallel with the North boundary of the Southwest Quarter of said Section 26 a distance of 2636.64 feet; thence North 89°56'54" West along a line 300.00 feet South of and parallel with the North boundary of the East Half of the Southeast Quarter of said Section 27 a distance of 1010.46 feet; thence South 00°22'50" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 2287.86 feet; thence South 22°43'51" East along a line 250 feet East of and parallel with said centerline a distance of 1648.36 feet; hence South 03°16'35" East along a line 250 feet East of and parallel with the centerline of a existing powerline a distance of 5.23 feet; thence South 03°40'43" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 1916.76 feet; thence South 09°32'14" East along a line 250 feet East of and parallel with the centerline of an existing powerline a distance of 490.05 feet to a point on the Northeasterly boundary of the Seaboard Coast Line Railroad right of way; thence North 61°28'42" West along said Northeasterly boundary a distance of 566.80 feet to the southeast corner of the Tampa Electric Company right of way; thence northwesterly along the west boundary of said the Tampa Electric Company right of way the following two (2) courses; (1) thence North 00°02'35" West a distance of 2867.9- feet (previously referred to as N 00°04'13" W 2868.03 feet); (2) thence North 23°23'23" West a distance of 1651.15 feet (previously referred to as N 23°25'2" W 1650.78 feet) to southeast corner of East Half of Southeast narter of said Section 27; thence North 00°06'48" East along the West boundary of said East half of Southeast Quarter a distance of 2668.86 feet to the northwest corner of said East Hal of the Southeast Quarter; thence South 89°56'54" East along th north boundary of said East Half of Southeast Quarter a distance of 1310.76 feet to the POINT OF BEGINNING

Special Warranty Deed -9-

Received April 7, 2025
Development Services

EXHIBIT B

TYPICAL SECTION
C1&C2-2U



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

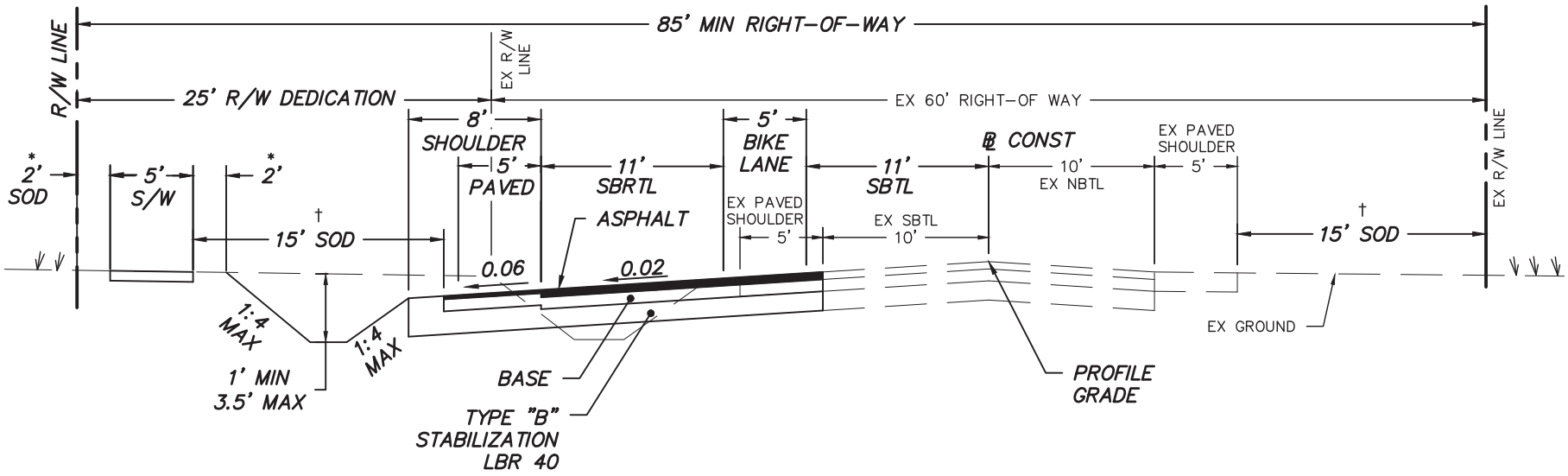
REVISION DATE					
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. C1&C2-2U	SHEET NO. 1 OF 15

Received April 7, 2025
Development Services

Received April 7, 2025
Development Services

EXHIBIT C

PROPOSED TYPICAL SECTION
TURKEY CREEK ROADWAY



TYPICAL SECTION

SBRTL ON TURKEY CREEK ROAD AT DRIVEWAY B

NTS

4,783 AADT

DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
† 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	21-061
ACAD FILE:	RD-SEC
DRAWN BY:	JST
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.09.25
SHEET NO.	1 OF 1

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT: ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: TURKEY CREEK ROAD TYPICAL SECTION

NO.	REVISION & DATE

24-0675

Received April 7, 2025
Development Services

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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	**(+) 10,445**	**(+) 70**	**(+) 574**

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	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**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	

Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 16, 2025

TO: Timothy Lampkin, Case Planner, Hillsborough County
CC: James Ratliff, Principal Planner, Hillsborough County

FROM: Donald Marco, Access Management Engineer District 7 FDOT

SUBJECT: MM 24-0675, 5649 Crescent Beach Loop, Dover

____ This agency has no comments.

____ This agency has no objection.

__X__ This agency has no objection, subject to the listed or attached conditions.

____ This agency objects for the reasons set forth below.

This project is on a state road, SR 60. The highway is on the State's Strategic Intermodal System.

As a follow-up to the memorandum sent June 5th regarding this proposal, the Department has received a copy of a traffic study for the subject development, dated August 2024. The access configuration therein appears to match the access configuration proposed by this resolution. Upon an initial review of this study, the Department withdraws its previously expressed objection and submits the following conditions:

- Regarding the primary access connection between the area marked C-1 and State Road 60 and the recommendation within the study for signalization of said connection: Information or language included in the Traffic Analysis alone is not sufficient to justify a traffic signal. A Signal Warrant Analysis and an Intersection Control Evaluation, both satisfactory to FDOT standards and approved by appropriate District staff, will be required as part of Applicant's submittal package to the Department. Absent the approval of these items, the Department would not allow the connection to be signalized and may require alternate improvements to preserve the safety and operations of State Road 60.

- Regarding the intersection of Turkey Creek Road and State Road 60: The Project-plus-Background analysis shows the volume-to-capacity ratio to be above 0.90 on for the following movements: eastbound left (both peaks), southbound thru-and-right (both peaks), and westbound thru (AM Peak only). The Department notes that a v/c analysis of the background condition without project traffic was not included in this August 2024 Study and recommends that the study be revised to include same. Without this information, the project's role in the degradation of the existing condition cannot be ascertained. Be advised that the Department is primarily concerned with the safety and operations of its highways and has no obligation to adopt signal timing adjustment recommendations that would degrade said safety and/or operations.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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Harry Cohen VICE-CHAIR
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Ken Hagan
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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 22, 2024	**COMMENT DATE:** May 9, 2024
PETITION NO.: 24-0675	**PROPERTY ADDRESS:** 5649 Crescent Beach Loop, Et al., Dover
EPC REVIEWER: Abbie Weeks	**FOLIO #:** 0861210000, 0861220000, 0861280000, 0861315000, 0861317000
CONTACT INFORMATION: (813) 627-2600 X 1101	**STR:** 26/27-29S-21E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Major Modification to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	n/a
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland areas are generally located as depicted on the site plan. A wetland delineation is needed to determine the actual extent of wetlands onsite.

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:

- 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.

- 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.

- 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).

- 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.

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for the proposed railroad spur and TECO cross-access easements. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.

- 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.

- Although no EPC Waste Division comments appear needed which are specific to the proposal(s), it may be worth mentioning (or at least providing a reminder) that the overall Plan Amendment Area, identified on the included Figure 2, includes the Sydney Mine Sludge Ponds Superfund Site https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0400471

- Any proposed use or alterations within and perhaps adjacent to the Sydney Mine Sludge Ponds Superfund Site must be approved through initial contact with appropriate personnel with the

Florida Department of Environmental Protection.

- The following comments are provided to address any issues regarding noise, dust, and asbestos from future development projects. The Environmental Protection Commission (EPC) of Hillsborough County responds to noise, dust, and asbestos complaints.

- Regarding construction noise, the EPC' s Chapter 1-10 Noise Rule "Exemptions" section exempts construction activities occurring between the hours of 6:00 a.m. and 8:30 p.m., if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise sources, use of acoustical blankets, and change in work practice. Construction occurring at all other times shall be subject to this rule.

- Regarding dust, it is recommended that best management practices be used to control dust that is generated by construction activities. These practices include but are not limited to the use of water trucks, vegetative covering and mulching, and chemical suppressants. It is recommended that all precautions be taken to minimize and mitigate the impact on nearby residents.

- Any renovation or demolition activities of a building, or structure, are subject to the asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for notification (40 CFR 61, Subpart M). Written notification must be submitted to EPC within ten working days prior to commencement of such activities.

aow /

ec: dcarltonsr@icloud.com
permitting@mcnealengineering.com

From:	Marco, Donald
To:	Lampkin, Timothy
Cc:	Santos, Daniel; Ratliff, James; Mineer, Lindsey
Subject:	RE: MM 24-0675
Date:	Monday, June 16, 2025 10:18:30 AM
Attachments:	image001.png 24-0675 FDOT 6-16-25.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Mr. Lampkin,

Please find attached a revised memorandum from the Department regarding the above-mentioned case for today's Zoning Master Hearing. The Memorandum withdraws the Objection submitted on June 5th but submits conditions regarding this development which the Department believes the County should consider and apply. I intend on attending today's Hearing at 6 PM through my web browser.

Thank you,

Donald Marco, P.E.
Access Management Engineer, District 7
(813) 975-6054
Donald.Marco@dot.state.fl.us
Mon-Fri 8A-5P

From: Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>
Sent: Monday, June 16, 2025 10:04 AM
To: Ratliff, James <RatliffJa@hcfl.gov>
Cc: Santos, Daniel <Daniel.Santos@dot.state.fl.us>; Marco, Donald <Donald.Marco@dot.state.fl.us>
Subject: RE: Monday Night's Hearing (and ZHM Testimony Procedures Generally)

James,

Did the comments dated June 5, 2025 for MM 24-0675 that I submitted to you and uploaded to Optix get included in the materials for the Zoning Hearing Master? If not I will submit them to the case planner.

We have additional comments that follow up on those June 5th comments that address the traffic study and the recommendation for signalization of the primary access connection. I will send those to Tim Lampkin.

Lindsey Mineer
Community Planning Coordinator
FDOT District 7
11201 N. McKinley Drive
Tampa, FL 33612-6456
(813) 975-6922
Lindsey.Mineer@dot.state.fl.us

www.fdot.gov

From: Ratliff, James <RatliffJa@hcfl.gov>
Sent: Friday, June 13, 2025 7:36 PM
To: Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>
Cc: Marco, Donald <Donald.Marco@dot.state.fl.us>; Guthrie, Jo Ellyn <JoEllyn.Guthrie@dot.state.fl.us>; Chin, Ronald <Ronald.Chin@dot.state.fl.us>; Heinrich, Michelle <HeinrichM@hcfl.gov>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: Monday Night's Hearing (and ZHM Testimony Procedures Generally)

EXTERNAL SENDER: Use caution with links and attachments.

Just to write to confirm what we discussed earlier, and provide some other information that may be helpful. If FDOT wants to put something additional (e.g. a revised agency comment sheet) in the record for a case at the ZHM hearing after the staff reports have been filed, you'll need to reach out to the zoning case planner and ask that they introduce you after their presentation. You can then simply state something like "I have provided hard copies to the case planner, who will enter those into the record of my behalf" and then explain what is new or changed about the item or what additional information you are providing, and then state you are available for any questions. Please make sure to provide copies of those files as soon as possible on Monday, as the case planner will need to print 3 copies out (one for the clerk, one for the hearing master, and one for anyone who wants to see a copy at the hearing.

You also need to make sure that is emailed to the applicant's representative (contact information noted on the application forms, usually tagged with "App" in the file name and located within the "Application" folder of the case within Optix). Also make sure you're looking for one with the latest date (sometimes applicants change or add to their representatives). If there is a revised one, it should be a file labeled "Rev App". As discussed, the applicant needs to be emailed that information as soon as possible, so that they can have a chance to prepare ahead of the hearing.

I already sent you the meeting link for Monday's hearing. If you need/want to participate in the future, please let your transportation case planner know, and they can forward the Webex meeting to the appropriate FDOT staff person (whoever will be attending). Alternatively, you can testify in person. If you do, you'll need to bring 3 copies of those new/revised documents with you. You'll still advise the case planner ahead of time of the need to speak – you would just be doing so at the dais instead of online. You would then hand one copy to the clerk (who sits to the right of the dais) and one to the ZHM after making the above statement about what you're putting in the record. We can point out who is where if you end up coming in person.

As we've discussed previously, whoever option you chose, you'll need to be present or online at the beginning of the meeting to be sworn in. If you miss it for some reason, you will just need to state something similar to, "Madam Hearing Officer, James Ratliff for the record and unfortunately I was not ale to be sworn earlier." She will then swear you in and you can proceed. If you do it at the beginning easier, as it's everyone all at once and always preferrable. If swearing in or testifying online, your camera has to be turned on. If you give a PowerPoint presentation or showing photographs, a hard copy of those would need to be submitted to the clerk as well.

I think that covers everything. The above procedures would apply to testimony at a Land Use Hearing Officer (LUHO) hearing as well (although those are held at different times and during the day). Please let me know if you have any questions. For 24-0675, the case planner is Timothy Lampkin (copied).

PS – If it ever comes to pass that testimony or additional information is needed before the BOCC, please reach out to us for more information, as those procedures are different, and our/your ability to submit additional information can change depending on whether the record is still open or not. The instructions/other information would be different as well, so best to discuss ahead of time.

Thank you,

James Ratliff, AICP, PTP *(he/him/his)*
Principal Planner
Development Services Department, Transportation Review

E: RatliffJa@HCFL.gov
P: (813) 307-1924

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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Public Records law.

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	**REQUEST DATE:**	11/20/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	11/21/2024
PROPERTY OWNER:	Turkey Creek Preserve LLC c/o Dennis Carlton, Sr.	**PID:**	24-0675 CPA 23-15 CPA 24-06
APPLICANT:	Turkey Creek Preserve LLC c/o Dennis Carlton, Sr.		
LOCATION:	5649 Crescent Beach Loop Dover, FL 33527		
FOLIO NO.:	86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000		

AGENCY REVIEW COMMENTS:

The two requested additions (below) to proposed CPA 23-15 and CPA 24-06 revisions for secondary uses are related to the concurrent MM-0675 request and need to be incorporated into CPA 23-15 and CPA 24-06.

At this time, portions of the properties are located within the Hillsborough County Board of County Commissioners (HCBOCC) approved Surface Water Resource Protection Area (SWRPA), incorporated into the Hillsborough County Comprehensive Plan. CPAs indicates the applicant will have Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution facilities, which are typically associated with Prohibited and Restricted Activities within SWRPAs, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (HCLDC).

Hillsborough County Environmental Services Division (HCEVSD) has reviewed a floodplain map that is filed with CPA 23-15 application within the agency comments folder; **however, the floodplain map submitted is inconsistent with FEMAs 100-year floodplain map and HCBOCC approved SWRPA map.**

Any changes to the SWRPA map shall be consistent with FEMAs 100-year flood map. Sec. 3.05.11 of the HCLDC states the following:

"The prohibitions and restrictions set forth in Part 3.05.00 and in regulations promulgated shall apply to any sites officially designated by the Board of County Commissioners as future surface water protection areas, as revised and amended through FEMA map changes."

In 2010, the County stated that a SWRPA application was not necessary at the time and the applicant agreed to file a Letter of Map Amendment ("LOMA") or Letter of Map Revision ("LOMR") to FEMA. The County has not received a FEMA LOMA/LOMR approved updated for the properties to date. FEMAs flood map confirms that the properties floodplains were last updated in 2008. The current FEMA and SWPRA 100-year floodplain spans across a significant portion of the properties associated with the Energy Industrial/Innovation Park; however, historic aerials show that reclamation, which includes filling in the former phosphate mining pits, was conducted after filing the initial application in 2010.

The map provided is not consistent with FEMAs current 100-year flood maps (attached) and/or HCBOCC currently approved SWRPA map which is incorporated in the HC Comprehensive Plan. Hillsborough County EVSD recognizes that the FEMA maps have not been updated since 2008 and the topography of the land changed after 2010 during the reclamation process. At this time, the Code does not authorize variances of the SWRPA.

If the applicant wishes to submit a Letter of Map Amendment ("LOMA") and/or Letter of Map Revision ("LOMR") application to FEMA and submits a copy of the updated FEMA approved 100-year flood map(s) to the County, then the County will request a SWPRA map amendment to the HCBOCC. Until such time, the current HCBOCC approved SWRPAs are applicable, and the portions of the properties located within the SWRPA are subject to the Prohibitions and Restrictions of the Part 3.05.00 of the LDC.

HCEVSD requests the following conditions be included into 24-0675, CPA 23-15, CPA 24-06:

- Portions of the properties are located within the Surface Water Resource Protection Area (SWRPA) and Activities within the SWRPA are subject to the Prohibitions and Restrictions of Part 3.05.00 of the Hillsborough County Land Development Code.
- The applicant may request the County to amend the SWPRA map for the properties if a Letter of Map Amendment ("LOMA") and/or Letter of Map Revision ("LOMR") application is filed with and approved by FEMA, and a copy of the updated FEMA 100-year flood map(s) of the properties are submitted to the County for approval.

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO:	Zoning Review, Development Services	**DATE:**	07/15/2024
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Turkey Creek Preserve LLC c/o Dennis Carlton Sr	**PETITION NO:**	24-0675
LOCATION:	S of SR 60 west of Turkey Creek Rd		
FOLIO NO:	multiple - see below		

Estimated Fees:

Retail - Shopping Center (Per 1,000 s.f.) Mobility: $13,562.00 Fire: $313.00	Warehouse (Per 1,000 s.f.) Mobility: $1,377.00 Fire: $34.00	Manufacturing (Per 1,000 s.f.) Mobility: $3,315.00 Fire: $57.00
Light Industrial Mobility: $4,230.00 Fire: $57.00	Utility Mobility: $10,795.00 Fire: $57.00	

Project Summary/Description:

Urban Mobility, Central Fire - various commerical and office uses, industrial, research, manufacturing, and distribution, utility uses

83121.0000
86122.0000
86128.0000
86131.5000
86131.7000

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
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Agency Review Comment Sheet

NOTE: Development plan for Unincorporated Hillsborough County CPA 23-15: Energy Industrial Park Text Amendment to Future Land Use Element (FLUE) located on approximately +/- 3,000 acres southeast of State Road 60 and Dover Rd. for a designated Energy Industrial Park (EIP). Amended changes include modifying the language to permit consideration for up to 30% of the allowable use for commercial, industrial research, and manufacturing, institutional, warehouse, and distribution uses. A Declaration of Restrictive Covenant (RC) is in place for the Sydney Mine Superfund Site located within the EIP. The location(s) of this/these properties is/are part of a historic waste oil disposal area known in the U.S. EPA records, Florida Department of Environmental Protection (FDEP Records), and Hillsborough County EPC Records as the Sydney Mine Sludge Ponds Superfund Site. Additionally, portions of the Site appear to be located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

TO:	Jonah Katz, Community and Infrastructure Planning Dept.	**REQUEST DATE:**	6/25/2024
REVIEWER:	Jeffry Greenwell/Michael Townsel/Kimberly Cruz	**REVIEW DATE:**	6/26/2024
PROPERTY OWNER:	University Energy Park, LLC	**PID:**	23-15
APPLICANT:	University Energy Park, LLC		
LOCATION:	4145 East State Road 60		
FOLIO NO.:	86131.0000, 86133.0100, 86133.0000, 86770.0000, 86802.0000		

AGENCY REVIEW COMMENTS:

Waste Cleanup Related (Superfund)

The Sydney Mine Superfund Site is located in Dover, Hillsborough County, Florida, within a 1,754-acre former phosphate mine. In the 1930s and 1950s, operators performed phosphate strip mining on site. From 1958 to 1973, workers disposed of phosphatic clay wastes and tailing sands in retention areas on the Site. In the 1970s, site operators built unlined disposal pits in the Sand Tailings unit to receive a variety of wastes. From 1973 to 1982, Hillsborough County leased the Site for permitted disposal of septic wastes, waste automobile oils, grease trap wastes, and manufacturing oils. A total of approximately 16 million gallons of liquid wastes were disposed into the three pits.

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Hillsborough County has monitored the groundwater at the Sydney Mine Superfund Site since 2004 under a 1998 U.S. EPA Record of Decision **(see attachment)** and Consent Decree (**see attachment)**. Additionally, the County entered into a Settlement Agreement with the U.S. EPA, and former primary responsible parties (PRPs) of the waste.

On March 21, 2011, a Declaration of Restrictive Covenants **(RCs - see attachment)** were set in place between FDEP and the property owner (University Energy Park, LLC) to restrict certain uses of the property. The RCs consist of conditions to reduce or eliminate the risk of exposure of the groundwater contaminants to users of the property.

The County currently conducts semi-annual groundwater sampling from thirty-two (32) monitoring wells for volatile organic constituents. Every five (5) years, the U.S. EPA conducts an in-person site walk and statistical review of the conditions of the Site. As outlined in the 2021 Five Year Review document **(see attachment)**, the current groundwater plume of the existing chemicals of concern (COCs) are stable and shrinking. In 2021, the U.S.EPA included the required groundwater monitoring of 1,4-dioxane from the existing monitoring well network. Groundwater results of 1,4-dioxane have consistently exhibited detections exceeding the State cleanup levels in approximately 90% of the monitoring wells. The detection of 1,4-dioxane shall require the County to delineate the groundwater and modify the long term care plan for additional groundwater wells at the Site and will likely expand the area of RCs. The County and U.S. EPA shall meet on July 2, 2024 to discuss an action plan.

In accordance with the current RC, construction activities shall not cause migration and destabilization of the groundwater plume. Should migration and destabilization occur, the responsible party shall be responsible for costs for additional assessment or remedial activities. County supplied water and wastewater services shall be utilized for the Site. No groundwater withdrawals from potable or irrigation wells or septic systems shall be permitted within the institutional control areas once a revision of the original RC is in place.

Once groundwater delineation is complete, due diligence and engineering controls should be considered during the design and construction of storm water structures. Direct impacts affecting groundwater flow direction or destabilization of the existing groundwater plume are strictly prohibited.

Surface Water Protection Related

According to the Hillsborough County (HC) BOCC Comprehensive Plan adopted maps, portions of the sites appear to be located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). Based on the information provided in Application 24-0675, the proposed uses are potentially Restricted and/or Prohibited Activities as defined in Sections 3.05.03 and 3.05.04 of the HC LDC.

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Additionally, the HC Comprehensive Plan Objective 1.3.12 of the One Water Chapter states that "No additional areas shall be designated with industrial land use plan categories within SWRPAs and WRPAs." A separate permit is required to establish a Prohibited and/or Restricted Activity or to operate or close an existing Prohibited and/or Restricted activity in designated SWRPAs. This review does not guarantee that the site will qualify for a SWRPA permit. Please see the attached maps to view the locations of adopted SWRPAs.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 10, 2024

Agency: Natural Resources **Petition #:** 24-0675

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**

2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 23 Apr 2024

REVIEWER: **Bernard W. Kaiser, Conservation and Environmental Lands Management**

APPLICANT: Christopher McNeal **PETITION NO:** MM 24-0675

LOCATION: Dover, FL 33527

FOLIO NO: 86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000, 86132.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000 **SEC:** 26 **TWN:** 29 **RNG:** 21

☒ 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.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM 24-0675 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 4/23/2024

FOLIO NO.: 86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☒ A 8 inch water main exists ☐ (adjacent to the site), ☒ (approximately 12,000 feet from the site) and is located west of the subject property within the south Right-of-Way of East State Road 60. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☒ A 6 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 12,000 feet from the site) and is located west of the subject property within the south Right-of-Way of East State Road 60. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Zoning Hearing Master

DATE: Monday, June 16, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:58 p.m.

LOCATION: Zoning Hearing Master
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654

MS. HEINRICH: Our first item is Item D.1, Major Mod 24-0675. The applicant is requesting a Major Modification to PD 10-0692. Tim Lampkin with Development Services will present staff findings after the applicant's presentation.

MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill Ward and Henderson. 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida.

And I here -- I am here representing the applicant, Turkey Creek Preserve, which is the owner of the eastern side of this parcel. This is the Energy Industrial Park -- I think it has a new name -- site. And it actually has two owners, University Energy Park and Turkey Creek Preserve.

University Energy Park is included in the application, because what you'll see during the presentation is that we're allocating the land uses between the two parties. And with that, I'll have Chris McNeal come up and give his presentation.

HEARING MASTER: Okay. Then, just to be clear, there's two owners of all the property total.

MS. CORBETT: Yes.

HEARING MASTER: And both owners are part of the application.

MS. CORBETT: Yes, but I am representing Turkey Creek, so --

HEARING MASTER: I understand, thank you.

MR. MCNEAL: Good evening, Madam Hearing Officer.

Chris McNeal, 15957 North Florida Avenue. McNeal Engineering on behalf of the applicant.

To continue on with Ms. Corbett's comment there regarding the two owners. As you can see here on the right side of the screen in the green, that's Turkey Creek properties. And on the left side in the blue, it's got a little tint to it from the aerial behind it, but that is the University Energy Park. It's separated by -- or bisected by the Turkey Creek itself.

The request -- well, before I get to that, this approved uses are from the original general site plan, which is the energy focus and also not energy related. There are 7.35 million square feet of nonenergy uses that are approved. And we're not asking for any additional square footage, nor are we asking for any additional uses. But there are some subtlety to put that in here. In just a second, I'll explain. But we are -- no residential use requested. This is the approved general site plan. I'll come back to that in just a second.

This is the proposed site plan. So you can see here the Turkey Creek property the red -- outlined in red, and the University Energy Park in blue. With that -- with a -- with the need for to address two different developers. The initial approval was really just for one development. And so now we're trying to split that up so that each owner can do their own thing. So to do that we allocated the entitlements for the -- not only the energy uses but also the nonenergy entitlements --

or non-renewable energy uses, as you can see there at the bottom. That's what's 12 and 88 is, if you didn't catch that.

The subtlety I mentioned about the uses, so there's no additional uses requested. But we are requesting that the Commercial and Office be allowed in Pocket C1, which you can see, this is a comparison on the left side of what is approved versus what we're proposing.

On the left side, those Pocket A are -- that are in green -- that's where the Commercial and Office are allowed now. The request includes to allow that in Pocket C1, which is east of Turkey Creek, if you can see.

And the second request is to allow the Energy Resource and Manufacturing on Pocket G and H1, which is also shown on the east side of Turkey Creek property, adjacent to Turkey Creek Road.

And with that, we're available for any questions. We also have Michael Yates here from Palm Traffic if there are any questions regarding traffic, and yeah --

HEARING MASTER: All right. Thank you.

MS. CORBETT: Kami Corbett again. Also as housekeeping, we do have a revised staff report for you that Mr. Lampkin and Mr. Ratliff will provide to you. There -- or we agree with those revised conditions and it's -- EIP now means Energy Innovation Park, so --

HEARING MASTER: Okay. Thank you.

MS. CORBETT: I'm for any questions you have.

HEARING MASTER: No. I think that's quite clear. I don't have any questions for you.

Make sure both of y'all sign in too please, Mr. McNeal. Thank you.

MR. LAMPKIN: Good evening. Tim Lampkin, Hillsborough County Development Services.

So the proposed Modification is requesting to allow blending of the Energy Uses and Industrial Uses within the PD to permit, as the applicant stated, already allowed uses to be located in their proposed sub-pockets, and to allow commercial uses in the 17-acre sub-pocket located along State Road 60.

More specifically, the applicant proposes to amend the following. Allow proposed sub-pocket H, comprising approximately 119 acres to develop with Industrial, Research, Manufacturing, Warehousing, and Distribution. To allow sub-pocket C1, which is another new pocket, to -- comprising 17 acres, to develop with Commercial and Office. And to allow Industrial, Research, Manufacturing, Warehousing, and Distribution within Pocket G.

Additionally, this -- there was a Comprehensive Plan Amendment that was initially concurrent, but then it was separated out a couple months ago to move forward. That was Comprehensive Plan Amendment 23-15. It amended the text of the Energy Innovation Park element of the Hillsborough County

Comprehensive Plan that was approved on April the 10th, 2025.

In part, the Comprehensive Plan amended -- added language regarding where there is more than one owner within the Planned Development, the land area for the Energy Uses may be allocated between the property owners under Comp Plan Policy 59.1. And that's the -- what the applicant was explaining, so they parsed it out.

The applicant is representing the whole-ality of the Energy Innovation Park. Staff will note there is, as was previously stated, there is a revised staff report that was amended. There were revised transportation conditions that were handed to the Clerk and, I believe, also handed to you by Ashley.

And I noticed -- and a couple additional amendments would be on page 10 of 31 under transportation. FDOT also provided amended comments this morning where they no longer object to the application.

The subject property is located on just under 3,000 acres. It's southwest of East State Road 60 and South Dover Road and west of Turkey Creek Drive. And the energy uses are not being proposed to change. They were initially approved per 10-0692, and they included minimal amounts of different energy types, alternate energy types, including wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.

The request basically apportions the energy use

requirements between the two property owners of the EIP, and additionally, flexibility to construct the energy uses within the overall PD. Whereas, the current PD requires a minimum of two different energy uses. The applicant also requests to allow the greater blending of the Energy Uses and Industrial Uses within the PD to permit allowed uses to be located in proposed sub-pockets.

And the proposed new locations of the existing uses would be via the creation of sub-pockets, with the exception of Pocket G. The applicant does not propose to expand the minimum square footage of any of the uses, only allows an overall expansion of the location of the uses, providing what could be a more synergistic development.

The applicant has not requested any variations from the general site development requirements found in Part 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering; 6.07.00, Fences and Walls, and will be required to comply with all of the requirements of the LDC.

The Planning Commission also found the Major Modification consistent. And based upon the above, staff finds the request approvable.

The changes -- there was an additional sheet that was passed out that had two of the changed conditions, and that was Condition 1. In Condition 1, there was, under the second paragraph, it was struck through and it was put in the fifth

paragraph. And that was determined that it was not needed because it's, basically, already required in the Land Development Code Article 10.

And then the last -- there -- the second would be the striking through Condition 19. And then there was -- in the transportation report, there's a new Condition 9 that was passed out.

And that concludes staff's presentation, unless you have any questions.

HEARING MASTER: I have no questions for you. Thank you.

MR. LAMPKIN: Thank you.

HEARING MASTER: All right. Planning Commission.

MS. MICHIE: Willow Michie, Planning Commission Staff.

The subject site is located south of State Road 60, east of Dover Road, west of Turkey Creek Road, and north of Durant Road. The site is in the Urban Service Area and is not located within the limits of the Community Plan.

The applicant is requesting a Major Modification to PD 10-0692 to allow commercial and office uses in Pocket C1, to allow industrial within Pockets G and H1, and to modify the energy use minimum area from 40 percent to 20 percent based upon two recently adopted privately initiated text amendments, HC/CPA 23-15 and HC/CPA 24-06. Both plan amendments were adopted by the Board of County Commissioners at their public hearing on

April 10th, 2025, and were subsequently sent to the Florida Department of Commerce for state review.

The proposed development of energy uses, commercial, office, agriculture, and industrial uses is compatible with the surrounding development pattern, which includes residential, agricultural, and public/institutional uses, as well as commercial lands.

The site is located within the Energy Innovation Park Future Land Use category. Future Land Use Section Policy 4.16.1 requires that a minimum of 20 percent of the gross land area within the EIP category be dedicated to alternative energy production. And industrial uses shall not exceed 30 percent of the gross land area of the EIP development. The proposal is consistent with this policy direction. This policy also emphasizes the importance of providing agricultural uses to strengthen the overall agricultural economy. Agricultural uses are allowable in Pockets D, F, G, H, H1, E, and parts of B and C, which is consistent with this policy direction.

The Hillsborough County Development Services Department has proposed a Condition of Approval that would require the applicant to provide additional screening and buffering in locations adjacent to residential uses or zoning that are adjacent to the EIP site. The EIP development would concentrate the most intensive uses in the northern area of the property, adjacent to State Road 60, while allowing energy uses

and agricultural uses in the central and southern portions of the EIP site. With the mitigative efforts, the proposed industrial uses along Turkey Creek Road will blend in better with the surrounding agricultural, rural residential, and public/quasi-public land uses, consistent with Objective 4.4 and Policy 4.4.1 related to compatibility.

Lastly, the applicant is proposing 15 percent of the site be dedicated to open space per FLU Policy 4.16.5, which requires that open space comprise no less than 15 percent of the Energy Innovation Park site.

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by the Development Services Department.

HEARING MASTER: All right. Thank you.

All right. Is there anyone here or online who was just -- I'm sorry. Just one moment.

Transportation.

MR. RATLIFF: Sorry. Thank you. For the record, James Ratliff, Transportation Development Services.

Just to kind of go into a little bit more detail. There was a change to Condition 9. The Condition had, originally, you know, had not been proposed to be edited to

remove the cross connectivity. That change was made, and the applicant wanted to introduce the concept of feasibility with respect to the interconnectivity requirement that was existing on the east side. And so we did tweak that language somewhat a little bit for that reason.

Condition 19 was struck because it was requiring that cross connectivity. That's no longer reflected on the site plan. And then we modified some of the other prior certification conditions as well.

But I did want to let you know that online there is Donald Marco with Florida Department of Transportation, who, I believe, would like to submit something additional into the record and provide some testimony tonight.

MR. MARCO: Thank you, Mr. Ratliff. I believe that is -- has the Clerk received the memorandum dated today's date that was issued from my desk?

HEARING MASTER: Okay. This is the Florida Department of Transportation?

MR. MARCO: That is correct.

HEARING MASTER: Yes, I have that. And I believe that's in the record. Also, would you please state your name and address for the record?

MR. MARCO: Yes, ma'am. I am Donald Marco. I am the District Access -- I am the Access Management Engineer for FDOT District 7. Did you -- since I am -- since I'm reporting on --

since I'm reporting with regard to the memorandum, did you want my office address or my home address, ma'am?

HEARING MASTER: Office address is fine. Thank you.

MR. MARCO: 11201 McKinley Drive, Tampa, Florida.

HEARING MASTER: All right. Thank you.

Go ahead with your testimony.

MR. MARCO: The is -- the Department had originally issued a memorandum on the 5th of June for this proposal and its -- an objection because of the unknown traffic impacts to their Mod. We have -- we -- subsequent to that date, the District Office had come into receipt of the -- of a traffic study dated of August 2, 2024, that appeared to -- the accesses therein appeared to be consistent with the proposal.

Therefore, we submitted a repair memorandum, submitted today, which modified the Department's stance to no objection, but subject to conditions. The first condition being that with regard to the breakout -- the parse -- the breakout parse, the wall area that, for which commercial uses is proposed. I believe it is marked as C1.

The traffic study request said that there would be signalization, that they would request signalization. We basically stated that a -- that the traffic study language was insufficient for department approval of signalization and sent out the requirements that -- basically, per Department standards. That is a single warn analysis and an intersection

control evaluation that would be -- which would be evaluated by Department staff. The -- basically, and also depending on those results, signalization would either be approved or disapproved by the Department per our regular processes, or other alternative measures would be discussed as part of the District's connection permit process.

