



**Land Use Application Summary Report**

Application Number:	SU 21-0375	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Land Excavation	North:	AR, AS-1/ Single Family Residential
		East:	AR, AS-1/Single Family Residential
Comp Plan:	AE	South:	AR, AS-1/Single Family Residential
Service Area:	Rural Area	West:	AR/Agricultural



**Project Location Map**

**SU-LE 21-0375**

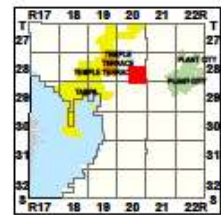
Folio: 62053.0000, 62060.0100

- Application Site
- Parcels



0 300 700 Feet

STR: 26-28-20



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.  
This map is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.  
SOURCE: This map has been prepared for the inventory of real property held within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It has been based on BEST AVAILABLE DATA.  
Users of this map are hereby notified that the aforementioned public property information source should be consulted for verification of the information contained on this map.

Date: 12/28/2021 File: G:\CH\EGIS\Drawfile.apr

**Request Details:**

The applicant seeks Special Use approval for a Dry Land Excavation to allow the removal of 1,300,000 cubic yards of material from a closed landfill site.

The proposed excavation is located on the west side of North Kingsway Road, south of Pruett Road. The proposed excavation area is approximately 13 acres in size and located on a 28.66-acre parcel that is zoned AR (Agricultural Rural). The proposed land excavation will completely remove the material within the landfill and eliminate the landfill in its entirety. According to the applicant, the material contained within the landfill is automobile shredder “fluff”, which is non-metallic, non-hazardous residual debris that was generated in years past by the recycling of junked vehicles. Per the applicant, the excavated material will be transported to a processing facility in Bushnell, Florida for further recycling.

As proposed by the applicant, a total of 1,300,000 cubic yards of material will be removed from the site over an 8-year period. The original request proposed by the applicant was to remove a total of 1,100,000 cubic yards over a 6-year period, however the applicant submitted revisions to the proposed duration and cubic yards of excavation to allow for accommodation of any unexpected conditions or delays that may be encountered during the excavation project.

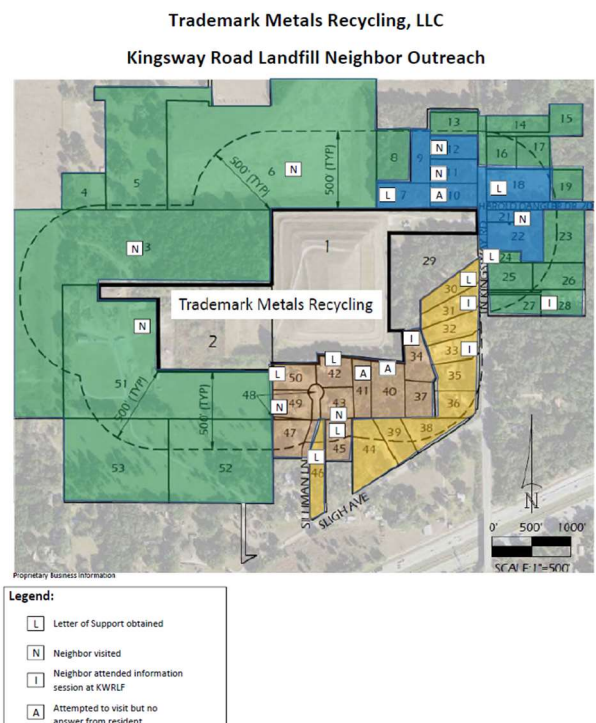
**Required Separations:**

The proposed excavation meets all separation requirements found in LDC Section 6.11.54.A.2 for dry land excavations, except for the 500-foot separation from residentially developed or zoned properties. The applicant requests a waiver to the 500-foot separation requirement as follows.

There is residentially developed property to the north, south, east, and west of the subject site. The applicant is requesting a waiver to reduce the required distance separation to residentially developed property to 25 feet to the north, 75 feet to the south, and 134 feet to the east. No distance separation waiver is required to the west, as the proposed excavation area is over 720 feet away from the residentially developed property to the west.

The applicant has agreed to reduce the hours of operation to 7:30 a.m. to 5:00 p.m. Monday-Friday, excluding holidays recognized by Hillsborough County to lessen the impacts on the surrounding residential development. The applicant has also agreed to additional screening to help to screen the land excavation area from the existing residential development. The applicant has agreed to provide a solid 8-foot high wood fence along the property lines adjacent to residentially developed properties to the north and south of the subject site, if approved by variance by the Land Use Hearing Officer, as shown on the proposed site plan. If the proposed variance to allow for the 8-foot height is not approved, a 6-foot high solid wood fence will be required adjacent to residentially developed property. Additionally, in either case, natural vegetation along the southern property boundary will be required to remain, as shown on the site plan, in an area ranging from 26 feet to 82 feet in width.

The proposed land excavation is unique in nature, as it is specifically to remove the existing landfill. Because the existing landfill is less than 500 feet from residentially developed property, to remove the landfill, there would be no way to do so without a waiver to the 500-foot distance separation requirement. Per the applicant, a community meeting was held on the site January 23, 2021 with approximately 40 neighbors in attendance to present details on the project, potential impacts of the project and to have discussion with neighbors on their potential concerns. The neighbors were also given a guided tour of the existing landfill. The applicant has also provided letters of no objection from surrounding neighbors, whose locations are shown in the graphic provided by the applicant. Additionally, the applicant sent a project update letter to all property owners within 500 feet of the proposed excavation with the October letter of notice to ensure the surrounding property owners were aware of the increase in the duration and cubic yards of the excavation that was submitted in the project revisions. In view of the above, staff does not object to the proposed waiver.



**Hours of Operation:**

The applicant has agreed to limit the proposed hours of operations to 7:30 a.m. to 5:00 p.m. Monday through Friday, excluding holidays recognized by Hillsborough County to lessen potential impacts on surrounding residential properties. This is more restrictive than the hours of operation generally permitted by LDC Section 6.11.54.4.b, which are 7:00 a.m. to 6:00 p.m., Monday through Saturday, excluding County recognized holidays.

**Prohibited/Restricted Areas:**

LDC Section 6.11.54.A.5 prohibits land excavations within 200 feet of abandoned dumpsites or landfills as identified on the Environmental Protection Commission list of closed landfills in Hillsborough County. However, staff has determined this is not applicable in this case because the purpose of the proposed land excavation is to remove the existing landfill on the site. Once excavation is complete, the landfill will no longer exist on site.

Per LDC Section 6.11.54.A.6, land excavations are restricted within areas susceptible to groundwater contamination with a drastic index of greater than 179 as shown in the Conservation and Aquifer Recharge Element, Future of Hillsborough Comprehensive Plan. The subject site is located within an area with a drastic index of greater than 179. Per Environmental Management Division staff, given the existing landfill on site, a landfill liner protection plan was required to be submitted to ensure adequate protection of the surficial aquifer is demonstrated. The applicant submitted a landfill liner protection plan in compliance with this requirement.

**Fencing:**

The proposed landfill removal will meet all fencing requirements found in LDC Section 6.11.54.B.7. Additionally, the applicant has agreed to provide a solid 8-foot high wood fence along the property lines adjacent to residentially developed properties to the north and south of the subject site as shown on the proposed site plan, if a variance for the fence height is approved by the Land Use Hearing Officer in concert with this Special Use application. If the variance to allow for the 8-foot height is not approved, a 6-foot high solid wood fence will be required adjacent to residentially developed property.

**Fence Variance Request:**

Given the proximity to residentially developed properties, staff recommends a proposed 8-foot high solid fence along the property lines adjacent to residentially developed properties to assist in screening the proposed land excavation. Consequently, to allow for an 8-foot high fence, the applicant has requested a variance to the maximum fence height per LDC Section 6.07.02.C.2.a. LDC Section 6.07.02.C.2.a requires fencing in agricultural districts to follow the same regulations as for residential districts, with the exception on parcels with stables, bona fide agricultural operations or phosphate mining uses, which permit up to 8-foot fences in any yard. Therefore, the maximum height required is 6-feet. The applicant requests a 2-foot variance to allow an 8-foot high fence on the subject property adjacent to residentially developed properties. The hearing officer will be required to make a separate decision on the fence variance in conjunction with the subject Special Use application.

**Access Requirements:**

The site meets the access requirements found in LDC Section 6.11.54.A.3.a. The site has direct access to a collector roadway, as shown on the current Roadway Functional Classification Map in the Hillsborough County Comprehensive Plan, within one mile of a road shown on the current Truck Route Plan as measured from the project driveway, North Kingsway Road. The subject site is 0.77 miles to the closest road on the Truck Route Plan, US Highway 92. Loaded haul trucks will exit through a gated entrance onto N Kingsway Road, proceed south to US Highway 92, proceed west to Mango Road, proceed north to Interstate-4, and proceed west to Interstate-75 to a processing facility in Bushnell.

**Transportation Issues:**

Transportation staff has reviewed the proposed excavation and does not object, subject to the recommended conditions of approval found in this report (Conditions 6-8). The applicant is proposing to excavate a maximum of 1,300,000 cubic yards of material over an 8-year period.

Transportation staff assumed that each dump truck would accommodate 20 cubic yards of material, and that (pursuant to restrictions proposed by the applicant) the site would only operate 5 days per week (and excluding the 10 County holidays as required by the LDC). As such, there are a total of 250 working days per year. Based on the hours of operation restrictions proposed by the applicant, only 9.5 hours per day are available to excavate material. 1,300,000 CY of material excavated over an 8-year period would result in 162,500 CY of material removed each year, if it assumed the material is

removed at a constant pace over the 8-year period and each truck is filled to its maximum capacity. This equates to 650 CY of material removed each of the 250 days, and 68.4 CY of material removed each hour. Assuming 20 CY of material per truck, it is assumed that 3.42 truckloads per hour will be removed from the site each hour over an 8-year period. Over the entire 8-year period, it is assumed that 65,000 truckloads of material will be removed from the site.

Given the above assumptions, staff calculates that the excavation will result in 8 trips per hour consistently during operating hours over the 8-year life of the project. The applicant's analysis indicated higher trip generation assumptions during the a.m. and p.m. peak hours, given that they indicate there would be employees stationed at the site each day. The applicant's study showed impacts of 13 a.m. peak hour trips and 13 p.m. peak hour trips. If excavation of a greater amount of material is sought, actual trip impacts could greatly vary. Trip impacts may also be more or less intense, given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc.

The application complies with Section 6.11.54.A.3. access requirements, since the site has direct access to N. Kingsway Rd., a roadway identified on the Hillsborough County Local Functional Classification map as a collector road. The site is also located within +/- 4,000 feet of US 92, a designated truck route on the Hillsborough County Truck Route Plan. (reference 6.11.54.A.3.a.(3) of the LDC).

The proposed haul route passes by Burnett Middle School, which is located at the northeast corner of US Highway 92 and Kingsway Road.

#### **Agency Comments:**

Facilities Management and Real Estate Services Department staff reported no objections to the proposed Special Use. Facilities Management and Real Estate Services Department staff has verified based on the documentation submitted with the application, the applicant is the current property owner and is authorized to sign for Trademark Metals Recycling, LLC. Additionally, the deed includes the property that is the subject of the land excavation special use permit and the title report required under DRPM Section 4.1.10.C.5. has been submitted by the applicant and reviewed by the Real Estate Department.

The School District of Hillsborough County staff reported no objections to the proposed Special Use. There are no school properties within 1,000 feet of the proposed landfill excavation. The applicant's proposed truck route to access Interstate 75 uses roads adjacent to Burnett Middle School (Kingsway Road) and Armwood High School (Hwy 92/Hillsborough Avenue). Burnett Middle School operates from 9:25 a.m. until 4:20 p.m, and Armwood High School operates from 8:40 a.m. until 3:30 p.m. In response to the School District's comments from July 2021, the applicant proffered to construct a sidewalk along Kingsway Road from Fern Gully Road to the south entrance of Burnett Middle School, if the right-of-way allows. In addition, a crosswalk and blinking pedestrian beacon indicating the pedestrian crossing is proposed. The School District accepts these proffers, and requests that the pedestrian improvements indicated in the August 30, 2021 (page 2) correspondence from the applicant to Mike Williams be included as a condition of approval. This has been included in proposed condition 8, as proposed by Transportation staff. The School District will not seek a condition further restricting hours of operation.

