

Hillsborough County City-County Planning Commission

Memorandum

March 19, 2024

To: Board Members, Board of County Commissioners

From: Melissa Lienhard, AICP, Planning Commission staff

Re: Initial Consideration of HC/CPA 24-06, a Privately Initiated Comprehensive Plan Text Amendment of the Energy Industrial Park (EIP) section of the Future Land Use Element to add a residential option

Pursuant to the Comprehensive Plan Amendment Procedures Manual for Unincorporated Hillsborough County (Procedures Manual), once a privately initiated text amendment to the *Unincorporated Hillsborough County Comprehensive Plan* is applied for, Planning Commission staff will schedule the item for initial consideration at a meeting of the Board of County Commissioners (BOCC). The Procedures Manual further states:

The Planning Commission will prepare a report to accompany the application that shall include, at a minimum, the following information:

- a. A determination of resources needed for adequate review*
- b. A recommendation on the timeframe to review the amendment*
- c. A recommendation on additional public outreach to be conducted by the applicant beyond what is required by this manual.*

A determination of resources needed for adequate review

The proposed amendment can be adequately reviewed with existing staff resources. Typically, many of these items would be required in a privately initiated Comprehensive Plan Map Amendment. However, in this instance, the following items have been found appropriate due to the fact that the proposed text change applies to one specific geographical area rather than applying to properties countywide. The following items have been determined as needed in order to adequately review the proposed amendment:

- An applicant analysis of how the request is consistent with the Comprehensive Plan, including but not limited to, the adopted EIP Objectives and Policies in the Future Land Use Element;
- An applicant report analyzing the compatibility of the proposed text amendment with the surrounding land use pattern found in the area surrounding the subject property;
- An applicant analysis of the current renewable energy production market, including but not limited to a rationale for supporting development that does not primarily focus on renewable energy; and



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- Detailed information on how the remaining EIP area not subject to the text amendment will be able to address the goal of renewable energy production and the EIP Objectives and Policies.
- Additional data may be requested if necessary to provide for an adequate review.

A recommendation on timeframe to review the amendment

Per applicable requirements, Planning Commission staff has determined a recommended timeframe to review the amendment. It is recommended that once all the supplemental items listed above are submitted, PC staff have found it sufficient and the additional community meeting occurs, then the item will be scheduled into a plan amendment cycle and dates set for a public hearing with the Planning Commission and a transmittal hearing with the BOCC.

If the Board so desires and directs a concurrent Major Modification of PD 10-0692, and the Major Modification application is submitted and found sufficient, this may result in an extension to the recommended timeframe based on the need to coordinate the overall review.

A recommendation on additional public outreach to be conducted by the applicant

Per the Procedures Manual requirements, Planning Commission staff has determined the following additional outreach be conducted by the applicant beyond what is already required by the Procedures Manual:

- It is the applicant's responsibility to hold at least one additional neighborhood meeting in addition to what is required by the Procedures Manual for map amendments. This meeting shall be open to the public and at an ADA-accessible location near to the subject site, which is generally located south of State Road 60, between Dover Road and Turkey Creek Road.
- The applicant will be responsible for mailed notice of the neighborhood meetings consistent with the Procedures Manual. In addition, because there is an ongoing Community Plan effort in close proximity to the Energy Industrial Park site, Planning Commission staff will send out a courtesy email blast to the Valrico Community Plan communication list detailing the neighborhood meeting information. These mailed and emailed notices will be sent out at least 10 days prior to the meeting date.
- Once the applicant has determined the date, time, and location of the additional community meeting, the applicant shall provide this information to Planning Commission staff no later than 20 calendar days prior to the community meeting date. Please note: it is expected that the attendance will be above average based upon community interest, so the applicant should accommodate accordingly.
- The applicant will be responsible for all costs associated with all mailed notices and all costs associated with the neighborhood meetings, including but not limited to, venue reservation costs.
- Planning Commission staff shall provide a sign in sheet template that the applicant will use at the community meeting. The applicant shall provide Planning Commission staff with a scanned version of the original and completed sign in sheet from the meeting, as well as a summary of topics discussed, and a summary of comments made by the public.
- The applicant shall follow the map amendment requirements outlined in the Procedures Manual for signage and mailed notices for Planning Commission public hearings. Additionally, a sign shall be posted at the following locations: (1) at the southeast quadrant of the Dover Road and State Road 60 intersection; (2) at the southwest quadrant of the Turkey Creek Road and State Road 60 intersection; (3) at the northwest quadrant of the

Durant Road and Turkey Creek Road intersection; and (4) along Dover Road at the southwestern boundary of the EIP site (north of White Cliff Place). Photos of the signs at the specific locations should be submitted into the record.

Board Action

The Procedures Manual also addresses the process for the meeting wherein the initial consideration by the BOCC is to be made:

At the scheduled meeting, the applicant will be afforded time to make a presentation and public testimony will be permitted.