The second item in the memorandum refers to the intersection of Turkey Creek Road and State Road 60. We had observed that the study had incomplete information regarding the pre-project conditions throughout the project and had near critical volume capacity ratios after the -- with project traffic. We had recommended that the insufficiency and unfinished would be resolved and also advised that the -- sorry. We have advised the Department's interest that our primary interest is the maintenance of State Road 60's traffic flow in this matter.

HEARING MASTER: All right. Thank you. So the Department of Transportation then is requesting two conditions.

Did those -- are those conditions reflected then in the staff report?

MS. HEINRICH: They are not in the staff report, because those weren't in our original conditions. However, they've been -- my understanding is they've been entered into the record.

MR. RATLIFF: That is correct. DOT has provided those

into the record here tonight. And I believe the applicant may testify to that during their rebuttal.

HEARING MASTER: Okay. All right.

So we have that testimony. We have those conditions. I have received, tonight, that memorandum from Florida Department of Transportation. Also, I have received revised Conditions Number 1 and 19. I received Development Services Transportation Review Staff Revised Agency Comment Sheet, and also the revised Development Services Staff Report. So I have those. They're in the record.

And is that all from Development Services for now?

MS. HEINRICH: I would add that I noticed as the gentleman was speaking, Condition 15 left out a sentence. This is a natural resources condition of approval.

So staff would need to add the following information to Condition 15, which is, "Every effort must be made to avoid the removal of, and design the site around, these trees. The site plan may be modified from the certified site plan to avoid tree removal."

HEARING MASTER: Okay. So that language will be added to that condition.

MS. HEINRICH: Yes, ma'am.

HEARING MASTER: All right. Thank you.

Anything else from Transportation?

MR. RATLIFF: Not unless you have any questions.

HEARING MASTER: All right. No questions for you. Thank you.

Now, we'll go to the public. Is there anyone here or online who wishes to speak in support of this application? All right. I'm not hearing anyone.

Is there anyone here or online who wishes to speak in opposition to this application?

MR. REGISTER: Madam Chair, we have five online.

HEARING MASTER: All right. Five online. Do we have two here? All right. Two here and five online, so that's seven. And we have 15 minutes. All right. That gives about two minutes a piece, a little bit over two minutes a piece.

Will that work for y'all? Can you get your comments in in two minutes a piece? All right. Thank you.

We'll start with the persons here in the room. If you'll come forward, please. And state your name and your address, and then your comments.

MS. MADDISON: Renee Maddison, 1502 Windy Gap Place, Valrico, Florida.

My comments are regarding EIP 24-0675. I urge you to strongly consider the impacts of rezoning the EIP without prior due diligence of proper testing to identify and determine the full extent of radioactive pollution and the impact to human health, current residents, as well as those who will be employed in future businesses and homes. Hit pause on the rezoning of

the EIP.

Several members of our Fix Hillsborough Coalition have experienced cancer. Their homes and small generational farms, in many cases, back up to the border of the EIP, or are a short walk up the streets to the EIP property. One member has had cancer three different times. She borders the EIP on the southwest side. Another family that backs up to the EIP off Turkey Creek in the northeast has had -- whose farm has been in the family for 65 years, five of her family members have passed from lung cancer. Another member, a small family farm, backs up to the EIP on the southern end. His mother passed of lung cancer.

Other members of our coalition have had cancer, as well as incurring very high radon readings in their homes that require radon mitigation. Dover has one of the highest incidences of cancer, according to the Hillsborough County Cancer Cluster Map.

Now, what I have right here in this box is to demonstrate to you all the radioactivity that -- from rock tailings that I have gathered from the American Cyanamid Phosphate Company land, which is the EIP and the University Energy Park. I have asked to have passed around the Nuclear Radiation Safety Guide, so that I may give you a reading on these. Radioactive rock tailings cannot be graded.

HEARING MASTER: All right.

MS. MADDISON: I will tell you; we're up to 348, which is high on this scale.

HEARING MASTER: All right. So ma'am, just to be clear, then, your concern is with -- you believe there's pollution at the site.

MS. MADDISON: Radioactive, please.

HEARING MASTER: Okay. All right. Radioactive. Okay.

MS. MADDISON: Yes. Thank you.

HEARING MASTER: Thank you. I understand. And please sign in with the Clerk.

All right. Next speaker, please.

Is there a second speaker in the room?

MR. MADDISON: Yes, it's me. Sorry.

HEARING MASTER: Okay.

MR. MADDISON: My name is Doug Maddison. I live over there at 1502 Windy Gap Place, Valrico.

My comments regarding EIP 24-0675. The 300 acres of EIP property was a former phosphate mine owned by American Cyanamid Mining. This property is riddled with discarded radioactive waste, in some instances 80 to 100 feet high, and the roads expose rock tailings. Exposed rock tailings are made up of highly unstable radioactive nuclei uranium, thorium, thallium, and radium. They're constantly emitting radioactive isotopes, which are carcinogenic and pose a significant human

health risk, (indiscernible).

The radioactive isopods have a half-life of about 1,600 years. The radium emits all three ionizing -- ion radiation alpha, beta, gamma radiation. As radium decays, it turns into radon. It's colorless, odorless, and tasteless. Radon is nefarious for accumulating in buildings and homes, causing multiple cancers, most notably for lung cancer. Additionally, in January of 2024, it was identified to cause strokes. Radon becomes polonium and the -- and lead that gets stuck in lungs. Radon is formed as uranium decays in soils and rock. Then it seeps into the buildings and homes, where it becomes a human health hazard.

When the group -- when the ground is disrupted in radioactive contamination areas such as the EIP, dust is created and radioactive isotopes attach to the dust particulates and become airborne and blown about by the wind. They travel in water, creating a state of environmental radiation pollution. Exposing to ionizing radiation emissions can damage living cells. DNA damage leads to genetic mutation that can be passed on to future generations.

HEARING MASTER: Thank you, sir. I understand. Please make sure you sign in. Thank you.

All right. Now, we'll go to those who are online.

MR. REGISTER: The first ones to sign up are George and Yvette Niemann, speaking separately.

HEARING MASTER: Okay.

Go ahead, George or Yvette.

MS. NIEMANN: Okay. Good evening, Hearing Master and attendees. Yvette Niemann from Dover, Florida.

I oppose this rezoning for a number of reasons. Any energy, commercial, and industrial uses to these additional sections of the EIP should not be allowed. The surrounding infrastructure cannot handle what has already been planned. Allowing the expansion into these added pockets will disturb this contaminated land even worse. This land should be tested for contamination and radiation before any rezoning is even considered, not after. Thank you.

HEARING MASTER: Thank you, ma'am.

George Neimann, please.

MR. NEIMANN: Good evening. George Neimann, 4711 Dover Cliff Court, Dover, Florida.

The original Energy Industrial Plan stipulated that State Road 60 would be the only access point for all uses of the EIP. That plan should never have been changed. It still shouldn't be changed. Turkey Creek Road cannot handle the intense traffic.

And by the way, they mentioned a traffic report, which is probably submitted by the applicant. But the data that the County has for the surrounding roads, such as Turkey Creek and Dover Road, are old, from 2020. So the capacities -- the high

capacity of usage is totally underestimated.

And a reasonable and safer way to approach managing this property's land use would be for the County to deny this rezoning request and not entertain any other rezoning request until the entire Energy Industrial Park has been fully tested for contaminants and radiation.

And by the way, the applicants, as well as some of the Commissioners who are pro-development, they keep talking about the sludge pond. We all know about the sludge pond, but that's only 10 percent. That's being monitored. But only 10 percent of that land has been tested. The other 90 percent has never been tested. And moving this earth in all these extra pockets is going to make it a lot worse. And I am opposing it. I urge the County to reject this rezoning. Thank you.

HEARING MASTER: Thank you, sir.

Who is the next person who has signed up to speak, please?

MR. REGISTER: Penny Martin.

HEARING MASTER: All right.

Ms. Martin. All right. Is Penny Martin online?

MR. REGISTER: Yeah, it looks like her line's muted. Hang on one second. Okay. Yeah.

MS. MARTIN: Can you hear me?

HEARING MASTER: We can hear you now.

MS. MARTIN: Penny Martin, 2030 Martin Road.

Please deny this request. I feel it is not consistent with our Comp Plan and there are health risks and concerns at stake. Our small country town cannot handle the massive traffic we have already, let alone at least 10,000 more cars that are going to be coming off of this new development. Adding even more acreage for commercial warehouses or even one energy source will be devastating to this area. We just had a sinkhole open up where the proposed entrances are.

BOCC does tell us that testing is later in the process, but how can we allow folks to prep, plan, and propose all these requests when we haven't even tested the 3,000 acres yet. What investor is going to buy or build on untested toxic land? The BOCC has heard from hundreds of residents on this serious health matter, and thousands of petitions have been turned in.

The land under review is part of this old, untested phosphate mine, 3,000 acres to be exact. It does have a toxic Superfund site on it. And the EPA does test it, and it found chemicals of concern and 1,4-Dioxane that are above limits. The land, if you weren't aware, was used for phosphate mining -- ore mining from 1930 to '58. Medard Park was part of that.

In '58 to 1982, our local businesses dumped 16 million cubic gallons of grease, automotive oil, and septic waste in those unlined sludge ponds. After years of us raising concerns about our health risks, we finally got the attention of the EPA

in 1981. They shut the operation down and tested the dumping pits. They -- what they found was alarming. The toxic site was then added to the National Priority List of 1986.

And why is this important to know? It's the health of our county and state this impacts. Our community has been concerned -- or is concerned there are no plans to test this land before any plans to build and rezone. For over 20 years, the County has repeatedly denied the building requests. Now, all of a sudden, it's getting pushed through the process like a freight train.

We don't want to be the next families of the Love Canal and Erin Brockovich town, where there are (indiscernible) neighbors who are infamously known as the Drummond case as a result of their homes being built on a former phosphate mine. All of these cases involve hidden chemicals in the ground. We cannot let this happen here. We also have high cases of deafness (indiscernible) --

HEARING MASTER: All right. Ma'am.

MS. MARTIN: -- and thyroid.

HEARING MASTER: Your time is up. But I do understand your --

MS. MARTIN: Thank you.

HEARING MASTER: -- concerns with the site. Thank you very much.

Who is the next person, please?

MR. REGISTER: I have a Brady Harris. Harris Brady?

HEARING MASTER: Okay. Is he in a red --

MR. HARRIS: 2110 Henson Road, Dover, Florida.

I have a concern also about the chemicals that I -- one thing that wasn't brought up that I think of offhand is that there is a Turkey Creek, an actual waterway, going through the middle of the property. I live adjacent to the creek, and I've had ketamine as high as 4, 500, almost 600, in my ditch that leads into the pasture directly from the EIP property.

My mother had cancer -- lung cancer. And after a year was eaten off by cancer. She also had strokes, and she had a heart attack. She lived on the property since '67.

There's a difference between Turkey Creek Road and Turkey Creek, the actual creek, and that's where we're concerned where the chemicals are flowing into the creek and that flows into the Alafia River.

And the infrastructure on Turkey Creek Road with the high school kids, it can't handle the added industrial. And I've never once heard, since the energy portion has been brought up, what energy exactly is going to be put on the properties. And that's my main concern. So thank you for listening to me. And thank you for your time.

HEARING MASTER: Yes, sir. Thank you very much. Appreciate your comments.

All right. Last speaker, I believe.

Debbie Holliday.

MS. HOLLIDAY: Hello. Can you hear me?

HEARING MASTER: Yes.

MS. HOLLIDAY: Okay. I'm Debbie Holliday. I live at 2130 Martin Road, Dover, Florida.

This property, as you have heard, is an old phosphate mine, plus a county landfill, that contains the chemical they've talked about called Dioxane. This chemical moves across and down through the soil when it is disturbed.

I noticed in the text write up for these Major Modifications that there is no mention of this land being a landfill. It just states an old phosphate mine. This land is -- also contains a Superfund site, which you have heard about. The radon gas is from the old phosphate mine.

And in a discussion with Mosaic Representative, I asked her specifically if radioactive tailings can be moved. Her answer was no, not ever. But what I'm hearing now is they plan on taking down the berms that contain these tailings. We also have concerns about sinkholes and slurry ponds on the land as well, all over the 3,000 acres.

Before any development is approved, it should be made mandatory that chemical testing needs to be done to assure the safety of not only residents, but workers on this land. The request for reduction of space and the number of energy uses should not be granted. Approval of this proves to everyone else

that you can request a change, get the land designation you want, wait for a while, and then go back and change it all later. Thank you for listening to me and -- about my concerns. Thank you so much.

HEARING MASTER: Yes, ma'am. Thank you.

All right. I believe that's all of our speakers in opposition.

So Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: Okay. All right.

Applicant, please.

MS. CORBETT: Kami Corbett, again. If we could have the presentation back up real quick. There's a lot of discussion about pollution and all of those issues. Just want to show this slide to show you the location. Actually, not (indiscernible). If you to get that up on the screen. Okay.

This is an exhibit that shows the location of the Superfund site of the known contaminated property. There was very similar testimony at the Comprehensive Plan Amendments, both ours and University Energy Park. And the Commissioners took action on that, and even put some really specific conditions in the Comprehensive Plan regarding the need for testing. That primarily applies to the University Energy Park side, where the actual confirmed, proven contamination is existing.

We don't have any evidence from -- in our property ownership that we have a contaminated site. These folks continue to say that it's contaminated, but other than their anecdotal information, we do not have any evidence that the Turkey Creek Preserve property is contaminated.

And we object to that really being entered into the record.

HEARING MASTER: Ms. Corbett, where that purple arrow is pointed, there's that dotted outline, what is that? I can't really read it from the screen, it's too small. And if you don't know, it's probably in the site plan on the record. I can blow it up and see.

MS. CORBETT: I think -- I do think that it is. I mean, the purple things are the plumes, documented plumes.

HEARING MASTER: Oh, okay. I see.

MS. CORBETT: And then the yellow is the site boundary. And then I think the dotted line is the barrier around it -- the area around it --

HEARING MASTER: Okay.

MS. CORBETT: -- that has to be protected.

HEARING MASTER: Okay. So then by that, and this is just primarily for the benefit of the public's -- there has been something, apparently, on site because we have -- this shows the plumes, and that would be in the groundwater; is that correct?

MS. CORBETT: On the University Energy Park --

HEARING MASTER: Right. On that side.

MS. CORBETT: On the Superfund side, it is noted. It's monitored by EPA.

HEARING MASTER: Okay.

MS. CORBETT: There are conditions in the Comprehensive Plan, with respect to what needs to happen for that side. There's not conditions in this particular rezoning. There is a rezoning for the University Energy Park site that is coming behind this, probably by a couple of different months, since the County may incorporate some of those conditions into that -- those conditions related to the development of that side. But again, this is already zoned.

HEARING MASTER: Yes.

MS. CORBETT: So both sides already have zoning with no condition to do anything about contamination or otherwise. So what's coming is going to improve the situation. But it wouldn't be appropriate at this stage for the Turkey Creek side to impose any kind of conditions, because there's no evidence that there's any contamination occurring on that side.

HEARING MASTER: Thank you. And one more question. So it's my understanding, if I'm following this correctly, then the entitlements that are changing are really on the other side, right? On C1, H1 and G, it looks like.

MS. CORBETT: Correct. The areas in red.

S2: Okay. And that area is not a Superfund site.

It's not part of that priority listed site. Okay.

MS. CORBETT: Yes.

HEARING MASTER: Thank you.

MS. CORBETT: And then one thing Mr. Niemann said is that State Road access -- the only access one could have in the EIP was from State Road 60. That is not the case. The access onto State Road 60 was a locational requirement that you had to be on State Road 60 to qualify for EIP. The original rezoning shows the same -- the access points onto Turkey Creek Road. So those have already been approved as well. So that's not correct.

As far as it not being consistent with the Comprehensive Plan, this implements the Comprehensive Plans that were recently approved by the Board, so they are indeed consistent with the most recent approvals.

With respect to the clarification with a natural resources condition, we appreciate that clarification because we too want to preserve the natural vegetation where we can. And so we actually like that modification.

And with respect to FDOT, his conditions are more narrative in nature than conditions. Typically, how we handle FDOT approval, particularly when we're accessing onto an FDOT road, we are fully subject to FDOT's approval and permitting for any signal that's warranted, any traffic study that they want to see as part of an access management permit. They will see the

site. They will have reviewing and approving authority. So I don't know that it's necessary to include the conditions that are on his report, because they'll get captured at the time of site development when we go into review. And you'll see in Conditions 11 and 12 of the Transportation Conditions, you can see that's contemplated, that yes, FDOT approval -- review and approval is going to be necessary to achieve the access points that are shown on the site plan.

HEARING MASTER: Okay. I understand. Thank you.

MS. CORBETT: And unless you have any other question, that concludes our presentation.

HEARING MASTER: I have no other questions for you. Thank you very much.

All right. This then will close the hearing on Major Modification 24-0675.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

P R O C E E D I N G S

HEARING MASTER: Good evening. And welcome to the May 19th, 2025, Zoning Hearing Master Meeting. I'm Pamela Jo Hatley, and I'll be serving as your zoning hearing master this evening. Before we get started, if you would please stand, if you're able, for the Pledge of Allegiance.

(Pledge of Allegiance said in unison.)

HEARING MASTER: All right. Thank you. Again, I'm Pamela Jo Hatley. I'll be serving as your zoning hearing master this evening. If you have any devices with you tonight that make noise, would you please take a moment and silence those right now? Thank you for that.

Now, I would like to introduce Michelle Heinrich of the Development Services Department. Ms. Heinrich will introduce staff members and also any changes in tonight's agenda that are not already published on the agenda.

MS. HEINRICH: Thank you. Michelle Heinrich. Development Services. Up here from the County Attorney's Office is Mary Dorman. With the Planning Commission Staff is Alexis Myers. And with Transportation Review Staff, Richard Perez (sic).

And we do have one change to announce, that was not on the published agenda, and that is agenda page 8, Item D.1., Major Mod 24-0675. Staff is requesting a continuance of this application to the June 16th, 2025 ZHM Hearing. And the

applicant is in agreement with that so that we may continue to work through issues that still have yet to be resolved.

HEARING MASTER: Okay. Thank you. So this is agenda Item D.1., on page 8, Major Modification 24-0675. Is the applicant's representative here?

MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill, Ward and Henderson here.

HEARING MASTER: All right. Just state your address on the record, please.

MS. CORBETT: 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida.

HEARING MASTER: All right. Thank you. And is the applicant in agreement with the continuance?

MS. CORBETT: We are.

HEARING MASTER: Okay. All right. Thank you. Then Major Modification 24-0675 is continued to the June 16th, 2025, zoning hearing Master hearing, that will be 6:00 pm June 20 - June 16th. All right. And proceed. Anything else that's not in --

MS. HEINRICH: No.

HEARING MASTER: That's all. Okay. All right. Thank you. Then next, I'll read in the procedures for the hearings tonight. First of all, the agenda consists of items that require a public hearing by a hearing master before going to the Board of County Commissioners for a final decision. I will

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

P R O C E E D I N G S

HEARING MASTER FINCH: Good evening, everyone. If you could please stand for the Pledge of Allegiance.

(Pledge of Allegiance said in unison.)

HEARING MASTER FINCH: Thank you so much. Please sit down.

Good evening again. I'm going to welcome you to the March 24, 2025 Zoning Hearing Master Hearing. My name is Susan Finch and I'll be presiding over the majority of the cases this evening. The first two cases are remand cases and will be heard by Hearing Master Hatley who is to my right.

Let me start by introducing Ms. Michelle Heinrich who will -- she's with the Development Services Department. And she will introduce other staff members, as well as go over any changes we have to tonight's agenda.

Ms. Heinrich.

MS. HEINRICH: Good evening. Michelle Heinrich, Development Services.

Also, we have now is with the County Attorney's Office, Mary Dorman. And with the Planning Commission, we have Willow Michie.

And I do not have any unpublished withdrawals and continuances. So I'll just go through the published ones, which begins with Item A.1, Major Mod 24-0675. This application is out of order to be heard and is being continued to the

April 15, 2025 ZHM Hearing.

Item A.2, PD 24-0921. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.3, PD 24-0924. This application is being continued by the applicant to the April 15, 2025 ZHM hearing.

Item A.4, PD 24-1013. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.5, PD 24-1116. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM Hearing.

Item A.6, Major Mod 24-1141. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.7, Major Mod 24-1152. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.8, PD 24-1155. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.9, PD 24-1202. This application is being continued by the applicant to the May 19, 2025 ZHM Hearing.

Item A.10, PD 24-1240. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

withdrawals and continuance from the agenda.

HEARING MASTER: Okay.

MS. HEINRICH: The first one is Item A.1, PD 24-0591. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM hearing.

Item A.2, Major Mod 24-0675. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.3, PD 24-1013. This application is being continued by the applicant to the March 24, 2025 ZHM hearing.

Item A.4, PD 24-1075. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM hearing.

Item A.5, PD 24-1116. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.6, PD 24-1139. This application is being continued by the applicant to the March 24, 2025 ZHM hearing.

Item A.7, PD 24-1147. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM hearing.

Item A.8, Major Mod 24-1152. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.9, PD 24-1169. This application is out of

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
DIGITAL REPORTER

continuances.

Item A.1 is application Rezoning 24-0591. The applicant is Allen Goins. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.2, Major Modification 24-0675. The applicant is Turkey Creeks Preserve, LLC, Dennis Carlton Senior. This application is out of order to be heard and is being continued to February 18, 2025 Zoning Hearing Master Hearing.

Item A.3, Rezoning 24-0858. The applicant is David Wright. This application has been withdrawn from the hearing process.

Item A.4, Rezoning 24-1013. The applicant is R and L Enterprises III of Tampa. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.5, Rezoning 20 -- 24-1075. The applicant is Ram A. Goel. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.6, Major Modification 24-1110. The applicant is Todd Pressman. This application is out of order to be heard and being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.7, Rezoning 24-1116. The applicant is

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Digital Reporter

differentiated with strikethrough and underline.

Agenda page 11, Item D.3, Standard Rezoning 24-1231, a revised staff report has been added, which includes transportation, updating data and tables on page six through seven and adding pages 15 through 20, as well as other corrections shown as strikethrough and underline.

And I'll now go through the published withdrawals and continuances. Let's see.

Our first item is Item A.1, PD 24-0459. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.2, Major Mod 24-0468. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing.

Item A.3, PD 24-0537. This application has been withdrawn from the hearing process.

Item A.4, PD 24-0591. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.5, Major Mod 24-0675. This application is out of order to be heard and is being continued to the January 14th ZHM Hearing.

Item A.6, Major Mod 24-0788. This application has been withdrawn from the hearing process.

Item A.7, PD 24-0858. This application is out of

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Brian Grady
Development Services

DATE: Tuesday, October 15, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 6:06 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

Item A.4, Rezoning PD 24-0537. This application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing.

Item A.5, Rezoning PD 24-0591. This application is -- is out of order to be heard and is being continued to the December 16, 2024 Zoning Hearing Master Hearing.

Item A.6, Major Mod Application 24-0675. This application is being continued by the applicant to the December 16, 2024 Zoning Hearing Master Hearing.

Item A.7, Major Mod Application 24-0677. This application is being continued by staff to the November 12, 2024 Zoning Hearing Master Hearing.

Item A.8, Rezoning PD 24-0701. This application is being continued by the applicant to the November -- November 12, 2024 Zoning Hearing Master Hearing.

Item A.9, Rezoning PD 24-0707. This application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing.

Item A.10, Rezoning PD 24-0780. This application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing.

Item A.11, Major Mod Application 24-0788. This application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing.

Item A.12, Rezoning PD 24-858. This application is

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, September 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 6:52 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second Floor
Tampa, Florida 33610

Reported by:
Brittany Bridges, AAERT No. 1607
Digital Reporter

of order to be heard and is being continued to be November 12, 2024 ZHM Hearing.

Item A.7, PD 24-0537. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing.

Item A.8, Major Mod 24-0675. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing.

Item A.9, Major Mod 24-0677. This application is being continued by the applicant to the October 15, 2024 ZHM Hearing.

Item A.10, Major Mod 24-0691. This application is out of order to be heard and is being continued to the October 15, 2024 is ZHM Hearing.

Item A.11, PD 24-0701. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing.

Item A.12 PD, 24-0722. This application is being continued by staff to the October 15, 2024 ZHM Hearing.

Item A.13, Major Mod 24-0788. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing.

Item A.14, PD 24-0789. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing.

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

IN RE:

ZONE Hearing Master HEARINGS

ZONING Hearing Master HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, August 19, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department-
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

Rezoning 24-0591. The application is out of order and is continuing to October 15th, not the 16th, ZHM Hearing.

And I can go over the published continuances and withdrawals if you'd like.

HEARING MASTER: Yes, please.

MS. HEINRICH: Our first item is Item A.1, Major Mod 24-0397. This application is out of order to be heard and is being continue to the September 16, 2024 ZHM Hearing.

Item A.2, this app is PD Rezoning 24-0537. This application is out of order to be heard and it being continued to the September 16, 2024 ZHM Hearing.

Item A.3, PD Rezoning 24-0591. This application is out of order to be heard and it's being continued to the October 15, 2024 ZHM Hearing.

Item A.4, Major Mod 24-0675. This application is out order to be heard and is being continued to be September 16, 2024 ZHM Hearing.

Item A.5, Major Mod 24-0677. This application is being continued by the applicant to the September 16, 2024 ZHM Hearing.

Item A.6, PD Rezoning 24-0679. This application is out of order to be heard and is being continued to the September 16, 2024 ZHM Hearing.

Item A.7, Major Mod 24-0691. This application is out of order to be heard and is being continued to the

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

to be heard and is being continued to the August 16, 2024 ZHM Hearing.

Item A.11, Major Mod 24-0674. This application is out of order to be heard and is being continued to the August 19, 2024 ZHM Hearing.

Item A.12, Major Mod 24-0675. This application is out of order to be heard and is being continued to the August 19, 2024 ZHM Hearing.

Item A.13, Major Mod 24-0677. This application is being continued by the applicant to the August 19, 2024 ZHM Hearing.

Item A.14, PD 24-0679. This application is out of order to be heard and is being continued to the August 19, 2024 ZHM hearing.

Item A.15, PD 24-0697. This application is out of order to be heard and is being continued to the August 19, 2024 ZHM Hearing.

Item A.16, Standard Rezoning 24-0725. This application is -- this application is being continued by the applicant to the August 19, 2024 ZHM Hearing.

Item A.17, Standard Rezoning 24-0732. This application has been withdrawn by the applicant from the hearing process.

Item A.18, Standard Rezoning 24-0862. This application is out of order to be heard and is being continued

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-24-1257	NAME P. Colin Rice MAILING ADDRESS 1000 W Cass St CITY Tampa STATE FL ZIP 33609 PHONE 813-915-6371
APPLICATION #	PLEASE PRINT
MM 24-0675	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION #	PLEASE PRINT
MM 24-0675	NAME CHRIS MCNEAL MAILING ADDRESS 15957 N. FLORIDA AVE CITY LUTZ STATE FL ZIP 33549 PHONE 813-968-1081
APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME Donald Marco MAILING ADDRESS 11201 N McKinley Dr CITY Tampa STATE FL ZIP 33612 PHONE 813-975-6054
APPLICATION #	PLEASE PRINT
MM 24-0675	NAME Bryce Maddison MAILING ADDRESS 1008 Windy Gap PL CITY Valrico STATE FL ZIP 33594 PHONE 615-300-1777
APPLICATION #	PLEASE PRINT
MM 24-0675	NAME Doug Maddison MAILING ADDRESS 1502 Windy Gap Pl CITY Valrico STATE FL ZIP 33594 PHONE 615-920-6548

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME Yvette Niemann MAILING ADDRESS 4711 Dover Cliff CT CITY Dover STATE FL ZIP 33527 PHONE 813-924-2309
APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME George Niemann MAILING ADDRESS 4711 Dover Cliff CT CITY Dover STATE FL ZIP 33527 PHONE 516-318-6331
APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME Penny Martin MAILING ADDRESS 2030 Martin RD CITY Dover STATE FL ZIP 33527 PHONE 813-376-4134
APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME Brady Harris MAILING ADDRESS 2110 Hinson RD CITY Dover STATE FL ZIP 33527 PHONE 813-447-9963
APPLICATION #	PLEASE PRINT
MM 24-0675 (VS)	NAME Debbie Holliday MAILING ADDRESS 2130 Martin RD CITY Dover STATE FL ZIP 33527 PHONE 813-848-8307
APPLICATION #	PLEASE PRINT
RZ-24-1353	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 33701 PHONE 727-804-1760

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	
RZ-24-1353	PLEASE PRINT NAME Robert C Douglas MAILING ADDRESS 19431 Edgerton Pl W CITY Land O'Lakes STATE FL ZIP 34655 PHONE 941-3200595
RZ-24-1353	PLEASE PRINT NAME DALL DOYLE MAILING ADDRESS 7004 EDENBROOK CT. CITY TAMPA STATE FL ZIP 33634 PHONE 813 283-8248
RZ-24-1353	PLEASE PRINT NAME PATRICIA JOHNSTON-LANG MAILING ADDRESS 5226 CREEKMORE COURT CITY TAMPA STATE FL ZIP 33624 PHONE 813-453-8609
RZ-24-1353	PLEASE PRINT NAME TAMMY M. TORRES MAILING ADDRESS 5614 PINE BAY DRIVE CITY TAMPA STATE FL ZIP 33625 PHONE (813) 625-5209
RZ-24-1353	PLEASE PRINT NAME MANUEL NOLAN RODRICK MAILING ADDRESS 5814 PINEY LANE DR CITY TPA STATE FL ZIP 33625 PHONE 813 363-2208
RZ-24-1353	PLEASE PRINT NAME Anthony J. Torres MAILING ADDRESS 5614 Pine Bay Drive CITY TAMPA STATE FL ZIP 33625 PHONE (813) 625-8254

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 4 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-24-1353 (VS)	NAME Kristopher Bryant MAILING ADDRESS 12507 Brucie PL CITY Tampa STATE FL ZIP 33625 PHONE 727-481-1601
APPLICATION #	PLEASE PRINT
RZ-24-1353	NAME Chris Frick MAILING ADDRESS 5423 Pine Bay Dr CITY Tampa STATE FL ZIP 33625 PHONE 703-216-1279
APPLICATION #	PLEASE PRINT
RZ-24-1353	NAME Francine Sinclair MAILING ADDRESS 5602 Pine Bay Dr. CITY Tampa STATE FL ZIP 33625 PHONE 770 335 9223
APPLICATION #	PLEASE PRINT
RZ-24-1353	NAME Rene' Renton MAILING ADDRESS 13542 Bellingham Dr. CITY Tampa STATE FL ZIP 33625 PHONE 813-340-4623
APPLICATION #	PLEASE PRINT
RZ-24-1353 (VS)	NAME Linda Cooper MAILING ADDRESS 5603 Pine Bay DR CITY Tampa STATE FL ZIP 33625 PHONE 813-541-5929
APPLICATION #	PLEASE PRINT
RZ-24-1353 (VS)	NAME Kimberly Jones MAILING ADDRESS 5620 Pine Bay DR CITY Tampa STATE FL ZIP 33625 PHONE 813-404-2399

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 5 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-24-1353 (VS)	NAME Russell Horton MAILING ADDRESS 5617 Pine Bay Drive CITY Tampa STATE FL ZIP 33625 PHONE 863-381-5256
RZ-25-0270	NAME CHRIS MCNEAL MAILING ADDRESS 17351 N FLORIDA AVE CITY LUTZ STATE FL ZIP 33549 PHONE 8139881001
RZ-25-0270	NAME Edward Cosgrove MAILING ADDRESS 14402 N US Hwy 301 CITY Thonotosassa STATE FL ZIP 33592 PHONE 813 986 9700
RZ-25-0270	NAME JAMES HOPTN JR MAILING ADDRESS 14402 N US 301 CITY THNO STATE FL ZIP PHONE 7274109700
RZ 25-0274	NAME CLAYTON RICKENMEYER MAILING ADDRESS 101 E. Kennedy Blvd, Suite 3700 CITY TAMPA STATE FL ZIP 33602 PHONE (813) 957-7287
RZ 25-0274	NAME Kevin Cash MAILING ADDRESS 903 Gambit Place CITY Seffner STATE FL ZIP 33584 PHONE 813-294-4146

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 6 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-25-0274	NAME Elizabeth Baldwin MAILING ADDRESS 617 Penn National CITY Seffner STATE FL ZIP 33584 PHONE 352-556-3607
RZ-25-0274	NAME HERBERT L. BELCHER MAILING ADDRESS 617 PENN NATIONAL FCQ CITY SEFFNER STATE FL ZIP 33584 PHONE 813 928 9767
RZ-25-0274	NAME William Kruppa MAILING ADDRESS 530 Sportsman Park Drive CITY Seffner STATE FL ZIP 33584 PHONE 443-521-2762
RZ-25-0274	NAME BRAD KUHL PE MAILING ADDRESS 5907 HAMPTON OAKS PKWY CITY TAMPA STATE FL ZIP 33610 PHONE 813 253 5311
RZ-25-0447	NAME KAMLESH C DARJI MAILING ADDRESS 19532 Whispering Brook Drive CITY Tampa STATE FL ZIP 33647 PHONE 813 841 9716
RZ 25-0447	NAME Margaret Tascone MAILING ADDRESS 3810 Northdale Blvd, Suite 110 CITY Tampa STATE FL ZIP 33624 PHONE 315-491-1504

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 7 OF 7

DATE/TIME: 6/16/25 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-25-0447	NAME Khushbu Patel MAILING ADDRESS 3651 Capital Reserve Dr. CITY Plant City STATE FL ZIP 33565 PHONE 804-852-7483
APPLICATION # RZ 25-0447	NAME Nishtha Patel MAILING ADDRESS 11010 Tortola Isle way CITY TAMPA STATE FL ZIP 33647 PHONE 813-842-7433
APPLICATION # RZ 25-0447	NAME Rimgbahen Soni MAILING ADDRESS 19201 Verdant Pasture way CITY Tampa STATE FL ZIP 33647 PHONE 9175393477
APPLICATION # RZ 25-0500	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 33701 PHONE 727-804-7600
APPLICATION # RZ 25-0500	NAME Bianca Navarro MAILING ADDRESS 1877 manitoba Cct CITY Kissimmee STATE FL ZIP 34758 PHONE 407-729-7308
APPLICATION #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: **ZHM, PHM, VRH, LUHO** **DATE: June 16, 2025**

HEARING MASTER: Pamela Jo Hatley **PAGE: 1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-0675	Tim Lampkin	1. Revised Staff Report	Yes
MM 24-0675	Renee Maddison	2. Opposition Presentation Packet	No
RZ 24-1353	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1353	Chris Grandlienard	2. Revised Staff Report	Yes
RZ 24-1353	Tammy Torres	3. Opposition Presentation Packet	No
RZ 24-1353	Chris Frick	4. Opposition Presentation Packet	No
RZ 25-0270	James Hepner	1. Opposition Presentation Packet	No
RZ 25-0274	Sam Ball	1. Revised Staff Report	Yes
RZ 25-0274	Elizabeth Belcher	2. Opposition Presentation Packet	No
RZ 25-0447	Chris Grandlienard	1. Revised Staff Report	Yes
RZ 25-0447	Margaret Tassone	2. Applicant Presentation Packet	No
RZ 25-0500	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0500	Tania Chapela	2. Revised Staff Report	No

JUNE 16, 2025 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 16, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag, and introduction

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS – **None.**

C. REZONING STANDARD (RZ-STD): - **None.**

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0675

▶ Michelle Heinrich, DS, called MM 24-0675.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 24-0675.