Environmental Management Division staff offered no objections to the proposed Special Use. The applicant has provided a noise mitigation plan to address how noise abatement can be accomplished using the existing material, and landfill liner protection plan to address the potential hydrogeologic impact to the site after the landfill has been removed.

Environmental Protection Commission Wetlands Division staff reported no objections to the proposed Special Use, subject to recommended conditions of approval found in this report (Conditions 13-16).

Environmental Protection Commission Waste Division staff reported no objections. Environmental Protection Commission Waste Division staff noted the applicant should be advised that the subject facility is currently maintained and operated in accordance with a Class I Landfill Closure/Long-Term Care Permit, permit #30456-010-SF/MM, issued by the Florida Department of Environmental Protection (FDEP) on June 24, 2015 and expiring on August 17, 2022. Any activities which may impact the closure status and/or integrity of the closed facility will require the modification of the exiting closure permit or the obtainment of a new permit issued by the FDEP with all FDEP/EPC co-review processes being adhered to.

Florida Department of Environmental Protection Southwest District staff offered no objections to the proposed excavation and indicated the facility has a Long-Term Care Permit with the Department for post-closure monitoring and maintenance of the closed landfill. The planned excavation will require a modification of the FDEP permit prior to any excavation.

Natural Resources Land Excavation staff has offered no objections to the proposed excavation. If the Special Use is approved the permittee shall comply with all provisions of the Land Excavation Regulations as stated in Article 8.01.00 of the Hillsborough County Land Development Code.

Water Resource Services staff and Parks and Recreation staff have also offered no objections to the proposed excavation.

**Conclusion:**

Based on the reasons discussed below, staff finds that the proposed land excavation approvable, subject to recommended conditions found in this report.

**Exhibits:**

- Exhibit 1: Area Zoning Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Proposed Site Plan (21-0375)

**2.0 Staff Recommendation**

APPROVABLE, subject to the conditions below.

**2.1 Recommended Conditions of Approval:**

The recommended conditions of approval are based on the excavation plan submitted on August 31, 2021.

1. A maximum of 1,300,000 cubic yards of material shall be removed off site, subject to approval of a Land Excavation Operating Permit in accordance with all provisions of the Land Excavation Regulations as stated in Part 8.01.00 of the Land Development Code. Approval of this Special Use Permit does not guarantee approval of an Operating Permit.
2. The excavation depth shall not exceed 35 feet from the natural grade. Final permitted depth will be determined during Operating Permit review and may be less than 35 feet.
3. The operating period for the land excavation shall not exceed eight (8) years from the date of the issuance of the Operating Permit. If an Operating Permit has not been issued for any part of the excavation within two years of the approval date of this Special Use permit, this Special Use permit shall expire.
4. The permitted hours of operation shall be limited to the hours from 7:30 a.m. to 5:00 p.m. Monday through Friday, excluding holidays recognized by Hillsborough County. No operations shall occur at any time on Saturdays and Sundays.
5. The excavation areas shall be enclosed with security fences to prevent unauthorized access. The access gates shall be secured and locked when no activity is occurring at the excavation areas.
6. If the number of hourly trips exceed 13 in any given hour, the permittee may (at the sole discretion of Hillsborough County) be required to construct (at the developer's sole expense) left and/or right turning lanes or other improvements on N. Kingsway Road necessary to mitigate project impacts.
7. The permittee shall, at its sole expense, be required to repair any damage to N. Kingsway Road, caused by excavation activities, as determined by Hillsborough County.

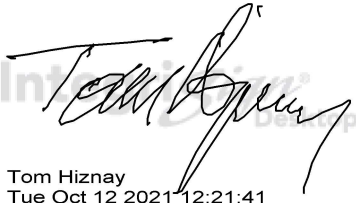
8. If SU 21-0375 is approved, the County Engineer will approve a Design Exception (dated September 28, 2021) which was found approvable by the County Engineer (on October 11, 2021) for the N. Kingsway Road substandard road improvements. As N. Kingsway Road is a substandard collector roadway, the developer will be required to make certain improvements to N. Kingsway Road consistent with the Design Exception. Specifically:
  - a. The developer will work with Hillsborough County Public Works and the Hillsborough County School District to choose a location for a potential mid-block crossing across N. Kingsway Road, which must be located within the area shown on Figure 2 as attached to the Design Exception request;
  - b. The developer shall conduct a warrant analysis, which shall be reviewed and approved by Hillsborough County, to determine whether a midblock crossing is warranted and, if so, what kind of crossing device may be warranted;
  - c. If the warrant analysis indicates a crosswalk with crossing device is warranted, then the developer shall construct the crosswalk and install the appropriate crossing device up to a Rectangular Rapid Flashing Beacon (RRFB);
  - d. If the warrant analysis indicates a crosswalk without crossing device is warranted, then the developer shall construct the crosswalk and fund a crossing guard for the duration of the operation of the landfill excavation; and,
  - e. If the warrant analysis indicates that no crosswalk is warranted, the developer shall fund a crossing guard for the duration of the operation of the activities in a location to be determined by Hillsborough County Development Services in consultation with the School District of Hillsborough County.
9. No material of any type other than excavated material and material associated with the land excavation shall be stored or placed on site.
10. The land excavation removal area shall be located as shown on the plan, a minimum of 25 feet from the northern boundary, 75 feet from the southern boundary, 35 feet from the western boundary and 48 feet from the eastern property boundary.
11. An existing natural vegetation buffer shall remain along the southern property boundary as depicted on the site plan. The natural buffer area shall be 26 to 82 feet wide as shown on the site plan. The buffer areas shall be maintained in their natural state for the duration of the land excavation activity, except the for removal of invasive species as permitted by Natural Resources staff.
12. An 8-foot high solid wood fence shall be provided along property boundaries adjacent to residentially developed property as shown on the site plan, if a variance is approved by the land use hearing officer to the maximum fence height. If the variance is not approved, a 6-foot high solid wood fence shall be provided along the property boundaries adjacent to residentially developed property.
13. Approval of this Special Use by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this Special Use, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. 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).

16. 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.
17. The excavation shall conform with these conditions of approval and the site plan submitted August 31, 2021, all requirements of the Land Development Code unless waived herein, and all other applicable rules, regulations and ordinances of Hillsborough County and the State of Florida. If the notes and/or graphics on the site plan conflict with specific conditions of approval and/or Land Development Code regulations, the more restrictive regulation or greater requirement shall prevail unless otherwise stated in the conditions. References to development standards of the Land Development Code in the above stated conditions shall be interpreted as the regulations in effect at the time of land excavation operating permit approval.

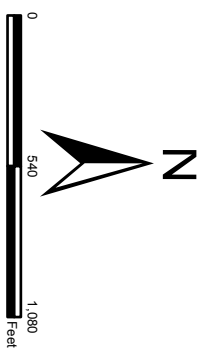
Staff's Recommendation: **Approvable, subject to conditions**

Zoning  
Administrator  
Sign-off:

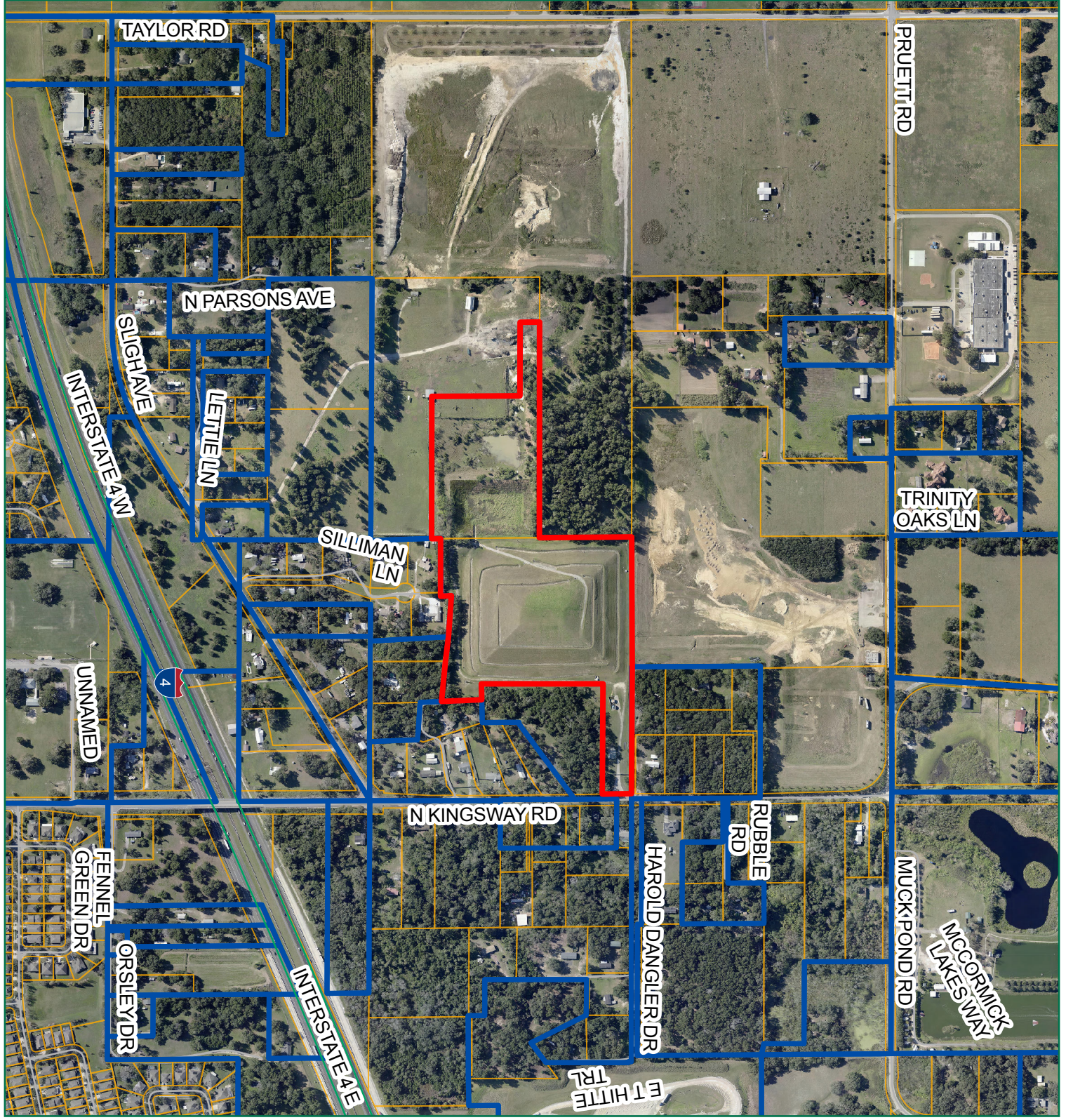
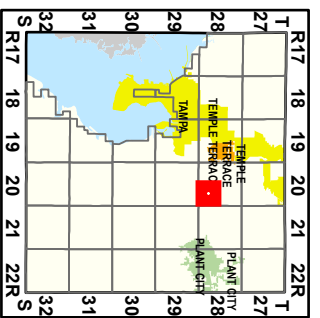


Tom Hiznay  
Tue Oct 12 2021 12:21:41

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 26-28-20



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Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 02/15/2021 Path: G:\ZONING\GISData\Zoning\_Area.aprx