Following board discussion, the BOCC shall take one of the following actions after review of the report by the Planning Commission and testimony provided by the applicant:

- a. Motion to take no further action on the application. A refund of 80% of the amount of the application fee will be provided should this occur.*
- b. Motion to allow the application to proceed for review and public hearing in accordance with the procedures outlined herein. Said motion shall address the Planning Commission's recommendations on the review timeframes, public outreach, and provision of additional resources (if applicable).*

If you have any questions regarding this assessment or need further information, please contact Melissa Lienhard at (813) 547-4364.

Attachments: Application, proposed text and map



**Hillsborough County
City-County
Planning Commission**

Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission ("Planning Commission") Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting: See Meeting Notes / 12/18/23
(Signature of Planning Staff) (Date)

Stearns Weaver Miller
Carol Walden / 12/22/23
(Signature of property owner/agent representative) (Date)

Property Owner/Applicant Information

University Energy Park, LLC

Name(s)

2500 Main Street

Address

Ft. Myers

FL

33931-3416

City

State

Zip Code

agent: jcremer@stearnsweaver.com

agent: (813) 223-4800

Email Address

Phone Number

Agent/Representative Information

Jacob T. Cremer - Stearns Weaver Miller

Name(s)

PO Box 3299

Address

Tampa

FL

33601-3299

City

State

Zip Code

jcremer@stearnsweaver.com

(813) 223-4800

Email Address

Phone Number

Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- ☒ Unincorporated Hillsborough County
- ☐ City of Tampa
- ☐ City of Temple Terrace
- ☐ City of Plant City

Type of request (check all that apply):

☐ **Future Land Use Map Amendment**

- ☐ Small-Scale Map Amendment (<10 acres)
- ☐ Regular Map Amendment (>10 acres)
- ☐ Urban Service Area Boundary Change

☒ **Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)**
Goal/Objective/Policy No. Energy Industrial Park

Description of Property (for map amendments only):

Property Information			Future Land Use Designation	
Folio Number	Address	Acres	Adopted	Requested

Total acres: _____

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

☐ Yes ☐ No

Unincorporated Hillsborough County Plan Amendments Only:

Is the subject site located within the Urban Service Area (USA)?

☐ Yes ☐ No

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Please see attached Written Statement.

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

☐ Yes: _____

☐ No

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

Please see attached Written Statement.

For Office Use Only:

Plan Amendment No.: _____

Date Received: _____

Received by: _____

Memorandum of Understanding

Between
Hillsborough County City-County Planning Commission
and

Applicant/Authorized Representative (Print): Jacob T. Cremer
Stearns Weaver

1. **Purpose.** The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.
2. **Responsibilities of the Applicant.**
 - a. The applicant and/or their authorized representative ("Applicant") shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
 - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
 - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an "Adequate Facilities Analysis", upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
 - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.
 - e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.
 - f. The Applicant understands the procedures for a "Continuation of Plan Amendment Requests" and "Withdrawal, Denial, and Resubmittal of a Plan Amendment Application" set forth in the Plan Amendment Procedures Manual.
3. **City of Tampa, Plant City, and Temple Terrace ONLY:**
Withdrawal/Termination. After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

STEARNS WEAVER MILLER



(Signature of property owner/agent representative) (Date)
Jacob T. Cremer, As Authorized Agent

PROPOSED ENERGY INDUSTRIAL PARK (EIP) COMPREHENSIVE LAND USE PLAN TEXT AMENDMENT

DATA AND ANALYSIS

Background and Overview

In 2010, the Hillsborough County Board of County Commissioners (BOCC) unanimously approved the new Energy Industrial Park (EIP) Land Use Plan Amendment, along with the expansion of the Urban Service Area (USA) and supporting PD zoning site plan. In 2010, the population according to the U.S. Census Bureau was 1,229,226. While at the same time, according to the Economic Data from the Federal Reserve Bank (FRED) the unemployment rate in Hillsborough County was fluctuating between 10% to 10.6%.

Both the U.S. Census Bureau and the Hillsborough County City County Planning Commission (Planning Commission) estimate that population for Hillsborough County in 2023 to be approximately 1,528,924 or a 24.38% increase since 2010, while according to FRED the unemployment rate for the County is hovering around 3.0%.

The Planning Commission has initiated the process of updating the County's Comprehensive Future Land Use Plan. As the Planning Commission, shared with the BOCC at a Workshop on October 25, 2023, the County is estimated to grow by at least another 350,000 people and over 107,000 new jobs will be created by the year 2045. The Planning Commission is further projecting that by the year 2050 the population of Hillsborough County could be estimated at approximately 2,017,294, which represents an increase of approximately 488,370 residents, or almost 32% from today's population estimate of 2023. So potentially in 40 years from when the EIP Land Use was approved in 2010, it can be estimated that the County will have grown by over 788,000 new residents, a 64.1% increase.

To provide housing for this growth, and the U.S. Census Bureau estimates that the average household in the County has 2.6 residents, it can be estimated that at least 204,000 new housing units and as many as 303,000 units will be required by 2050. Recognizing the potential impacts that growth will have on the County's infrastructure and services, the Planning Commission has begun to explore how to accommodate this growth. This may include a number of approaches such as better utilization and infill of the vacant lands with the existing Urban Service Area (USA), creating additional land use categories, establishing policies to provide for the expansion of the USA.