D.2. RZ 24-1257

▶ Michelle Heinrich, DS, called RZ 24-1257.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, continued RZ 24-1257 to August 18, 2025, ZHM Hearing.

D.3. RZ 24-1353

▶ Michelle Heinrich, DS, called RZ 24-1353.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1353.

D.4. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0270.

D.5. RZ 25-0274

- Michelle Heinrich, DS, called RZ 25-0274.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0274.

D.6. RZ 25-0447

- Michelle Heinrich, DS, called RZ 25-0447.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0447.

D.7. RZ 25-0500

- Michelle Heinrich, DS, called RZ 25-0500.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0500.

E. ZHM SPECIAL USE – **None.**

ADJOURNMENT

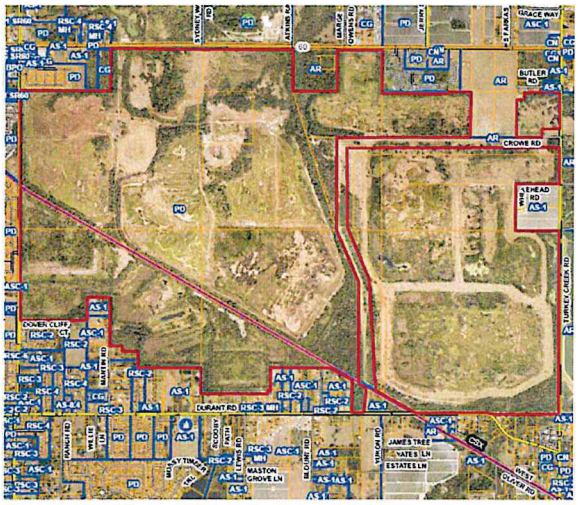
- Pamela Jo Hatley, ZHM, adjourned the meeting at 8:58 p.m.

PD Modification Application:	MM 24-0675
Zoning Hearing Master Date:	June 16, 2025
BOCC LUM Meeting Date:	August 12, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Energy Industrial Park LLC
FLU Category:	EIP
Service Area:	Urban
Site Acreage:	+/-2,978.04 acres
Community Plan Area:	None
Overlay:	None



Introduction Summary:

PD 10-0692 rezoned the +/-2,978.04-acre subject property from Agricultural Rural (AR) Agricultural, Single Family (AS-1) to Planned Development located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The Planned Development (PD) was approved for an Energy Industrial Park (EIP), now known as Energy Innovation Park, as described in the Future Land Use Element of the Hillsborough Comprehensive Plan.

The main uses of the property are for the research and generation of renewable energy in any of its forms (such as solar panel farms, aquaculture, agriculture, biomass and research facilities) as well as allowing for other renewable energy generating technologies that are still being developed; and an area not to exceed 700 acres to be used for industrial/office/commercial park.

Proposed MM 24-0675: The proposed Major Modification requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. More specifically, the applicant proposes to amend the following:

- Allow proposed sub-pocket (H_1) comprising 119.37 acres to develop with Industrial, Research, Manufacturing, Warehousing and Distribution.
- Allow proposed sub-pocket (C_1) comprising 17 acres to develop with Ancillary Commercial and Office.
- Allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses within Pocket G.
- Reduce the number of energy uses required from two uses to one energy use.
- Apportion the maximum of 7,350,000 square feet of building area between the Turkey Creek Preserve ("TCP") and University Energy Park ("UEP").

Associated **Comprehensive Plan** Amendment (HC/CPA 23-15) amended the text within the EIP element of the Hillsborough County Comprehensive Plan on April 10, 2025 BoCC hearing. In part, the CPA added language regarding when there is more than one owner within the Planned Development, the land area for the Energy Uses may be allocated between the property owners under Policy 59.1 #1 and amended Policy 59.1 #4 stipulating that when there is more than one owner within the PD zoning, the production output may be allocated between the property owners.

Application No. MM 24-0675
Name: Tim Lampkin
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 6/16/2025

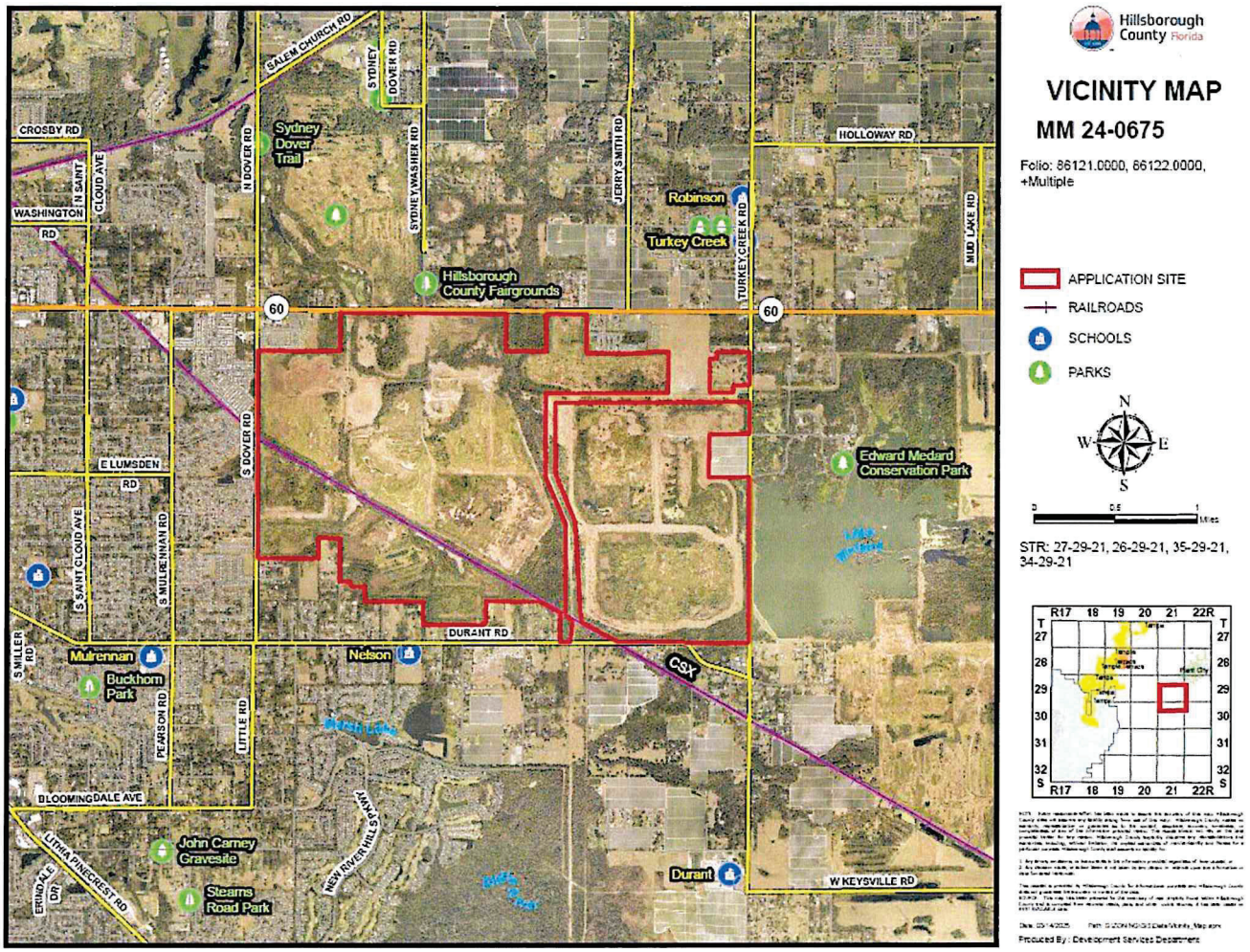
Existing Approval(s):	Proposed Modification(s):
1. Pocket C allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution are also allowed within Pocket C.	1. Amend Pocket C by creating a subarea Pocket C_1 within Pocket C continuing the allowance of the current Energy uses. In addition to current Energy uses & Industrial, Research, Manufacturing, Warehousing and Distribution; new proposed uses include Commercial & Office Uses within proposed Pocket C_1
2. Pocket H allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	2. Amend Pocket H by creating a subarea Pocket H_1 allowing current uses. In addition to current uses new proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses within proposed Pocket H_1
3. Pocket G allows Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, and Agricultural.	3. In addition to the Energy Uses, Pocket G is proposed to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.
4. Two different energy uses are required for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.	4. Reduce the number of energy uses required from two to one energy use type due to two property owners for the overall Energy Industrial Park: wind, solar, biomass gasification, aquaculture, hydroponics, and algae systems.
5. No proportionate share. Energy uses required for the entire PD.	5. Apportion proportionate share of energy uses as 12% for Turkey Creek Preserve and 88% for University Energy Park based upon the Pocket Acreages for Energy Uses.
6. Minimum Energy Uses area is 40 percent.	6. Decrease minimum Energy Uses area to 20 percent.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

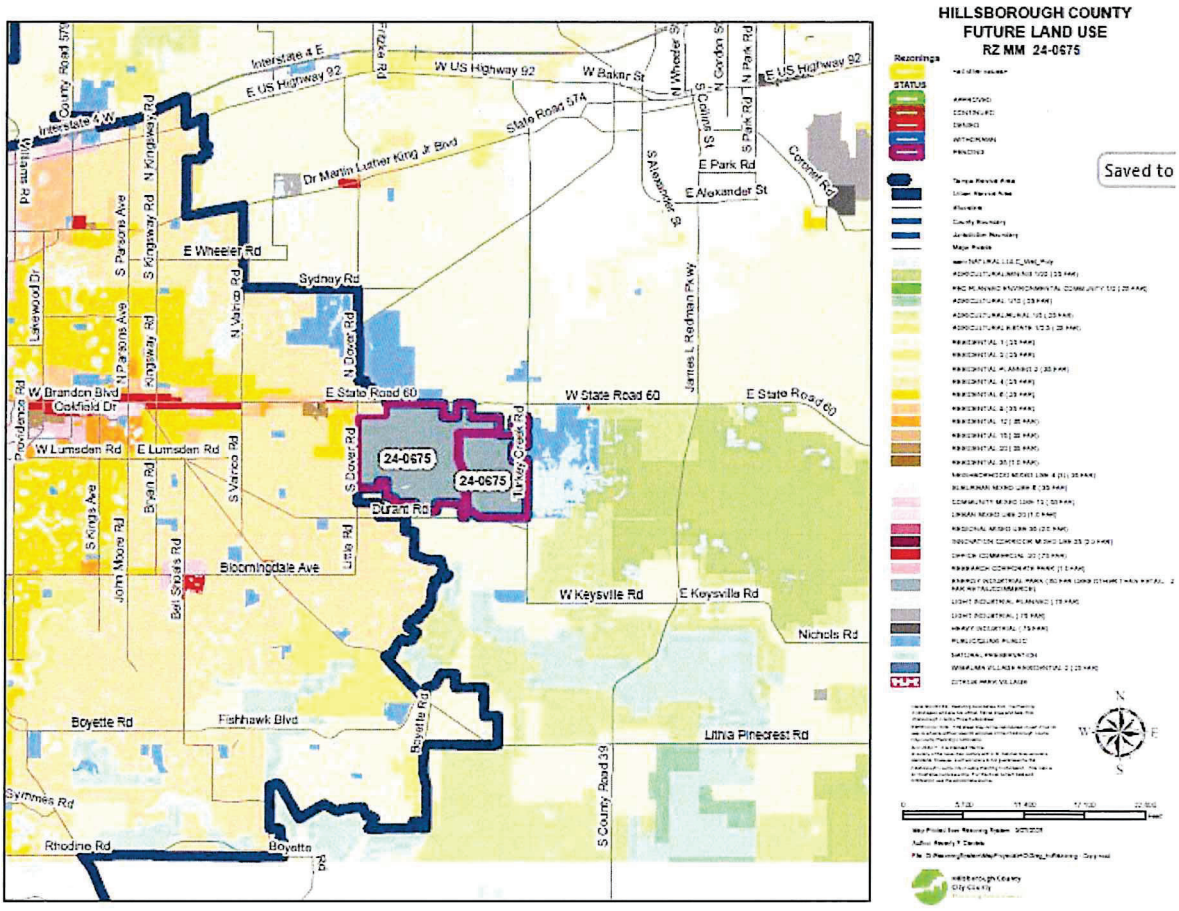


Context of Surrounding Area:

The +/-2,978.04-acre subject site is located on the south of State Road 60, east of South Dover Road, west of Turkey Creek Road and north of Durant Road. The immediate area is a mix of uses with the Hillsborough County Fairgrounds and an area designated Commercial General located to the north of State Road 60, Edward Medard Conservation Park located to the east across Turkey Creek Road, a CSX railroad right-of way bisecting and southeast of the subject site. Located to the west and south of the subject property is predominantly residential and undeveloped property.

2.0 LAND USE MAP SET AND SUMMARY DATA

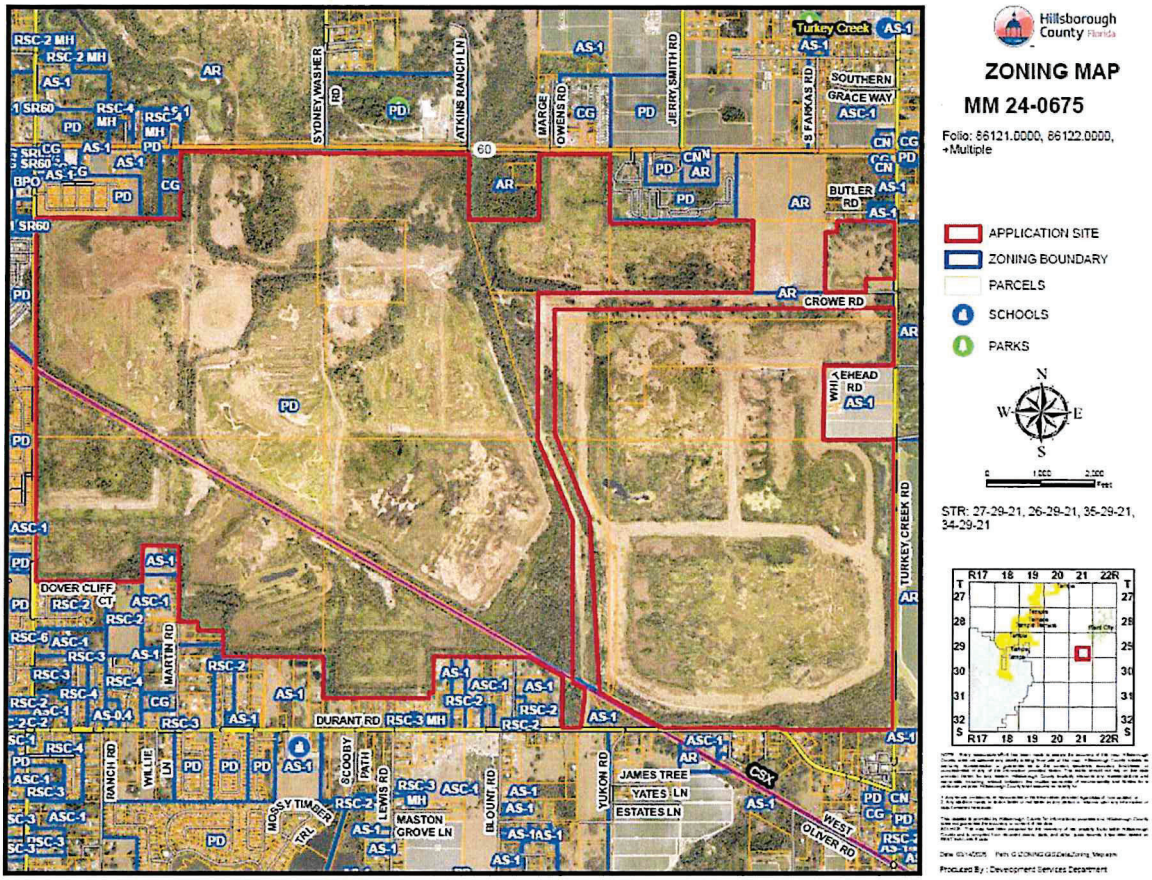
2.2 Future Land Use Map



Subject Site Future Land Use Category:	This FLU category was recently changed from Energy Industrial Park (EIP) to Energy Innovation Park (EIP) as part of text amendment HC/CPA 24-06.
Maximum Density/F.A.R.:	Energy Innovation Park 0.25 FAR – commercial/office/lodging/security housing uses. 0.50 FAR – energy uses; 0.75 FAR industrial uses.
Typical Uses:	Typical uses in the EIP category include industrial, manufacturing and processing, alternative renewable energy production, agricultural and residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



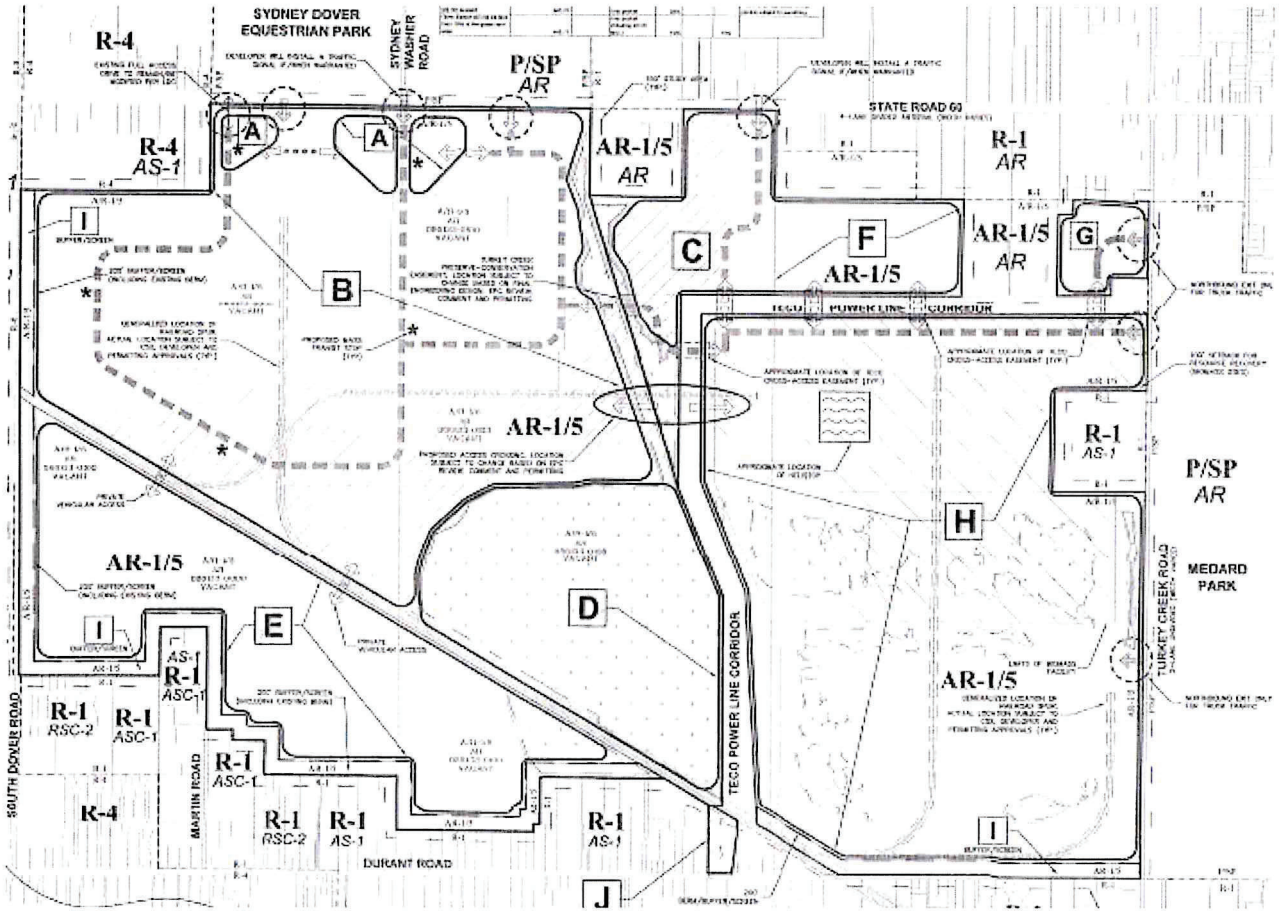
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	**PD 10-0692** Pocket C1	State Road 60	Right of Way	Road
	PD 10-0692 Pocket H1	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket G: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses. TECO Power Line Corridor / Crowe Rd.	Vacant

	PD 10-0692 Pocket G	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and SF Residential	SF Residential and Vacant
South	**PD 10-0692** Pocket C1	Pocket C: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	State Road 60	State Road
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
	PD 10-0692 Pocket G	0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H_1: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural. New proposed uses include Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Vacant
East	**PD 10-0692** Pocket C1	PD 04-0466: 283 Recreational Vehicles	RV Park	Citrus Hills RV Park
	PD 10-0692 Pocket H1	AR: 1 du/5 acres & Butler Rd. AS-1: 1 du/acre	AG and Residential	AG, SF Residential, Vacant
	PD 10-0692 Pocket G	Turkey Creek Rd. and AR: 1 du/5 acres	AG and Residential	AG, SF Residential, Vacant
West	**PD 10-0692** Pocket C1	AR: 1 du/5 acres	AG and Residential	Vacant
	PD 10-0692 Pocket H1	Pocket H: 0.50 Max. FAR for Energy Uses 0.35 Max. FAR for Industrial, Research, Manufacturing, Warehousing and Distribution Uses.	Pocket H: Energy Uses including Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural.	Vacant
	PD 10-0692 Pocket G	AR: 1 du/5 acres	AG and SF Residential	SF Residential and Vacant

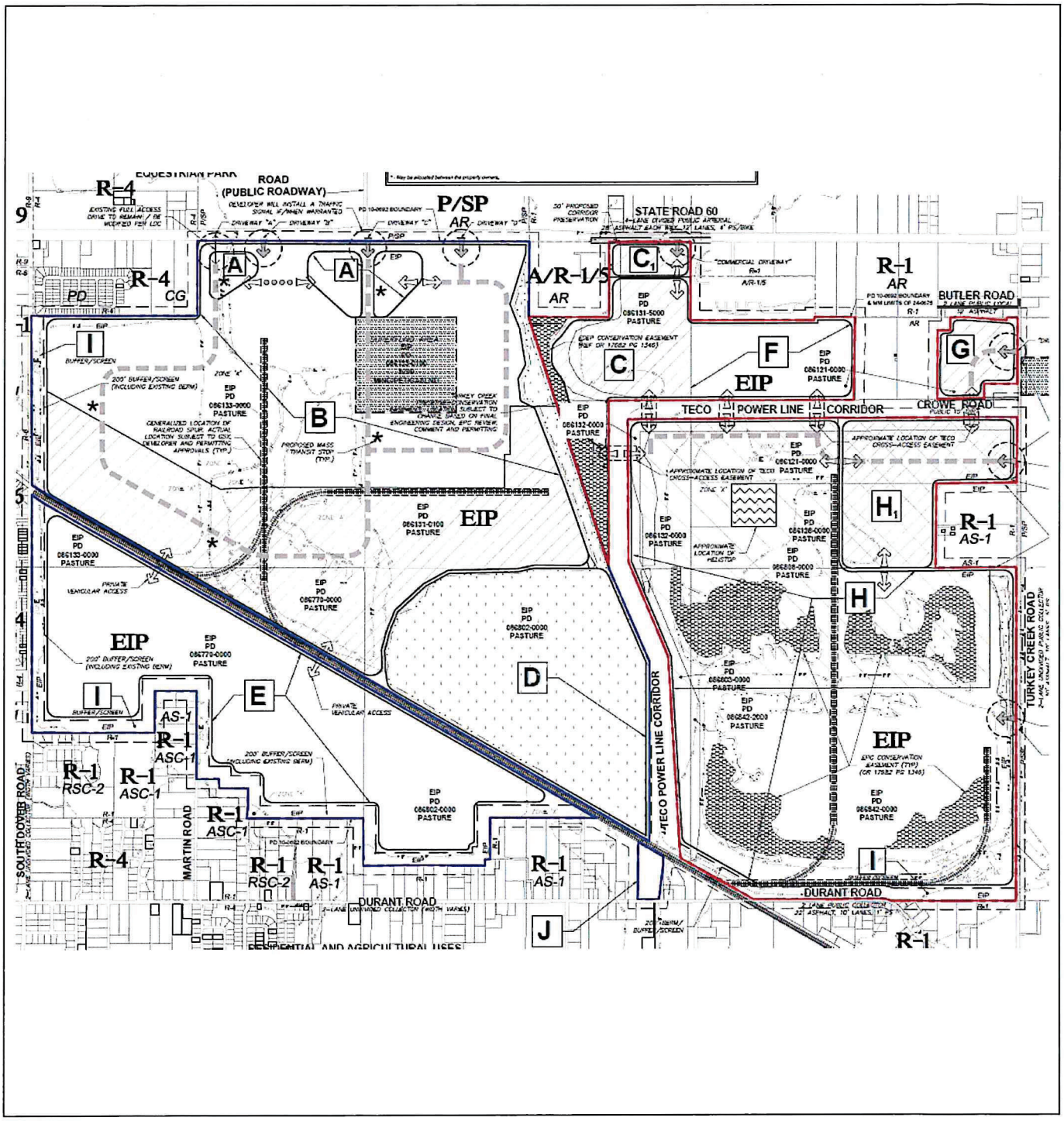
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	(+) 10,445	(+) 70	(+) 574

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request

Road Name/Nature of Request	Type	Finding
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒Surface Water Resource Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other: _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☒ Yes (FDOT) ☒No (Hillsborough County)	☒ Yes ☐ No	See "Transportation Agency Review Comment Sheet".
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

Impact/Mobility Fees

Retail - Shopping Center (Per 1,000 s.f.)	Warehouse (Per 1,000 s.f.)	Manufacturing (Per 1,000 s.f.)
Mobility: $13,562.00	Mobility: $1,377.00	Mobility: $3,315.00
Fire: $313.00	Fire: $34.00	Fire: $57.00
Light Industrial	**Utility**	
Mobility: $4,230.00	Mobility: $10,795.00	
Fire: $57.00	Fire: $57.00	

Urban Mobility, Central Fire - various commercial and office uses, industrial, research, manufacturing, and distribution, utility uses.

83121.0000; 86122.0000; 86128.0000; 86131.5000; 86131.7000

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐Density Bonus Requested ☐ Consistent ☐Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☒ Yes ☐ No	See "Hillsborough County Planning Commission Review".

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 2,978.04-acres. located southwest of the intersection of E. State Road 60 and S. Dover Road and west of Turkey Creek Drive. The primary use approved for PD 10-0692 was for a Resource Recovery Facility as defined by the Land Development Code (LDC). Pursuant to the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production, resource recovery facilities, agricultural, processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies.

There is an associated but not concurrent comprehensive plan amendment (HC/CPA 23-15), amending the text of the Energy Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan, approved for adoption at the April 10, 2025, BoCC meeting.

The Renewable Energy Producing Facilities, which may be chosen by the developer per PD 10-0692, included minimum amounts of the following:

Type	**TCP (east)**	**UEP (west)**
Wind	60 KW	440 KW
Solar	0.12 Megawatt	0.88 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres

The request apportions the energy use requirements between the two property owners of the EIP. Additionally, the applicant proposes flexibility to construct the energy use within the overall PD; whereas the current PD requires a minimum of two different energy uses. The applicant also requests to allow greater blending of the Energy Uses and Industrial uses within the PD to permit already allowed uses to be located within proposed sub-pockets and allow commercial uses in a 17-acre sub-pocket located along State Road 60. The proposed use expansions are predominantly via the creation of sub-pockets with the exception of Pocket G which currently only permits Energy Uses and the applicant proposes to allow Industrial, Research, Manufacturing, Warehousing and Distribution Uses.

The applicant does not propose expanding the maximum square feet of any uses and only allows an overall expansion of uses already allowed within the overall PD to additional Pockets for a more synergistic development.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Planning Commission staff finds the proposed Major Modification CONSISTENT with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation staff has found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request **is APPROVABLE, subject to conditions**

Prior to Site Plan Certification the following shall be amended:

- Add zoning district to the northeast of Pocket G above Butler Rd. to AS-1;
- Reroute in the internal vehicular and pedestrian system such that it is routed around, rather than through, the area noted on the PD site plan as the "Superfund Area";
- Remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

Staff finds the request approvable, subject to the following conditions listed below, and based on the general site plan submitted May 23, 2025.

1. The Planned Development (PD) is approved for an Energy ~~Industrial~~ Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan. The primary use is for a Resource Recovery Facility as defined by the Land Development Code (LDC). As stated in the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production.~~,~~ Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, resource recovery facilities, ~~agricultural,~~ processing, renewable energy research ~~facilities supporting such uses~~ facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, or the manufacture and/or distribution of such technologies. Other renewable alternative energy technologies may be considered with a modification to the Renewable Energy Producing Facilities pursuant to a minor modification. A minimum of ~~40~~ 20 percent of the gross ~~PD~~ land area shall be developed with Energy Uses.

   The project shall be phased such that ~~no less than two of~~ the Energy Use(s), are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any non-renewable energy oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Retail/Commercial use. ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~Each developer's responsible portion of the required Renewable Energy Producing Facilities is as follows:

   - Turkey Creek Preserve (TCP)—12 percent of Production Outputs for renewable energy production.
   - University Energy Park (UEP) —88 percent of Production Outputs for renewable energy production.

   Each developer shall construct their proportionate share of either (i) two (2) Renewable Energy Producing Facilities with the proportioned stated production outputs, or (ii) one (1) Renewable Producing Facility with double the production portioned output stated therein. The election of either Option i or ii shall be determined at the time of the first increment of development for its proportionate share of the renewable energy production.

   Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*

Any building permits for restricted uses filed prior to two Energy Uses being in compliance with the above requirements shall include documentation from the permit applicant acknowledging that final permit approvals (i.e., Certificates of Occupancy) from the County will not be issued until such time that the above requirements for the ~~two~~ Energy Uses are satisfied. If applicable, said documentation shall also include verification that third party end users of the building(s) have been notified of the above permit restrictions.

Once a developer completes their portion of the Renewable Energy Producing Facilities, that developer's allocation of non-renewable oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Commercial and Office use shall be able to obtain a Certificate of Occupancy for any other use.

The Renewable Energy Producing Facilities, which may be chosen by the developer, by type, are:

TYPE	MINIMUM PRODUCTION OUPUTS		
	TCP (east)	UEP (west)	Total
Wind	60 KW	440 KW	500 KW
Solar	0.12 Megawatt	0.88 Megawatt	1 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts	30 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds	1,000,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds	200,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres	15 Acres

The applicant will submit documentation certifying that these minimum standards have been met.

The approved uses for each pocket are as follows:

- Pockets A, B, C, C_1, G, and H_1 (limited to a total of 700 gross acres identified within these ~~3~~ 6 Pockets) Industrial, Research, Manufacturing, Warehousing and Distribution, and ~~Ancillary~~ Commercial and Office Uses or Energy Uses;
  Maximum of 7,350,000 square feet of building area at build out.
  ~~Maximum of 2,550,000 square feet of building area allowed in Phase 1 (only applies to non-Energy Uses), subject to the following:~~
  ~~1,250,000 square feet of Industrial,~~
  ~~1,250,000 square feet of warehousing,~~
  ~~50,000 square feet of commercial/office~~

Turkey Creek Preserve (TCP)
Pockets C_1, G, H_1, are limited to 83.3 acres of the 700 gross acres, and 883,681 square feet of building area subject to the following:

- Maximum of 883,681 square feet of Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution of which a maximum of 150,000 square feet may be Commercial and Office.

University Energy Park (UEP)
Pockets A and B are limited to 616.7 acres of the 700 gross acres, and 6,466,319 square feet of building are subject to the following:

- Maximum of 6,466,319 square feet of industrial/warehouse, of which a maximum of 350,000 square feet may be commercial/office.

~~Phase 2 shall not occur until after January 1, 2016;~~
~~2,550,001 – 7,350,000 square feet~~
~~Prior to any Phase 2 development approvals, the developer shall submit a request to the Florida Department of Community Affairs (DCA) for a determination as to whether or not development must undergo Development of Regional Impact (DRI) review. If DCA determines that the project is a DRI, then the developer shall submit an Application for Development Approval (DRI review) within 12 months of the determination by DCA. In lieu of seeking a determination from DCA, the Developer can submit an Application for Development Approval for Phase 2.~~

- Pockets D, F, G, H, H_1, and parts of B and C - Energy Uses as defined herein and one Helistop;

  Resource Recovery (Biomass) Facilities and Helistop shall only be permitted in Pockets H and H_1 shall not be permitted within 1,200 feet of the southern property boundary;
  ~~Two Energy Uses shall be built subject to the above regulation;*~~
  These uses shall occur on a minimum of ~~40~~ 20 percent of total gross land area of the PD;

- Pocket E – Renewable Alternative Energy, Energy Research, Agricultural uses;

- Pockets I and J – Exterior Buffers;

- Open Space shall represent a minimum of 15 percent of the total acreage of the PD, as described by the EIP Comprehensive Plan policy;

- Research personnel lodging qualifies as student housing and is ancillary to research, energy and education functions and is a permitted use. ~~Up to 200 units shall be permitted;~~ Security housing or lodging to research, energy, and education functions of the project shall be subject to an FAR of 0.50 and shall not be subject to residential dwelling unit criteria pursuant to FLU Policy 4.16.15;

- Pursuant to FLU Policy 4.16.3, Research Facilities may be located anywhere on the subject sites.

- ~~Ancillary~~ Commercial and Office uses are those permitted in the Commercial, General (CG), unless otherwise prohibited herein;

- Open storage shall be permitted as accessory to the primary use only; open storage shall not be permitted for commercial and/or office use;

- Communication Facilities, Wireless;

- Agricultural use shall be permitted in all Pockets and are those uses permitted in the AR zoning district;

- Industrial/Manufacturing/Warehousing/Distribution uses are those permitted in the M zoning district, including the emergency temporary storage of debris, unless otherwise referenced herein. Emergency temporary storage of debris is permitted in Pocket H and Pocket H_1;

- The following uses are prohibited: Hotels and motels, junkyards, and temporary labor pools.

2. A Site Data Table shall be included with each Land Development Code (LDC) Site Development permit application submittal. The table shall document compliance with the percentages of uses and the locations and restrictions as outlined in Condition 1.

3. The development standards shall be as follows, unless otherwise referenced herein;

• Floor Area Ratio (FAR)	0.25 percent commercial/office 0.35 percent for non-energy uses 0.50 percent for all other uses
• Resource Recovery Facility	LDC Section 6.11.84 regulations
• Helistop, Private Use	LDC Section 6.11.47 regulations
• Communication Facilities, Wireless	LDC Section 6.11.29 regulations, except as referenced herein
• Agricultural uses	AR zoning district standards
• Commercial/Office uses/Lodging	CG zoning district standards
• Industrial/Manufacturing/Warehousing /Distribution	M zoning district standards, Unless otherwise referenced herein

- Commercial/office/lodging structures with a permitted height greater than 20 feet shall be setback an additional two feet for every one foot of structure height over 20 feet, except as referenced herein with a maximum of 50 feet.