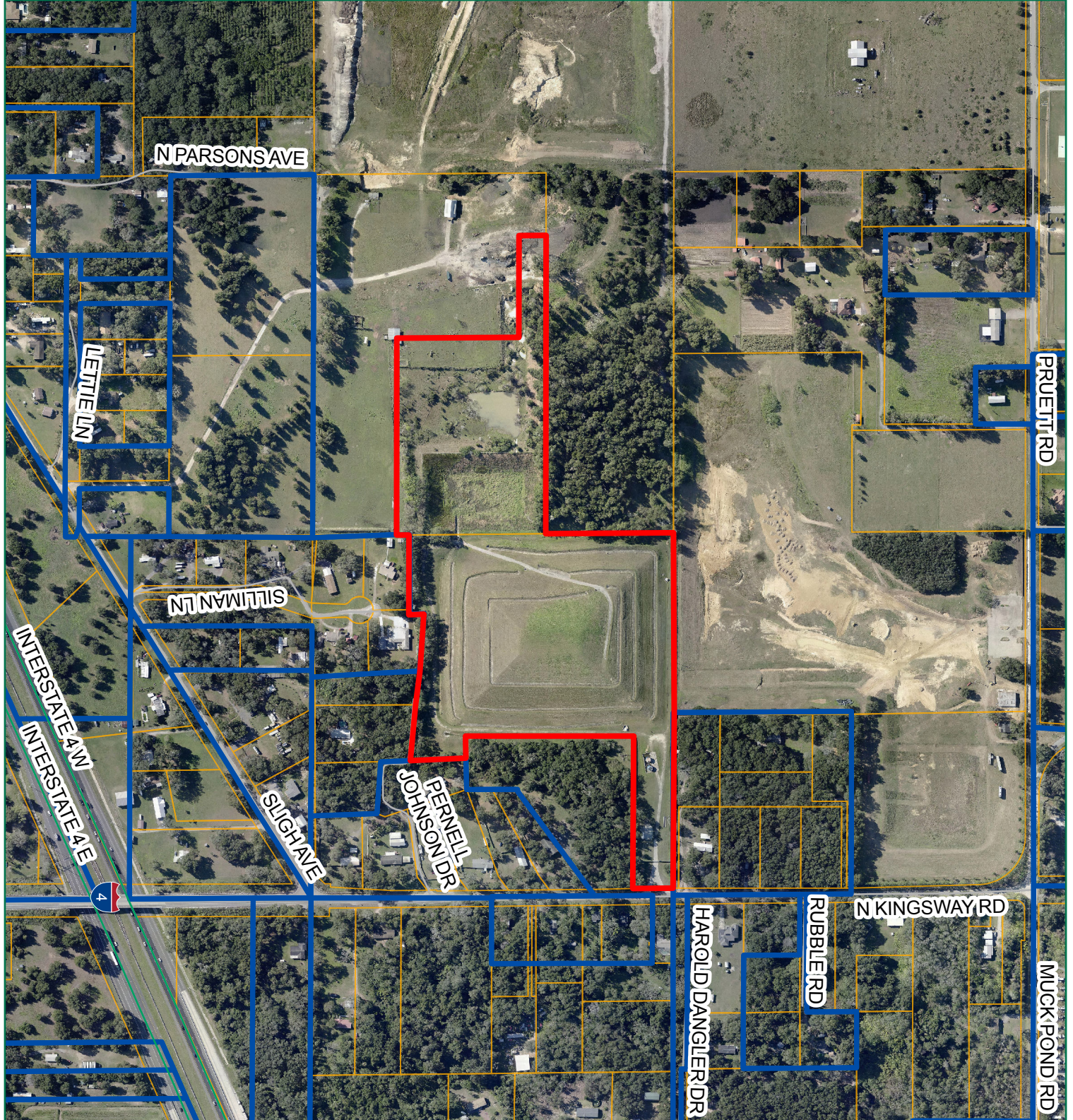




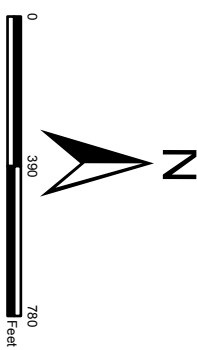
**Immediate Aerial  
Zoning Map**

**SU-LE 21-0375**

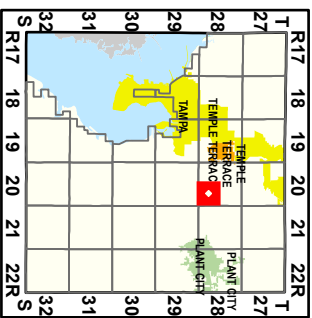
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- Application Site
- Zoning Boundary
- Parcels



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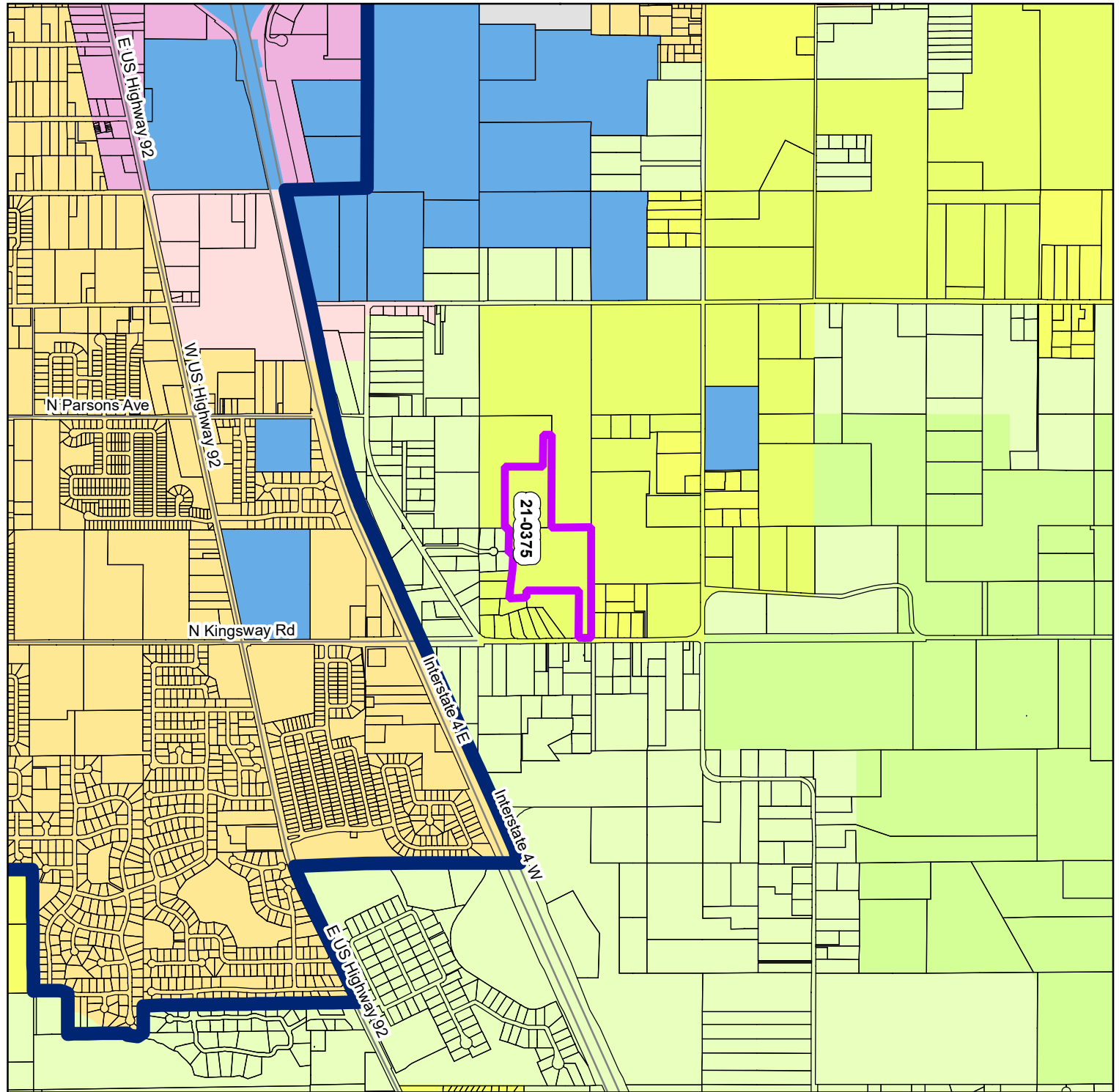
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Date: 02/15/2021     Print: G:\ZONING\GIS\Data\Zoning\_Site.aprx

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 21-0375



**Rezoning**

<all other values>

STATUS	Color
APPROVED	Yellow
CONTINUED	Light Green
DENIED	Red
WITHDRAWN	Blue
PENDING	Purple

Tampa Service Area	Dark Blue
Urban Service Area	Medium Blue
Shoreline	Light Blue
County Boundary	Blue Dashed
Jurisdiction Boundary	Blue Dotted
Major Roads	Black
Parcels	Thin Black

AGRICULTURAL/MINING-1/20 (.25 FAR)	Lightest Yellow
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)	Light Yellow
AGRICULTURAL-1/10 (.25 FAR)	Yellow-Green
AGRICULTURAL/RURAL-1/5 (.25 FAR)	Light Green
AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)	Light Green
RESIDENTIAL-1 (.25 FAR)	Light Green
RESIDENTIAL-2 (.25 FAR)	Light Green
RESIDENTIAL PLANNED-2 (.35 FAR)	Light Green
RESIDENTIAL-4 (.25 FAR)	Light Green
RESIDENTIAL-6 (.25 FAR)	Light Green
RESIDENTIAL-9 (.35 FAR)	Light Green
RESIDENTIAL-12 (.35 FAR)	Light Green
RESIDENTIAL-16 (.35 FAR)	Light Green
RESIDENTIAL-20 (.35 FAR)	Light Green
RESIDENTIAL-36 (1.0 FAR)	Light Green
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)	Light Green
SUBURBAN MIXED USE-6 (.35 FAR)	Light Green
COMMUNITY MIXED USE-12 (.50 FAR)	Light Green
URBAN MIXED USE-20 (1.0 FAR)	Light Green
REGIONAL MIXED USE-35 (2.0 FAR)	Light Green
OC-20	Light Green
RESEARCH CORPORATE PARK (1.0 FAR)	Light Green
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)	Light Green
LIGHT INDUSTRIAL PLANNED (.50 FAR)	Light Green
LIGHT INDUSTRIAL (.50 FAR)	Light Green
HEAVY INDUSTRIAL (.50 FAR)	Light Green
PUBLIC/QUASIPUBLIC	Light Green
NATURAL PRESERVATION	Light Green
WIMUKVA VILLAGE RESIDENTIAL-2 (.25 FAR)	Light Green
CITRUS PARK VILLAGE	Light Green

**DATA SOURCES:** Rezoning boundaries from this drawing Commissioned and/or created. Parcel lines and details from Hillsborough County Property Appraiser. Shoreline and Urban Service Area from the Florida Department of Environmental Protection. Major Roads from Hillsborough County Engineering Department. City/County Planning Commission. Aerial Imagery: This drawing uses the U.S. National Map Accuracy Standards, which require that the horizontal accuracy of the map is within 1/10,000 of the true distance and the vertical accuracy is within 1/50,000 of the true distance.



Map Printed from Rezoning System: 9/7/2021  
 Author: Beverly F. Darnes  
 File: G:\Rezoning\System\MapProjects\HUC\Gen\Rezoning\_Copy.mxd  
**Hillsborough County**  
**City/County**  
 Planning Commission



**PROJECT**  
DUJ KINGSWAY ROAD  
LANDFILL RECLAMATION  
PROJECT  
1540 N KINGSWAY RD  
SEFFNER, FL 33584

**CLIENT**  
**DAVID J. JOSEPH COMPANY**  
300 PIKE STREET  
CINCINNATI, OHIO 45202  
513.345.4300 tel  
www.djj.com

**CONSULTANT**  
**AECOM**  
7650 W. COURTNEY CAMPBELL CAUSEWAY  
SUITE 700  
TAMPA, FL 33607  
813.286.1711 tel | 813.287.8591 fax  
www.aecom.com

**SURVEYOR**  
**FERGUSON LAND SURVEYORS, PLLC.**  
806 FRANKLIN STREET  
CLEARWATER, FLORIDA 33756  
727.230.9606 tel | 727.230.9234 fax  
www.fsuvy.com