Energy Industrial Park and Surroundings

Energy Industrial Park (EIP) shares its boundary of Dover Road, a designated Collector Road with the Valrico community. Its 3000 acres+/- also extends along SR 60, a major arterial, from Dover Road to Turkey Creek Road. EIP is the largest vacant tract of land that is located within the existing boundaries of the USA as illustrated at the October 23, 2023 Workshop with the BOCC. When the EIP Land Use Plan Amendment was approved in 2010, it was envisioned to provide for the manufacturing and processing of alternative/renewable energy production. The EIP Land Use can also include industrial, office, research, commercial, educational, distribution, utilities, and agricultural and related uses. The EIP Land Use is to be located within an area the promotes sustainable development.

As requested by the Hillsborough County BOCC, the Planning Commission has initiated the process to prepare a Community Plan for the Valrico Community Plan. Within the established Valrico study area, Valrico is projected to increase by 14% adding over 7,300 new residents to the almost 58,000 people currently residing in Valrico. The study is projecting to add over 1,000 new jobs by 2050.

Plant City, located Northeast of the EIP, is experiencing similar rapid growth as the rest of the County. The Planning Commission is estimating that Plant City's population will add over 36,800 residents, a 92% increase from the 2020 population from the U.S. Census Bureau. The employment within the City is estimated to grow by 105% from 2020 number by over 35,600 jobs. The City's Long Range Vision Plan illustrates that they are willing to consider annexation opportunities that extend south to SR 60 and just east of the EIP.

As the County recognizes that due to the growth of the Valrico and the EIP area, the County is in the process of improving the intersection of Durant Road and Dover Road with a round-a-bout (CIP#: 69679043).

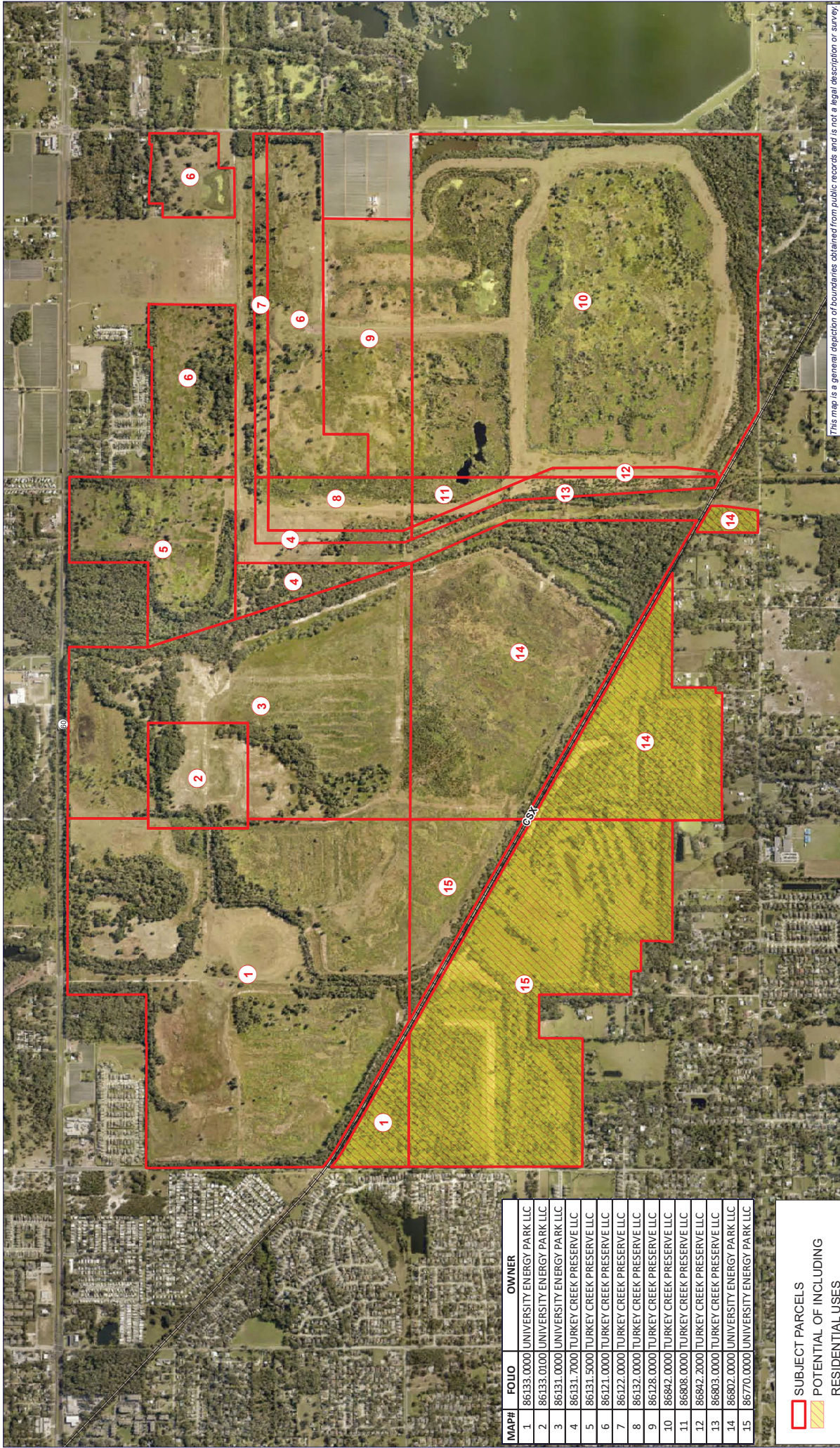
The strategic location of the Energy Industrial Park (EIP) presents a unique opportunity to catalyze employment growth in the burgeoning regions of eastern Hillsborough County. Additionally, the proposed Test Amendment not only aims to address the anticipated surge in residential demand but also emphasizes the importance of sustainable and renewable energy development within the existing boundaries of the United States. In a significant move, the Board of County Commissioners (BOCC) approved Ordinance No. 22-14 in June 2022, which constituted a Land Use Plan Text Amendment specifically tailored to the Energy Industrial Park Land Use Category. This amendment acknowledges the transformative evolution of technologies since their initial proposal in 2010. For instance, during the EIP's conceptualization in 2009, the installation cost of solar panels stood at approximately \$8.82 per watt, utilizing silicon-based cell technology with an efficiency range of 13-16%. Fast forward to 2012, the prevailing solar technology shifted to monocrystalline-based cells with an efficiency of 21-22% at a reduced installation cost of about \$1.25 per watt. There have been tremendous improvements related to power/electricity storage technology. Foreseeing ongoing research contributing to further enhancements, it is anticipated that these technologies will continue to evolve into better and more efficient systems.