- For M uses and the Energy Production Facilities in Parcels B and D, the 2-to-1 ratio shall apply up to 50 feet, over 50 feet in height, the setback shall be 4 feet for every 1 foot of structure height over 50 feet adjacent to a property line containing a residential use, otherwise the 2-to-1 ratio applies. For Energy Production Facilities located in Parcel H and H_1, the 2-foot setback for every 1-foot of structure height will be measured from Buffer I and not the property line, as long as it does not conflict with the following 1,200 foot setback. The two to one setback does not apply adjacent to interior property lines or the TECO power line corridor.

- The Resource Recovery (Biomass) Facility and the Helistop (in the location identified on the site plan) shall only be permitted in Pocket H and H_1.

- The Resource Recovery (Biomass) Facility shall not be permitted within 1,200 feet of the southern property boundary in Pocket H

- The existing berms located along the western and southern property boundaries shall remain and are subject to the EIP Comprehensive Plan policy

- A 200-foot buffer/screen that includes the existing berm identified as Pockets I and J shall not be removed and be maintained as open space as described in the EIP Comprehensive Plan policy

- Communication towers, windmills, and solar trees may be up to 300 feet high; setback 2 feet for every 1 foot of structure height.; the structures cannot be placed in the buffer of Pockets B, E, or I and the setback is measured from the buffer line and not the property line. These uses shall not be permitted in Pockets C, C_1, F, G and J. These uses shall not be located within 600

feet from the property line where a residence is located. This setback does not apply when adjacent to interior property lines or the TECO power line corridor.

4. To implement FLU Policy 4.16.3 which states, "Enhanced buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Where adjacent to single-family residential uses or zoning outside the EIP, a minimum buffer greater than that required by the Land Development Code shall be provided. The width and type shall be determined within the applicable Planned Development (PD) zoning". The following enhanced buffering and screening are required.

    - A 20-foot vegetated Buffer in compliance with Type "B" screening per LDC Section 6.06.06, shall be required along Turkey Creek Road frontage adjacent to the Industrial, Research, Manufacturing, Warehousing and Distribution uses (Pockets G and H1).

    - A 40-foot wide buffer with Type "C" screening shall be provided along the north and west boundaries of Pockets G adjacent to the residentially developed or zoned property.

    ~~Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.~~

5. Truck traffic is subject to compliance with the County Truck Route Plan. Trucks leaving the site on Turkey Creek Road shall only proceed to the north.

    - Prior to using Turkey Creek Road for hauling, contact the Hillsborough County Public Works Department to determine the condition and maintenance of Turkey Creek Road. If the County portion of the Turkey Creek Road haul route falls below acceptable standards, as determined by the Hillsborough County Public Works Department all hauling on Turkey Creek Road shall cease. Prior to resuming hauling on Turkey Creek Road, the haul route shall be repaired to Hillsborough County Public Works Department acceptable standards.

6. Per the EIP Comprehensive Plan policy, all non-secured facilities shall demonstrate vehicular and pedestrian connectivity between uses and pockets throughout the PD as Site Development plans are submitted.

7. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to~~o~~: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

8. The applicant may be required to improve/widen Turkey Creek Road adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on Turkey Creek Road meets the current standards for a two lane

rural collector roadway, the Developer may not be required to dedicate right-of-way or widen the roadway.

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels.

10. The Developer shall provide for vehicular cross-access from Parcel A to the adjacent western commercial property.

11. ~~Prior to preliminary site plan approval~~ Concurrent with each increment of development, the D~~d~~eveloper shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~, to construct the following improvements:~~.

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~
~~e. Driveway G~~ B ~~- Construct/Extend Northbound left turn lane on SR 60~~

12. ~~If warranted and approved by FDOT, the developer shall install a traffic signal at the intersection of SR 60 and Driveway A and Driveway C.~~ At the request of Hillsborough County of the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Road. The developer shall install all traffic signals found to meet warrants, unless otherwise approved.

13. Prior to LDC Site Development submittal, the developer shall meet with HART staff regarding the specifics of the transit vehicle circulation system, the location for a transit vehicle staging area, the two bus stop locations within the development, installation of a shelter and other required transit amenities, and the necessary easements.

14. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration of the Site Plan and area of influence being reviewed.

15. Natural Resources staff identified a number of significant trees, including Grand Oaks on the site. The developer shall meet with staff prior to submittal of preliminary site plans to design (or mitigate) for these trees.

16. The post-development condition depicted in the proposed zoning plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. Approval of a site plan that depicts wetland impacts does not provide reliance that any wetland impacts, depicted or otherwise, will be authorized. Likewise, any proposed alteration to existing approved wetland mitigation on the site must be approved via submittal of a revised mitigation plan for approval by EPC staff and signature of a new mitigation agreement by the owner/applicant and the Executive Director. No reliance is provided through the zoning review process that the revised mitigation plan will be approved.

17. Wetland limits shown are to be considered as conceptual only. Wetlands that are not depicted exist within the project boundary.

18. ~~Please note that informational comments offered by EPC staff dated July 8, 2010 are still applicable to the revised site plan submitted to PGM on July 30, 2010.~~ Pursuant to FLU Policy 4.16.3, Development and operation of the EIP shall be coordinated with all appropriate Federal, State, regional and local agency regulations, including but not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Department of Natural Resources, and Southwest Florida Water Management District. Further, the property owner and/or future developer of the land subject to the superfund site will continue to cooperate and coordinate with the U.S. Environmental Protection Agency, the Department of Environmental Protection and Hillsborough County (the "Agencies") in connection with the Agencies' obligations related to the superfund site. All restrictions set forth by the Agencies at the time of development will be adhered to by the property owners and/or developers.

19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.

20. Be advised that in accordance with Chapter 1-10 the Air Division does not regulate aircraft noise, nor do our comments take into account the provisions detailed in the Hillsborough County Land Development Code or the perspectives of nearby property owners. Please consider the comments below as suggestions that may minimize sound levels received by the nearby residential and commercial properties:
    a. If the helicopter has not yet been purchased, limit the request to a model or type of helicopter that is considered to be less noisy by industry standards.
    b. Limit the helicopter's direction of departure and approach to avoid noise-sensitive areas.
    c. Equip the aircraft with sound-suppressing devices, if available.
    d. Limit the amount of time the aircraft is on the ground with the rotor turning.
    e. Require that the helicopter operate only during daytime hours.
    f. Because residential land uses are located within approximately one-half mile of the proposed helipad site on the northern and eastern boundaries, the applicant should consider relocating the helipad site to an optimal area, farthest away from all surrounding residences.

21. Be advised that the applicant must conform to the Rules of the EPC during helipad construction and site preparation.

a. All open burning for initial land clearing for commercial development is prohibited unless approved and authorized by EPC.

b. Construction activities occurring between the hours of 7 a.m. and 6 p.m. Monday through Friday, 8 a.m. and 6 p.m. Saturday, and 10 a.m. and 6 p.m. Sunday are exempt if reasonable precautions are taken to abate the noise from those activities. Reasonable precautions shall include but not be limited to noise abatement measures such as enclosure of the noise source, use of acoustical blankets, and change in work practice. Construction activities occurring at all other times shall be subject to the Rules.

c. The Applicant must use reasonable precautions to control dust emissions during construction. They may include, but are not limited to: application of water or dust suppressants, curtailing activities during high winds, limiting speed or vehicle travel on exposed soils.

22. The above Air Management Division comments are not all-inclusive and could be amended based on additional data or further review. Please be advised, these comments do not exempt the applicant from any permitting or notification requirements. It is the responsibility of the applicant to know and comply with all applicable rules and regulations on a continuing basis.

23. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

24. ~~If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.~~ Pursuant to FLU Policy 4.16.4, Infrastructure and public facilities within the EIP shall conform to the following criteria:

- The EIP shall be served by public water and wastewater services and by reclaimed water services, as may be available.
- All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.

25. 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. ~~The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County. All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and~~

~~wastewater shall be responsibility of the developer of the EIP and not the responsibility of Hillsborough County. Should there be more than one developer associated with the EIP, each developer will be responsible for its public facilities and services. This does not preclude the potential opportunities of public/private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.~~

26. ~~Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~ Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

27. Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

    27.1 Concurrent with each increment of development within the TCP parcels , the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

28. If MM 25-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Symmes Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

29. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

30. 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.

31. 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

32. 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).

33. Portions of the properties are located within the Surface Water Resource Protection Area(SWRPA) and Activities within the SWRPA are subject to the Prohibitions and Restrictions of Part 3.05.00 of the Hillsborough County Land Development Code.

34. The applicant may request the County to amend the SWPRA map for the properties if a Letter of Map Amendment ("LOMA") and/or Letter of Map Revision ("LOMR")application is filed with and approved by FEMA, and a copy of the updated FEMA 100-year flood map(s) of the properties are submitted to the County for approval.

35. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

36. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

37. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

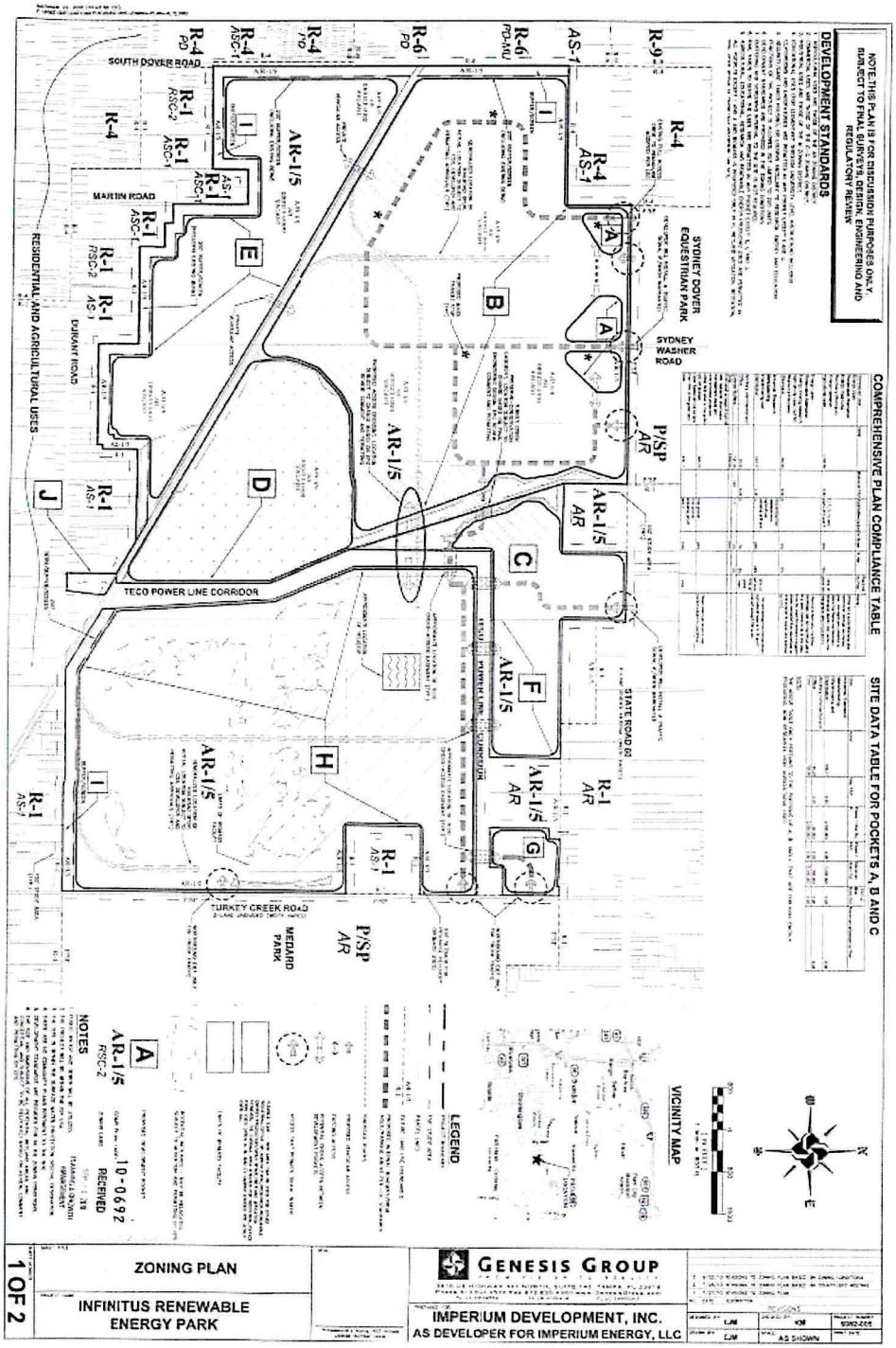
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning 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.

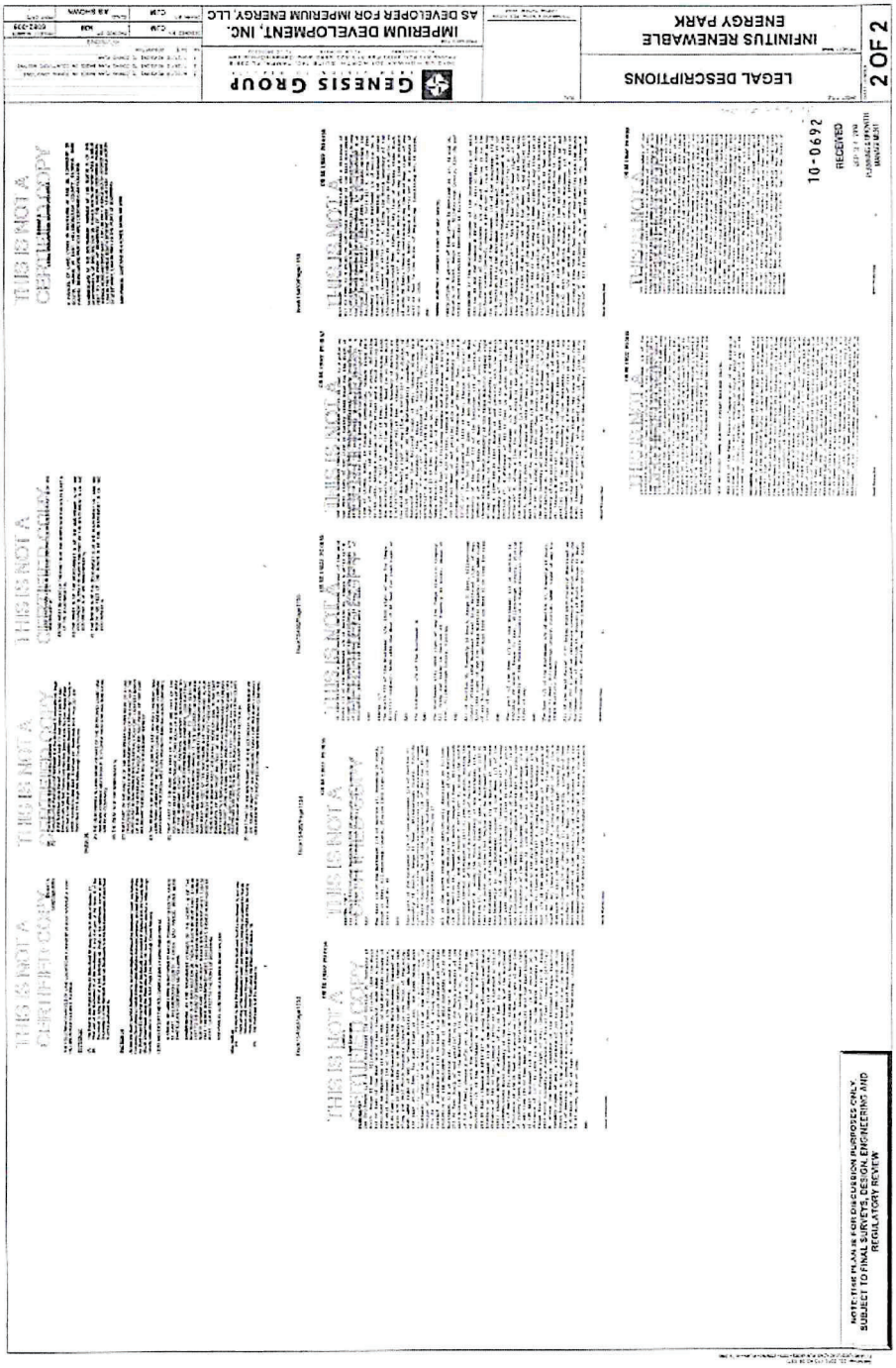
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

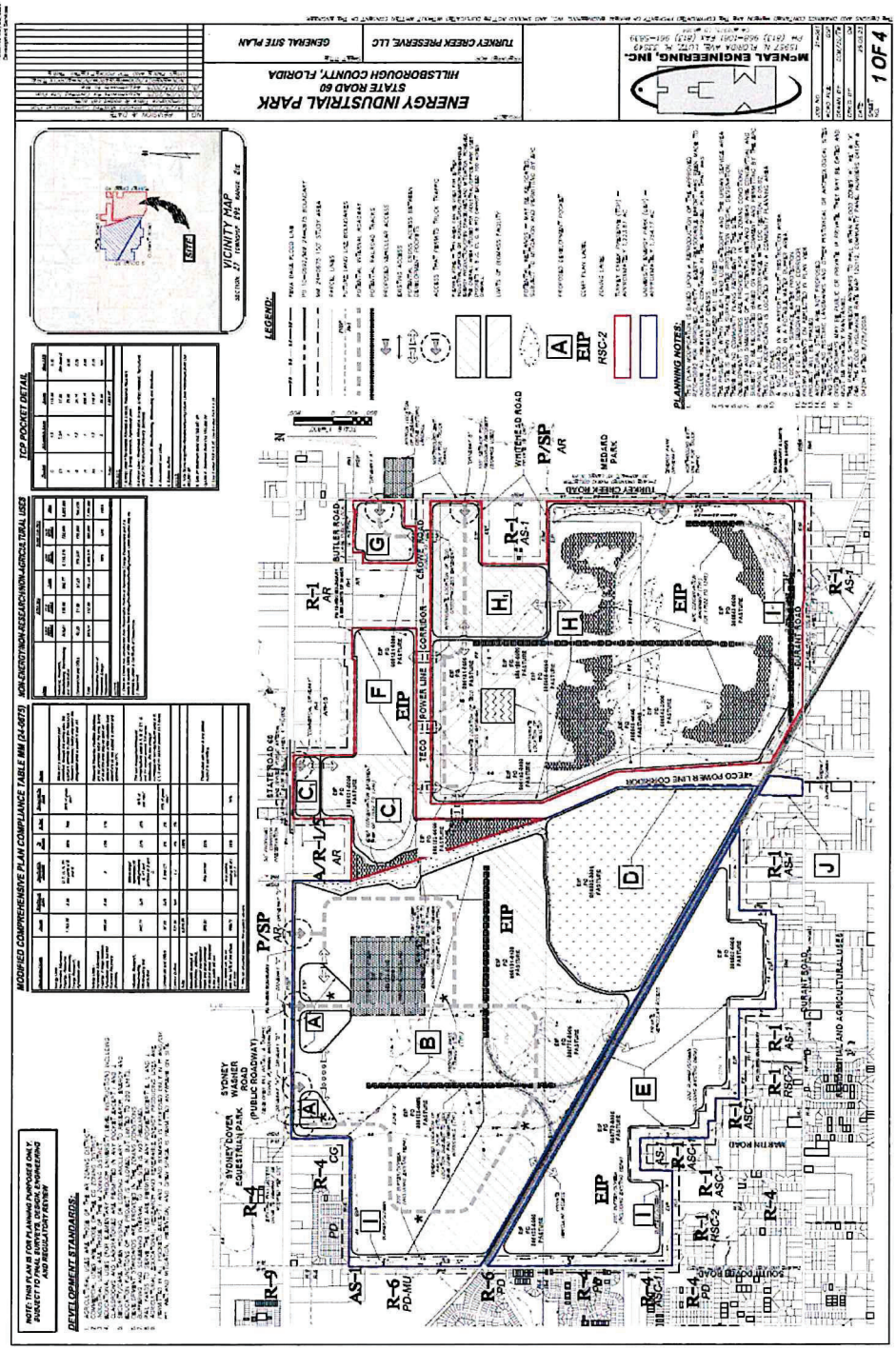
8.1 Approved Site Plan (Full) (Page 1 of 2)



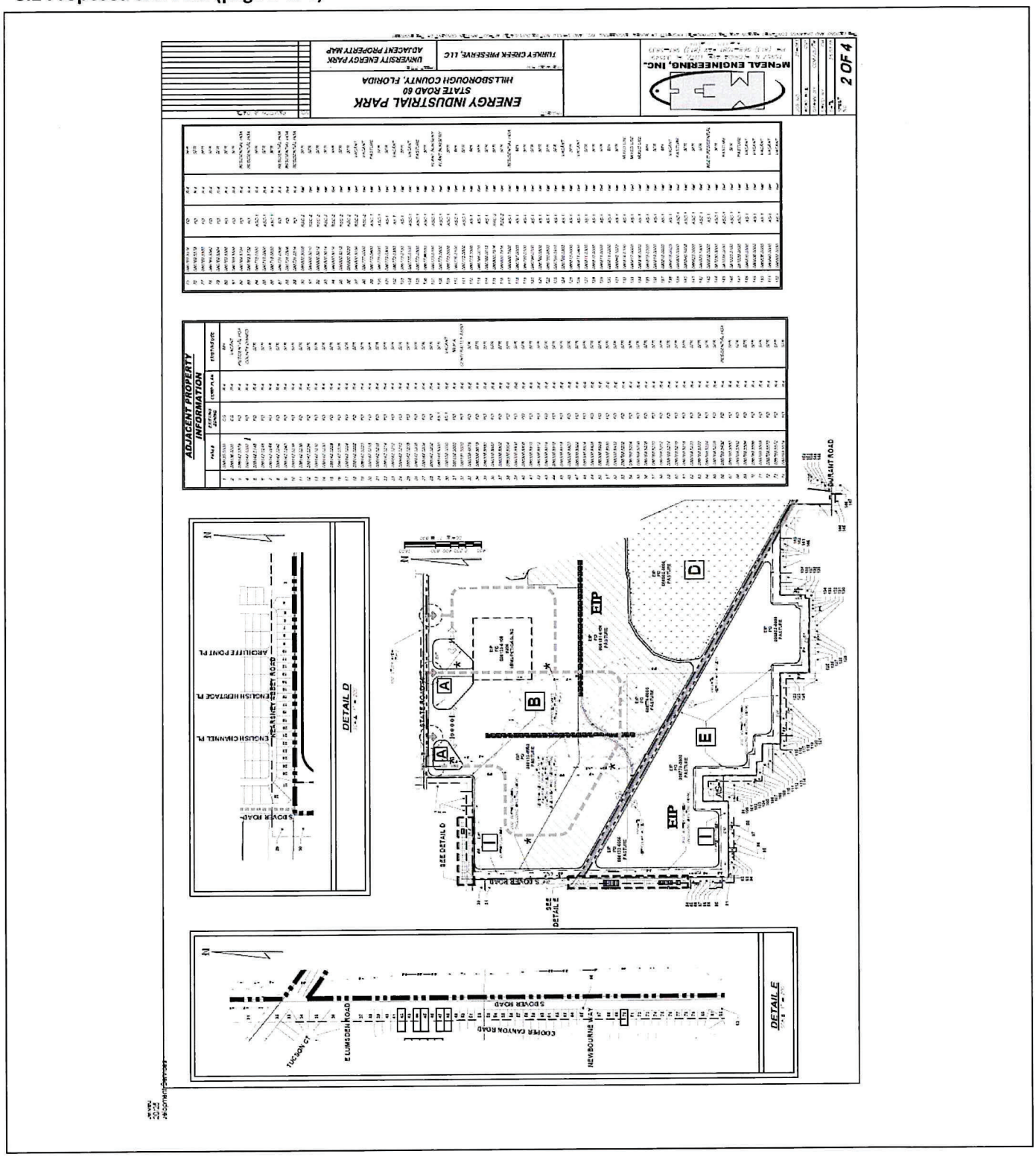
8.1 Approved Site Plan (Full) (Page 2 of 2)



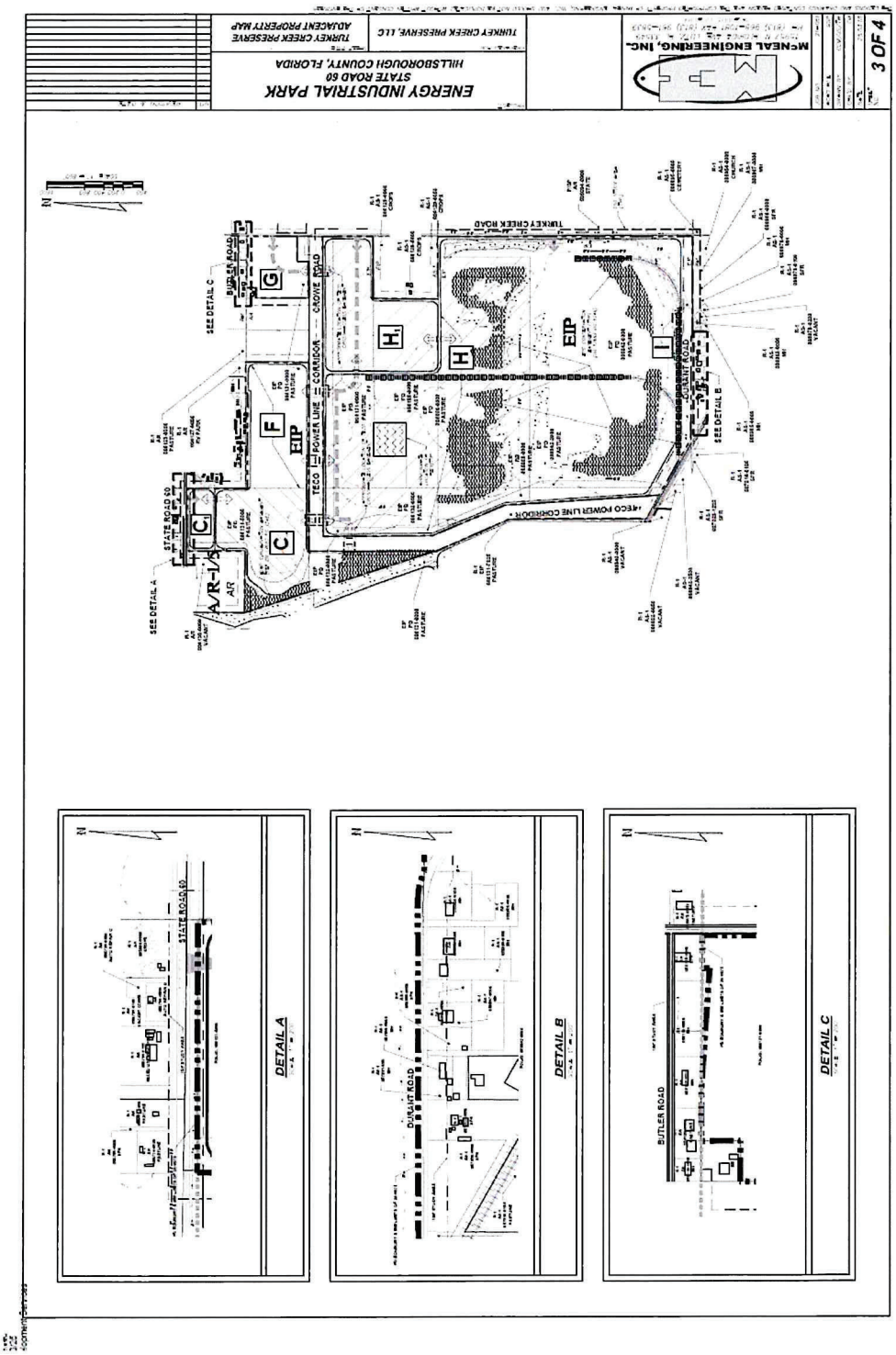
8.2 Proposed Site Plan (page 1 of 4)



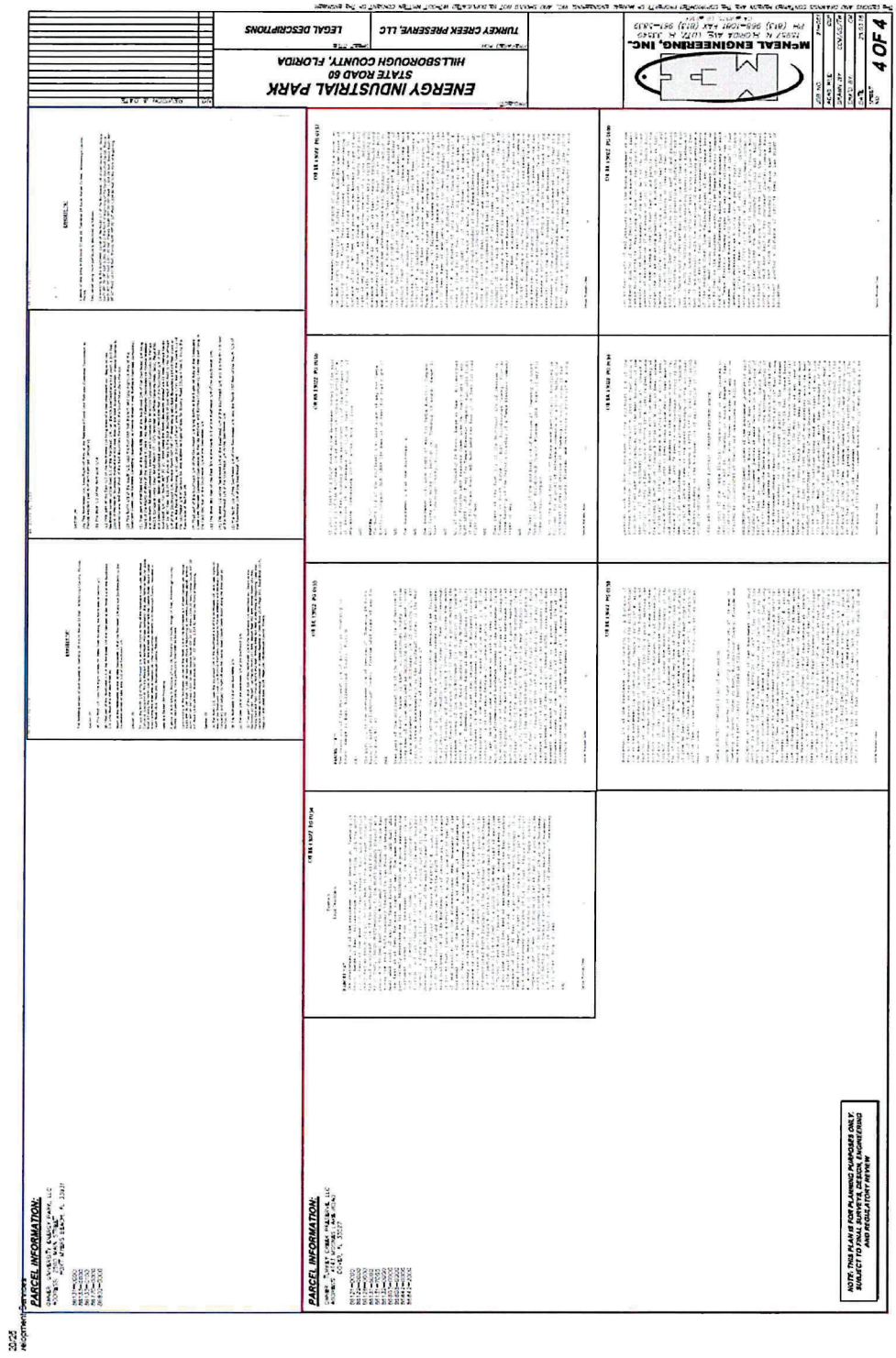
8.2 Proposed Site Plan (page 2 of 4)



8.2 Proposed Site Plan (page 3 of 4)



8.2 Proposed Site Plan (page 4 of 4)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/13/2025
Revised: 06/08/2025
Revised: 6/13/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 24-0675

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

~~11. Prior to preliminary site plan approval~~Concurrent with each increment of development, the ~~D~~developer shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~to construct the following improvements:~~

~~a. Driveway A - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~b. Driveway B - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~e. Driveway G - Construct/Extend Northbound left turn lane on SR 60.~~

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

12. ~~If warranted and approved by FDOT~~At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal

warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Rd. ~~the~~ The developer shall install all traffic signals found to meet warrants, unless otherwise approved ~~at the intersection of SR 60 and Driveway A and Driveway C~~.

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. In an abundance of caution, staff is proposing to modify the conditions to make it clear that development-drive traffic signals and site access improvements may be necessary at various access locations and, if so, such signal infrastructure and site access improvements shall be constructed by the developer. Staff has retained previous locations where certain improvements have been determined to be warranted, and added language which allows for FDOT modification at its access connections, consistent with current policy direction. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

    - Concurrent with each increment of development within the TCP parcels, the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

    - Reroute in the internal vehicular and pedestrian system such that it is routed around, rather than through, the area noted on the PD site plan as the "Superfund Area"; and,

    - Remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 2,978.04 ac. Planned Development (PD) #10-0675. The existing PD is approved for a variety of uses as further explained in the zoning staff report. The applicant is proposing to modify the uses to split entitlements between eastern (TCP) and western (UEP) project areas, as well as increase entitlements within the eastern project area by removing 17 acres of Industrial, Research, Manufacturing, Warehousing and Distribution (IRMWD) uses and adding 17 acres to the Ancillary Commercial and Office (ACO) uses. Concurrent with this change, the applicant is proposing to increase commercial entitlements within the eastern area by removing 150,000 g.s.f. (for a new total of 733,681 s.f. of IRMWD uses within the eastern area), and creating 150,000 s.f. of ACO uses within the eastern area. While overall square-footage remains unchanged, the intensity of uses proposed has increased.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, staff has included a condition restricting development within the eastern project area to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 s.f. of certain CG uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario that was based on the 10-1707 PD site plan in the case of existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. It should be noted that since the applicant also analyzed external impacts based on allowances for pass-by reductions, staff also included a second element to the trip generation cap which requires the applicant to not exceed the number of net new trips studied in their analysis. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual, except for the trip generation estimates for the energy facilities, which was taken from the 2010 analysis. Land use code assumptions and code distributions for the western portion of the project was taken from the 2010 analysis and updated to 11th Edition values. Staff notes that while these were previously approved, they do not likely represent a worst-case scenario of development within the western portion of the project.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Energy Park*	2,110	20	90
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,750,000 s.f. (LUC 130)	5,898	595	595
Warehousing (West) 5,250,000 s.f. (LUC 150)	8,978	892	945
Subtotal:	31,988	1,847	3,021

**Based on 100% of 2010 Energy Park Trip Generation*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Eastern Development per Trip Cap	12,576	260	779

Energy Park West*	1,857	18	79
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,529,080 s.f. (LUC 130)	5,154	520	520
Warehousing (West) 4,587,239 s.f. (LUC 150)	7,844	779	826
Subtotal:	42,433	1,917	3,595

**Based on 88% of 2010 Energy Park Trip Generation*

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 10,445	**(+) 70**	**(+) 574**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 155-feet and +/- 180-feet in width) in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of SR 60 west of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which requires a minimum of 121 feet (for an urban section) or 170 feet (for a rural typical section). FDOT was provided an opportunity to comment on right-o-way needs; however, no additional needs were identified. As such, no additional right-of-way is needed from the subject property at this time.