**REGISTRATION**

**ISSUE/REVISION**

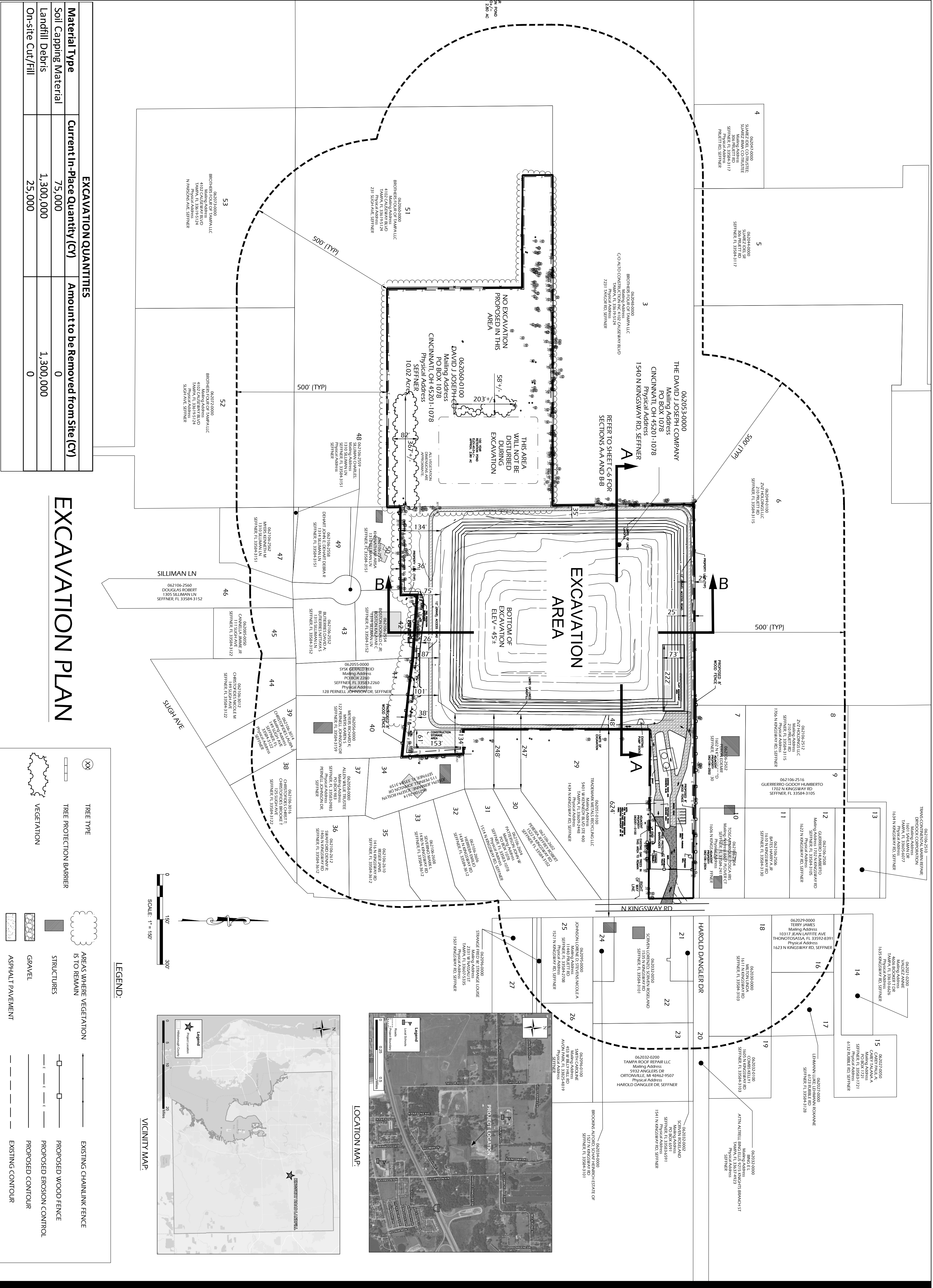
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6/1/2021	LUHO SUBMITTAL	

**KEY PLAN**

**PROJECT NUMBER**  
60644632

**SHEET TITLE**  
EXCAVATION PLAN

**SHEET NUMBER**  
C-01





**PROJECT**  
DUJ KINGSWAY ROAD  
LANDFILL RECLAMATION  
PROJECT  
1540 N KINGSWAY RD  
SEFFNER, FL 33584

**CLIENT**  
**DAVID J. JOSEPH COMPANY**  
300 PIKE STREET  
CINCINNATI, OHIO 45202  
513.345.4300 tel  
www.djj.com

**CONSULTANT**  
**AECOM**  
7650 W. COURTNEY CAMPBELL CAUSEWAY  
SUITE 700  
TAMPA, FL 33607  
813.286.1711 tel 813.287.8991 fax  
www.aecom.com

**CONSULTANTS**  
**SURVEYOR**  
FERGUSON LAND SURVEYORS, PLLC.  
806 FRANKLIN STREET  
CLEARWATER, FLORIDA 33756  
727.230.9606 tel 727.230.9234 fax  
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**REGISTRATION**

ISSUE/REVISION	
NO.	DESCRIPTION

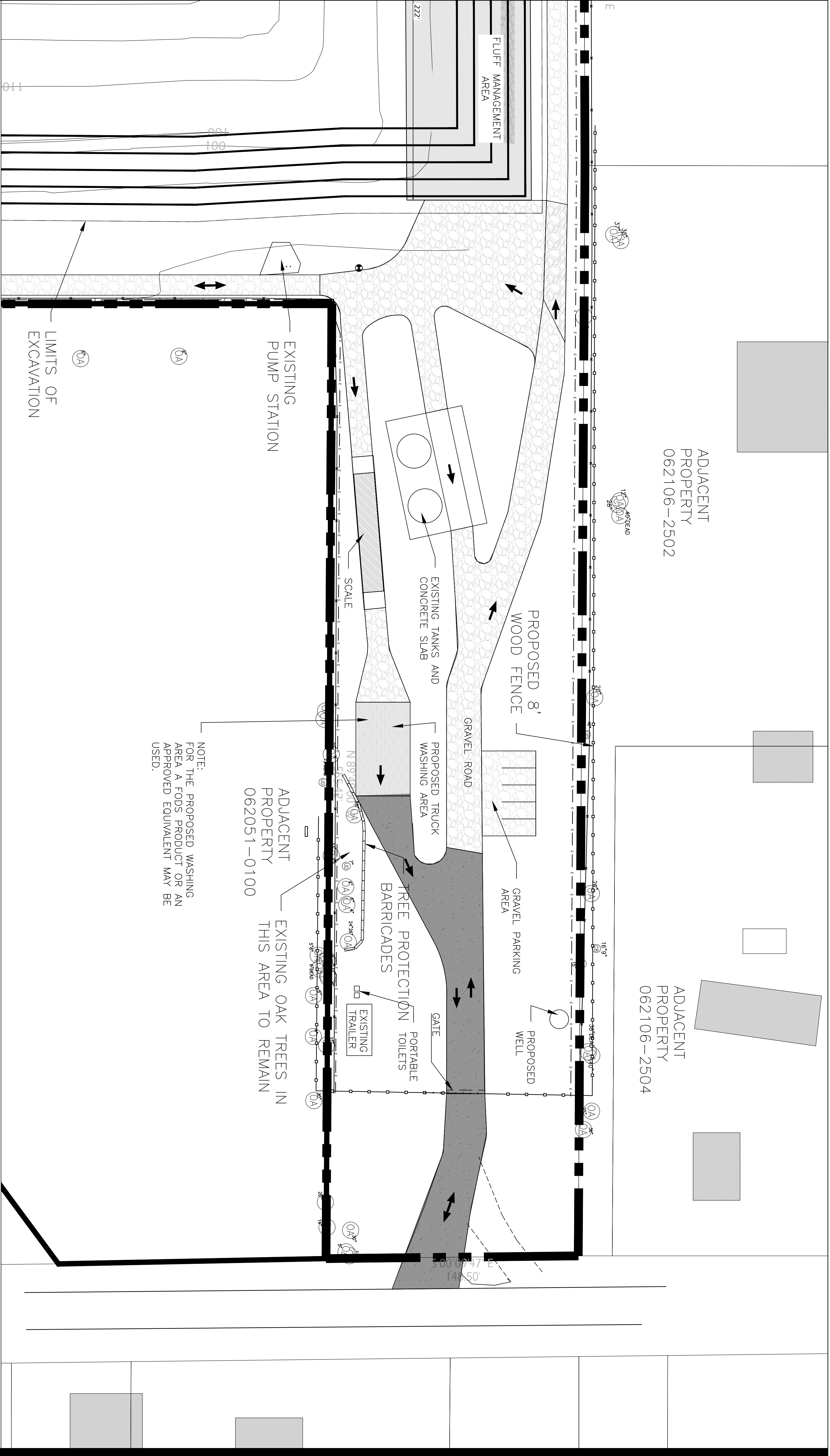
**KEY PLAN**

IR	DATE	LUHO SUBMITTAL DESCRIPTION
6/1/2021	6/1/2021	LUHO SUBMITTAL

**PROJECT NUMBER**  
60644632

**SHEET TITLE**  
EXCAVATION/  
STAGING AREA

**SHEET NUMBER**  
C-02



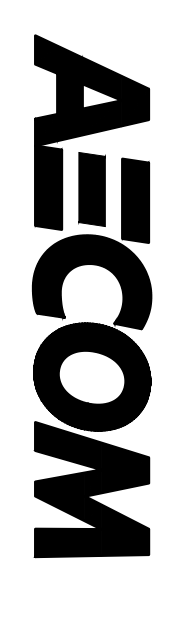
**EXCAVATION - STAGING AREA**

**LEGEND:**

VEGETATION	
	TREE TYPE
	TREE PROTECTION BARRIER
	VEGETATION

AREAS WHERE VEGETATION IS TO REMAIN	
	AREAS WHERE VEGETATION IS TO REMAIN
	STRUCTURES
	GRAVEL
	ASPHALT PAVEMENT

EXISTING CHAINLINK FENCE	
	EXISTING CHAINLINK FENCE
	PROPOSED SLATS ON EXISTING CHAINLINK FENCE
	PROPOSED EROSION CONTROL
	EXISTING CONTOUR



**PROJECT**  
**DJ KINGSWAY ROAD**  
**LANDFILL RECLAMATION**  
**PROJECT**  
**1540 N KINGSWAY RD**  
**SEFFNER, FL 33584**

**CLIENT**  
**DAVID J. JOSEPH COMPANY**  
 300 PIKE STREET  
 CINCINNATI, OHIO 45202  
 513.345.4300 tel  
 www.djj.com

**CONSULTANT**  
**AECOM**  
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 SUITE 700  
 TAMPA, FL 33607  
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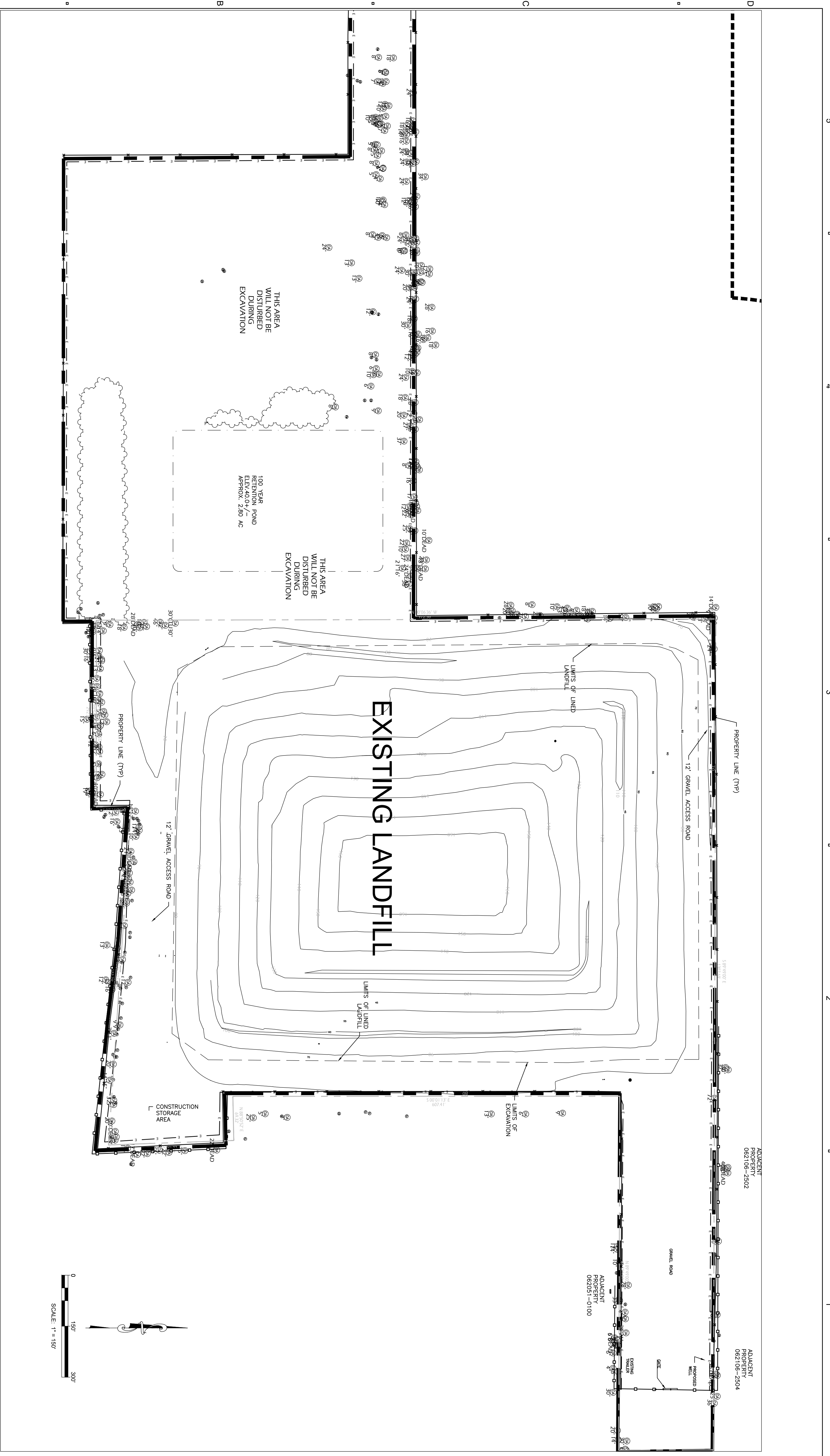
ISSUE/REVISION	DATE	DESCRIPTION
	6/1/2021	LUHO SUBMITTAL