Proposed Text Amendment Overview

This proposed text amendment to allow residential within the EIP Land Use, south of the existing CSX rail line, is envisioned that this community will continue with the Goals, Objectives, and Policies of the EIP by integrating solar energy into the project creating a more sustainable and resilient community. With a proposed density of 4 units per acre (RES-4) will address the opportunity of utilizing and in-filling the existing USA to meet the housing demands of the growth. This will provide a transition of the RES-4 and RES-9 Land Use Categories to the west and the R-1 to the south and the more intensive industrial, office and commercial uses approved for the area north of the CSX rail line. It is envisioned that substantial buffering to the R-1 Land Use will be provided.

Also Consistent with the Goals, Objectives and Policies of the EIP, this residential use will incorporate an agricultural component with a sustainable fruit and vegetable farm for the residents of this project and for the greater Valrico community to have access and enjoy. The goal of this "Agri-hood" is to offer fresh, local produce for purchase or to engage a farm-to-table concept, with the potential of a variety of educational programming.

With the integration of the buffering, natural environmental features with the solar and an "Agri-hood" concept, the 4 units per acre density will provide the opportunity for a variety of attached and detached single family product types in a sustainable community.



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

MAP#	FOLIO	OWNER
1	86133.0000	UNIVERSITY ENERGY PARK LLC
2	86133.0100	UNIVERSITY ENERGY PARK LLC
3	86131.0000	UNIVERSITY ENERGY PARK LLC
4	86131.7000	TURKEY CREEK PRESERVE LLC
5	86131.5000	TURKEY CREEK PRESERVE LLC
6	86121.0000	TURKEY CREEK PRESERVE LLC
7	86122.0000	TURKEY CREEK PRESERVE LLC
8	86132.0000	TURKEY CREEK PRESERVE LLC
9	86128.0000	TURKEY CREEK PRESERVE LLC
10	86842.0000	TURKEY CREEK PRESERVE LLC
11	86808.0000	TURKEY CREEK PRESERVE LLC
12	86842.2000	TURKEY CREEK PRESERVE LLC
13	86803.0000	TURKEY CREEK PRESERVE LLC
14	86802.0000	UNIVERSITY ENERGY PARK LLC
15	86770.0000	UNIVERSITY ENERGY PARK LLC

- SUBJECT PARCELS
- POTENTIAL OF INCLUDING RESIDENTIAL USES

TITLE:



PROJECT:

ENERGY INDUSTRIAL PARK

Hillsborough County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

AERIAL EXHIBIT

Energy Industrial Park

Goal-Provide for an Energy Industrial Park category to meet existing and future economic needs for renewable alternative energy, resource recovery and energy research needs in an environmentally responsible and economical manner in the County. An Energy Industrial Park will combine non-nuclear and other clean alternative energy generating technology, alternative energy research, education/institutional facilities, manufacturing, distribution, ~~and~~ ancillary service and residential uses in one location to serve Hillsborough County residents and further the alternative energy technology knowledge base available. Industrial, warehousing, research, manufacturing, and distribution uses that find it advantageous to be located within the EIP are also permitted.