Turkey Creek is a 2-lane, undivided, publicly maintained, substandard, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks in the vicinity of the proposed project. There are +/- 5-foot-wide bicycle lanes (on paved shoulders) along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed. The applicant has proposed to remove internal connectivity (reference approved zoning condition 19) between the east and west portions of the project which was initially not supported by staff. Staff had noted that condition 19 appeared to contemplate modification of the wetland mitigation plan to facilitate connectivity between the two areas of the project, as shown on the latest approved PD site plan. Staff notes that the Wetland Impact Approval and Mitigation Agreement (reference Official Records Instrument No. 2022021032) and Deed of Conservation Easement (reference Official Records Instrument No. 2021455815) allow the potential modification of the easement and agreement.

Subsequent discussions came to the conclusion that the vast majority of otherwise avoidable transportation

impacts created from removal of this connection will occur to State Road 60, and so the County Transportation review Section has removed consideration of this issue from its staff report findings and recommended conditions. FDOT has objected to the removal of the connection based on those impacts; however, consistent with recent procedures, FDOT has filed a separate staff report objecting, and so the County's staff report has been amended to withdraw objection with respect to this issue. As such, zoning staff will determine whether/how this objection affects the overall recommendation for the proposed change.

DESIGN EXCEPTION REQUEST – TURKEY CREEK - SUBSTANDARD ROAD

If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Turkey Creek Rd.	SR 60	Trapnell Rd.	C	C
SR 60	Dover Rd.	Turkey Creek Rd.	D	C
SR 60	Turkey Creek Rd.	CR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 30, 2025 5:30 PM
To: McNeal, Christopher
Cc: csansone@mcnealengineering.com; Lampkin, Timothy; Ratliff, James; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 24-0675 - Design Exception Review
Attachments: 24-0675 DEAd 04-07-25.pdf

Importance: High

Chris,
I have found the attached Design Exception (DE) for PD 24-0675 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0675 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response email:

cmcneal@mcnealengineering.com
csansone@mcnealengineering.com
lampkint@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received April 7, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐1. Substandard Rd Turkey Creek Rd ☐4. ☒2. Substandard Rd Turkey Creek Rd ☐5. ☐3. ☐6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Energy Industrial Park

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 086121-0000; 086122-0000, 086128-0000; 086131-5000; 86131-7000 +

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request McNeal Engineering c/o Christopher S. McNeal

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation PD

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number MM 24-0675

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received April 7, 2025
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ENERGY INDUSTRIAL PARK**
SW Quad Turkey Creek Rd & SR 60, Dover
Hillsborough County
Folio #86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000, 86132.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000, 86131.0000, 86133.0000, 86133.0100, 86770.0000, & 86802.0000
MM 24-0675

Attn: Mr. Michael J. Williams, PE
County Engineer/Director

MEI File # 21-061
April 5, 2025

REQUEST FOR DESIGN EXCEPTION – TURKEY CREEK ROAD

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the ENERGY INDUSTRIAL PARK (MM 24-0675). Please reference the General Site Plan, Exhibit A.

Introduction

The aforementioned project is bordered by SR 60 to the north, Turkey Creek Road to the east, and un-developed parcels to the west, with some residential. The surrounding land use is mostly Agricultural, with some Commercial, and Residential. Turkey Creek Road is currently a 2-lane Rural Roadway in good condition that is considered Sub-standard.

Per Hillsborough County 2022 Multimodal LOS report, Turkey Creek Road is a collector roadway. A Design Exception is requested for relief from the two-lane undivided collector roadway (C1&C2-2U) as a condition of approval for the project site; where in lieu of meeting the full (C1&C2-2U) Typical Section, alternative improvements are proposed. The County typical section for a two-lane undivided local urban collector roadway (C1&C2-2U) is provided as Exhibit B.

Roadway Characteristics

Right-of-Way – The existing Right-of-Way width is +/-60 feet. The (C1&C2-2U) Typical Section requires a minimum Right-of-Way width of 154 feet. An additional 25 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of-Way width would be +/-85 feet within the area to be improved.

Pavement Condition - The referenced segment of Turkey Creek Road was found to have good to fair pavement condition, without cracking or rutting that would be indicative of structural failure. It is noted that pavement conditions are not included as part of the (C1&C2-2U) typical section.

Lane Width – Turkey Creek Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10-feet in width. The proposed widening (includes an 11-foot SBRT lane a 5-foot bike lane and an 11-foot SB thru lane) within the project widening area (~235 feet, 185-foot SBRT lane

includes 50-foot approach taper + 50-foot (min) return taper) to meet intent of the (C1&C2-2U) typical section, i.e. 11 feet. The widening from the existing 10-foot lane to the proposed 11-foot lane will be provided through the 50-foot turn lane taper (L = WS = 50 feet). The return from the proposed 11-foot lane to the existing 10-foot lane will be provided in the 50 feet (min) following the turn lane across the proposed driveway's intersection.

Bicycle Lanes – There are no existing marked bicycle lanes, but there are an existing 5-foot paved shoulders on both sides of the roadway. A 5-foot SB bike lane is proposed between the SBRT lane and the SB thru lane within the project limits, as well as reconstructing the SB paved shoulder. Paved shoulders are proposed for both sides of the roadway within the widened area to resemble more closely the (C1&C2-2U) typical section.

Shoulders – There are existing 8-foot shoulders, with 5-feet of such paved in the existing rural condition; 8-foot shoulders with 5-foot of it paved are proposed within the widened area, a slight deviation from the (C1&C2-2U) typical section.

Swales – There are existing ditches and swales on both sides of Turkey Creek Road; ditches and swales are proposed in the widened area as depicted in the (C1&C2-2U) typical section.

Sidewalk – There are no sidewalks on Turkey Creek Road adjacent to the project site. A 5-foot sidewalk is proposed on the west sides of the Right-of-Way, within the widened area, as per the (C1&C2-2U) typical section.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:
A Design Exception is requested:

To provide a 5-foot sidewalk on the west side of the road only, within the widened area. Turkey Creek Road has minimal pedestrian traffic, the use of a 5-foot sidewalk on the west side of the road in this area would currently be the best option from a maintenance perspective for this un-developed area.

To use an 11-foot SBRT lane, a 5-foot SB bike lane, and an11-foot SB thru lane, while still utilizing the existing 10-foot NB thru lane, and thus avoid an unsafe jog in the roadway.

Right-of-Way is to be dedicated (25 feet) in addition to the existing Right-of-Way (60 feet) to provide a total of (85 feet) of Right-of-Way, allowing room for the addition of a SBRT lane and a bike lane on the west side of Turkey Creek Road, and restoring the remainder of the roadway section to is near original condition. The proposed Turkey Creek Road Typical Section is provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410C00000180D8F65FF8000C722C, O=McNeal Engineering Inc, C=US
Date: 2025.04.05 23:07:38-04'00'

Sincerely,

Christopher S. McNeal, PE
McNEALENGINEERING, INC.

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on 04/05/2025.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

c: Turkey Creek Preserve LLC c/o Dennis Carlton, Jr *via* email

---

Based on the information provided by the applicant, this request is:

_____ Approved

_____ Approved with Conditions

_____ Disapproved

_____
Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

Received April 7, 2025
Development Services

EXHIBIT A

GENERAL SITE PLAN

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

DEVELOPMENT STANDARDS:

1. AGRICULTURAL USES ARE THOSE OF THE AR ZONING DISTRICT.
2. COMMERCIAL USES ARE THOSE OF THE CG ZONING DISTRICT.
3. INDUSTRIAL USES ARE THOSE OF THE M ZONING DISTRICT.
4. EDUCATIONAL USES (FOR ELEMENTARY THROUGH UNIVERSITY LEVEL INSTRUCTION) INCLUDING CLASSROOMS AND LABORATORIES ARE PERMITTED IN ANY POCKET EXCEPT I AND J.
5. SECURITY/CARE TAKER HOUSING, OR LODGING ANCILLARY TO RESEARCH, ENERGY AND EDUCATION FUNCTIONS OF THE PROJECT IS ALLOWED, BUT LIMITED TO 200 UNITS.
6. DEVELOPMENT STANDARDS ARE PROVIDED IN THE ZONING CONDITIONS.
7. BUFFERING AND SCREENING INTERNAL TO THE SITE IS NOT REQUIRED.
8. RAIL YARDS TO SERVE THE USES ARE PERMITTED IN ANY POCKET EXCEPT E, I, AND J.
9. AGRICULTURAL, EDUCATIONAL, RESEARCH AND RENEWABLE ENERGY PRODUCING USES ARE PERMITTED IN ALL POCKETS EXCEPT I AND J AND BIOMASS IS PROPOSED ONLY IN H AND/OR H1. WETLAND MITIGATION, RETENTION, AND OPEN SPACE IS PERMITTED ANYWHERE ON SITE.

MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE MM (24-0675)

Generalized Uses	Acres	Maximum FAR	Applicable Pockets	% Gross	% Net	Required for Pkt	Notes
Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy Research, Agricultural uses	1,793.50	0.50	D, F, G, H, H1 and parts of B and C	59%	75%	40% of gross ac*	While not a comprehensive plan restriction, through the zoning plan, the applicant commits to place the Resource Recovery (biomass) facility only within the designated area in partial H and H1
Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)	393.04	0.50	E	13%	17%		Resource Recovery Facilities (biomass) are not permitted within this area. Some or all of this area may be used for wetland mitigation areas relocated from elsewhere on site subject to review and approval by EPC.
Industrial, Research, Manufacturing, Warehousing and Distribution	842.77	0.35	non-energy/ non-research/ non-agricultural G, H1 and portions of B and C	22%	28%	20% of net max*	The non-energy/non-research/ non-agricultural uses in A, B, C, C1, G, and H1 cannot exceed 700 acres. Additionally, the non-energy/ non-research/ non-agricultural uses in C, C1, G and H1 cannot exceed 83.1 acres.
Ancillary Commercial and Office	57.23	0.25	A and C1	2%	2%	10% of gross ac*	
Exterior Buffers	121.56	N/A	I, J	4%	5%		
Total	2,979.84			100%			
Estimated acreage of right-of-way, wetlands, wetland mitigation/retention areas and environmental protection areas dedicated to the public will not exceed	845.00		Any pocket	22%			These uses can occur in any pocket subject to permitting.
Open Space will not be less than 15% of the Gross Land Area	446.71		Any pocket, including all of I and J	15%		15%	

* - May be allocated between the property owners.

NON-ENERGY/NON-RESEARCH/NON-AGRICULTURAL USES

Uses	Area (ac)			Build Out (SF)		
	UEP (Gross)	TCP (Gross)	Total	UEP (Gross)	TCP (Gross)	Max
Industrial, Research, Manufacturing, Warehousing and Distribution	349.91	131.96	842.77	8,116,319	733,961	4,630,000
Ancillary Commercial and Office	40.23	17.00	57.23	350,000	150,000	500,000
Total	547.14	152.96	700.10	8,466,319	883,961	7,350,000
Responsible Portion of Renewable Energy Requirement				80%	17%	100%

NOTE:

Once an Owner has constructed their Responsible Portion of Renewable Energy Requirement and it is ready to operate, 100% of their associated Non-Energy, Non-Research Non-Agriculture Uses Allowed may be allowed to obtain a Certificate of Occupancy.

TCP POCKET DETAIL

Pocket	Allowable Uses	Acres	Max FAR
C	1,3	118.88	0.35
C1	1,3,4	17.00	0.35
F	1	78.06	0.50
G	1,3	34.14	0.35
H	1	830.78	0.50
H1	1,2	119.37	0.35
I	5	25.65	N/A
Total		1,223.87	

USE KEY:

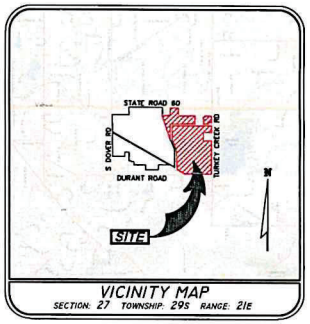
1. Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy research, Agricultural uses
2. Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)
3. Industrial, Research, Manufacturing, Warehousing and Distribution.
4. Ancillary Commercial and Office.
5. Exterior Buffers

NOTES:

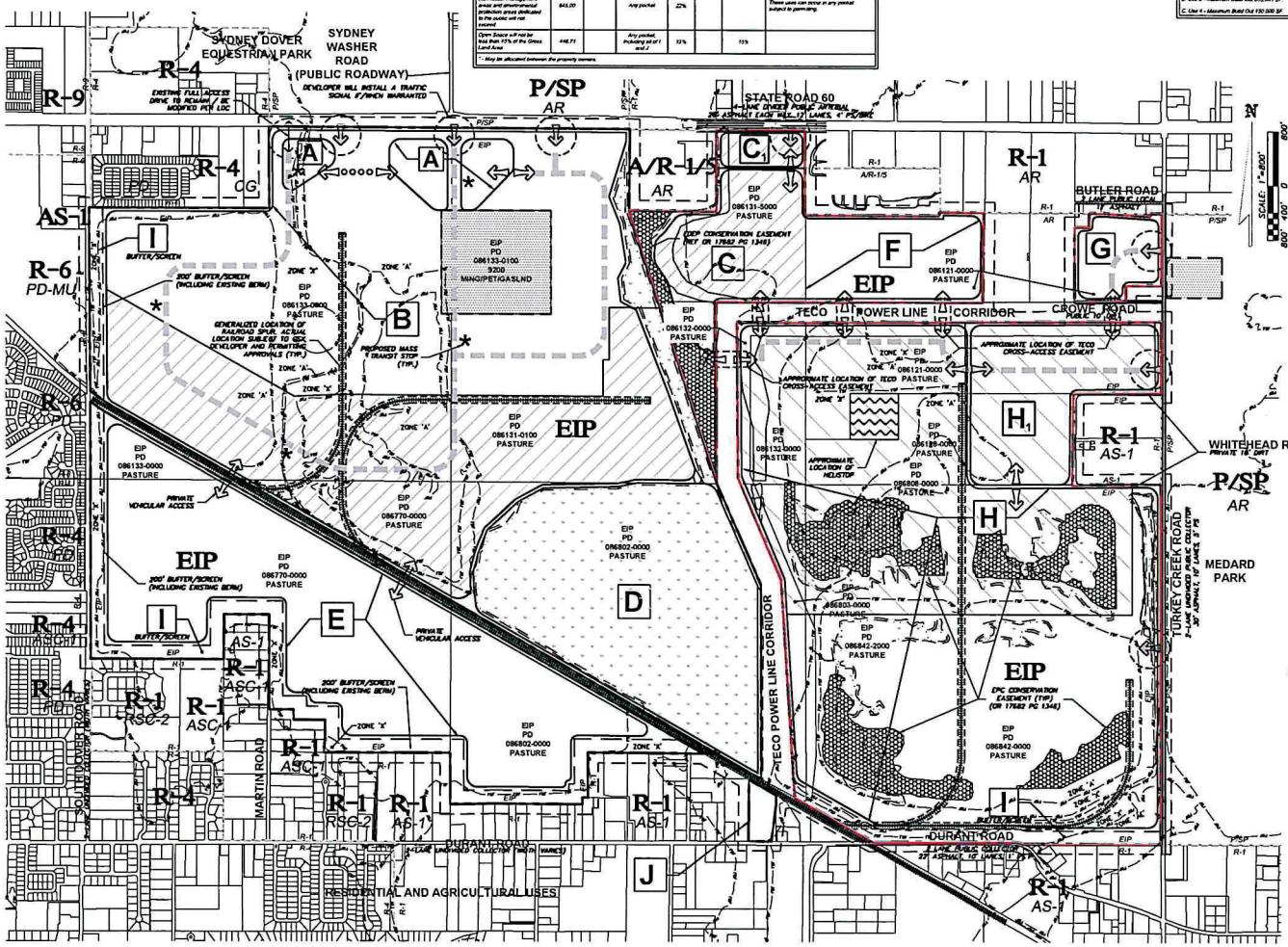
A. Total Non-Energy/Non-Research/Non-Agricultural Uses - Maximum Build Out 883,961 SF.

B. Use 3 - Maximum Build Out 883,961 SF.

C. Use 4 - Maximum Build Out 150,000 SF.



VICINITY MAP
SECTION: 27 TOWNSHIP: 29S RANGE: 21E



LEGEND:

- FEMA BASE FLOOD LINE
- PD 10-0692/MM 24-0675 BOUNDARY
- MM 24-0675 150' STUDY AREA
- PARCEL LINES
- FUTURE LAND USE BOUNDARIES
- POTENTIAL INTERNAL ROADWAY
- POTENTIAL RAILROAD TRACKS
- PROPOSED VEHICULAR ACCESS
- EXISTING ACCESS
- POTENTIAL CROSS ACCESS BETWEEN DEVELOPMENT POCKETS
- ACCESS THAT PERMITS TRUCK TRAFFIC
- FLEXIBLE ZONE – THIS AREA CAN BE USED FOR EITHER INDUSTRIAL/OFFICE OR AGRICULTURAL/RESEARCH/RENEWABLE ENERGY PRODUCTION/OPEN SPACE/WETLAND MITIGATION. HOWEVER, THE OVERALL AREA UTILIZED FOR INDUSTRIAL/OFFICE PARK USES (AREA A, B, AND C1) CANNOT EXCEED 700 ACRES OVERALL.
- LIMITS OF BIOMASS FACILITY
- POTENTIAL WETLANDS – MAY BE RELOCATED; SUBJECT TO MITIGATION AND PERMITTING BY EPC
- A – PROPOSED DEVELOPMENT POCKET
- EIP – COMP PLAN LABEL
- RSC-2 – ZONING LABEL
- TURKEY CREEK PRESERVE (TCP) – APPROXIMATELY 1,223.87 AC
- UNIVERSITY ENERGY PARK (UEP) – APPROXIMATELY 1,734.17 AC

PLANNING NOTES:

1. THIS PLAN MODIFICATION IS BASED UPON A REPRODUCTION OF THE APPROVED RZ10-0692 FOR IMPROVED CLARITY. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE ALL RELEVANT DETAIL CONTAINED IN THE APPROVED PLAN THAT WAS ORIGINALLY PREPARED BY GENESIS.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED.
3. THE PROJECT IS WITHIN THE EIP LAND USE CATEGORY AND THE URBAN SERVICE AREA.
4. THE SITE IS WITHIN THE SURFACE WATER PROTECTION SPECIAL DESIGNATION.
5. THERE ARE NO COMMUNITY PLANS PERTINENT TO THE SITE.
6. DEVELOPMENT STANDARDS ARE PROVIDED FOR IN THE ZONING CONDITIONS.
7. THE SIZE AND DIMENSIONS OF ALL POTENTIAL WETLAND AREAS ARE CONCEPTUAL AND SUBJECT TO BE RELOCATED BASED ON REVIEW, COMMENT AND PERMITTING BY THE EPC.
8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
9. THIS PLAN MODIFICATION IS LOCATED WITHIN A COMMUNITY PLANNING AREA.
10. SPECIAL ZONES:
    A. NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
    B. NOT LOCATED IN A POTABLE WATER BUFFER AREA.
    C. IS LOCATED IN SURFACE WATER PROTECTION.
11. EAST SR 60 IS A DESIGNATED SCENIC CORRIDOR.
12. KNOWN EASEMENTS ON REFLECTED IN PLAN VIEW.
13. PROJECT WILL BE PHASED.
14. ARCHITECTURAL STYLES ARE NOT PROPOSED.
15. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
16. ONSITE ROADWAYS MAY BE PUBLIC OR PRIVATE. IF PRIVATE, THEY MAY BE GATED AND MUST BE PRIVATELY MAINTAINED.
17. THE PARCELS SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONES 'A', 'AE' & 'X', PER THE FLOOD INSURANCE RATE MAP 120112, COMMUNITY PANEL NUMBERS 0415H & 0420H, DATED 8/28/2008.

NO.	REVISION & DATE

PROJECT: **ENERGY INDUSTRIAL PARK**
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: GENERAL SITE PLAN

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #28975, LB #3364

JOB NO.	21-0303.03
ACAD FILE:	21-0303.03 GS
DRAWN BY:	CMS
CHK'D BY:	
DATE:	03/25/2025
SHEET NO.	1 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

Received April 7, 2025
Development Services

24-0675

DETAIL E
SCALE: 1" = 200'

DETAIL D
SCALE: 1" = 200'

PROJECT:

ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

NO.	REVISION & DATE

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #28975, LB #3184

JOB NO.	21-0303
ACAD FILE:	
DRAWN BY:	CONNIE/MJ
CHK'D BY:	
DATE:	03.03.25
SHEET NO.	2 OF 4

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Received April 7, 2025
Development Services

24-0675

DETAIL A
SCALE: 1" = 200'

DETAIL B
SCALE: 1" = 200'

DETAIL C
SCALE: 1" = 200'

NO.	REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #30975, LB #3364

JOB NO.	24-0675
ACAD FILE:	24-0675
DRAWN BY:	CS
CHK'D BY:	
DATE:	03/25/25
SHEET NO.	3 OF 4

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Received April 7, 2025
Development Services

24-0675

PARCEL INFORMATION:

OWNER: UNIVERSITY ENERGY PARK, LLC
ADDRESS: 2500 MAIN STREET
FORT MYERS BEACH, FL 33931

86131-0000
86133-0000
86133-0100
86770-0000
86802-0000

OR BK 25009 Pg 1258

EXHIBIT "A"

The following parcels of land located in Township 28 South, Range 21 East, Hillsborough County, Florida:

Section 27:

(A) The West 1/2, Less the Right-of-way for State Road 60 along the North side of Section 27;

(B) That part of the Southwest 1/4 of the Northeast 1/4 and that part of the West 1/2 of the Southeast 1/4 lying West of a line described as:

Begin at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and run Southeasterly to the Southwest corner of said West 1/2 of the Southeast 1/4.

Section 28:

All Less the North 1/2 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company) and Less Right-of-Way for State Road 60, and Less the North 1/2 of Section 28, and Subject to Right-of-Way for County Road (South Dover Road) along the West side of Section 28, and Less a parcel deeded to Hillsborough County, recorded in Deed Book 1314, Page 244, Hillsborough County, Records.

Less and Except the Following:

A parcel of land lying in Sections 27 and 28, Township 28 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 28; thence South 89° 50' 30" East, 1,313.19 feet, to the Point of Beginning of the herein described parcel; thence North 00° 06' 00" East, 1,313.19 feet; thence South 89° 50' 30" East, 1,319.49 feet; thence South 00° 02' 12" West, 1,313.82 feet; thence North 89° 50' 30" West, 1,319.26 feet to the Point of Beginning.

Section 33:

(A) The North 1/2, Less the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company), and subject to right-of-way for County Road (South Dover Road) along the West side of Section 33.

(B) The Northeast 1/4 of the Southwest 1/4;

(C) The East 3/4 of the Northwest 1/4 of the Southwest 1/4;

(D) That part of the west 660 feet of the Northwest 1/4 of the Southwest 1/4 described as: Begin at the Northwest corner thereof, run thence South 311 feet, thence East 557 feet; thence South 141 feet; thence East 488 feet; thence North 812 feet; thence West 815 feet to the Point of Beginning; Less that portion deeded to Hillsborough County in Deeds recorded in Deed Book 1314, Page 241, Deed Book 1314, Page 237 and Deed Book 1314, Page 236, Hillsborough County, Florida.

OR BK 25009 Pg 1259

Section 34:

(A) The Northwest 1/4, Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(B) The West 1/2 of the Northeast 1/4;

(C) That part of the East 1/2 of the Northeast 1/4 lying West of a line described as: Begin at the Northwest corner of the East 1/2 of the Northeast 1/4, run thence Southeasterly to a point 1,320 feet South of the South boundary thereof and 660 feet West of the East Boundary thereof; thence Southerly parallel to and 660 feet West of the East Boundary thereof to the South Boundary thereof;

(D) The North 1/2 of the South 1/2, Less the East 660 feet thereof, and Less Right-of-Way of the Tampa & Grand Lake Railroad Company (successor to Florida Western and Northern Railroad Company);

(E) That part of the East 660 feet of the West 696 feet of the Southeast 1/4 of the Southeast 1/4 lying South of the Right of Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company), Less that part conveyed by American Cyanamid Company to Tampa Electric Company under Deed dated March 17, 1955 recorded in Official Records Book 2012, Page 830, and described as: Begin at the Southeast corner of said West 696 feet of the Southeast 1/4 of the Southeast 1/4; run South 88° 19' 21" West along the South Boundary thereof 69.21 feet; thence North 00° 02' 12" East, 1,320.82 feet to the North boundary of the Southeast 1/4 of the Southeast 1/4; thence South 89° 57' 17" West along said North boundary, 1,313.82 feet to the Northwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4; thence South 00° 02' 12" West along said West boundary, 1,313.26 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4; thence North 89° 50' 30" East, 1,313.19 feet to the Point of Beginning; Less that portion deeded to Hillsborough County in Deeds recorded in Deed Book 1314, Page 241, Deed Book 1314, Page 237 and Deed Book 1314, Page 236, Hillsborough County, Florida.

(F) That part of the Southeast 1/4 of the Southeast 1/4 lying North of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Railroad Company); Less that part lying in the East 660 feet of the Southeast 1/4 of the Southeast 1/4;

(G) The west 961 feet of the East 3/4 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4;

(H) The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, and the North 150 feet of the West 1/2 of the Southeast 1/4 of the Southeast 1/4.

(I) The North 1/2 of the Southeast 1/4 of the Southeast 1/4, and the North 150 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4.

OR BK 25009 Pg 1260

EXHIBIT "A"

A parcel of land lying in Sections 27 and 28, Township 28 South Range 21 East, Hillsborough County, Florida.

Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 28; thence South 89° 50' 30" East 1,313.19 feet to the Point of Beginning of the herein described parcel; thence North 00° 06' 00" East, 1,313.19 feet; thence South 89° 50' 30" East, 1,319.49 feet; thence South 00° 02' 12" West, 1,313.82 feet to the North of Beginning.

PARCEL INFORMATION:

OWNER: TURKEY CREEK PRESERVE, LLC
ADDRESS: 4143 MOORES LAKE ROAD
DOVER, FL 33527

86121-0000
86122-0000
86128-0000
86131-5000
86131-7000
86132-0000
86803-0000
86808-0000
86842-0000
86842-2000

OR BK 13022 PG 0154

Exhibit A
Legal Description

PARCEL "A"

The Southeast 1/4 of the Northeast 1/4 of section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS the North 410.00 feet, and the West 417.00 feet, thereof; ALSO LESS a portion described as beginning 271.00 feet West of the Northeast corner of the said southeast 1/4 of the Northeast 1/4 and run thence south 49.11 feet; thence Northwesterly to the West's boundary thereof at a point 479.16 feet South of the Northeast corner thereof; thence East along the said North boundary thereof to the Point of Beginning; ALSO LESS right of way for Tampa Electric Company, ALSO ALSO LESS the East 47.00 feet, for road right of way. The above said, more particularly described as follows: BEGINNING at a point marking the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence N 00°08'09" E. along the west boundary thereof, a distance of 1320.14 feet to a point distant 310.00 feet Southerly of the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 26; thence N 89°49'49" E. along a line 310.00 feet South of and parallel with the north boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 1320.00 feet; thence S 00°21'04" E. along the aforementioned west boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 220.00 feet; thence N 89°49'49" E. along the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 283.71 feet; thence S 00°10'47" E. a distance of 449.01 feet, thence SOUTH a distance of 49.00 feet to a point on the aforementioned North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 25; thence N 89°49'49" E. along said North boundary a distance of 174.00 feet to a point on the west, right of way line of Turkey Creek Road; thence S 00°10'47" W. along said West right of way line 1451.0 feet more or less and parallel with the East boundary of the said Southeast 1/4 of the Northeast 1/4 of Section 26 a distance of 1277.45 feet to a point on the North boundary of a Tampa Electric Company right of way; thence N 89°57'24" W. along said North boundary a distance of 1413.2 feet; thence S 00°02'36" W. along the westerly boundary of the aforesaid Tampa Electric Company right of way, a distance of 240.46 feet to a point on the South boundary of the aforementioned Southwest 1/4 of the Northeast 1/4 of Section 26; thence S 89°57'24" W. along said South boundary, a distance of 767.28 feet to the Point of Beginning. Containing 34.43 acres, more or less.

AND

Special Warranty Deed

OR BK 13022 PG 0155

PARCEL "B"

The South 1/2 of the Northwest 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

The East 1/2 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida LESS right of way for State Road No. 60.

AND

That part of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida lying East of a line described as beginning at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida, and running thence Southwesterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 27.

AND

All of the above being more particularly described as follows: Beginning at a point marking the Southeast corner of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°49'49" W. along the south boundary thereof a distance of 2497.41 feet to a point marking the Southeast corner of the said Northeast 1/4 of Section 26; thence N 89°55'08" W. along the South boundary of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2692.61 feet to a point on a line that bejans at the Northwest corner of the Southeast 1/4 of the said Northeast 1/4 of Section 27, and running thence Southwesterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of the said Section 27; thence N 00°21'04" W. along the last mentioned line a distance of 2649.04 feet to a point marking the aforementioned Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 27; thence S 89°44'49" E. along the North boundary of the said Southwest 1/4 of the Northeast 1/4 of Section 27 a distance of 2518.62 feet to a point marking the Northeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 27; thence N 00°44'49" E. along the West boundary of the East 1/2 of the said Northeast 1/4 of Section 27, a distance of 1014.04 feet, to a point on the South right of way line of State Road No. 60; thence S 69°31'24" E. along said right of way line a distance of 1353.19 feet to a point on the East Boundary of the said Northeast 1/4 of Section 27, thence SOUTH, along said East boundary a distance of 1598.80 feet to a point marking the Northwest corner of the South 1/2 of the Northeast 1/4 of the aforementioned Section 26; thence N 89°58'08" E. along the North boundary of the South 1/2 of the Northeast 1/4 thereof a distance

Special Warranty Deed

OR BK 13022 PG 0156

of 2630.32 feet to a point marking the Northeast corner of the said South 1/2 of the Northeast 1/4 of Section 26, thence S 00°31'31" W. along the East boundary thereof a distance of 1314.84 feet to the Point of Beginning. Containing 120.31 acres, more or less.

AND

PARCEL "C"

The North 1/2 of the Southeast 1/4; LESS right of way for Tampa Electric Company; ALSO LESS the East 25.00 feet for road right of way.

AND

The Southwest 1/4 of the Southeast 1/

AND

The Southwest 1/4; LESS right of way for Tampa Electric Company. All lying and being in Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND

All of Section 35, Township 29 South, Range 21 East, Hillsborough County, Florida LESS aforesaid Coast Line Railroad right of way; ALSO LESS right of way for Tampa Electric Company, ALSO LESS Right of way for Dupont Road. AND ALSO LESS the East 25.00 feet for road right of way.

AND

That part of the East 1/2 of the Northwest 1/4 of Sect on 34, Township 29 South, Range 21 East, Hillsborough County, Florida lying Easterly of the Easterly boundary of a Tampa Electric Company right of way.

AND

The East 1/2 of the Southwest 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida; LESS right of way for Tampa Electric Company.

All of the said Parcel "C" being more particularly described as follows: For a point of reference commence at a point marking the Southeast corner of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°58'08" W. along

Special Warranty Deed

OR BK 13022 PG 0157

the South boundary thereof, a distance of 25.00 feet to a point on the West right of way line of Turkey Creek Road for the Point of Beginning of the tract herein described; thence continuing S 89°58'08" W. along the said South boundary of Section 35, a distance of 2611.82 feet to a point on the Northerly right of way line of Dupont Road as now located; thence along said Right of way line, 248.42 feet along the arc of a curve, deflecting to the left, having a radius of 1482.69 feet, said curve being and distance of N 74°16'32" W. 247.99 feet; thence continuing along the Northerly right of way line of Dupont Road N 69°31'24" W. 1353.56 feet; and parallel with the aforementioned South boundary of Section 35 S 89°58'08" W. a distance of 1451.06 feet; thence northwesterly along the said Northerly right of way line, N 69°57'00" W. a distant of 1490.04 feet to a point on the Easterly right of way line of the Seaboard Coast Line Railroad right of way; thence along said Northeasterly boundary the three (3) following courses and distances: N 61°33'00" E. a distance of 1082.78 feet; thence N 00°06'00" W. a distance of 174.82 feet; thence N 21°59'00" E. a distance of 21.06 feet to a point on the Easterly boundary of a Tampa Electric Company right of way, thence along said Easterly boundary the four (4) following courses and distances: N 00°06'00" E. a distance of 422.48 feet; thence N 02°58'18" W. along a line 330.00 feet East of and parallel with the West boundary of the aforementioned Section 26, a distance of 1787.04 feet; thence N 27°57'34" W. a distance of 2412.14 feet; thence N 27°57'34" W. along a line 300.00 feet East of and parallel with the west boundary of the East 1/2 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, a distance of 2000.41 feet; thence along the South boundary of the Tampa Electric Company right of way the four (4) following courses and distances, S 89°55'05" E. along a line 100.00 feet South of and parallel with the North boundary of the aforementioned East 1/2 of the Southeast 1/2 of Section 27, a distance of 811.39 feet to a point on the East boundary of the said southeast 1/4 of Section 27, thence N 89°49'20" E. along a line 100.00 feet South of and parallel with the North boundary of the Southwest 1/4 of the South boundary of the said southeast 1/4 of Section 26, thence N 89°49'20" E. along a line 100.00 feet South of and parallel with the North boundary of the Southwest 1/4 of the South boundary of the said Southeast 1/4 of Section 26, Township 29 South, Range 21 East, a distance of 2630.74 feet to a point on the West boundary of the East 1/2 of the Southeast 1/4 of Section 26, thence S 00°31'31" W. along said West boundary a distance of 100.00 feet to a point on the South boundary of the said Southeast 1/4 of Section 26, thence N 89°49'20" E. along said South boundary a distance of 1314.84 feet to the Point of Beginning. Containing 120.31 acres, more or less.

Special Warranty Deed

OR BK 13022 PG 0158

Northwest 1/4 of the Southeast 1/4 of Section 26; a distance of 661.02 feet to a point on the South boundary of the said Northeast 1/4 of the Southeast 1/4; thence S 89°49'20" E. along the said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 26, a distance of 1314.84 feet to a point marking the Southeast corner thereof; thence S 00°31'31" W. along the East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 26 a distance of 1641.12 feet to a point marking the Southeast corner thereof; thence S 89°51'24" W. along the South boundary of the aforementioned Section 26, a distance of 1459.38 feet to a point on the aforementioned west right of way line of Turkey Creek Road; thence S 00°18'36" W. along the said right of way line a distance of 1494.34 feet; thence continuing along the said West right of way line of Turkey Creek Road; thence S 09°51'05" E. a distance of 2627.04 feet to the Point of Beginning. Containing 301.41 acres, more or less.

AND

TAMPA ELECTRIC COMPANY RIGHT OF WAY PARCEL

Description: A parcel of land lying in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of said Section 26 and run thence N 89°49'20" E. 2637.51 feet along the North boundary of the Southwest 1/4 of said section 26 to the Northeast corner thereof; thence N 89°49'49" E. 1318.70 feet along the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26 to the Northeast corner thereof; thence N 89°57'09" E. 767.28 feet along the North boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 26; thence N 00°07'47" E. 210.48 feet; thence S 89°57'24" W. 524.73 feet to the West right of way line of Turkey Creek Road; thence S 00°10'36" W. 210.44 feet along said West right of way line; thence S 89°57'24" E. 1290.00 feet along a line 210.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26; thence S 89°49'49" E. 1318.70 feet along a line 210.00 feet South of and parallel with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence S 89°56'59" E. 2638.09 feet along a line 210.00 feet South of and parallel with the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 26; thence S 89°49'20" E. 611.33 feet along a line 330.00 feet South of and parallel with the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 26; thence S 00°31'31" W. 1641.12 feet to a point on the South boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 26; thence N 89°49'20" W. along said South boundary, a distance of 2630.32 feet to a point on the South boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence N 89°49'49" W. along said South boundary, a distance of 2637.51 feet to the Point of Beginning. Containing 241.41 acres, more or less.