**KEY PLAN**

**PROJECT NUMBER**  
 60644632

**SHEET TITLE**  
 EXCAVATION - VEGETATION

**SHEET NUMBER**  
 C-03



**EXCAVATION - VEGETATION**

**TREE & LANDSCAPE LEGEND:**

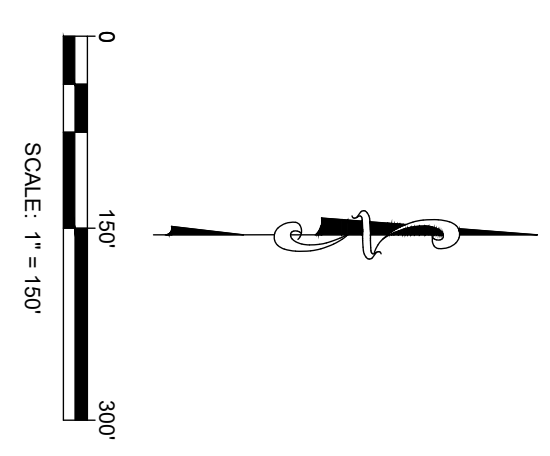
00" (A) ACACIA	00" (B) FOCUS	MULTI (M) ORNAMENTAL MULTI-TRUNK	00" (U) UNDETERMINED
00" (B) BANANA	00" (G) GIMBO-LIMBO	00" (P) PALM SPECIES	(B) BUSH
00" (BR) BOTTLERUSH	00" (M) MAHOGANY	00" (PA) PAPAYA	(C) CACTUS
00" (C) CITRUS	00" (MA) MAGNOLIA	00" (PI) PINE	(H) HEDGE
00" (CE) CEDAR	00" (MA) MAPLE	00" (SF) SCHEFFLERA	(LR) LARGE ROCK
00" (CY) CYPRESS	00" (O) OAK	00" (SG) SEAGRAPE	(P) PLANT

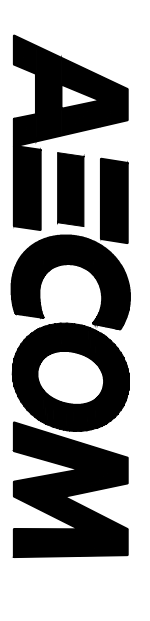
INDICATES TRUNK DIAMETER

NOTE: VERIFICATION OF TREE SPECIES SHOULD BE CONDUCTED BY A PROFESSIONAL ENGAGED IN THE FIELD OF NATURAL SCIENCE.

**LEGEND:**

(X) TREE TYPE	(V) AREAS WHERE VEGETATION IS TO REMAIN	(E) EXISTING CHAINLINK FENCE
--- TREE PROTECTION BARRIER	(S) STRUCTURES	--- PROPOSED WOOD FENCE
--- VEGETATION	(G) GRAVEL	--- PROPOSED EROSION CONTROL
	(A) ASPHALT PAVEMENT	--- PROPOSED CONTOUR
		--- EXISTING CONTOUR





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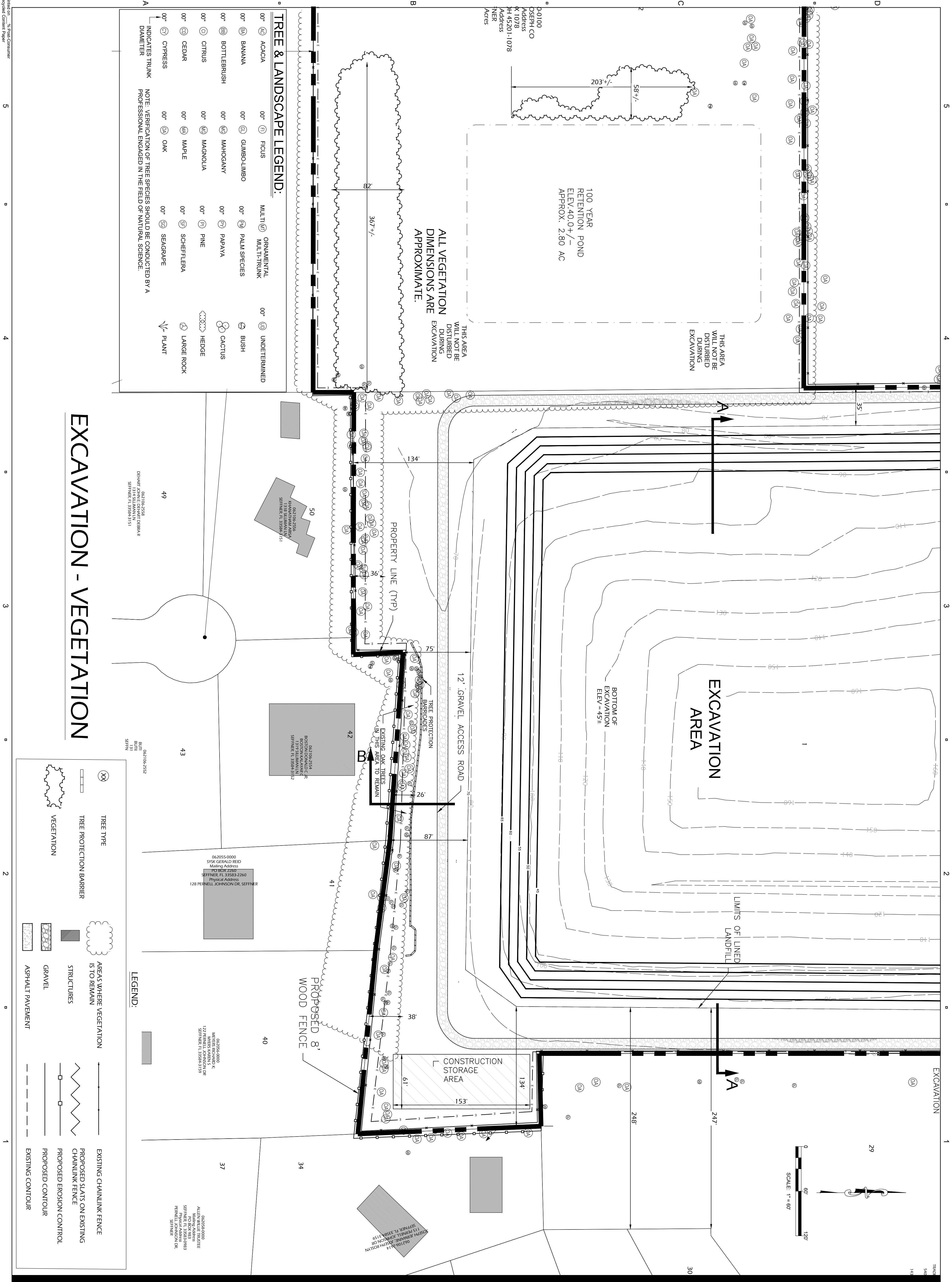
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**SHEET TITLE**