Location

Objective 58: Hillsborough County shall provide for an Energy Industrial Park (EIP) Future Land Use Category (which includes alternative energy resource recovery, industrial, processing, manufacturing, warehousing, distribution, education/institutional, research, ancillary Retail/Commercial/~~and~~ Office, ~~uses and~~, utility uses, uses and residential uses, as described, that is located within an area that promotes sustainable development and that is within close proximity to areas that will support the agricultural products ~~needs of~~ including renewable energy production facilities within the development.

Policy: 58.1

The Energy Industrial Park will be located in an area meeting the following criteria:

- Within the Energy Industrial Park Urban Service Area (EIP-USA), which is adjacent to an existing Urban Service Area (refer to Policy 59.12); or within the existing Urban Service Area as it exists on August 5, 2010.
- Furthers sustainability goals by avoiding development of inappropriate sites, channels development to areas with existing infrastructure, and provides for redevelopment of damaged sites (such as formerly mined areas)
- Adjacent to and with direct access to a major arterial road
- Within one mile of electrical transmission grid lines.
- Within an area in which public utilities including potable water, sewer, and reclaimed water can be made available for connection to service the needs of the site

Policy: 58.2

Placement of future Energy Industrial Parks shall be encouraged in areas adjacent to rail to serve the types of uses found in such a facility.

Development Standards

Objective 59: The Energy Industrial Park (EIP) shall require set minimum development standards to ensure a sustainable project with the community.

Policy: 59.1

The EIP shall consist, at a minimum, of a mix renewable alternative energy production and renewable alternative energy, resource recovery, and research type facilities with educational and employment uses to create a sustainable, viable economic base. The EIP can also include industrial agricultural, warehouse, distribution, processing, commercial, institutional, ~~and~~ utility uses, ~~and~~ ancillary Retail/Commercial, ~~and~~ Office ~~ands~~ Residential uses. The intent of the category, however, is an emphasis on renewable energy producing facilities and as such, the category requires such facilities be constructed first. More specifically, the EIP shall meet the following minimums and maximums:

1. Minimum of ~~40-25~~ percent of the gross land area within the EIP shall be specifically for Alternative energy production, resource recovery facilities, agricultural processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies (Collectively the Energy Uses). The Park will include Facilities that generate energy from ~~at least two~~ renewable (i.e.:sustainable) energy technologies which may include Biomass-to-energy, Wind, Solar, or Aquaculture and Municipal Solid Waste to Energy. Because this field is ever changing, other renewable alternative energy technologies shall also be permitted as they are deemed feasible and become available.
2. Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, renewable energy research facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, etc.
3. Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution facilities that find advantageous to locate next to renewable energy production and/or renewable energy research type facilities shall also be permitted. Such uses shall not exceed ~~30-50~~ percent of overall net land area. Overall net acreage includes all contiguous portions of land owned or controlled by the same entity withing the EIP designation, calculated by excluding right-of-way, wetlands, stormwater management areas, and environmental preservation areas dedicated to the public. The Planned Development (PD) zoning shall outline the phasing of the project in order to insure that ~~at least two of~~ the Renewable Energy Producing Facilities, as defined in the PD conditions, 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.
4. Single family residential in a master planned community that includes both attached and detached units, at a density no greater than 4 units per acre, may be permitted provided that it utilizes and incorporates the renewable energy concepts for the common areas, within the community. That the community incorporates an agricultural component for the benefit of and education for the community and surrounding area. This community is to be located in a manner that provides a transition from the exiting neighborhood residential and the more intensive uses of EIP. Adequate buffering shall also be provided to the neighboring residential.
- 4.5. Retail/Commercial and Office uses shall be ancillary to Energy Uses, or to Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution uses and shall not exceed 10 percent of the gross land area. The Planned Development (PD) zoning shall outline the phasing of the project in order to insure that ~~at least two of~~

the Renewable Energy Producing Facilities, as defined in the PD conditions, 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 Retail/Commercial use. Additionally, the Planned Development (PD) zoning shall provide specific production outputs for at least two (2) Energy Uses, and further provide that the developer shall construct either (i) two (2) Renewable Energy Producing Facilities with the stated production outputs, or (ii) one (1) Renewable Energy Production Facility with double the production output stated therein.

~~5.6.~~ 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.

Policy: 59.2

To promote the development and maintenance of agriculture to strengthen the agricultural economy, agricultural and aquaculture uses shall be encouraged in and around the Energy Industrial Park.

Policy: 59.3

Development within any EIP shall conform to the following criteria:

1. Development within the Energy Industrial Park should strive to meet the standards set forth for Leadership in Energy and Environmental Design (LEED) certification (or an equivalent standard).
- ~~1.~~
2. 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, 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.
- ~~2.~~
3. Direct access shall be required to a major arterial residential uses may have access to designated collector roadway.
- ~~3.~~
4. The maximum floor area ratio shall not exceed 0.50 for Energy Uses and .35 for Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution facilities. Ancillary Retail/Commercial and Office uses shall not exceed a 0.25 FAR.
- ~~4.~~
5. Residential uses not exceeding 4 unites per acre and located in a manner as described in Policy 59.11 along with~~except for~~ security and lodging ancillary to research, energy and education functions shall ~~not~~ be allowed within this district.