Special Warranty Deed

OR BK 13022 PG 0159

parallel with the North boundary of the Southeast 1/4 of the aforesaid Section 27; thence S 00°24'47" W. 2649.45 feet along a line 300.00 feet East of and parallel with the West boundary of the East 1/2 of the Southeast 1/4 of said Section 27; thence S 27°57'34" E. 2412.14 feet; thence S 02°58'18" E. 1893.24 feet along a line 330.00 feet East of and parallel with the west boundary of the aforesaid Section 35; thence S 04°24'49" W. 420.41 feet; thence S 72°59'32" W. 184.21 feet; thence N 43°26'10" W. 437.51 feet; thence N 00°24'47" E. 2651.13 feet along a line 440.00 feet West of and parallel with the East boundary of the aforesaid Section 34; thence N 27°57'34" W. 1410.78 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the aforesaid Section 27; thence N 27°57'34" W. 2626.63 feet to the North boundary of the Southeast 1/4 of said Section 27; thence S 89°55'05" E. 2302.56 feet along the North boundary of the Southeast 1/4 of said Section 27 to the POINT OF BEGINNING.

LESS AND EXCEPT TAMPA ELECTRIC COMPANY RETAINED PARCEL:

That part of the Tampa Electric Company right of way located in Sections 26, 27, 34 and 35, Township 29 South, Range 21 East, Hillsborough County, Florida, also known as right of way to be retained or otherwise so reserved and described as follows:

BEGINNING at the Northeast corner of the Southwest quarter of said Section 26 and run thence North 89°49'20" East along the North boundary of the Southeast Quarter of said Section 26 a distance of 2637.47 feet; thence North 89°49'49" East along the North boundary of the Northeast quarter of the Southeast Quarter of said Section 26 a distance of 1318.61 feet to the Northeast corner thereof; thence North 89°57'09" East along the North boundary of the Northeast Quarter of the Southwest Quarter of said Section 26 a distance of 767.26 feet; thence South 00°07'47" East, 210.48 feet; thence South 89°57'24" West, a distance of 1290.00 feet; thence South 89°49'49" West, a distance of 1318.70 feet; thence South 89°49'20" West, a distance of 611.33 feet to the West right of way line of Turkey Creek Road; thence South 00°10'36" West along said West right of way line, 210.44 feet; thence South 89°57'24" East, a distance of 524.73 feet; thence South 09°51'05" East, 2627.04 feet to the Point of Beginning. Containing 241.41 acres, more or less.

OR BK 13022 PG 0160

300.00 feet South of and parallel with the North boundary of the Southwest Quarter of said Section 26 a distance of 2634.64 feet, thence North 89°49'20" West along a line 300.00 feet South of and parallel with the North boundary of the East Half of the Southeast Quarter of said Section 27 a distance of 2627.47 feet; thence South 27°57'34" East along a line 330.00 feet East of and parallel with the centerline of an existing powerline a distance of 2412.14 feet; thence South 02°58'18" East along a line 330.00 feet East of and parallel with the centerline of an existing powerline a distance of 1893.24 feet; thence South 04°24'49" East along a line 330.00 feet East of and parallel with the centerline of an existing powerline a distance of 420.41 feet; thence South 72°59'32" West, a distance of 184.21 feet; thence North 43°26'10" West, a distance of 437.51 feet; thence North 00°24'47" East along a line 440.00 feet West of and parallel with the East boundary of the aforesaid Section 34; thence N 27°57'34" W. 1410.78 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the aforesaid Section 27; thence N 27°57'34" W. 2626.63 feet to the North boundary of the Southeast 1/4 of said Section 27; thence S 89°55'05" E. 2302.56 feet along the North boundary of the Southeast 1/4 of said Section 27 to the POINT OF BEGINNING.

Special Warranty Deed

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

NO.	REVISION & DATE

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
LEGAL DESCRIPTIONS

McNEAL ENGINEERING, INC.
5957 N. FLORIDA AVE., LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #29976, LB #3941

JOB NO. 21-0675.01
ACAD FILE: COMPLANS/
DRAWN BY:
CHK'D BY:
DATE:
SHEET NO. 4 OF 4

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF MCNEAL ENGINEERING, INC. AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

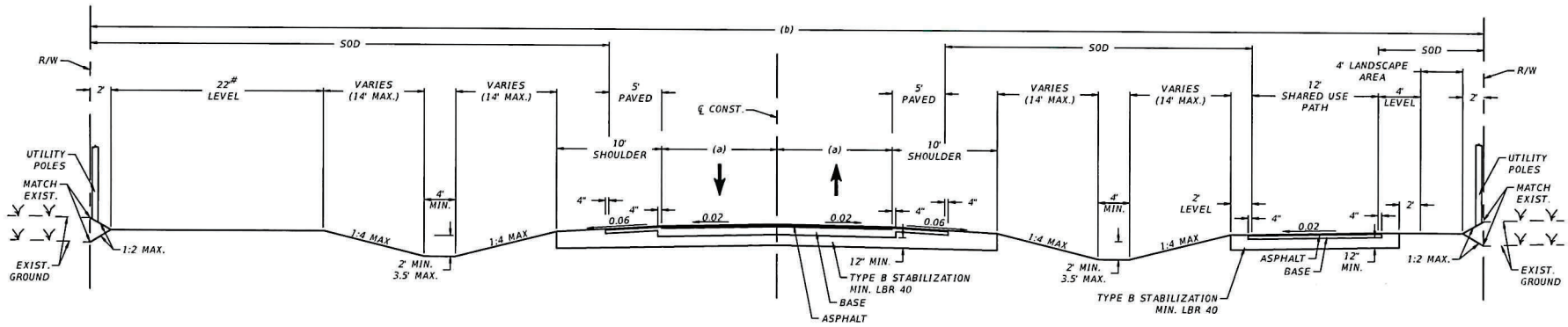
Received April 7, 2025
Development Services

24-0675

Received April 7, 2025
Development Services

EXHIBIT B

TYPICAL SECTION
C1&C2-2U



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

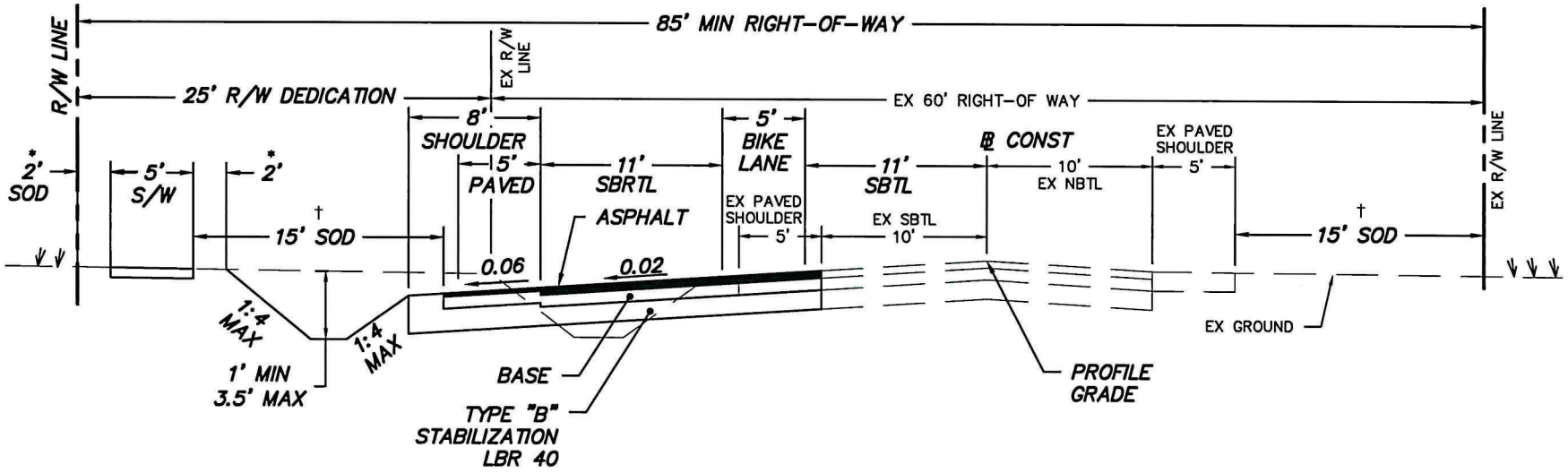
REVISION DATE				DRAWING NO.	SHEET NO.
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	C1&C2-2U	1 OF 15

Received April 7, 2025
Development Services

Received April 7, 2025
Development Services

EXHIBIT C

PROPOSED TYPICAL SECTION
TURKEY CREEK ROADWAY



TYPICAL SECTION

SBRTL ON TURKEY CREEK ROAD AT DRIVEWAY B

NTS

4,783 AADT

DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
† 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	21-061
ACAD FILE:	RD-SEC
DRAWN BY:	JST
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.09.25
SHEET NO.	1 OF 1

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT: ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: TURKEY CREEK ROAD TYPICAL SECTION

NO.	REVISION & DATE

24-0675

Received April 7, 2025
Development Services

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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	**(+) 10,445**	**(+) 70**	**(+) 574**

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	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**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	

Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 16, 2025

TO: Timothy Lampkin, Case Planner, Hillsborough County
CC: James Ratliff, Principal Planner, Hillsborough County

FROM: Donald Marco, Access Management Engineer District 7 FDOT

SUBJECT: MM 24-0675, 5649 Crescent Beach Loop, Dover

____ This agency has no comments.

____ This agency has no objection.

__X__ This agency has no objection, subject to the listed or attached conditions.

____ This agency objects for the reasons set forth below.

This project is on a state road, SR 60. The highway is on the State's Strategic Intermodal System.

As a follow-up to the memorandum sent June 5th regarding this proposal, the Department has received a copy of a traffic study for the subject development, dated August 2024. The access configuration therein appears to match the access configuration proposed by this resolution. Upon an initial review of this study, the Department withdraws its previously expressed objection and submits the following conditions:

- Regarding the primary access connection between the area marked C-1 and State Road 60 and the recommendation within the study for signalization of said connection: Information or language included in the Traffic Analysis alone is not sufficient to justify a traffic signal. A Signal Warrant Analysis and an Intersection Control Evaluation, both satisfactory to FDOT standards and approved by appropriate District staff, will be required as part of Applicant's submittal package to the Department. Absent the approval of these items, the Department would not allow the connection to be signalized and may require alternate improvements to preserve the safety and operations of State Road 60.

- Regarding the intersection of Turkey Creek Road and State Road 60: The Project-plus-Background analysis shows the volume-to-capacity ratio to be above 0.90 on for the following movements: eastbound left (both peaks), southbound thru-and-right (both peaks), and westbound thru (AM Peak only). The Department notes that a v/c analysis of the background condition without project traffic was not included in this August 2024 Study and recommends that the study be revised to include same. Without this information, the project's role in the degradation of the existing condition cannot be ascertained. Be advised that the Department is primarily concerned with the safety and operations of its highways and has no obligation to adopt signal timing adjustment recommendations that would degrade said safety and/or operations.

Thank you for the opportunity to comment.

END OF MEMO

Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 16, 2025

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Thank you for the opportunity to comment.

END OF MEMO

Prior to Site Plan Certification the following shall be amended:

- Add zoning district to the northeast of Pocket G above Butler Rd. to AS-1;
- ~~Reroute in the internal vehicular and pedestrian system such that it is routed around, rather than through, the area noted on the PD site plan as the "Superfund Area";~~
- Remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

Staff finds the request approvable, subject to the following conditions listed below, and based on the general site plan submitted May 23, 2025.

1. The Planned Development (PD) is approved for an Energy ~~Industrial~~ Innovation Park (EIP) as described in the Future Land Use Element of the Hillsborough Comprehensive Plan. The primary use is for a Resource Recovery Facility as defined by the Land Development Code (LDC). As stated in the Comprehensive Plan EIP policy, Energy Uses are defined as alternative energy production.~~,~~ Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, resource recovery facilities, ~~agricultural,~~ processing, renewable energy research ~~facilities supporting such uses~~ facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, or the manufacture and/or distribution of such technologies. Other renewable alternative energy technologies may be considered with a modification to the Renewable Energy Producing Facilities pursuant to a minor modification. A minimum of ~~40~~ 20 percent of the gross ~~PD~~ land area shall be developed with Energy Uses.

   The project shall be phased such that ~~no less than two of~~ the Energy Use(s), are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any non-renewable energy oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Retail/Commercial use. ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~Each developer's responsible portion of the required Renewable Energy Producing Facilities is as follows:

   - Turkey Creek Preserve (TCP)—12 percent of Production Outputs for renewable energy production.
   - University Energy Park (UEP) —88 percent of Production Outputs for renewable energy production.

   Each developer shall construct their proportionate share of either (i) two (2) Renewable Energy Producing Facilities with the proportioned stated production outputs, or (ii) one (1) Renewable Producing Facility with double the production portioned output stated therein. The election of either Option i or ii shall be determined at the time of the first increment of development for its proportionate share of the renewable energy production.

   ~~Further, all of the public improvement facilities required pursuant to the Energy Use Building Department Permits must be accepted for maintenance, and all of the private Improvement Facilities~~

~~completed and inspected, as required herein; or alternatively, construction plans for all Improvement Facilities must be approved by the County, and a Financial Guarantee in the amount of 125 percent of the cost to construct the remaining Improvement Facilities is in proper order.*~~

Any building permits for restricted uses filed prior to two Energy Uses being in compliance with the above requirements shall include documentation from the permit applicant acknowledging that final permit approvals (i.e., Certificates of Occupancy) from the County will not be issued until such time that the above requirements for the ~~two~~ Energy Uses are satisfied. If applicable, said documentation shall also include verification that third party end users of the building(s) have been notified of the above permit restrictions.

Once a developer completes their portion of the Renewable Energy Producing Facilities, that developer's allocation of non-renewable oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use or Commercial and Office use shall be able to obtain a Certificate of Occupancy for any other use.

The Renewable Energy Producing Facilities, which may be chosen by the developer, by type, are:

TYPE	MINIMUM PRODUCTION OUPUTS		
	TCP (east)	UEP (west)	Total
Wind	60 KW	440 KW	500 KW
Solar	0.12 Megawatt	0.88 Megawatt	1 Megawatt
Biomass Gasification	3.6 Megawatts	26.4 Megawatts	30 Megawatts
Aquaculture	120,000 Pounds	880,000 Pounds	1,000,000 Pounds
Hydroponics	24,000 Pounds	176,000 Pounds	200,000 Pounds
Algae Systems	1.8 Acres	13.2 Acres	15 Acres

The applicant will submit documentation certifying that these minimum standards have been met.

The approved uses for each pocket are as follows:

- Pockets A, B, C, C_1, G, and H_1 (limited to a total of 700 gross acres identified within these ~~3~~ 6 Pockets) Industrial, Research, Manufacturing, Warehousing and Distribution, and ~~Ancillary~~ Commercial and Office Uses or Energy Uses;
  Maximum of 7,350,000 square feet of building area at build out.
  ~~Maximum of 2,550,000 square feet of building area allowed in Phase 1 (only applies to non-Energy Uses), subject to the following:~~
  ~~1,250,000 square feet of Industrial,~~
  ~~1,250,000 square feet of warehousing,~~
  ~~50,000 square feet of commercial/office~~

Turkey Creek Preserve (TCP)
Pockets C_1, G, H_1, are limited to 83.3 acres of the 700 gross acres, and 883,681 square feet of building area subject to the following:

- Maximum of 883,681 square feet of Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution of which a maximum of 150,000 square feet may be Commercial and Office.

University Energy Park (UEP)
Pockets A and B are limited to 616.7 acres of the 700 gross acres, and 6,466,319 square feet of building are subject to the following:

- Maximum of 6,466,319 square feet of industrial/warehouse, of which a maximum of 350,000 square feet may be commercial/office.

~~Phase 2 shall not occur until after January 1, 2016;~~
~~2,550,001 – 7,350,000 square feet~~
~~Prior to any Phase 2 development approvals, the developer shall submit a request to the Florida Department of Community Affairs (DCA) for a determination as to whether or not development must undergo Development of Regional Impact (DRI) review. If DCA determines that the project is a DRI, then the developer shall submit an Application for Development Approval (DRI review) within 12 months of the determination by DCA. In lieu of seeking a determination from DCA, the Developer can submit an Application for Development Approval for Phase 2.~~

- Pockets D, F, G, H, H_1, and parts of B and C - Energy Uses as defined herein and one Helistop;

  Resource Recovery (Biomass) Facilities and Helistop shall only be permitted in Pockets H and H_1 shall not be permitted within 1,200 feet of the southern property boundary; ~~Two Energy Uses shall be built subject to the above regulation;*~~
  These uses shall occur on a minimum of ~~40~~ 20 percent of total gross land area of the PD;

- Pocket E – Renewable Alternative Energy, Energy Research, Agricultural uses;

- Pockets I and J – Exterior Buffers;

- Open Space shall represent a minimum of 15 percent of the total acreage of the PD, as described by the EIP Comprehensive Plan policy;

- Research personnel lodging qualifies as student housing and is ancillary to research, energy and education functions and is a permitted use. ~~Up to 200 units shall be permitted;~~ Security housing or lodging to research, energy, and education functions of the project shall be subject to an FAR of 0.50 and shall not be subject to residential dwelling unit criteria pursuant to FLU Policy 4.16.15;

- Pursuant to FLU Policy 4.16.3, Research Facilities may be located anywhere on the subject sites.

- ~~Ancillary~~ Commercial and Office uses are those permitted in the Commercial, General (CG), unless otherwise prohibited herein;

- Open storage shall be permitted as accessory to the primary use only; open storage shall not be permitted for commercial and/or office use;

- Communication Facilities, Wireless;

- Agricultural use shall be permitted in all Pockets and are those uses permitted in the AR zoning district;

- Industrial/Manufacturing/Warehousing/Distribution uses are those permitted in the M zoning district, including the emergency temporary storage of debris, unless otherwise referenced herein. Emergency temporary storage of debris is permitted in Pocket H and Pocket H_1;

- The following uses are prohibited: Hotels and motels, junkyards, and temporary labor pools.

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/13/2025
Revised: 06/08/2025
Revised: 6/13/2025
Revised: 6/16/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: MM 24-0675

☐ 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

9. The Developer shall provide vehicular and pedestrian internal cross-access to all parcels within the site. All pedestrian cross-access shall be paved to the project boundary and designed to County standards and be identified on the preliminary site plan, except for secured parcels. Notwithstanding the above:

    9.1 No vehicular or pedestrian cross-access or connectivity shall be required between the UEP and TCP development areas; and,

    9.2 Within TCP, and notwithstanding anything on the site plan to the contrary, such interconnectivity shall be provided where feasible; however, at a minimum all pods within TCP shall be accessible to both SR 60 and Turkey Creek Rd. via an ungated internal driveway or roadway system.

[Transportation Review Section staff recommends modification of this condition to comply with the applicant's request to remove internal connectivity.]

~~11. Prior to preliminary site plan approval~~Concurrent with each increment of development, the ~~D~~developer shall provide a traffic analysis, signed by a Professional Engineer, which analyzes whether turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC and/or pursuant to Florida Department of Transportation (FDOT) criteria, as applicable, and which ~~showing~~ shows the length of the left and right turn lanes needed to serve development traffic at the associated project driveways. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. Unless otherwise approved by FDOT for access connections along SR 60, ~~T~~the Developer shall be required to construct any turn lane found to be warranted~~to construct the following improvements:~~

~~a. Driveway A – Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~b. Driveway B – Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~c. Driveway C - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~d. Driveway D - Construct/Extend Eastbound right lane and westbound left turn lane on SR 60.~~

~~e. Driveway G - Construct/Extend Northbound left turn lane on SR 60.~~

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

12. ~~If warranted and approved by FDOT~~At the request of Hillsborough County or the Florida Department of Transportation (FDOT), with each increment of development the developer shall conduct a signal warrant analysis for any associated project driveway(s) along SR 60 and/or Turkey Creek Rd. ~~the~~ The developer shall install all traffic signals found to meet warrants, unless otherwise approved ~~at the intersection of SR 60 and Driveway A and Driveway C~~.

[Transportation Review Section staff recommends modification of this condition. Given the high level of flexibility and broad range of uses within the site, it is impossible to conduct an accurate trip generation and site access analysis for the purpose of determining whether site access improvements and traffic signals may be warranted. In an abundance of caution, staff is proposing to modify the conditions to make it clear that development-drive traffic signals and site access improvements may be necessary at various access locations and, if so, such signal infrastructure and site access improvements shall be constructed by the developer. Staff has retained previous locations where certain improvements have been determined to be warranted, and added language which allows for FDOT modification at its access connections, consistent with current policy direction. Staff notes the term "associated" shall refer to any access through which traffic to/from an increment of development may access. In such cases, the developer may be required to analyze each such access to determine if new/additional improvements may be warranted.]

~~19. The applicant has adjusted the location of the northern proposed crossing of Turkey Creek to avoid areas currently designated as wetland mitigation for wetland impacts associated with Turkey Creek Preserve. A conservation easement has not yet been recorded but is required over wetland mitigation areas; however, the potential exists for revising the mitigation plan and relocating the wetland mitigation such that the areas along Turkey Creek would no longer be designated as mitigation. In this case, those areas would no longer be required to be under conservation easement. As noted in the recommended condition above, there is no reliance that revisions to the existing mitigation plan will be approved.~~

[Transportation Review Section staff recommends deletion of this condition to comply with the applicant's request to remove internal connectivity.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Notwithstanding anything herein these conditions or on the PD site plan to contrary, no development shall be permitted within the TCP parcels that cause cumulative development within the TCP parcels to exceed 12,576 gross average daily trips, 260 gross a.m. peak hour trips, or 779 gross p.m. peak hour trips, nor shall development be permitted which exceeds 312 net new p.m. peak hour trips. Additionally:

    - Concurrent with each increment of development within the TCP parcels, the developer shall provide a list of existing and previously approved uses within the TCP parcels. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to remove the site plan notation/label "Develop Will Install a Traffic Signal If/When Warranted" (Staff notes that proposed condition makes such statement potentially applicable to each project access).

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 2,978.04 ac. Planned Development (PD) #10-0675. The existing PD is approved for a variety of uses as further explained in the zoning staff report. The applicant is proposing to modify the uses to split entitlements between eastern (TCP) and western (UEP) project areas, as well as increase entitlements within the eastern project area by removing 17 acres of Industrial, Research, Manufacturing, Warehousing and Distribution (IRMWD) uses and adding 17 acres to the Ancillary Commercial and Office (ACO) uses. Concurrent with this change, the applicant is proposing to increase commercial entitlements within the eastern area by removing 150,000 g.s.f. (for a new total of 733,681 s.f. of IRMWD uses within the eastern area), and creating 150,000 s.f. of ACO uses within the eastern area. While overall square-footage remains unchanged, the intensity of uses proposed has increased.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, staff has included a condition restricting development within the eastern project area to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 s.f. of certain CG uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario that was based on the 10-1707 PD site plan in the case of existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. It should be noted that since the applicant also analyzed external impacts based on allowances for pass-by reductions, staff also included a second element to the trip generation cap which requires the applicant to not exceed the number of net new trips studied in their analysis. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual, except for the trip generation estimates for the energy facilities, which was taken from the 2010 analysis. Land use code assumptions and code distributions for the western portion of the project was taken from the 2010 analysis and updated to 11th Edition values. Staff notes that while these were previously approved, they do not likely represent a worst-case scenario of development within the western portion of the project.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Energy Park*	2,110	20	90
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,750,000 s.f. (LUC 130)	5,898	595	595
Warehousing (West) 5,250,000 s.f. (LUC 150)	8,978	892	945
Subtotal:	31,988	1,847	3,021

**Based on 100% of 2010 Energy Park Trip Generation*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Eastern Development per Trip Cap	12,576	260	779
Energy Park West*	1,857	18	79
Shopping Center (West) 350,000 s.f. (LUC 820)	15,002	340	1,391
Industrial Park (West) 1,529,080 s.f. (LUC 130)	5,154	520	520
Warehousing (West) 4,587,239 s.f. (LUC 150)	7,844	779	826
Subtotal:	42,433	1,917	3,595

**Based on 88% of 2010 Energy Park Trip Generation*

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 10,445	**(+) 70**	**(+) 574**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 155-feet and +/- 180-feet in width) in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the south side of SR 60 west of the proposed project. There

are no bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, which requires a minimum of 121 feet (for an urban section) or 170 feet (for a rural typical section). FDOT was provided an opportunity to comment on right-o-way needs; however, no additional needs were identified. As such, no additional right-of-way is needed from the subject property at this time.

Turkey Creek is a 2-lane, undivided, publicly maintained, substandard, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks in the vicinity of the proposed project. There are +/- 5-foot-wide bicycle lanes (on paved shoulders) along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CIRCULATION

No changes in site access are proposed. The applicant has proposed to remove internal connectivity (reference approved zoning condition 19) between the east and west portions of the project which was initially not supported by staff. Staff had noted that condition 19 appeared to contemplate modification of the wetland mitigation plan to facilitate connectivity between the two areas of the project, as shown on the latest approved PD site plan. Staff notes that the Wetland Impact Approval and Mitigation Agreement (reference Official Records Instrument No. 2022021032) and Deed of Conservation Easement (reference Official Records Instrument No. 2021455815) allow the potential modification of the easement and agreement.

Subsequent discussions came to the conclusion that the vast majority of otherwise avoidable transportation impacts created from removal of this connection will occur to State Road 60, and so the County Transportation review Section has removed consideration of this issue from its staff report findings and recommended conditions. FDOT has objected to the removal of the connection based on those impacts; however, consistent with recent procedures, FDOT has filed a separate staff report objecting, and so the County's staff report has been amended to withdraw objection with respect to this issue. As such, zoning staff will determine whether/how this objection affects the overall recommendation for the proposed change.

DESIGN EXCEPTION REQUEST – TURKEY CREEK - SUBSTANDARD ROAD

If MM 24-0675 is approved, the County Engineer will approve a Design Exception request (dated April 5, 2025) which was found approvable by the County Engineer (on April 30, 2025) for the Turkey Creek Rd. substandard road improvements. As Turkey Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Turkey Creek Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct certain improvements and dedicate and convey additional right-of-way, as further described in the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Turkey Creek Rd.	SR 60	Trapnell Rd.	C	C

SR 60	Dover Rd.	Turkey Creek Rd.	D	C
SR 60	Turkey Creek Rd.	CR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 30, 2025 5:30 PM
To: McNeal, Christopher
Cc: csansone@mcnealengineering.com; Lampkin, Timothy; Ratliff, James; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 24-0675 - Design Exception Review
Attachments: 24-0675 DEAd 04-07-25.pdf

Importance: High

Chris,
I have found the attached Design Exception (DE) for PD 24-0675 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, April 29, 2025 9:19 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0675 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response email:

cmcneal@mcnealengineering.com
csansone@mcnealengineering.com
lampkint@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received April 7, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐1. Substandard Rd Turkey Creek Rd ☐4. ☒2. Substandard Rd Turkey Creek Rd ☐5. ☐3. ☐6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Energy Industrial Park

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 086121-0000; 086122-0000, 086128-0000; 086131-5000; 86131-7000 +

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request McNeal Engineering c/o Christopher S. McNeal

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation PD

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number MM 24-0675

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received April 7, 2025
Development Services

MCNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **ENERGY INDUSTRIAL PARK**
SW Quad Turkey Creek Rd & SR 60, Dover
Hillsborough County
Folio #86121.0000, 86122.0000, 86128.0000, 86131.5000, 86131.7000, 86132.0000, 86803.0000, 86808.0000, 86842.0000, 86842.2000, 86131.0000, 86133.0000, 86133.0100, 86770.0000, & 86802.0000
MM 24-0675

Attn: Mr. Michael J. Williams, PE
County Engineer/Director

MEI File # 21-061
April 5, 2025

REQUEST FOR DESIGN EXCEPTION – TURKEY CREEK ROAD

Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the ENERGY INDUSTRIAL PARK (MM 24-0675). Please reference the General Site Plan, **Exhibit A**.

Introduction

The aforementioned project is bordered by SR 60 to the north, Turkey Creek Road to the east, and un-developed parcels to the west, with some residential. The surrounding land use is mostly Agricultural, with some Commercial, and Residential. Turkey Creek Road is currently a 2-lane Rural Roadway in good condition that is considered Sub-standard.

Per Hillsborough County 2022 Multimodal LOS report, Turkey Creek Road is a collector roadway. A Design Exception is requested for relief from the two-lane undivided collector roadway (C1&C2-2U) as a condition of approval for the project site; where in lieu of meeting the full (C1&C2-2U) Typical Section, alternative improvements are proposed. The County typical section for a two-lane undivided local urban collector roadway (C1&C2-2U) is provided as **Exhibit B**.

Roadway Characteristics

Right-of-Way – The existing Right-of-Way width is +/-60 feet. The (C1&C2-2U) Typical Section requires a minimum Right-of-Way width of 154 feet. An additional 25 feet of Right-of-Way is proposed to be dedicated to the County, so the resultant Right-of-Way width would be +/-85 feet within the area to be improved.

Pavement Condition - The referenced segment of Turkey Creek Road was found to have good to fair pavement condition, without cracking or rutting that would be indicative of structural failure. It is noted that pavement conditions are not included as part of the (C1&C2-2U) typical section.

Lane Width – Turkey Creek Road is +/-20 feet in width, as surveyed. The existing lanes are approximately 10-feet in width. The proposed widening (includes an 11-foot SBRT lane a 5-foot bike lane and an 11-foot SB thru lane) within the project widening area (~235 feet, 185-foot SBRT lane

includes 50-foot approach taper + 50-foot (min) return taper) to meet intent of the (C1&C2-2U) typical section, i.e. 11 feet. The widening from the existing 10-foot lane to the proposed 11-foot lane will be provided through the 50-foot turn lane taper (L = WS = 50 feet). The return from the proposed 11-foot lane to the existing 10-foot lane will be provided in the 50 feet (min) following the turn lane across the proposed driveway's intersection.

Bicycle Lanes – There are no existing marked bicycle lanes, but there are an existing 5-foot paved shoulders on both sides of the roadway. A 5-foot SB bike lane is proposed between the SBRT lane and the SB thru lane within the project limits, as well as reconstructing the SB paved shoulder. Paved shoulders are proposed for both sides of the roadway within the widened area to resemble more closely the (C1&C2-2U) typical section.

Shoulders – There are existing 8-foot shoulders, with 5-feet of such paved in the existing rural condition; 8-foot shoulders with 5-foot of it paved are proposed within the widened area, a slight deviation from the (C1&C2-2U) typical section.

Swales – There are existing ditches and swales on both sides of Turkey Creek Road; ditches and swales are proposed in the widened area as depicted in the (C1&C2-2U) typical section.

Sidewalk – There are no sidewalks on Turkey Creek Road adjacent to the project site. A 5-foot sidewalk is proposed on the west sides of the Right-of-Way, within the widened area, as per the (C1&C2-2U) typical section.

Speed Limit – The posted speed is 45 MPH.

Alternate Improvements:
A Design Exception is requested:

To provide a 5-foot sidewalk on the west side of the road only, within the widened area. Turkey Creek Road has minimal pedestrian traffic, the use of a 5-foot sidewalk on the west side of the road in this area would currently be the best option from a maintenance perspective for this un-developed area.

To use an 11-foot SBRT lane, a 5-foot SB bike lane, and an11-foot SB thru lane, while still utilizing the existing 10-foot NB thru lane, and thus avoid an unsafe jog in the roadway.

Right-of-Way is to be dedicated (25 feet) in addition to the existing Right-of-Way (60 feet) to provide a total of (85 feet) of Right-of-Way, allowing room for the addition of a SBRT lane and a bike lane on the west side of Turkey Creek Road, and restoring the remainder of the roadway section to is near original condition. The proposed Turkey Creek Road Typical Section is provided in **Exhibit C**.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

CHRISTOPHER S. MCNEAL
LICENSE
No. 56193
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410C00000180D8F65FF8000C722C, O=McNeal Engineering Inc, C=US
Date: 2025.04.05 23:07:38-04'00'

Sincerely,

Christopher S. McNeal, PE
MCNEALENGINEERING, INC.

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on 04/05/2025.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

c: Turkey Creek Preserve LLC c/o Dennis Carlton, Jr *via* email

---

Based on the information provided by the applicant, this request is:

_____ Approved

_____ Approved with Conditions

_____ Disapproved

_____
Michael J. Williams, PE, County Engineer
Hillsborough County Development Review Division

Received April 7, 2025
Development Services

EXHIBIT A

GENERAL SITE PLAN

NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING AND REGULATORY REVIEW

DEVELOPMENT STANDARDS:

1. AGRICULTURAL USES ARE THOSE OF THE AR ZONING DISTRICT.
2. COMMERCIAL USES ARE THOSE OF THE CG ZONING DISTRICT.
3. INDUSTRIAL USES ARE THOSE OF THE M ZONING DISTRICT.
4. EDUCATIONAL USES (FOR ELEMENTARY THROUGH UNIVERSITY LEVEL INSTRUCTION) INCLUDING CLASSROOMS AND LABORATORIES ARE PERMITTED IN ANY POCKET EXCEPT I AND J.
5. SECURITY/CARE TAKER HOUSING, OR LODGING ANCILLARY TO RESEARCH, ENERGY AND EDUCATION FUNCTIONS OF THE PROJECT IS ALLOWED, BUT LIMITED TO 200 UNITS.
6. DEVELOPMENT STANDARDS ARE PROVIDED IN THE ZONING CONDITIONS.
7. BUFFERING AND SCREENING INTERNAL TO THE SITE IS NOT REQUIRED.
8. RAIL YARDS TO SERVE THE USES ARE PERMITTED IN ANY POCKET EXCEPT E, I, AND J.
9. AGRICULTURAL, EDUCATIONAL, RESEARCH AND RENEWABLE ENERGY PRODUCING USES ARE PERMITTED IN ALL POCKETS EXCEPT I AND J AND BIOMASS IS PROPOSED ONLY IN H AND/OR H1. WETLAND MITIGATION, RETENTION, AND OPEN SPACE IS PERMITTED ANYWHERE ON SITE.

MODIFIED COMPREHENSIVE PLAN COMPLIANCE TABLE MM (24-0675)

Generalized Uses	Acres	Maximum FAR	Applicable Pockets	% Acres	% Impl	Required by Plan	Notes
Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Research, Agricultural uses	1,783.80	0.50	D, F, G, H, H1 and parts of B and C	39%	78%	40% of gross max*	While not a comprehensive plan restriction, through the zoning plan, the applicant commits to place the Resource Recovery (biomass) facility only within the designated area in pocket H and H1
Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)	393.04	0.50	E	17%	17%		Resource Recovery Facilities (biomass) are not permitted within this area. Some energy related uses may be allowed. Industrial/agricultural areas relocated from pocket E to I are subject to review and approval by EPC.
Industrial, Research, Manufacturing, Warehousing and Distribution	942.77	0.35	Non-energy/ non-research/ non-agricultural G, H1 and portions of B and C	27%	26%	30% of net max*	The non-energy/non-research/ non-agricultural uses in A, B, C, C1, G, and H1 cannot exceed 700 acres. Additionally, the non-energy/ non-industrial/ non-agricultural uses in C, C1, G and H1 cannot exceed 83.3 acres.
Ancillary Commercial and Office	57.23	0.25	A and C1	3%	3%	10% of gross max*	
Exterior Buffers	171.50	N/A	I, J	4%	5%		
Total	3,878.84			100%			
Estimated acreage of right-of-way, wetlands, storm-water management areas and environmentally sensitive areas dedicated on the plats/ not not owned	849.00		Any pocket	22%			There uses can occur in any pocket subject to permitting.
Open Space will not be less than 15% of the Gross Land Area.	446.71		Any pocket, including all of I and J	15%		15%	

* - May be allocated between the property owners.