SOUTH QUADRANT  
EXCAVATION - VEGETATION PLAN

**SHEET NUMBER**

C-04





**PROJECT**  
DUJ KINGSWAY ROAD  
LANDFILL RECLAMATION  
PROJECT  
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300 PIKE STREET  
CINCINNATI, OHIO 45202  
513.345.4300 tel  
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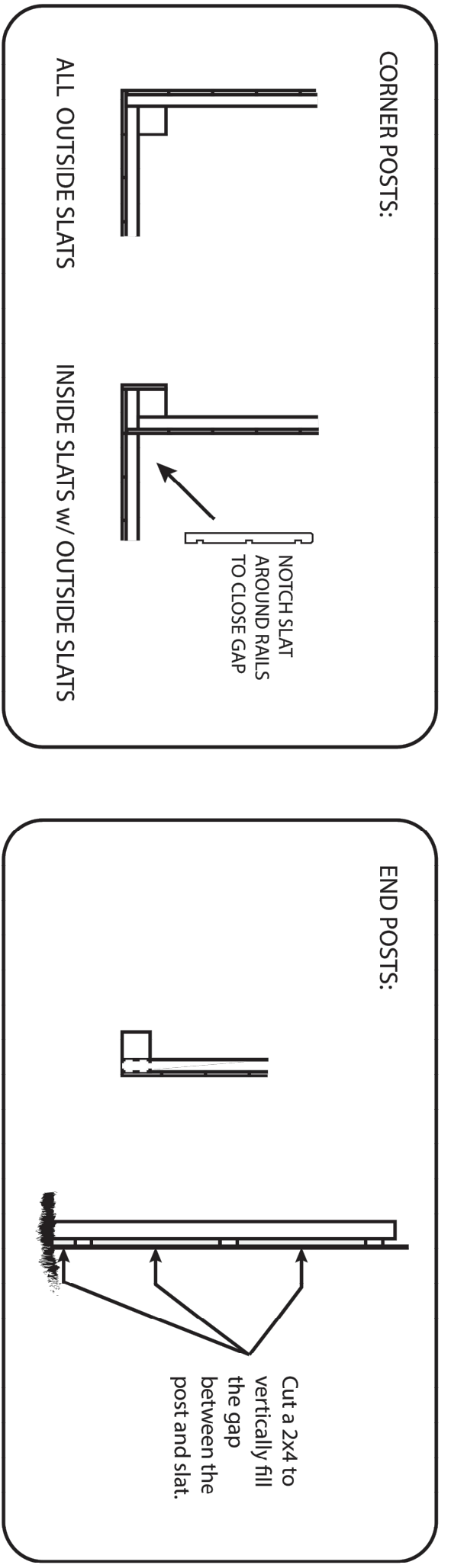
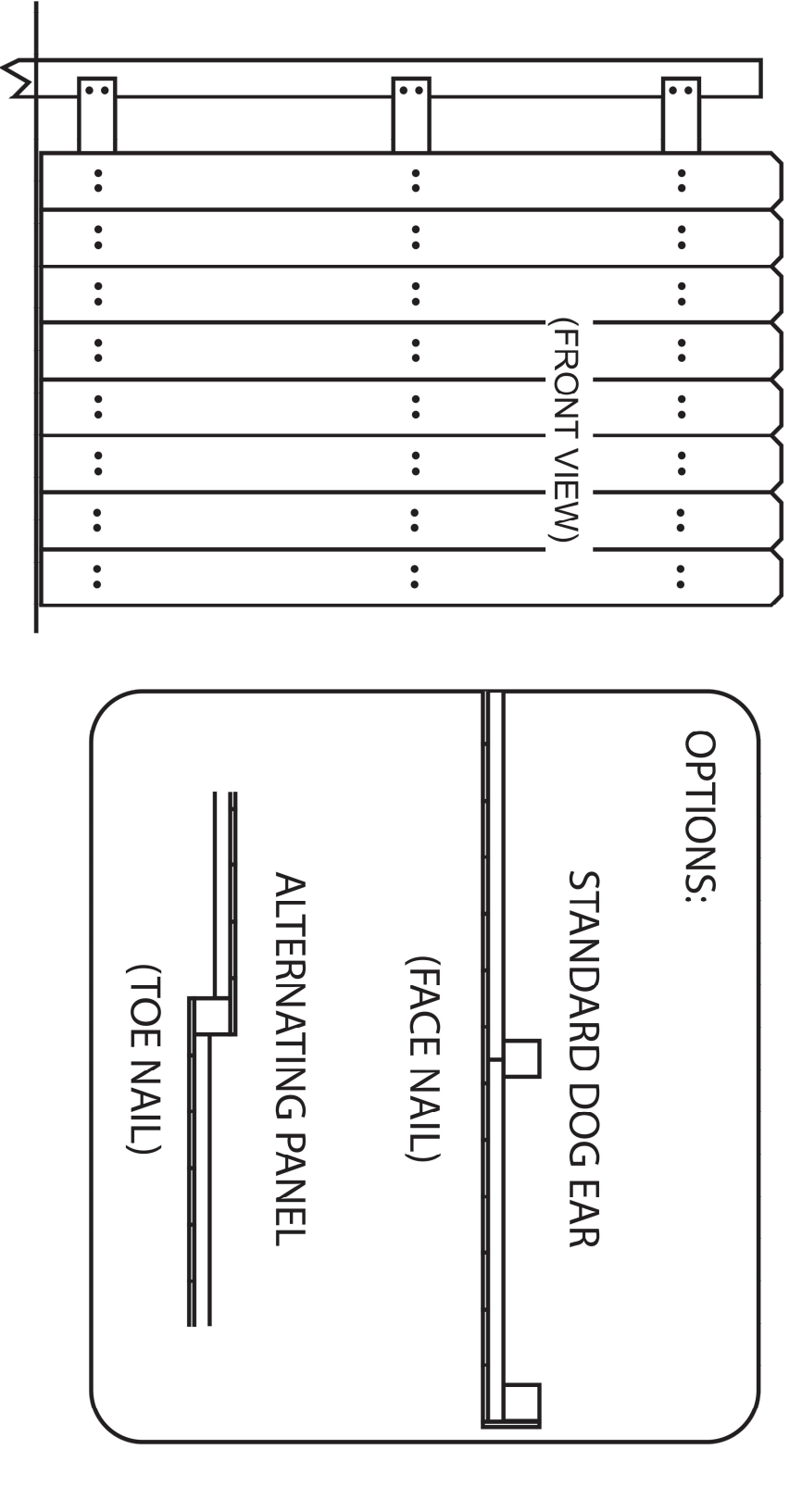
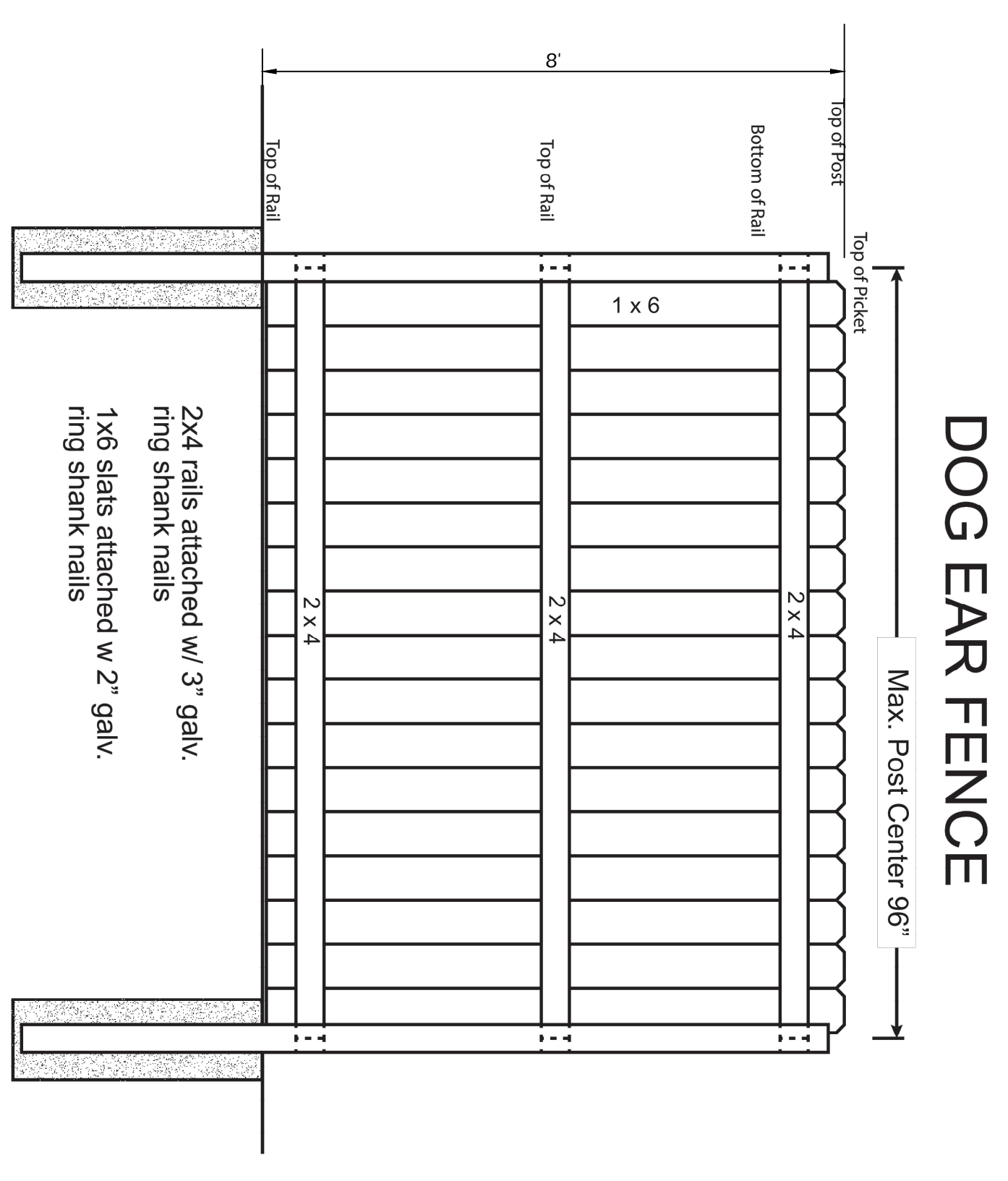
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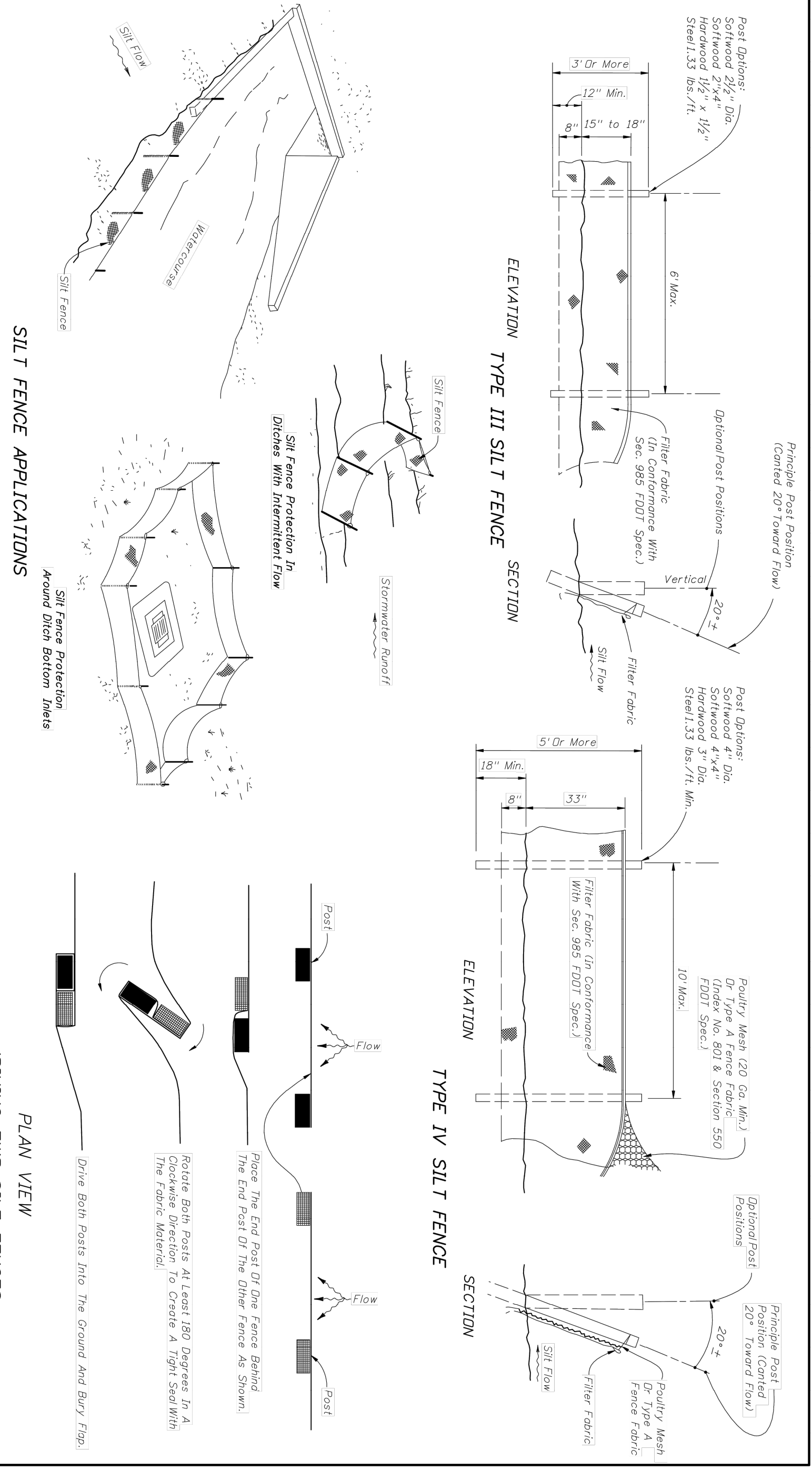
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**SHEET TITLE**  
FENCING & SCREENING DETAILS

**SHEET NUMBER**  
C-05



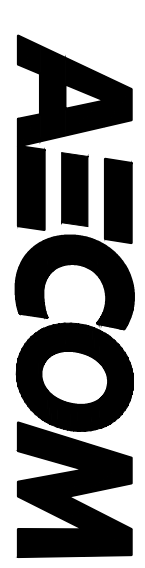
**WOOD FENCE DETAILS**  
SCALE= NTS



- NOTES FOR SILT FENCES**
- Type III Silt Fence to be used at most locations. When used in ditches, the spacing for Type III Silt Fence shall be in accordance with Table 1, Sheet 1.
  - Type IV Silt Fence to be used where large segment loads are anticipated. Suggested use the detoured water may back into travel lanes or off the right of way.
  - Do not construct silt fences across permanent flowing watercourses. Silt fences are to be silt around sections and turbidly waters used as permanent bodies of water.
  - When used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
  - Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (L.F.).