Policy: 59.4

A site plan controlled Planned Development (PD) zoning district shall be required for all new and expanded Energy Industrial Parks.

Policy: 59.5

Energy Industrial Park developments shall be served by public water and wastewater services.

Policy: 59.6

Energy Industrial Park developments shall be served by reclaimed water services, [as may be available](#).

Policy: 59.7

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 the responsibility of the developer of an Energy Industrial Park and not the responsibility of Hillsborough County. 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.

Policy: 59.8

Child care facilities in conjunction with Energy Industrial Park employment generating activities will not count towards a project's overall intensity calculations.

Policy: 59.9

Ancillary Retail/Commercial and Office activities allowed on site may be freestanding but are subject to all other requirements of the EIP plan category. [The agriculture farm/garden within the residential shall be located internal to the project, but will be accessible to the greater community.](#)

Policy: 59.10

All EIP development proposals shall address effective multi-modal transportation systems including provisions for carpooling, vanpooling, mass transit, bicycling, and walking, where feasible as part of the site plan controlled zoning process.

Proposed sitespecific policy**Policy: 59.11**

The EIP land use designation within Sections 26, 27, 28, 33, 34, and 35 Township 29, and Range 21 shall provide the following features:

1. Intensities shall transition from greater intensities in the northwest and along SR 60 to more agriculture uses in the east and south reflecting the adjacent urban/suburban and rural areas.
2. 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)
3. Open space may include buffers and wetlands but shall not be less than 15% of the total project area.

4. The primary Industrial, Research, Manufacturing, Institutional, Warehousing, Distribution and Ancillary Retail/Commercial and Office facilities shall be limited to the 700 acres in the northwestern portion of the property and along SR 60.
5. EIP property south of the existing CSX railroad tracks is limited to ~~agricultural and aquacultural~~ single family residential (both attached and detached) uses including agriculture, solar, support uses and facilities. This community shall be planned to provide a transition of densities from the R-1 areas to the more intensive uses north of the CSX railroad tracks.
6. Any resource recovery facilities including biomass facilities shall be located north of the existing CSX railroad tracks.
7. Research facilities may be located anywhere on site.
8. Retail/Commercial shall be located in clusters near or at the entries to the project or internal to the project rather than in a strip commercial development arrangement and are not permitted on SR 60 east of Turkey Creek.
9. Uses on site shall be phased to ensure all impacts are adequately addressed as part of the construction of that particular phase. Significant improvements shall be included, in the CIE as part of the annual CIE update.
10. Any proposed development on this site that is not consistent with the above policy standards of this EIP will require the submittal and approval of a Comprehensive Plan map amendment.
11. The development of uses other than agricultural uses, Energy Uses or research facilities, as defined by Section 59.1.1 and 2. Shall be limited and phased as follows:
 - a. Through January 1, 2016, no Building Permits may be issued for development (other than for agricultural uses, Energy Uses or research facilities) in excess of a cumulative maximum of 2,550,000 square feet of development as follows: 1,250,000 SF Industrial Park and 1,250,000 SF of Warehouse along with 50000 SF of Ancillary Retail/Commercial and Office. Security housing, or lodging ancillary to research, energy and education functions of the project is allowed and shall be subject to a FAR of .5 and shall not be subject to residential dwelling unit criteria.
 - b. After January 1, 2016, development of uses (other than Agricultural uses, Energy Uses or research facilities), is limited to a maximum cumulative total of 7,350,000 SF of Industrial, Manufacturing, Institutional, Warehousing, and Distribution and ancillary Retail/Commercial and Office uses. Security housing, or lodging ancillary to research, energy and education functions of the project is allowed and shall be subject to a FAR of .5 and shall not be subject to residential dwelling unit criteria.

~~12. —Should development of any of these uses which are subject to DRI review be at or above the 100% DRI threshold then in effect but are less than 120% of the threshold, such development along with any development aggregable pursuant to 380.0651(4), F.S., may be subject to DRI. DRI threshold they along with any development aggregable pursuant to 380.0651(4), F.S., shall be required to undergo DRI review.~~

~~13.~~ 12. The PD zoning approval shall include a staggered work shift plan to minimize peak morning and evening traffic impacts for the development.

Policy: 59.12

Energy Industrial Park-Urban Service Area (EIP-USA)

The Urban Service Area is expanded to include the EIP land use designation within Sections 26, 27, 28, 33, 34, and 35 Township 29, and Range. This Energy Industrial Park will be categorized a Energy Industrial Park – Urban Service Area (EIP-USA) The EIP-USA area identifies parcels suitable for EIP designation; provided, however, that the location of property within the EIP-USA does not qualify it as an urban service area pursuant to 163.364(29), F.S., (2009) and therefore is not a TCEA pursuant to 163.3180(5)(b), F.S., (2009) and does not exempt the property from the DRI program pursuant to 380.06(20), F.S. (2009), provided however, nothing stated herein shall limit the application of local ordinances that relate to levels of service for property located within an Urban Service Area. All of the criteria of Policy 2.2 shall be met when an area is considered for EIP-USA inclusion.