NON-ENERGY/NON-RESEARCH/NON-AGRICULTURAL USES

Uses	Acres Used			Square Feet Built Out (SF)		
	UEP (Acres)	TCP (Acres)	Total	UEP (Sq Ft)	TCP (Sq Ft)	Max
Industrial, Research, Manufacturing, Warehousing and Distribution	509.81	132.96	642.77	8,116,319	733,661	8,850,000
Ancillary Commercial and Office	40.23	17.00	57.23	350,000	150,000	500,000
Total	547.14	152.96	700.00	8,466,319	883,661	7,350,000
Recognizable Portion of Renewable Energy Requirement				80%	17%	100%
					Total	1,833.67

NOTE:

Once an Owner has constructed their Recognizable Portion of Renewable Energy Requirement and it is ready to operate, 100% of their associated Non-Energy/ Non-Research/Non-Agricultural Uses Allowed may be allowed to obtain a Certificate of Occupancy.

TCP POCKET DETAIL

Pocket	Allowable Uses	Acres	Max FAR
C	1,3	118.66	0.35
C1	1,3,4	17.00	0.35
F	1	78.05	0.50
G	1,3	34.14	0.35
H	1	630.76	0.50
H1	1,3	119.37	0.35
I	5	25.81	N/A
Total		1,833.67	

USE KEY:

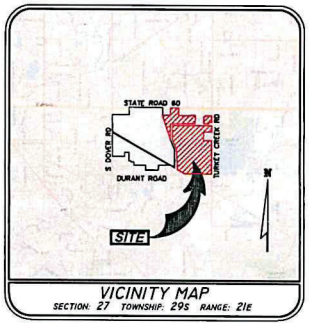
1. Energy Uses - Renewable Alternative Energy, Resource Recovery (Biomass), Energy research, Agricultural uses.
2. Energy Uses - Renewable Alternative Energy, Energy research, Agricultural uses, but NO Resource Recovery (Biomass)
3. Industrial, Research, Manufacturing, Warehousing and Distribution.
4. Ancillary Commercial and Office.
5. Exterior Buffers

NOTES:

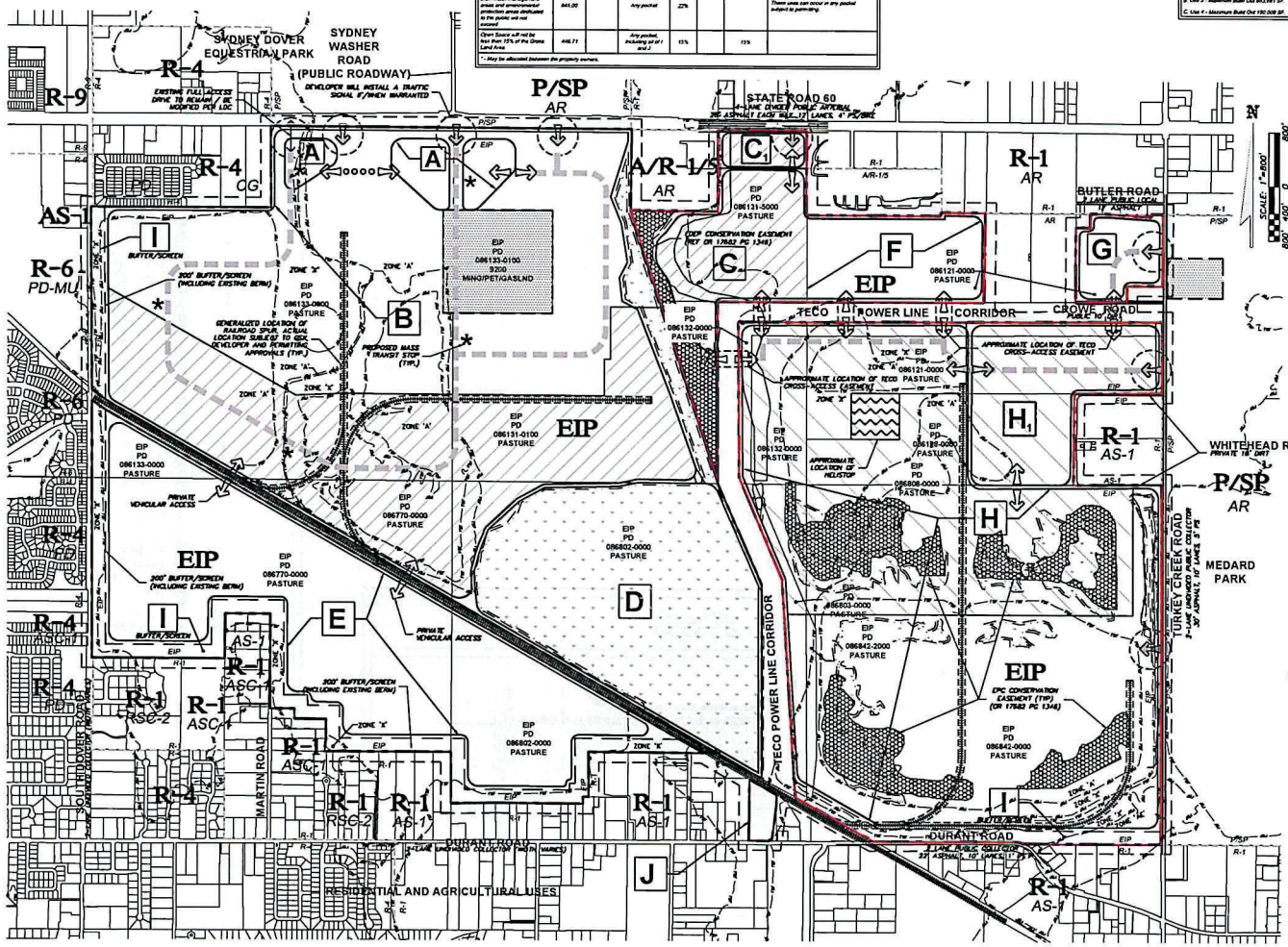
A. Total Non-Energy/non-Research/non-Agricultural Uses - Maximum Built Out 883,661 SF

B. Use 3 - Maximum Build Out 883,661 SF.

C. Use 4 - Maximum Build Out 150,000 SF.



VICINITY MAP
SECTION: 27 TOWNSHIP: 29S RANGE: 21E



LEGEND:

- FEMA BASE FLOOD LINE
- PD 10-0692/MM 24-0675 BOUNDARY
- MM 24-0675 150' STUDY AREA
- PARCEL LINES
- FUTURE LAND USE BOUNDARIES
- POTENTIAL INTERNAL ROADWAY
- POTENTIAL RAILROAD TRACKS
- PROPOSED VEHICULAR ACCESS
- EXISTING ACCESS
- POTENTIAL CROSS ACCESS BETWEEN DEVELOPMENT POCKETS
- ACCESS THAT PERMITS TRUCK TRAFFIC
- FLEXIBLE ZONE - THIS AREA CAN BE USED FOR EITHER INDUSTRIAL/OFFICE OR AGRICULTURAL/RESEARCH/RENEWABLE ENERGY PRODUCTION/OPEN SPACE/WETLAND MITIGATION. HOWEVER, THE OVERALL AREA UTILIZED FOR INDUSTRIAL/OFFICE PARK USES (AREA A, B, AND C1) CANNOT EXCEED 700 ACRES OVERALL.
- LIMITS OF BIOMASS FACILITY
- POTENTIAL WETLANDS - MAY BE RELOCATED; SUBJECT TO MITIGATION AND PERMITTING BY EPC
- A - PROPOSED DEVELOPMENT POCKET
- EIP - COMP PLAN LABEL
- RSC-2 - ZONING LABEL
- TURKEY CREEK PRESERVE (TCP) - APPROXIMATELY 1,223.67 AC
- UNIVERSITY ENERGY PARK (UEP) - APPROXIMATELY 1,754.17 AC

PLANNING NOTES:

1. THIS PLAN MODIFICATION IS BASED UPON A REPRODUCTION OF THE APPROVED RZ10-0692 FOR IMPROVED CLARITY. EVERY REASONABLE EFFORT HAS BEEN MADE TO INCLUDE ALL RELEVANT DETAIL CONTAINED IN THE APPROVED PLAN THAT WAS ORIGINALLY PREPARED BY GENESIS.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED.
3. THE PROJECT IS WITHIN THE EIP LAND USE CATEGORY AND THE URBAN SERVICE AREA.
4. THE SITE IS WITHIN THE SURFACE WATER PROTECTION SPECIAL DESIGNATION.
5. THERE ARE NO COMMUNITY PLANS PERTINENT TO THE SITE.
6. DEVELOPMENT STANDARDS ARE PROVIDED FOR IN THE ZONING CONDITIONS.
7. THE SIZE AND DIMENSIONS OF ALL POTENTIAL WETLAND AREAS ARE CONCEPTUAL AND SUBJECT TO BE RELOCATED BASED ON REVIEW, COMMENT AND PERMITTING BY THE EPC.
8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
9. THIS PLAN MODIFICATION IS LOCATED WITHIN A COMMUNITY PLANNING AREA.
10. SPECIAL ZONES:
    A. NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
    B. NOT LOCATED IN A POTABLE WATER BUFFER AREA.
    C. IS LOCATED IN SURFACE WATER PROTECTION.
11. EAST SR 60 IS A DESIGNATED SCENIC CORRIDOR.
12. KNOWN EASEMENTS ON REFLECTED IN PLAN VIEW.
13. PROJECT WILL BE PHASED.
14. ARCHITECTURAL STYLES ARE NOT PROPOSED.
15. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
16. ONSITE ROADWAYS MAY BE PUBLIC OR PRIVATE. IF PRIVATE, THEY MAY BE GATED AND MUST BE PRIVATELY MAINTAINED.
17. THE PARCELS SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONES 'A', 'AE' & 'X', PER THE FLOOD INSURANCE RATE MAP 120112, COMMUNITY PANEL NUMBERS 0415H & 0420H, DATED 8/28/2008.

NO.	REVISION & DATE

PROJECT: **ENERGY INDUSTRIAL PARK**
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH: (813) 968-1081 FAX (813) 961-5839
CA #8975, EB #8284

JOB NO.	
ACAD FILE:	
DRAWN BY:	CONNELLY
CHK'D BY:	
DATE:	04/03/25
SHEET NO.	10F 4

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Received April 7, 2025
Development Services

24-0675

Received April 7, 2025
Development Services

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MCNEAL ENGINEERING, INC.
5957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #0875, LB #0341

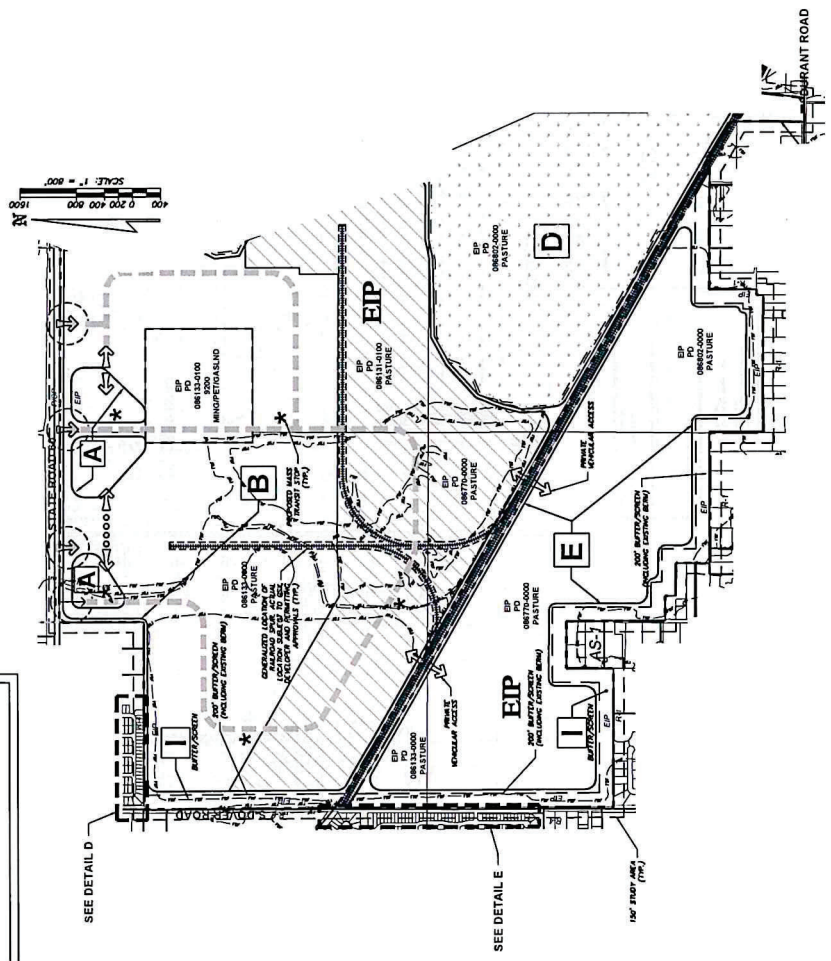
JOB NO.
ACAD FILE:
DRAWN BY:
CHK'D BY:
DATE:
SHEET NO. 2 OF 4

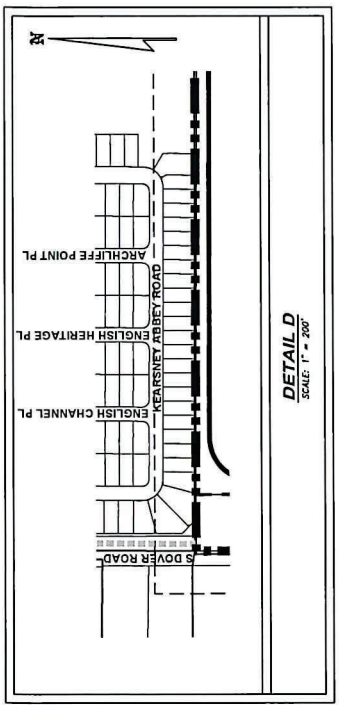
PREPARED FOR: TURKEY CREEK PRESERVE, LLC

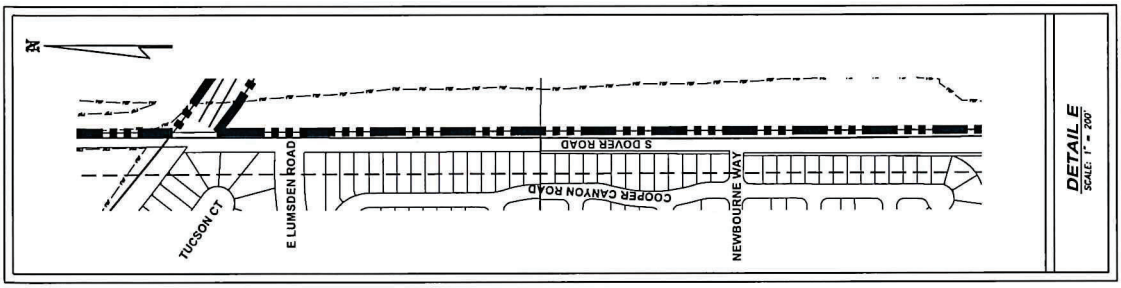
SHEET TITLE: ADJACENT PROPERTY MAP

PROJECT: ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

NO.	REVISION & DATE







24-0675

DETAIL A
SCALE: 1" = 200'

DETAIL B
SCALE: 1" = 200'

DETAIL C
SCALE: 1" = 200'

NO.	REVISION & DATE:

PROJECT:
ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR:
TURKEY CREEK PRESERVE, LLC

SHEET TITLE:
ADJACENT PROPERTY MAP

McNEAL ENGINEERING, INC.
5557 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 962-1001 FAX (813) 961-5839

JOB NO.	21-
ACAD FILE:	
DRAWN BY:	CGM/AS/
CHK'D BY:	
DATE:	5.01
SHEET NO.	3 OF

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Received April 7, 2025
Development Services

24-0675

PARCEL INFORMATION:

OWNER: UNIVERSITY ENERGY PARK, LLC
ADDRESS: 2500 MAIN STREET
FORT MYERS BEACH, FL 33931

86131-0000
86133-0000
86133-0100
86770-0000
86802-0000

EXHIBIT "A"

The following portions of land located in Township 28 South, Range 22 East, Hillsborough County, Florida:

Section 27:

(A) The West 1/2. Less the Right-of-way for State Road 60 along the North side of Section 27.

(B) The part of the Southwest 1/4 of the Northeast 1/4 and that part of the West 1/2 of the Southeast 1/4 lying West of a line described as:

Begin at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and run Southeasterly to the Southeast corner of said West 1/2 of the Southeast 1/4.

Section 28:

All Less the North 1/2 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company) and Less Right-of-Way for State Road 60 along the North side of Section 28, and subject to Right-of-Way for County Road (South Dover Road) along the West side of Section 28. Less the portion deeded to Hillsborough County, recorded in Deed Book 1314, Page 244, Hillsborough County, Florida.

Less and Except the Following:

A parcel of land lying in Sections 27 and 28, Township 28 South, Range 21 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 28; thence South 89° 19' 28" East, 5.00 feet to the Point of Beginning of the hence described parcel; thence North 00° 07' 40" East, 1,611.52 feet; thence South 89° 07' 00" East, 1,314.28 feet; thence North 00° 07' 40" West, 1,610.28 Feet; thence North 00° 02' 57" West, 1,324.82 feet to the Point of Beginning.

Section 33:

(A) The North 1/2, Less the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company), and subject to right-of-way for County Road (South Dover Road) along the West side of Section 33.

(B) The Northeast 1/4 of the Southwest 1/4;

(C) The East 3/4 of the Northwest 1/4 of the Southwest 1/4;

(D) That part of the west 1/2 of the Northwest 1/4 of the Southwest 1/4 described as: Begin at the Northwest corner of said Southwest 1/4 of the Northwest 1/4 and run South 1,141 feet; thence East 1,141 feet; thence North 1,141 feet; thence West 1,141 feet to the Point of Beginning. Less that portion deeded to Hillsborough County in Quiet Title Action No. 77-4 Page 241, Deed Book 1314, Page 237 and Deed Book 1314, Page 236, Hillsborough County, Florida.

EXHIBIT "A"

Section 34:

(A) The Northwest 1/4, Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company).

(B) The West 1/2 of the Northeast 1/4;

(C) That part of the East 1/2 of the Northwest 1/4 lying West of a line described as: Begin at the Northeast corner of the said 1/2 of the Northwest 1/4, run thence South easterly to a point 1,320 feet South of the North Boundary thereof and 660 feet West of the said Boundary thereof; thence Southerly parallel to and 660 feet West of the East Boundary thereof to the North Anhydrite thereof.

(D) The North 1/2 of the South 1/2, Less the East 660 feet thereof, and Less Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company);

(E) That part of the East 660 feet of the West 1320 feet of the Southeast 1/4 of the Southeast 1/4 lying South of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Northern Railroad Company). Less that part conveyed by American Guaranteed Company to Tampa Electric Company under Deed dated March 17, 1971 recorded in Official Records Book 4017, Page 850, and described as: Begin at the Southeast corner of said West 660 feet of the Southeast 1/4 of the Southeast 1/4, run South 89° 39' 21" West along the South Boundary thereof 85.21 feet; thence North 00° 34' 45" East, 629.24 feet, more or less to the East Boundary of said West 660 feet to the Southeast 1/4 of the Southeast 1/4; thence South 00° 08' 17" West along said East Boundary 634.85 feet more or less, to the Point of Beginning) and also that part (if any) lying in the West 1320 feet of the South 1/2 of the Southeast 1/4 of Section 34, and subject to right-of-way for County Road (Dover Road) along the South side of Section 34;

(F) That part of the Southwest 1/4 of the Southeast 1/4 lying North of the Right-of-Way of the Seaboard Coast Line Railroad Company (successor to Florida Western and Railroad Company). Less that part lying in the East 660 feet of the Southeast 1/4 of the Southeast 1/4;

(G) The west 581 feet of the East 3/4 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;

(H) The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, and the North 100 feet of the Southwest 1/4 of the Southeast 1/4;

(I) The North 1/2 of the Southeast 1/4 of the Southwest 1/4, and the North 100 feet of the South 1/2 of the Southwest 1/4.

EXHIBIT "A"

A parcel of land lying in Sections 27 and 28, Township 28 South Range 21 East, Hillsborough County, Florida.

Said parcel being more particularly described as follows:

Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 28, thence South 89° 39' 28" East 5.00 feet to the Point of Beginning of the hence described parcel; thence South 89° 39' 28" East 1,611.52 feet; thence South 00° 07' 40" East, 1,314.28 feet; thence South 89° 07' 00" East 1,610.28 feet; thence North 00° 02' 57" West, 1,324.82 feet to the Point of Beginning.

PARCEL INFORMATION:

OWNER: TURKEY CREEK PRESERVE, LLC
ADDRESS: 4143 MOORES LAKE ROAD
DOVER, FL 33527

86121-0000
86122-0000
86128-0000
86131-5000
86131-7000
86132-0000
86803-0000
86808-0000
86842-0000
86842-2000

OR BK 13022 PG 0154

Exhibit A
Legal Description

PARCEL "A"

The Southeast 1/4 of the Southeast 1/4 of Section 22, Township 29 South, Range 21 East, Hillsborough County, Florida. LESS the North 210.00 feet thereof. ALSO LESS the West 1,320.00 feet thereof. ALSO LESS a portion described as beginning 274.70 feet West of the Northeast corner of the said southeast 1/4 of the Southeast 1/4 and run thence South, 49.00 feet; thence Northwesterly to the North boundary thereof at a point 75.00 feet West of the Northeast corner thereof; thence East along the said North boundary thereof to the Point of Beginning. ALSO LESS right of way for Tampa Electric Company. ALSO ALSO LESS the East 45.00 feet for road right of way). The above being more particularly described as follows: BEGINNING at a point marking the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 00°02'34" E, along the East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 210.00 feet; thence N 89°57'26" E, along a line 210.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 00°02'34" E, along a line 1,320.00 feet West of and parallel with the aforementioned East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 89°57'26" W, along a line 210.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 00°02'34" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 89°57'26" W, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence N 00°02'34" W, along a line 1,320.00 feet West of and parallel with the aforementioned East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence N 89°57'26" E, along a line 210.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence N 00°02'34" W, along a line 210.00 feet West of and parallel with the aforementioned East boundary of the Southeast 1/4 of the Northeast 1/4 of Section 28, a distance of 210.00 feet to the POINT OF BEGINNING. Containing 39.67 acres, more or less.

AND:

Special Warranty Deed

OR BK 13022 PG 0155

PARCEL "B"

The South 1/2 of the Northeast 1/4 of Section 28, Township 29 South, Range 21 East, Hillsborough County, Florida.

AND:

The East 1/2 of the Northeast 1/4 of Section 29, Township 29 South, Range 21 East, Hillsborough County, Florida LESS right of way for State Road No. 60.

AND:

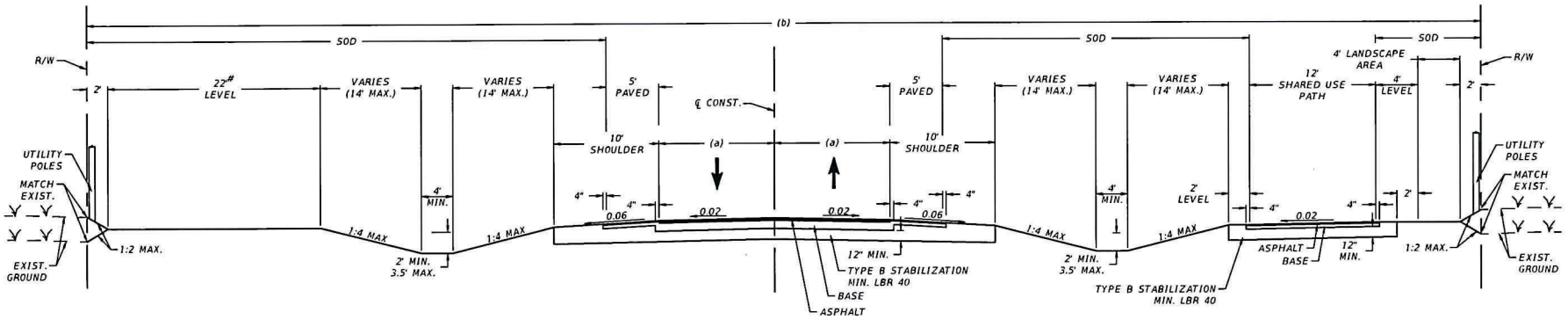
That part of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 29 South, Range 21 East, Hillsborough County, Florida lying East of a line described as beginning at the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 27 and running thence Southeasterly to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 27.

ALL of the above being more particularly described as follows: Beginning at a point marking the Southwest corner of the Northwest 1/4 of Section 28, Township 29 South, Range 21 East, Hillsborough County, Florida, and run thence S 89°48'25" W, along the South boundary thereof a distance of 2637.51 feet to a point marking the Southwest corner of the Southeast 1/4 of Section 29; thence N 89°39'21" W, along the South boundary of the Northeast 1/4 of Section 29, Township 29 South, Range 21 East, a distance of 2,641.01 feet to a point on the East boundary of the Northwest 1/4 of Section 29; thence N 00°21'46" E, along the aforementioned East boundary of the Northwest 1/4 of Section 29, a distance of 2,643.58 feet to a point marking the Southwest corner of the Southeast 1/4 of Section 20, a distance of 2,643.58 feet; thence N 00°21'46" E, along the aforementioned East boundary of the Southeast 1/4 of Section 20, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet North of and parallel with the aforementioned South boundary of the Southeast 1/4 of Section 20, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 20, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 20, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 20, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 20, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 20, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 20, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 17, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 17, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 17, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 17, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 17, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 17, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 8, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 8, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 8, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 8, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 5, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 5, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 5, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 5, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 32, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 32, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 32, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 32, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 29, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 29, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 29, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 29, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 28, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 28, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 21, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 21, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 21, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 21, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 16, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 16, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 16, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 16, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 9, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 9, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 9, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 9, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 4, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 4, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 4, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 4, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Southeast 1/4 of Section 33, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Southeast 1/4 of Section 33, a distance of 1,320.00 feet; thence N 00°21'46" E, along a line 1,320.00 feet West of and parallel with the East boundary of the Northeast 1/4 of Section 33, a distance of 1,320.00 feet; thence S 89°39'21" E, along a line 1,320.00 feet South of and parallel with the aforementioned North boundary of the Northeast 1/4 of Section 33

Received April 7, 2025
Development Services

EXHIBIT B

TYPICAL SECTION
C1&C2-2U



DIMENSION LEGEND

DESIGN SPEED+	LANE WIDTH (a)	RIGHT OF WAY WIDTH (b)
25-45 MPH	11'*	154'
50 MPH	12'	156'

NOTES:

+DESIGN SPEED = POSTED SPEED

*10' LANES CAN BE PROVIDED FOR DESIGN SPEEDS OF 25 - 35 MPH UNLESS TRANSIT IS PRESENT OR TRUCK VOLUME EXCEEDS 10%.

#WITHIN ONE MILE OF THE URBAN SERVICE BOUNDARY OR WHERE THERE IS DEMAND (EX.: 2 MILES FROM AN EDUCATION FACILITY), A SIDEWALK OR SHARED USE PATH MUST BE PROVIDED ON THE OPPOSITE SIDE OF THE SHARED USE PATH.

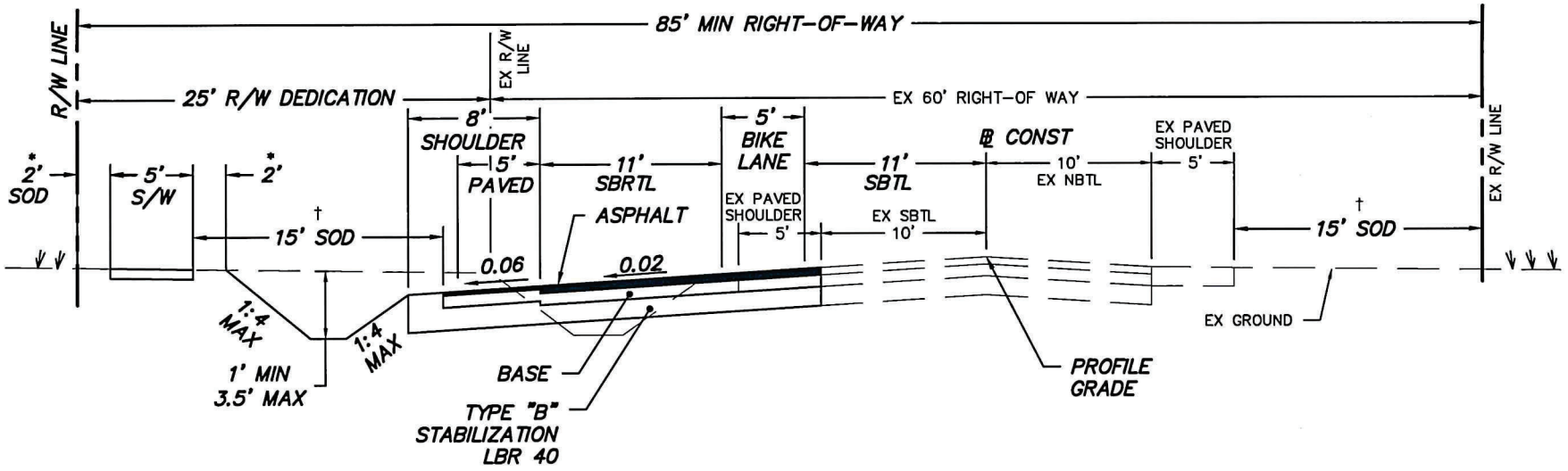
REVISION DATE				DRAWING NO.	SHEET NO.
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	RURAL 2 LANE UNDIVIDED TYPICAL SECTION	C1&C2-2U	1 OF 15

Received April 7, 2025
Development Services

Received April 7, 2025
Development Services

EXHIBIT C

PROPOSED TYPICAL SECTION
TURKEY CREEK ROADWAY



TYPICAL SECTION

SBRTL ON TURKEY CREEK ROAD AT DRIVEWAY B

NTS

4,783 AADT

DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
† 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

JOB NO.	21-061
ACAD FILE:	RD-SEC
DRAWN BY:	JST
CHECKED BY:	CM
SCALE:	N/A
DATE:	24.09.25
SHEET NO.	1 OF 1

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVENUE
LUTZ, FLORIDA 33549
MAIL TO: PO BOX 17121
O. (813) 968-1081
F. (813) 961-5839
www.mcnealengineering.com

PROJECT: ENERGY INDUSTRIAL PARK
STATE ROAD 60
HILLSBOROUGH COUNTY, FLORIDA

PREPARED FOR: TURKEY CREEK PRESERVE, LLC

SHEET TITLE: TURKEY CREEK ROAD TYPICAL SECTION

NO.	REVISION & DATE

24-0675

Received April 7, 2025
Development Services

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**
SR 60	FDOT Principal Arterial - Rural	4 Lanes ☐Substandard Road ☒Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Turkey Creek Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☒ Other – ROW Dedication
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	31,988	1,847	3,021
Proposed	42,433	1,917	3,595
Difference (+/-)	**(+) 10,445**	**(+) 70**	**(+) 574**

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Turkey Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	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**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	

GQ GMC Geiger Counter

Nuclear Radiation Safety Guide

CPM	uSv/h	mR/h	Action
5-50	0.03~0.33	0.003~0.033	Normal background. No action needed
51-99	0.33~0.65	0.033~0.065	Medium level, check the reading regularly
>100	>0.65	>0.065	High level. Closely watch the reading, find out why.
>1000	>6.50	>0.650	Very high. Leave the area ASAP, and find out why.
>2000	>13	>1.30	Extremely high. Evacuate immediately, report to government.

Note:For abnormally high readings, take a confirmatory reading before action.