<b>2010 EDOT Design Standards</b> TEMPORARY EROSION AND SEDIMENT CONTROL Section 102 Part 3 of 3	

**SILT FENCE - DETAILS**  
SCALE= NTS



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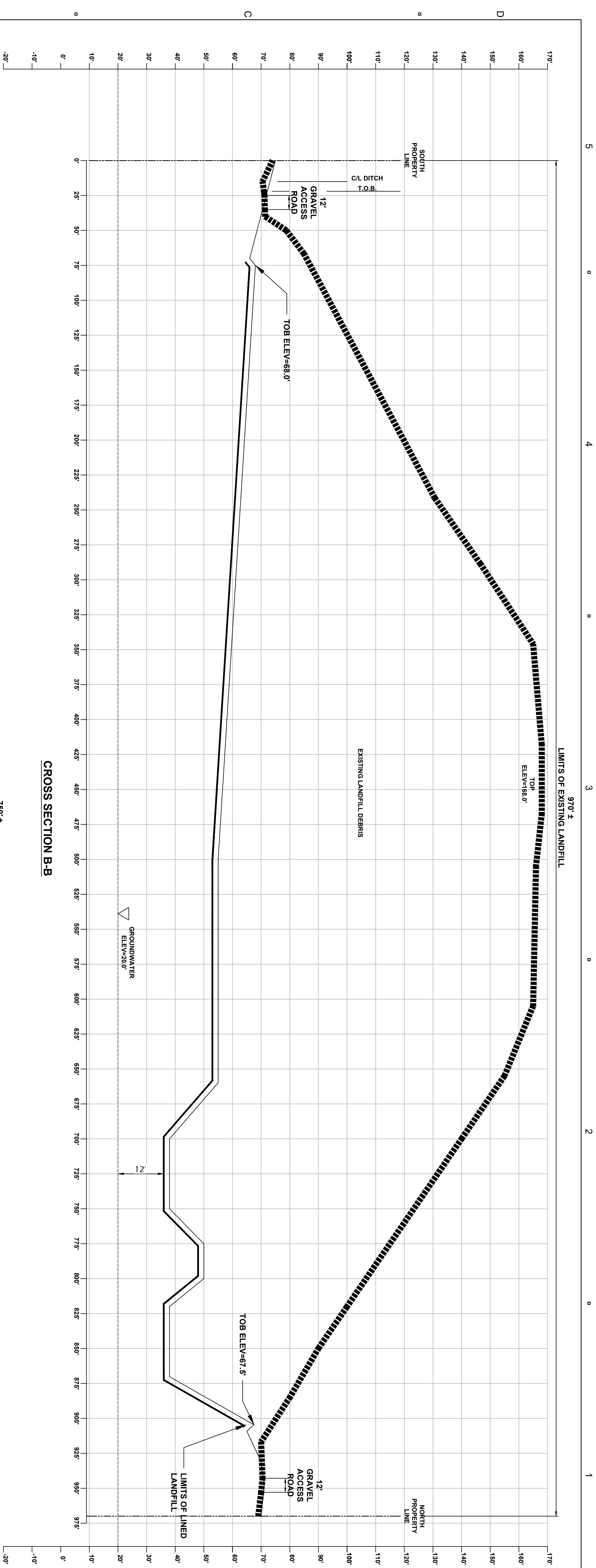
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IR	DATE
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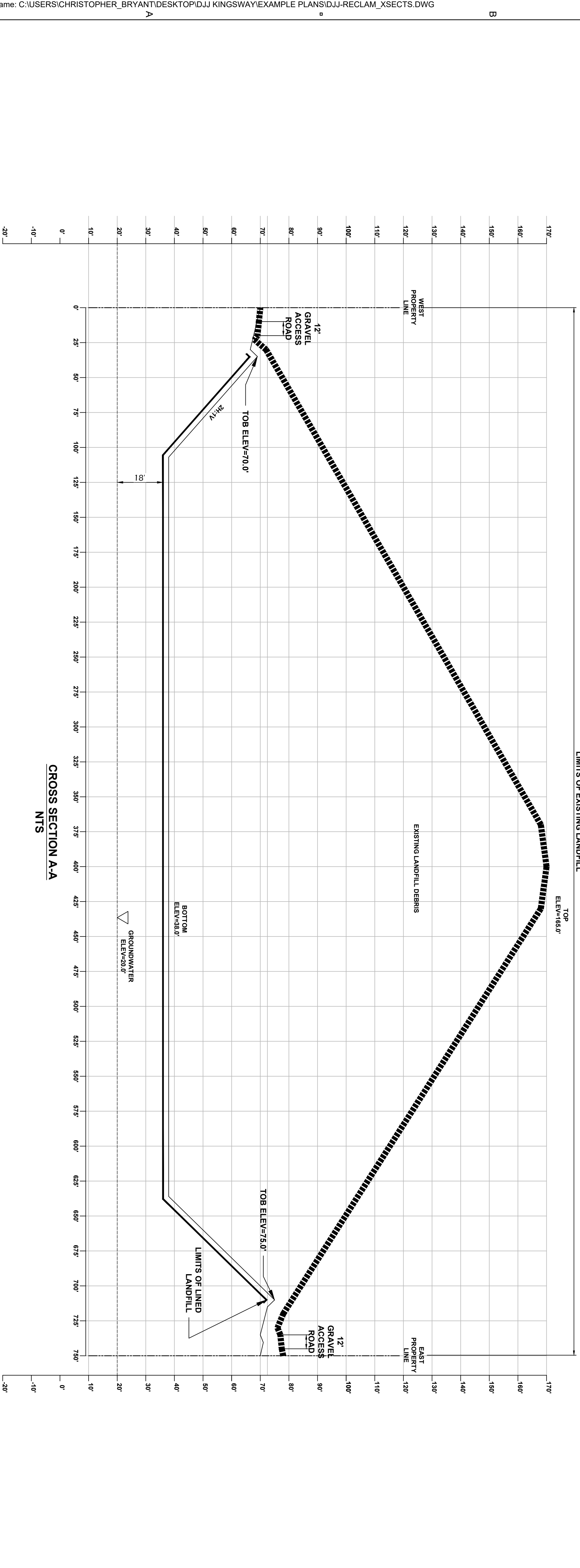
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**SHEET TITLE**  
 CROSS SECTIONS & DETAILS

**SHEET NUMBER**  
 C-06

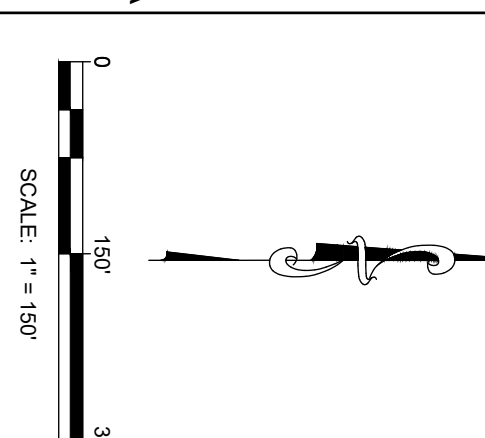
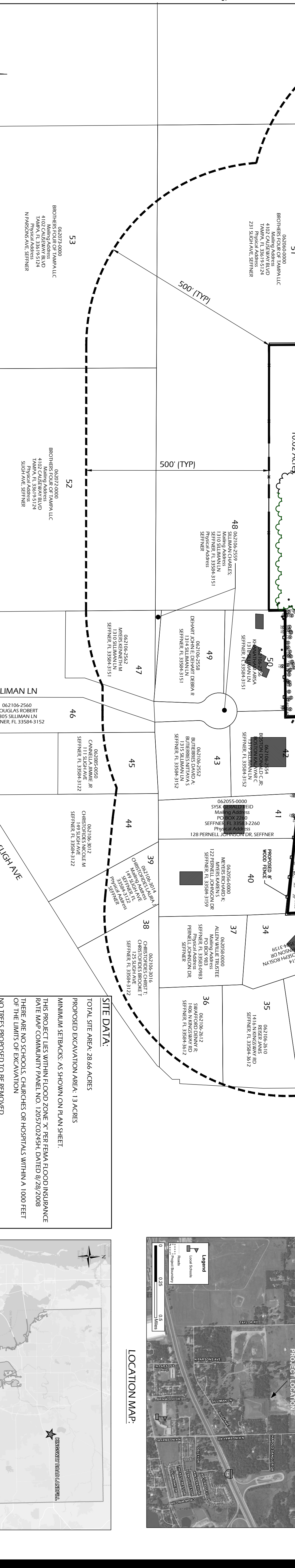
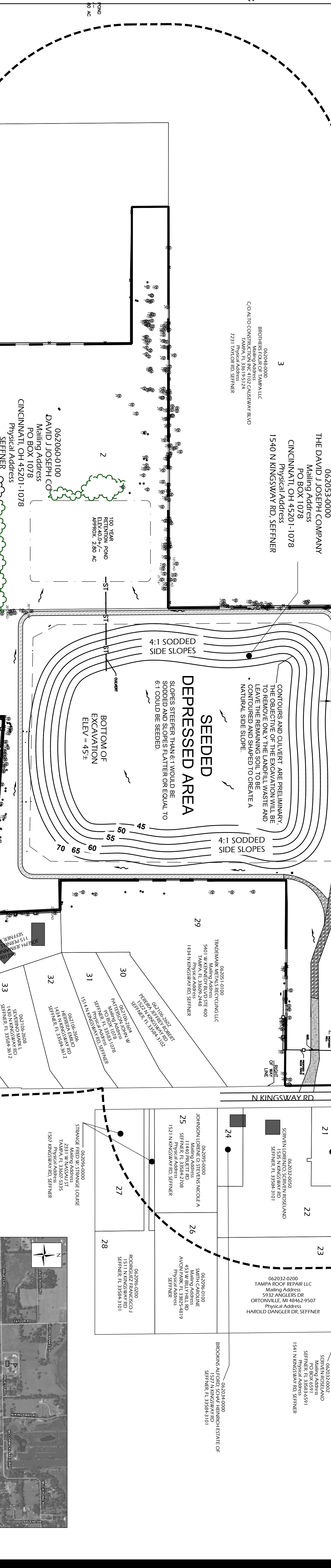
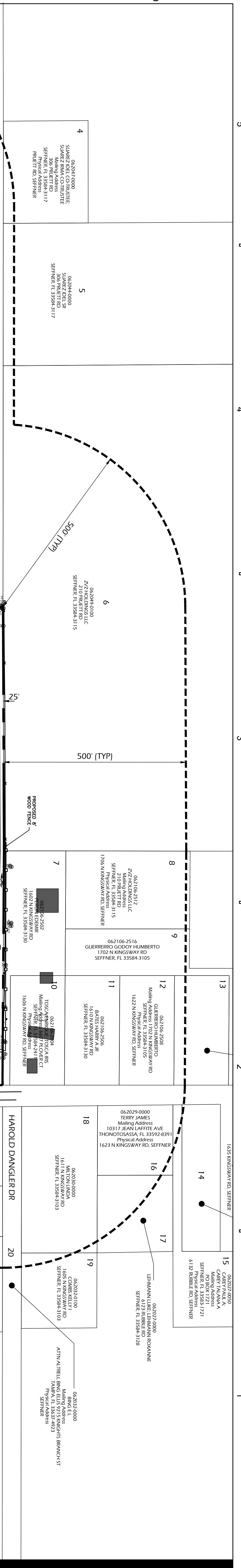