Governmental Coordination

Objective: 60: Development and operation of the Energy Industrial Park 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.

Policy: 60.1

The County shall encourage and review all policies to identify incentives for economic investment with an Energy Industrial Park. This may include creation of a Community Development District, Tax Increment Financing Districts, Industrial Revenue Bonds, and other special funding and infrastructure funding tools.

FUTURE OF HILLSBOROUGH

ENERGY INDUSTRIAL PARK LAND USE CLASSIFICATION

ENERGY INDUSTRIAL PARK (EIP)

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

The maximum floor area ratio shall not exceed 0.50 for Energy Uses and .75 for Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution facilities. Ancillary Retail/Commercial and Office uses shall not exceed a 0.25 FAR.

Minimums and Maximums:

~~Minimum of 40 percent of the gross land area within the EIP shall be specifically for alternative energy production, resource recovery facilities, agricultural processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies (collectively the Energy Uses).~~ The Park will include facilities that generate energy from renewable (i.e.: sustainable) energy technologies which may include Biomass to energy, Wind, Solar, or Aquaculture and Municipal Solid Waste to Energy. Because this field is ever changing, other renewable alternative energy technologies shall also be permitted as they are deemed feasible and become available.

Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution facilities that find it advantageous to locate next to renewable energy production and or renewable energy research type facilities shall also be permitted. Such uses shall not exceed 30 percent of overall net land area. Overall net acreage includes all contiguous portions of land owned or controlled by the same entity within the EIP designation, calculated by excluding right of way, wetlands, stormwater management areas, and environmental preservation areas dedicated to the public. The Planned Development (PD) zoning shall outline the phasing of the project in order to insure that the Renewable Energy Producing Facilities, as defined in the PD conditions, 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.

Retail/Commercial and Office uses shall be ancillary to Energy Uses, or to Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution uses and shall not exceed 10 percent of the gross land area. The Planned Development (PD) zoning shall outline the phasing of the project in order to insure that the Renewable Energy Producing Facilities, as defined in the PD conditions, 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

Retail/Commercial use.

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.

For properties that are located within 0.5 mile of a fixed guideway transit station (light rail, bus, rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.

~~The agricultural/community gardens/farmers market and supporting uses shall be limited to 20,000 sq.ft. and will be located within the master planned community while allowing access to the public. This use is not subject to the locational criteria. Any renewable energies located within the community will not be subject to a Floor Area Ratio.~~

TYPICAL USES

- Industrial, manufacturing, and processing for the purpose of alternative renewable energy production. The EIP can also include: Industrial, Office, Research, Commercial, Institutional/Educational, Distribution, Utilities, Agricultural and Aquacultural uses and related activities. Together with companies or users that find it advantageous to locate next to renewable energy production and/or renewable energy research type facilities.
- Typical uses include but are not limited to:
- Environmentally responsible renewable Energy Generation facilities and Industrial, Processing, Manufacturing, Warehousing, Distribution and Production facilities
 - Freight or storage yards including open storage
 - Alternative energy related agricultural and aquaculture uses
 - Solar Farms
 - Wind mills and other machines designed to capture wind
 - Greenhouses, silos, barns, warehouses and other agricultural uses
 - Institutional uses such as adjunct university offices, labs and classrooms, lodging ancillary to research, energy and education functions and support uses
 - Research activities
 - Security/Care taker housing
 - Ancillary Retail/Commercial uses
 - Business Services
 - Personal Services
 - Government Offices and Services
 - Professional Services
 - Day Cares
 - Medical Clinics
 - Railroad switching and Classification yards that serve the uses on site
 - Utilities including transmission lines, etc.

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, renewable energy research facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, etc.

Single family residential, attached, and detached units, that supports the renewable energy goals and objectives of the EIP. These residential uses shall be located within a master planned community. A site planned controlled rezoning will be required and the community will be supported by renewable energies in a manner consistent with the goals and objectives of the EIP.

Agricultural, residential uses and residential support uses may be considered within the residential community. Renewable Energies consistent with the EIP that support the overall master planned community including the residential and agricultural uses is encouraged.

RESIDENTIAL GROSS DENSITY

There is no residential density permitted in this category with the following exceptions:

~~4f~~ Security/Caretaking housing, ~~4f~~ lodging ancillary to research, energy and education

functions, and the land area located south of the existing CSX rail line. This land area is to provide a transition from the suburban development to the west and the larger lot residential to the south, from the more intensive uses of the EIP, north of the CSX rail line. Up to a maximum of 4.0 dwelling units per acre.

No minimum lot size is required to support the concept of clustering and preservation of open space that can be left in natural state and to provide adequate buffering.