GQ Electronics LLC, Seattle, WA

Application No. MM 24-0675
Name: Renee Maddison
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 6/16/2025

PARTY OF RECORD

Rome, Ashley

From: Hearings
Sent: Thursday, May 23, 2024 2:15 PM
To: Rome, Ashley; Timoteo, Rosalina; Lampkin, Timothy
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, May 23, 2024 8:33 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 05/23/24 8:32 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Michael Owen (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Pat Kemp (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Charles Decroes
Address:	2804 springdell circle Valrico, FL 33596
Your Phone Number::	(813) 999-5484

Your Email Address::	cdecroes@msn.com
Your Message	
Your Subject (required)::	Proposed developmemt
Your Message (required)::	Against rezoning land south of 60, between turkey creek and Doner Roads
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:57 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 23-15 & CPA 24-06,24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, February 11, 2025 12:36 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 23-15 & CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/11/25 12:35 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jeff Cook
Address:	4704 Fairlea Drive Valrico, FL 33596
Your Phone Number::	(813) 503-3142
Your Email Address::	drcook11@gmail.com

Your Message	
Your Subject (required)::	Propose zoning change to the EIP program on the corner of Dover Road and Highway 60
Your Message (required)::	Please vote against allowing housing and commercial real estate development on this piece of land. If the information I have been given is correct, then the long-term health consequences to the people living on and the neighbors surrounding this property for miles away could be adversely impacted, because of contamination byradioactive material and possible contamination of drinking water. The county should not proceed with anything until extensive testing and extensive cleanup has been done on this property before anyone is allowed to live on it or to even work on it.The long-term health effects will be detrimental to the people living in that area. Thank you Jeff Cook
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 23-15 & CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rome, Ashley

From: Hearings
Sent: Thursday, May 23, 2024 2:14 PM
To: Rome, Ashley; Timoteo, Rosalina; Lampkin, Timothy
Subject: FW: BOCC Contact Form - Zoning Application Comment (MM 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, May 22, 2024 10:41 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (MM 24-0675). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW
Submitted at 05/22/24 10:40 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Michael Owen (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Pat Kemp (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Carol Frier
Address:	4015 Crestwood Dr Valrico, FL 33594
Your Phone Number::	(813) 601-2630

Your Email Address::	carolfrier@att.net
	Your Message
Your Subject (required)::	CPA 24-06 Dover Rd
Your Message (required)::	I just recently had to listen while 12 acres were cleared near me. It's the last big parcel of land on Little Rd in Valrico. This 12 acres was turned down to be developed a few years ago. They came back to you and then it was approved. So, if they keep coming back to you they eventually get their way. That's what's happening with the Dover Rd Energy Park. It was voted on and changed 2 times before this. The requirements get lessened after each vote. Do better this time, consider the people that live here. We're all scratching our heads trying to figure out what would keep all of you from saying no to this endless building. So, could one of you please just step up and explain what you're getting out of this to make such a mess of where we live. It doesn't take a genius to see that there should be a moratorium on building. That would give someone time to come up with a fix for this horrible traffic your decisions have caused. How can that not make sense to enough of you that it would make a difference when these things come up for a vote?
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	MM 24-0675

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:58 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 24-06, 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 9:05 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 9:05 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Dorothea Gillespie
Address:	12808 Pintail Court Riverview, FL 33569
Your Phone Number::	(813) 263-9599
Your Email Address::	dottig51@yahoo.com

Your Message	
Your Subject (required)::	CPA 24-06
Your Message (required)::	Please vote no on this issue. This is an EPA Super Site - I don't know how you could even think of anything but a no vote on this property. It is very dangerous and will kill people, pets, wildlife. We will have our own Love Canal in our county. If you have any conscience at all you will vote no! The fact that is site is in our county, and nobody knows about it is just wrong.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rome, Ashley

From: Hearings
Sent: Thursday, May 23, 2024 2:14 PM
To: Rome, Ashley; Timoteo, Rosalina; Lampkin, Timothy
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, May 22, 2024 5:03 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 05/22/24 5:02 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):: 1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Michael Owen (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Pat Kemp (District 6) 7 | Commissioner Joshua Wostal (District 7)	

Your Information	
Your Name::	Mary Hortzel
Address:	1208 Pongo Lane Valrico , FL 33594
Your Phone Number::	(813) 766-2190
Your Email Address::	mhth100@aol.com

Your Message	
Your Subject (required)::	Opposition
Your Message (required)::	I'd like to take this opportunity to express my opinion in opposition to the plans for development off Dover Road. This will not only generate more traffic in an already congested area but will also increase the amount of stidents that will need to attend schools that are also bursting at the seams. I strongly oppose all the plans being offered for this area and will ask our community to do so as well.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:55 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, February 9, 2025 9:10 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/09/25 9:09 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Joanne Leslie
Your Email Address::	Joanimall19@gmail.com
Your Message	
Your Subject (required)::	Oppose CPA 24-06 Text Amendment to build 1200 homes on former

Your Message (required)::	I’m opposing CPA 24-06 Text Amendment to build 1200 homes on former Phosphate land and dumping ground for a variety of liquid and septic
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:55 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, February 9, 2025 4:22 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/09/25 4:22 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Paul O'Keefe
Address:	2112 Oakwood Dr 33594 Valrico, FL 33594
Your Phone Number::	(303) 901-8562
Your Email Address::	paul.wm.okeefe@gmail.com

Your Message	
Your Subject (required)::	Oppose CPA 23-15 and CPA 24-06
Your Message (required)::	Above subject text amendments proposed for the EIP, Energy Industrial Park in eastern Hillsborough County should be approved. These amendments are not in-line with the 2010 agreement for the EIP and the Owners have never fulfilled their agreement to develope the EIP as accepted by Hillsborough County in 2010. Furthermore this land is nasty nasty dangerous contaminated lethal earth with chemicals and radiation. Any development of this land will churn the soil, water, and contaminates that will only create extreme hazardous dangers for Hillsborough County neighbors, residences, and taxpayers. When the history of Ownership and allowed land usage is reviewed it shows that Hillsborough County is responsible and thus liable for much of the extreme hazardous dangers that presently exist today. It would be ir-responsible for any changes and approves that would only exasperate Hillsborough County responsibility and avoid protection of it's citizens. DO NOT APPROVE CPA 23-15 and CPA 24-06 text amendments for the EIP !
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:57 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, February 11, 2025 11:31 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/11/25 11:30 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Paul O'Keefe
Address:	2112 Oakwood Dr 33594 Valrico, FL 33594
Your Phone Number::	(303) 901-8562
Your Email Address::	paul.wm.okeefe@gmail.com

Your Message	
Your Subject (required)::	No Approval for text amendments CPA 23-15 and 24-06.
Your Message (required)::	It was known by the Commissioners of 2010 the nasty nasty land that is now an EIP, Energy Industrial Park. These Commissioners understood the dangerous contaminated land left from phosphate mining and chemical dumping and thus chose Industrial as the best opportunity to develope this 3000 acres. I trust they were aware how much the contaminates have affected the neighboring lands and caused health issues for the residences. Hillsborough County is responsible for some of the contaminations. And Hillsborough County along with the Federal EPA has made some efforts to 'clean up" the mess. Presently the restoration/reclamation is not complete and tragically more important does not cover the entire 3000 acres, nor any consideration for neighboring lands. The Commissioners should not allow any development until the land is clean and healthy. Furthermore, this land will become dangerously unhealthy by churning up soils and disturbing waters during construction and will affect more than this 3000 acres. The Commissioners should protect all Hillsborough residents/tax payers by not passing-off to other government agencies/departments to clean-up this mess risking assurance to the people all will and should be safe during development and safe after development. The State of Florida has learned and presently requires phosphate mining to submit a reclaim/reclamation plan before a permit will be granted and mining commences. Note this takes 10 - 15 years of reclamation work according to Mosaic. No such thorough efforts have been made on this 3000 acres ! Simply more testing should occur and plans for reclamation established including timeline and costs. The Commissioners morally have the responsibility and owe the residents and neighbors such an assurance of health and safety. This is especially true if Hillsborough is not going to get the promised EIP. DO NOT APPROVE text amendments CPA 23-15 and 24-06. Support the 2010 EIP agreement. There is plenty of safer lands in Hillsborough County for developments. At minimum maintain the 2010 Industrial agreement.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rome, Ashley

From: Prado, Alejandra
Sent: Monday, November 4, 2024 11:17 AM
To: pkrushil@gmail.com
Subject: RE: MM-24-0675 - Looking for an update
Attachments: PGM Store Tutorial.pdf; Participation in the ZHM Meeting 09.23.24.pdf

Good morning,

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the MM 24-0675 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 12/16/24 Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (**Hearings@HillsboroughCounty.org**) by the cutoff date (12/12/2024 by 5:00 p.m.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to attend the hearing either in person or by virtual participation, please register **one week before the hearing** at the following link **http://hcflgov.net/SpeakUp.** You can register up to 30 minutes prior to the start of the hearing.

PGM Store Instructions:
For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link **https://www.hillsboroughcounty.org/pgm** to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 24-0675.**

If you need further information regarding this application, please contact Timothy Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Alejandra Prado
Planning & Zoning Technician
Development Services (DSD)

E: PradoA@hcfl.gov
P: (813) 294-3875

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Krushil Patel <pkrushil@gmail.com>
Sent: Friday, November 1, 2024 2:52 PM
To: Medrano, Maricela <MedranoM@hcfl.gov>
Subject: MM-24-0675 - Looking for an update

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi,

I'm seeking the latest update on the property hearing. We've been following this for some time, but the only change we've noticed is that the hearing date keeps moving without any results. We own a nearby property that could be impacted by the outcome, which is why I'm requesting an update. Any information you can provide would be greatly appreciated.

Thanks,

Rivas, Keshia

From: Hearings
Sent: Monday, February 3, 2025 8:25 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Lampkin, Timothy; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (Comp Plan Amendment 23-15/MM 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, February 1, 2025 2:41 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (Comp Plan Amendment 23-15). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/01/25 2:41 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Cynthia Petitjean
Address:	1306 Thonotosassa Road Plant City, FL 33563
Your Phone Number::	(813) 659-2020

Your Email Address::	plantcityattorney@gmail.com
Your Message	
Your Subject (required)::	CPA 23-15
Your Message (required)::	Applicants purchased land with current zoning. Stop the sprawl and development and make applicant live with what they purchased. I do not support the rezoning change and expect you to represent me. Thank you
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	Comp Plan Amendment 23-15

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rome, Ashley

From: Hearings
Sent: Thursday, May 23, 2024 2:15 PM
To: Rome, Ashley; Timoteo, Rosalina; Lampkin, Timothy
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, May 23, 2024 9:01 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 05/23/24 9:00 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Michael Owen (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Pat Kemp (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Corye Weatherspoon
Address:	Valrico, FL 33596
Your Phone Number::	(813) 655-5894
Your Email Address::	Coryeweatherspoon@yahoo.com

Your Message	
Your Subject (required)::	Promised Energy Park
Your Message (required)::	No more housing! Stick with the original plan! Clean energy! Dover/Hwy 60/Turkey Creek.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:28 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06, 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 10:15 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/13/25 10:14 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Marina Delgadillo
Address:	208 Archcliffe Point Place Dover , FL 33527
Your Phone Number::	(813) 745-4798
Your Email Address::	bransonmarina@gmail.com

Your Message	
Your Subject (required)::	Opposed to CPA 23-15 and opposed to CPA 24-06
Your Message (required)::	I bought my home in Dover Ridge subdivision and am alarmed about the proposed energy park be built next to my subdivision a nice quiet residential neighborhood. I write to express my opposition to CPA 23-15 and CPA 24-06! Thank you, Marina Delgadillo (formerly Branson) Dover Ridge subdivision home owner
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 23-15 and CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:26 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 24-06,24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 1:40 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 1:40 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Duane Dunsmore
Address:	703 Coulter Place Brandon, FL 33511
Your Phone Number::	(813) 601-2783
Your Email Address::	duane1273@gmail.com

Your Message	
Your Subject (required)::	Sydney Dover Mine/Energy Industrial Park
Your Message (required)::	RE: Amendments CPA 24-06 & CPA 23-15 As my County Commissions, I want you to VOTE NO on this. My wife Lisa is a 3-time cancer survivor (with 2 separate cancers alone just last year within 9 months) and her body & health cannot handle any more. These proposed plans are NOT why we moved to this area with my family and extended families. Building on this area as proposed on this contaminated land will only stir up the underground and also put it in our drinking water. Plus this is only a mile away from Durant High School and many other Hills Co schools (both private & public). This is NOT safe for our students/kids/immune compromised persons, such as myself. If you vote yes, you must be aware that this will affect how myself and all of my family & neighbors will vote during our next elections. There have been many public hearings & meetings on this already and you must know that we ALL DO NOT WANT THIS IN OUR AREA. There are many other areas in Hillsborough County that you can use, we are lettting you know that we DO NOT WANT THIS IN OUR AREA AND TELLING YOU TO VOTE IT DOWN/NO!!!!!!!!!!!!!!!!!!!!!!!! I have lived in this area for more than 40+ years and I'd like to stay in this area. PLEASE VOTE NO!!!!!!!!!!!!!!!!!!!!!!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:25 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA24-06, 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 1:36 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 1:36 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Lisa Dunsmore
Address:	703 Coulter Place Brandon, FL 33511
Your Phone Number::	(813) 601-2782
Your Email Address::	lisa112702@gmail.com

Your Message	
Your Subject (required)::	Sydney Dover Mine/Energy Industrial Park
Your Message (required)::	RE: Amendments CPA 24-06 & CPA 23-15 As my County Commissions, I want you to VOTE NO on this. As a 3-time cancer survivor (with 2 separate cancers alone just last year within 9 months) my body & health cannot handle any more. These proposed plans are NOT why I moved to this area with my family and extended families. Building on this area as proposed on this contaminated land will only stir up the underground and also put it in our drinking water. Plus this is only a mile away from Durant High School and many other Hills Co schools (both private & public). This is NOT safe for our students/kids/immune compromised persons, such as myself. If you vote yes, you must be aware that this will affect how myself and all of my family & neighbors will vote during our next elections. There have been many public hearings & meetings on this already and you must know that we ALL DO NOT WANT THIS IN OUR AREA. There are many other areas in Hillsborough County that you can use, we are lettting you know that we DO NOT WANT THIS IN OUR AREA AND TELLING YOU TO VOTE IT DOWN/NO!!!!!!!!!!!!!!!!!!!!!!!! I have lived in this area for more than 40+ years and I'd like to stay in this area. PLEASE VOTE NO!!!!!!!!!!!!!!!!!!!!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:27 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (Text Amendments CPA 24-06 & CPA 23-15,24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 1:51 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (Text Amendments CPA 24-06 & CPA 23-15). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 1:50 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Sarah Dunsmore
Address:	703 Coulter Place Brandon, FL 33511
Your Phone Number::	(813) 849-8070
Your Email Address::	sarahlee112713@gmail.com

Your Message	
Your Subject (required)::	Sydney Dover Mine/Energy Industrial Park- OPPOSE /DENYIT
Your Message (required)::	RE: Amendments CPA 24-06 & CPA 23-15 As my County Commissions, I want you to VOTE NO/OPPOSE/DENY on this. My mom Lisa is a 3-time cancer survivor (with 2 separate cancers alone just last year within 9 months) and her body & health cannot handle any more. These proposed plans are NOT why we moved to this area with my family and extended families. Building on this area as proposed on this contaminated land will only stir up the underground and also put it in our drinking water. Plus this is only a mile away from Durant High School and many other Hills Co schools (both private & public). This is NOT safe for our students/kids/immune compromised persons, such as myself. If you vote yes, you must be aware that this will affect how myself and all of my family & neighbors will vote during our next elections. There have been many public hearings & meetings on this already and you must know that we ALL DO NOT WANT THIS IN OUR AREA. There are many other areas in Hillsborough County that you can use, we are lettting you know that we DO NOT WANT THIS IN OUR AREA AND TELLING YOU TO VOTE IT DOWN/NO/OPPOSE/DENY!!!!!!!!!!!!!!!!!!!!!!!!! I have lived in this area for more than 40+ years and I'd like to stay in this area. PLEASE VOTE NO/OPPOSE/DENY IT!!!!!!!!!!!!!!!!!!!!!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	Text Amendments CPA 24-06 & CPA 23-15

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:27 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA-23-15 and CPA-24-06,24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 9:24 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA-23-15 and CPA-24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 9:23 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jim and Sally Edwards
Address:	1909 Durant Rd Valrico, FL 33596
Your Phone Number::	(813) 685-5539
Your Email Address::	jdse48@verizon.net

Your Message	
Your Subject (required)::	Meeting at 6:00 pm Thursday February 13, 2025
Your Message (required)::	The Superfund site on SR 60 and Dover Rd needs to remain undeveloped. Due to past history, in its current state it is not habitable for humans without a high risk of health impairments. This is a conclusion of the EPA. Any development will put unsuspecting individuals in danger. As a representative of the people you owe it to the public to vote "NO" on this development.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA-23-15 and CPA-24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 12:33 PM
To: Jillian Massey; Melissa Lienhard; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 24-06 aka former Syndney Phosphate Mine). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 12:30 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 24-06 aka former Syndney Phosphate Mine). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 12:29 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Brian Geehan
Address:	124 Holly Tree Lane Brandon, FL 33511-8069
Your Phone Number::	18136512347
Your Email Address::	bgeehan1@outlook.com

Your Message	
Your Subject (required)::	Emergy Industrial Park (EIP) Zoning Hearing
Your Message (required)::	Vote no on permitting developers to build family homes on the Energy Industrial Park (EIP) CPA 24-06, the 3000-acre area that used to be a contaminated super fund site formally known as the Syndney Phosphate Mine. I am extremely concerned that tomorrow you and your fellow Hillsborough will be voting for this. Pls vote NO!! Respectfully, Brian I. Geehan Retha T. Geehan 124 Holly Tree Lane Brandon, FL, 33511-8069
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 24-06 aka former Syndney Phosphate Mine

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:58 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06, 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 9:58 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 9:57 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Leon Snow
Address:	2608 Durant Trails Boulevard Dover, FL 33527
Your Phone Number::	8134760700
Your Email Address::	leon.l.snow.jr@gmail.com

Your Message	
Your Subject (required)::	vote NO against CPA 23-15 and CPA 24-06
Your Message (required)::	Commissioners, I strongly urge you to vote NO against CPA 23-15 and CPA 24-06. The development of this land poses a health risk to all residents within the community. You have heard the developer claim that the area is in compliance, and actions will be taken to remediate the risk, but as you all know, they are only talking about the 9-acre Super fund area. What about the remaining 3,000 acers? Its know that they have not done anything to remediate the rest of the are and are using a broad stroke of the pen to word it in a way that the entire property is in compliance. Your constituents are pleading with not to approve this development, so please listen. I won't rehash all the health risks associated with this property, as you all are well aware. However, I want you to think about the congestion. The latest traffic info is from 2020. Since 2020 we have had two large housing developments built in this area with over 100 new homes, and another development being built at the end of Little Road. These country roads are simply maxed out and overcrowding and congestion are a real concern. Flooding is another major concern. We have built too much and non-flood zones are now flooding. The last two hurricanes are proof of that. The builder mentioned making the roads adequate IF NEEDED. We all know they won't see a need for that, just like every other developed piece of land around here. But, lets just say they do it. I ask you, how will they do it? Will they do imminent domain? I don't see how else they could to this other than taking land, which is not good for your constitutes. Lets talk about wildlife. We will be displacing tons of wildlife that live there. This happened at an approved project off of Mulrennan and SR-60. That land was cleared only to be abandoned by the developer.... Now what? Will the project you are voting on be abandoned when remediation costs to contain all the toxins become great than budgeted for? I truly see this happening. You CANNOT approve this reckless project and have full intentions of public safety in mind. This CANNOT move forward and YOU cannot expose your constituents to a toxic environment. YOUR VOTERS ARE SPEAKING TO YOU. PLEASE LISTEN!

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 23-15 and CPA 24-06

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Rivas, Keshia

From: Hearings
Sent: Wednesday, February 12, 2025 11:56 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (DCPA 23-15 AND CPA 24-06, 24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, February 9, 2025 10:25 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (DCPA 23-15 AND CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/09/25 10:24 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Debra Talbot
Address:	2407 Natures Court Valrico, FL, FL 33596
Your Phone Number::	15617890687
Your Email Address::	tde8731@aol.com

Your Message	
Your Subject (required)::	CPA 23-15 AND CPA 24-06
Your Message (required)::	To Each County Commissioner: Please do NOT consider giving your recommendation for approval for the change in previous plans for this land. Not enough testing has been done to determine the effects the toxicity of the land. The fact that that there is a Superfund Area of 56+ acres within the 3000 acres is a no brainer. Test first and after the results are in then make a moral and ethical decision for what is best for this area, not the other way around. Allowing homes in this area is unbelievable and the liability would be incalculable. It is unreal that the county would even consider any type of approval or change in plans for this land without testing. Would you allow your family or friends to live there??? I'm appalled that this is even being given a minute of your consideration. Thank you for your common sense actions regarding this land. Sincerely, Debra Talbot 2407 Natures Court Valrico, FL 33596
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	DCPA 23-15 AND CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:27 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 24-06,24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 6:09 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 6:09 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Wendy Whitney
Address:	Durant trails BlVD Dover, FL 33527
Your Phone Number::	(425) 419-9853
Your Email Address::	wendylouisewhitney@aol.com

Your Message	
Your Subject (required)::	1,4-Dioxane is classified as a probable human carcinogen by the Environmental Protection Agency (EPA)
Your Message (required)::	Hello Good Evening, Tomorrow is the final meeting for the development of the 3000 acres off Dover road. Please! Please vote no!! CPA 24-06 Text Amendment to build 1200 homes on former Phosphate land and dumping ground for a variety of liquid and septic waste. Vote No!! Please!! THE HISTORY OF THE PROPERTY USE. (I.E. PHOSPHATE MINE AND DUMPING SITE). The Threat of Dangerous Chemicals in Florida's Soil Industrial activities and improper waste disposal have left behind dangerous chemicals in many regions, posing severe threats to public health and the environment. One such chemical is 1,4-Dioxane, a synthetic industrial chemical that has contaminated groundwater in various locations. Here's why its presence is concerning, particularly for Florida: What is 1,4-Dioxane? * 1,4-Dioxane is classified as a probable human carcinogen by the Environmental Protection Agency (EPA). * It's a byproduct of various manufacturing processes, particularly those involving solvents and certain industrial chemicals. How it Moves Through Soil * Mobility: 1,4-Dioxane is highly mobile in soil, which means it can easily travel. 1,4-Dioxane is a colorless, man-made liquid with a faint ether-like odor. It's used as an industrial solvent and stabilizer for other solvents, and is also a by-product in many consumer products. Health effects: The EPA classifies 1,4-dioxane as a probable human carcinogen (Group B2). Short-term inhalation exposure to high levels can cause vertigo, drowsiness, headaches, and irritation of the eyes, nose, throat, and lungs. ONLY A SMALL PORTION OF THE LAND HAS BEEN TESTED.. THIS

ACREAGE THAT BORDERS HWY 60.CALLED THE SUPER FUND SITE HAS BEEN TESTED. NO WHERE ELSE.

THE REST OF THE ACREAGE HAS NOT BEEN TESTED/ NOT EVEN THE ACREAGE WHERE THEY INTEND TO BUILD THE RESIDENTIAL HOMES. THEY HAVE STATED THEY DON'T INTEND TO TELL BUYERS ABOUT THE HISTORY OF THE LAND.

DANGEROUS CHEMICALS SUCH AS DIOXANE (1,4) THAT CAUSE CANCER WILL MOVE DOWN AND ACROSS THE SOIL TOWARD THE FLORIDA AQUIFER WHERE WE GET OUR DRINKING WATER IF DISTURBED. THEY WILL BE AWAKING A SLEEPING GIANT! WOULD YOU WANT TO LIVE HERE??? WOULD YOU WANT YOUR CHILDREN OR GRANDCHILDREN LIVING HERE??

THE REPRESENTATIVES OF THE OWNERS ARE SAYING THEY HAVE ALREADY TAKEN CARE OF THE CHEMICALS IN THE GROUND. BUT. WHAT THEY ARE TALKING ABOUT IS ONLY ONE PORTION WHICH IS A LITTLE OVER 300 ACRES. THE DUMPING AND THE PHOSPHATE MINE LAND EXTENDS BEYOND THIS AREA. TO GET AROUND THE CHEMICALS IN THE FLORIDA AQUIFER THEY WILL SAY THE RESIDENTIAL AREA WILL BE USING COUNTY WATER. COUNTY WATER ALSO GETS THEIR WATER FROM THE FLORIDA AQUIFER. AND NOT JUST FLORIDA GETS THEIR DRINKING WATER FROM THE AQUIFER BUT OTHER STATES AS WELL.

THERE HAVE ALREADY BEEN LAWSUITS FOR PROPERTIES SIMILAR TO THIS ONE. (GOOGLE "LAWSUITS ON PHOSPHATE MINES" TO SEE SOME OF THE ARTICLES).

STOP BUILDING ANYTHING ON THIS LAND.

WE ARE ALSO VERY CONCERNED ABOUT INSTRUCTURE. ADDING 2400 CARS (1200 HOMES AN AVERAGE OF 2 CARS PER HOME) TO DOVER ROAD EXCEEDS THE MAXIMUM ALLOWABLE CARS BY OVER 500 CARS ON DOVER ROAD ALONE. SO THEY ALSO WANT TO TAKE TWO DEAD END STREETS (MARTIN AND HINSON) AND OPEN THEM UP AND MOVE THE TRAFFIC THROUGH THOSE STREETS ONTO DURANT. ALL THE STREETS SURROUNDING THIS PROPERTY ARE TWO LANE AND ARE CONSIDERED TO BE SUB STANDARD. THEY ARE ALREADY SEVERELY CONGESTED. EMERGENCY SERVICES IN THIS AREA IS ALREADY NOT MEETING THEIR GOAL RESPONSE TIME. AND, DURANT HIGH SCHOOL AND NELSON ELE AND MULRENNAN IS AT THEIR MAXIMUM NUMBER OF STUDENTS!!

	PLEASE!!! Vote No!!!! NO!!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Friday, February 14, 2025 10:51 AM
To: Jillian Massey; Melissa Lienhard; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 10:08 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and CPA 24-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/13/25 10:07 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Address:	FL
Your Message	
Your Subject (required)::	CPA 23-15 and CPA 24-06
Your Message (required)::	Commissioners, I want to take the time to thank Commissioner Donna Cameron

	Cepeda for having the courage to stand up for right is right and just. Thank you for your service and strength. To the remaining, poorly. elected officials. I hope your great money grab is lucrative and that your time in a position to abuse your office is short lived. Commissioner Christine Miller, enjoy your remaining term in your district: District 4 is no longer with you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 23-15 and CPA 24-06

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 10:25 AM
To: Melissa Lienhard; Jillian Massey; Heinrich, Michelle; Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-0675). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Wednesday, February 12, 2025 12:48 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/12/25 12:47 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Kenneth Ferrato MD
Address:	2815 Durant Trails Blvd Dover, FL 33527
Your Phone Number::	(330) 697-7306
Your Email Address::	kenferrato@yahoo.com

Your Message	
Your Subject (required)::	CPA-23-15 and CPA-24-06
Your Message (required)::	I am opposed to allowing any Residential Use on the former Sydney Phosphate Mine. I believe it is a hazard to the current and definitely any future residents who may build there if approved. I also know that it will place a significant burden on current roadways that are already overused with significant delays getting to and from anywhere outside of this Dover Rd/Durant Rd/Rte 60 area. Please oppose and vote no to this Residential Development. Thank you for listening and caring for your constituents, Dr. Ferrato
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Friday, February 14, 2025 10:55 AM
To: Jillian Massey; Melissa Lienhard; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and sister proposal CPA23-06). Please add to hearing record.
Attachments: 152422882_img_2487.jpeg

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, February 14, 2025 9:14 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA 23-15 and sister proposal CPA23-06). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/14/25 9:13 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Josie Gentry
Address:	3001 Rolling Acres Pl Valrico, FL 33596
Your Phone Number::	(813) 531-2423

Your Email Address::	jcgentry1981@gmail.com
	Your Message
Your Subject (required)::	District 4 Commissioner and her lack of representation for our district!
Your Message (required)::	Statement on the Leadership Failures of Commissioner Christine Bradley Miller Since taking office in 2024, You Commissioner Christine Bradley Miller have demonstrated a troubling pattern of incompetence, poor decision-making, and disregard for the responsibilities of your position. Most recently, at the February 13th BOCC meeting, you made the blatantly incorrect claim that you represent “all of the people.” In reality, as the District 4 Commissioner, your primary duty is to serve and advocate for the residents of your own district—not to overstep your role or mislead the public about your authority. As you so freely demonstrated last night you are not a representative of District 4 but for ALL the people including land developers that do not live in the district themselves!!! Your ignorance about your role representing your own constituents has now jeopardized the health and safety and wellbeing of our community! To the residence of District 4: This alarming ignorance of her own position only adds to a growing list of failures. Rather than providing the leadership and accountability that this office demands, Commissioner Miller has become a symbol of ineffective governance and missed opportunities. She had the opportunity to be a true representative and advocate forr our people in the rural district, she EPICALLY Failed on the EIP development!!! The residents of Hillsborough County deserve a commissioner who understands the scope of their responsibilities, prioritizes the concerns of their constituents, and works tirelessly for the betterment of the community. Instead, we have been met with administrative blunders, political grandstanding, and a failure to deliver meaningful results. It is time for real leadership, not empty promises and fundamental

misunderstandings of duty. If Commissioner Miller cannot rise to the occasion, then she must step aside in favor of someone who will. Hillsborough County and our district 4 population deserves better, she should apologize withdrawal her vote or resign

On Chris Bole and his donations from landowner Dennis Carlton
I have attached the documents showing two of three thousand dollars donated to him Mr. Boles from Dennis Carlton's storage shed off Faulkenburg avenue.

Gwen Myers looked as if she was in disbelief when hearing it so I wanted to make sure everyone is on the same page here.
I will also do additional emails with the attached campaign flyer posted by Commissioner Christine Miller for a campaign kick off at Dennis Carlton's private residence

Because of Boles and Millers involvement with the landowners and donations taken by them it would have been a correct representation of the people had they recused themselves from voting on this property.
However they didn't, Christine miller did attempt to act like she was non partisan when her Plant City chamber of commerce was involved in a vote and she recused herself then, so why didn't she when she took over 500k in donations related to this EIP property

And last but not least
Joshua Wostal the county and local republicans major regret and disappointment, what a shame you have become such an egotistical cherry picker.
I really don't have much to say to you Mr. Wostal after witnessing the change money and politics has brought out in you, the only time I will put into you is helping the other republicans that are running against you replace you or hand your seat right back over to another democrat! It makes no difference for you have shown no loyalty to the people of this county!
You're just another transplant who managed to fool many of us locally, you won't get that opportunity again!

Donna Cepeda
I saved the best for last!!! 💔
I want to apologize for my reaction to your agenda item however taking away the rights of someone warranted the reaction it

	received. I would however like to thank you for being a commissioner of the people and for the people by voting no on this catastrophe that has been shoved down our communities throat's. God bless you all! Josie Gentry
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA 23-15 and sister proposal CPA23-06
Attachment::	View File

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Cont	10/31/2024	Boles, Chris-2542	County Commissioner, Dist. 6	C Dennis Carlton 601 S Falkenburg Rd Ste 14-1 Tampa, FL 33619	$1,000.00	Individual	Check	BO/
Cont	10/31/2024	Boles, Chris-2542	County Commissioner, Dist. 6	Carlton Carlton Ranches 601 S Falkenburg Rd Ste 1-4 # Tampa, FL 33619	$1,000.00	Business	Check	Agric
Cont	10/31/2024	Boles, Chris-2542	County Commissioner, Dist. 6	Christopher Ligori 4919 New Providence Ave Tampa, FL 33629	$1,000.00	Individual	Check	
Cont	10/31/2024	Boles, Chris-2542	County Commissioner, Dist. 6	Victory Oil Management LLC 6441 Us Higway 301 S Riverview, FL 33578	$500.00	Business	Check	RE D
			Total Contributions		**$196,209.24**			
			Total Expenditures		**$0.00**			

New search

Rivas, Keshia

From: Hearings
Sent: Monday, February 17, 2025 10:48 AM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (CPA text 23-1 5 and CPA text 24-06 and MM 24-0675). Please add to hearing record.
Attachments: 152422882_img_26401.jpg

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, February 15, 2025 2:27 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (CPA text 23-1 5 and CPA text 24-06 and MM 24-0675). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW
Submitted at 02/15/25 2:26 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6)
Your Information	
Your Name::	Deborah Holliday
Address:	2130 Martin Road Dover, FL 33527
Your Phone Number::	8138488307
Your Email Address::	madmax88@verizon.net
Your Message	

Your Subject (required)::	CPA 23-15 and CPA 24-06 Meeting 2-13-2025
Your Message (required)::	Dear Commissioner Boles, and Commissioner Cepeda, I was at the meeting on Thursday night about the two above amendments. Commissioner Boles, I appreciated the attempt you and Commissioner Wostal made to help to relieve the fears about the contamination and radon gas on the land. Because I am a skeptic though I find I don't want to count on things until I see the final product. Today I received a picture of what was actually written up. I have to say I am very disappointed with the writeup. Our biggest concern was the contamination on other parcels within the 3000 acres away from the Super Fund. Especially any pieces that could have the potential for any kind of building. The text is saying the testing should be specific to the Super Fund site. That's the first paragaph. I would like someone to explain to me where it says in the text that the land outside the Super Fund area will be tested for both Radon gas and any other contaminants that are at unsafe levels. And that these conditions will have to be corrected before any building takes place. I have heard time and time again from the attorney on how we should all focus on the Super Fund site location and how far they predicted the residential to be away from this site. But that is not the only concern I have. It's any of the actual ground that the residential or any other building that could be built on within the 3000 acres. It should all be tested for radon gas which comes from the phosphate mine history and the contamination from the 16 million gallons of waste oils, and septic waste, etc. which contain chemicals that are at unhealthy levels and was dumped all over the 3000 acres. And again the property must be deemed as safe before building takes place. Of course the appropriate agencies for this should be involved. I have a few questions and I would appreciate you taking some time to answer them for me. Where in the text is this covered? Do these conditions carry through with the rezoning of mm-24-0675? So in other words will this be a condition that will have to be

	followed if 24-0675 is passed by anyone who takes ownership of the land? The attorney also mentioned when questioned by Wostal that he agreed to the proposed text as long as it included the "controls" he had passed out to the Commission earlier. To my knowledge the public was not give a list of those in the meeting. Can I get a copy of those? Please let me know your thoughts on this. I appreciate your time.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	CPA text 23-1 5 and CPA text 24-06 and MM 24-0675
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

HC/CPA 24-06
BOCC Transmittal Hearing February 13, 2024

Applicant's additional proposed conditions

Policy 4.16.3 #5. Development and operation of the EIP shall be coordinated with all appropriate Federal, State, regional and local agency regulations, including but not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Department of Natural Resources, and Southwest Florida Water Management District. Further, the property owner and/or future developer of the land subject to the superfund site will continue to cooperate and coordinate with the U.S. Environmental Protection Agency, the Department of Environmental Protection and Hillsborough County (the "Agencies") in connection with the Agencies' obligations related to the superfund site. All restrictions set forth by the Agencies at the time of development will be adhered to by the property owners and/or developers.

Policy 4.16.2 #5. At the time that the zoning is modified to include residential uses, it shall include conditions regarding appropriate environmental testing for the areas proposed for residential uses considering the former use of much or all of the EIP land as a former phosphate mine. These conditions shall require the developer to coordinate with the appropriate environmental oversight agencies, and that prior to residential development, the developer will, if required by best industry practices and appropriate agency guidance, conduct (a) pre-construction radiation sampling to determine if mitigation systems or specialized construction techniques are needed, and, if needed, such systems and/or techniques will be installed prior to issuance of any residential certificates of occupancy; and (b) other appropriate environmental assessments, which depending on the results may require the developer to employ appropriate remediation techniques, engineering controls, and/or institutional controls.

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 4:09 PM
To: Melissa Lienhard; Jillian Massey; Rome, Ashley; Heinrich, Michelle; Rivas, Keshia
Subject: FW: (WEB mail) - Proposed Amendment # CPA 23-15 & CPA-24-06

From: Burgos, Glorivee <BurgosG@hcfl.gov>
Sent: Thursday, February 13, 2025 1:08 PM
To: Hearings <Hearings@hcfl.gov>
Cc: Reidy, Richard <ReidyR@hcfl.gov>
Subject: Fw: (WEB mail) - Proposed Amendment # CPA 23-15 & CPA-24-06

Please add to the record

Glorivee Burgos
Commissioner Hagan, District 2

Phone: (813) 272-5452
Email: **burgosg@HCFL.gov**

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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HCFL Stay Safe

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 12:16 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Proposed Amendment # CPA 23-15 & CPA-24-06

The following Commissioner(s) received a direct copy of this email:

1 | Commissioner Harry Cohen (District 1)
2 | Commissioner Ken Hagan (District 2)
3 | Commissioner Gwen Myers (District 3)
4 | Commissioner Christine Miller (District 4)
5 | Commissioner Donna Cameron Cepeda (District 5)

6 | Commissioner Chris Boles (District 6)
7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 13, 2025 12:16 PM

Name: Emma Szymborski

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TAMPA, FL 33647

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Email Address: emmakornrumpf@yahoo.com

*** Zoning Application Comment**: :

Subject: Proposed Amendment # CPA 23-15 & CPA-24-06

Message: Commissioners,

I am urging you to DENY the proposed amendments, CPA 23-15 & CPA-24-06, that are being voted on today at 6:00pm. I am an advocate against building on toxic lands, especially residential. As a mother, i am deeply disturbed by residential builders continuing to cut corners and ask for more lenient rules. There are orders in place to protect citizens for a reason. As you're aware, section 1.02.03 of the Land Development code states " In order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County…"

This proposed amendment would jeopardize public health and safety. Eliminating a necessary step would NOT be more costly to the county, it would fall upon the builder and they do not want to pay. This is unacceptable.

It would be MORE efficient if we keep the current guidelines, and deny these asinine amendments as it would keep the land safer and prevent the possibility of catastrophic mistakes from builders.

I am enclosing scientific data to backup these statements, and again urge you to make the right decision and please deny these amendments. These are just 3 examples, I have many other abstracts to back up these claims as well if needed.

https://www.epa.gov/report-environment/contaminated-land

https://cfpub.epa.gov/roe/indicator.cfm?i=59

https://link.springer.com/chapter/10.1007/978-3-031-65129-8_5

1314647820

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** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*