SPECIFIC INTENT OF CATEGORY

This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas in the County potentially ~~eligible~~ for renewable energy ~~industrial~~ activities. The energy industrial park category offers flexibility in permitted uses and in creativity for design with a required site plan zoning. The site plan required in this category requires, at a minimum, an integrated site plan controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan. To be consistent with the purpose of this category, the energy industrial park will provide adequate transition and buffering with adjacent single family residential uses or zoning.

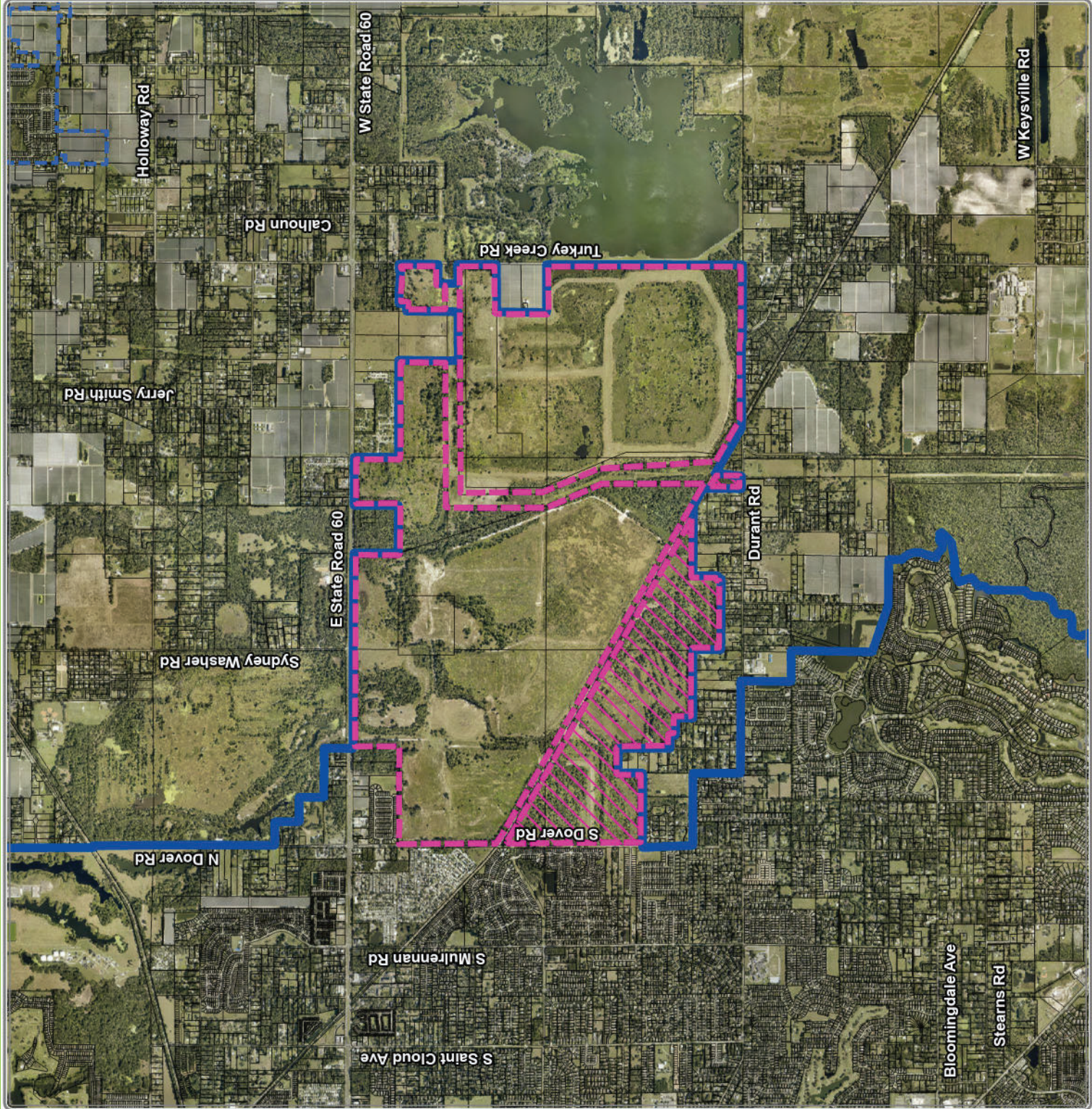
FIGURE 2

UNINCORPORATED HILLSBOROUGH COUNTY
AERIAL PHOTOGRAPHY
HC/CPA 24-06

EIP - PROPOSED RESIDENTIAL AREA

LEGEND

- PLAN AMENDMENT AREA
- PROPOSED RESIDENTIAL AREA
- JURISDICTION BOUNDARY
- COUNTY BOUNDARY
- URBAN SERVICE AREA



AERIAL PHOTOGRAPHY 2021 Hillsborough County Property Appraiser
PARCELS Hillsborough County Property Appraiser
JURISDICTION BOUNDARIES Hillsborough County City-County Planning Commission
Note: The map is provided for informational purposes only. The accuracy of the map is not guaranteed by the Hillsborough County City-County Planning Commission.