**CROSS SECTION B-B**



**CROSS SECTION A-A**





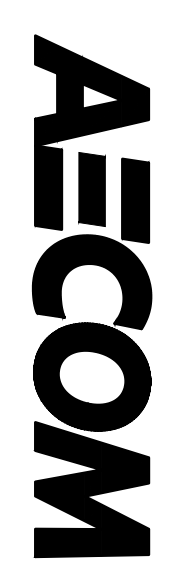
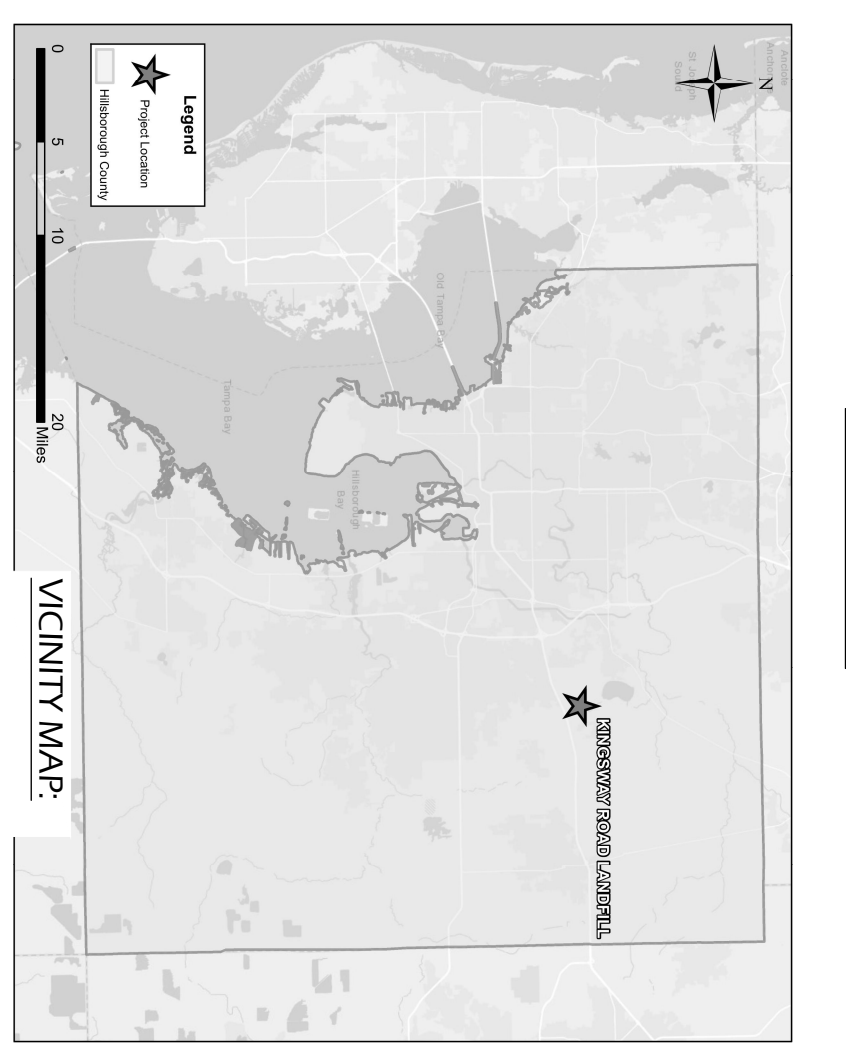
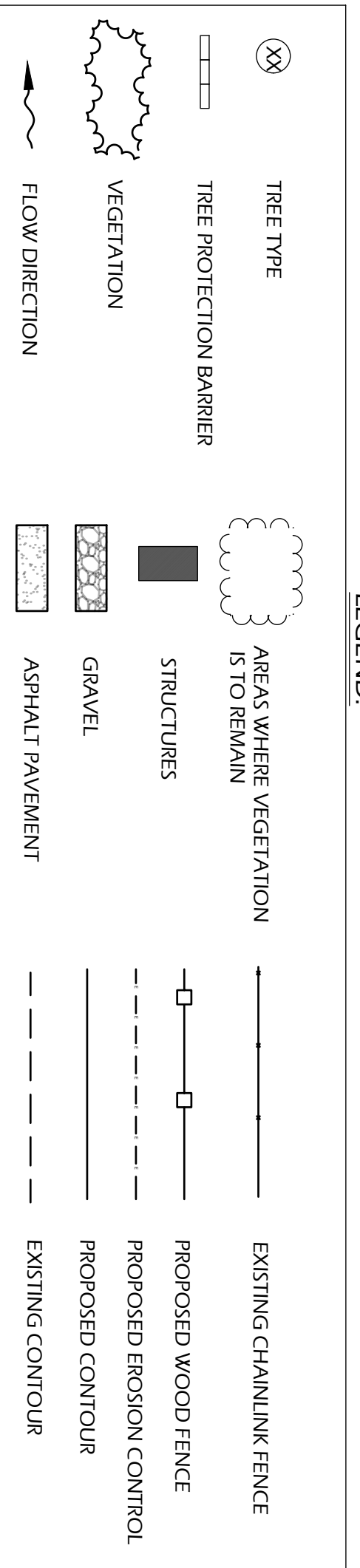
### STRUCTURES WITHIN 150 FEET OF PROJECT

PROPERTY USE	SEQ PARCEL ID NUMBERS	FUTURE LAND USE
PROJECT PROPERTY	PARCELS 1 & 2	AE-1/25
RESIDENTIAL PROPERTY	PARCELS 7, 10	R2
RESIDENTIAL PROPERTY	PARCELS 22, 24, 42, 50	R-1
RESIDENTIAL PROPERTY	PARCELS 34, 41	AE-1/25

## RECLAMATION PLAN

NOTE:  
1. CONTOURS AND ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS WILL BE DETERMINED THROUGH THE DEVELOPMENT OF THE OPERATIONS PERMIT.  
2. NO SOIL WILL BE IMPORTED TO ACHIEVE FINAL GRADES AND CONTOURS.

**SITE DATA:**  
TOTAL SITE AREA: 28.66 ACRES  
PROPOSED EXCAVATION AREA: 13 ACRES  
MINIMUM SETBACKS: AS SHOWN ON PLAN SHEET.  
THIS PROJECT LIES WITHIN FLOOD ZONE 'X'. PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120570295H, DATED 8/29/2008 THERE ARE NO SCHOOLS, CHURCHES OR HOSPITALS WITHIN A 1000 FEET OF THE LIMITS OF EXCAVATION.  
NO TREES PROPOSED TO BE REMOVED.  
TREES TO BE PROTECTED BY BARRICADES.  
PROPOSED UTILITIES - OUTSIDE OF PUBLIC SERVICE AREA. NO WATER OR SEWER AVAILABLE.  
FUTURE LAND USE CATEGORY: AGRICULTURAL ESTATE.  
ZONING: AE-1/25  
EXISTING USE: -0000 VACANT RESIDENTIAL  
% OF GROUND COVER BY STRUCTURE: -1% +/-  
% OF ENVIRONMENTALLY SENSITIVE: -0%  
NUMBERS OF PARKING OFF STREET: -0  
TOTAL PROJECT DENSITY: -N/A



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SUITE 700  
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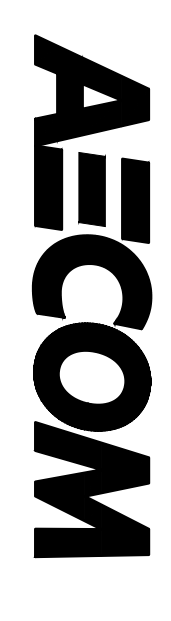
**KEY PLAN**

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**SHEET TITLE**  
RECLAMATION PLAN - OVERALL

**SHEET NUMBER**  
C-07



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PROJECT  
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300 PIKE STREET  
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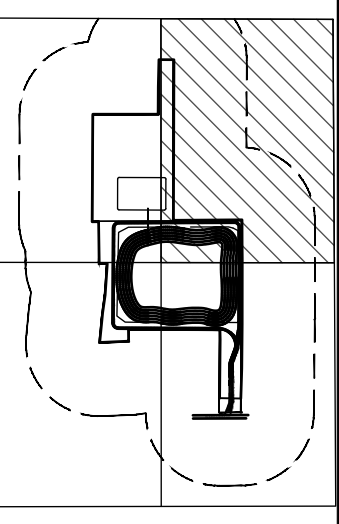
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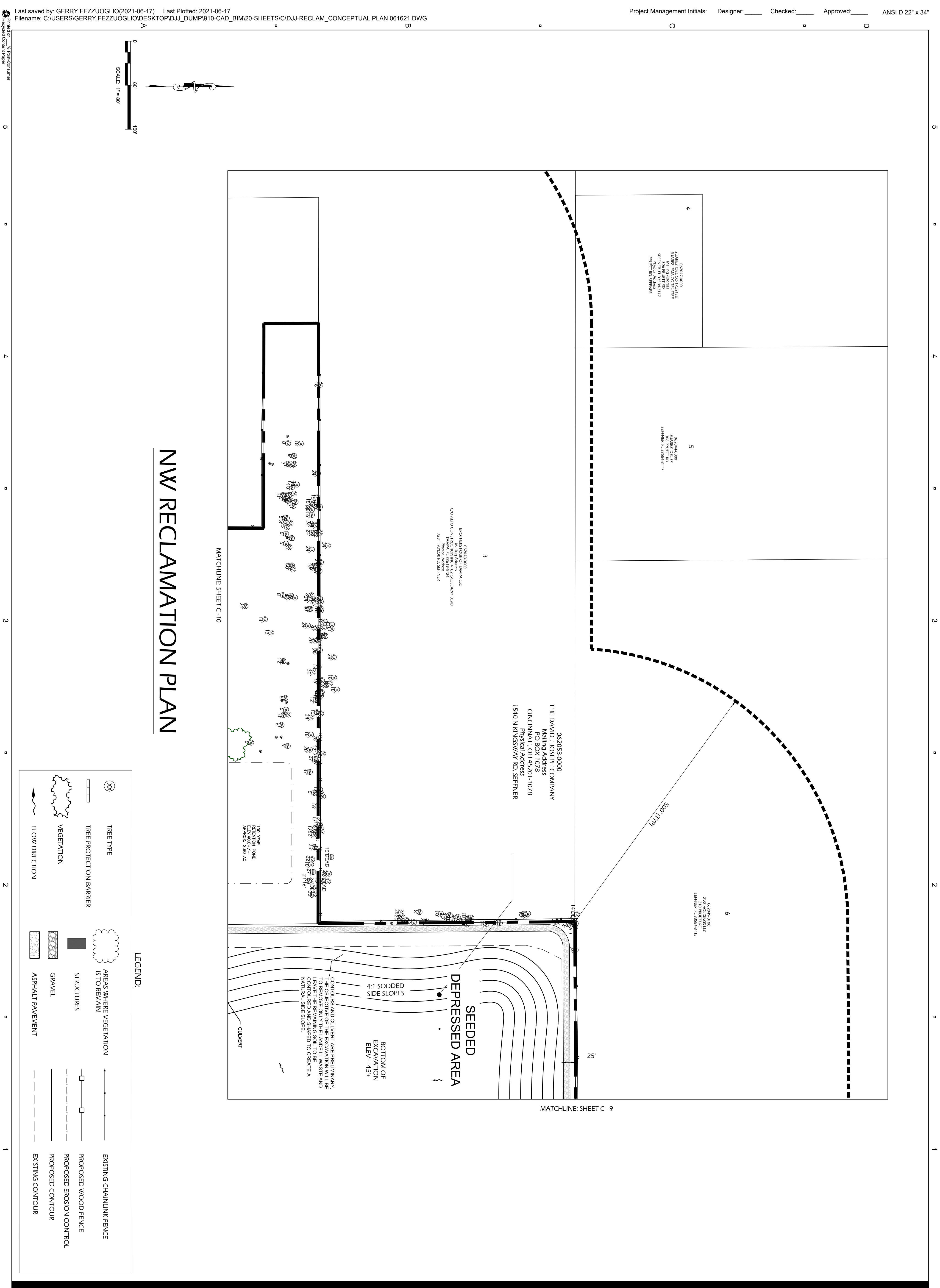
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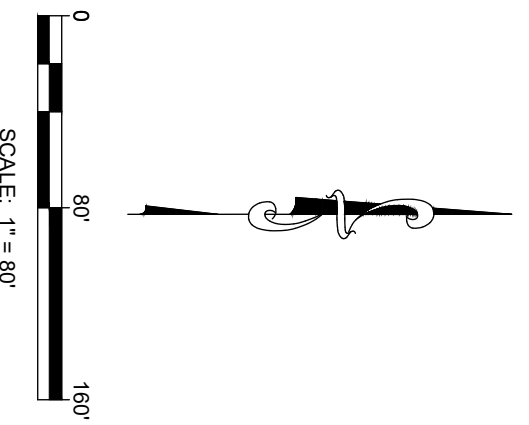
**PROJECT NUMBER**  
60644632

**SHEET TITLE**  
NW RECLAMATION PLAN

**SHEET NUMBER**  
C-08



**NW RECLAMATION PLAN**



**LEGEND:**

	TREE TYPE		EXISTING CHAINLINK FENCE
	TREE PROTECTION BARRIER		PROPOSED WOOD FENCE
	VEGETATION		PROPOSED EROSION CONTROL
	FLOW DIRECTION		EXISTING CONTOUR
	AREAS WHERE VEGETATION IS TO REMAIN		
	STRUCTURES		
	GRAVEL		
	ASPHALT PAVEMENT		



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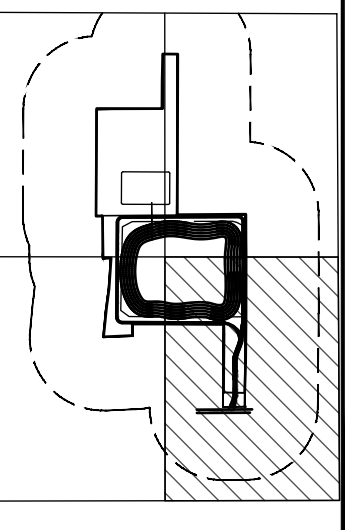
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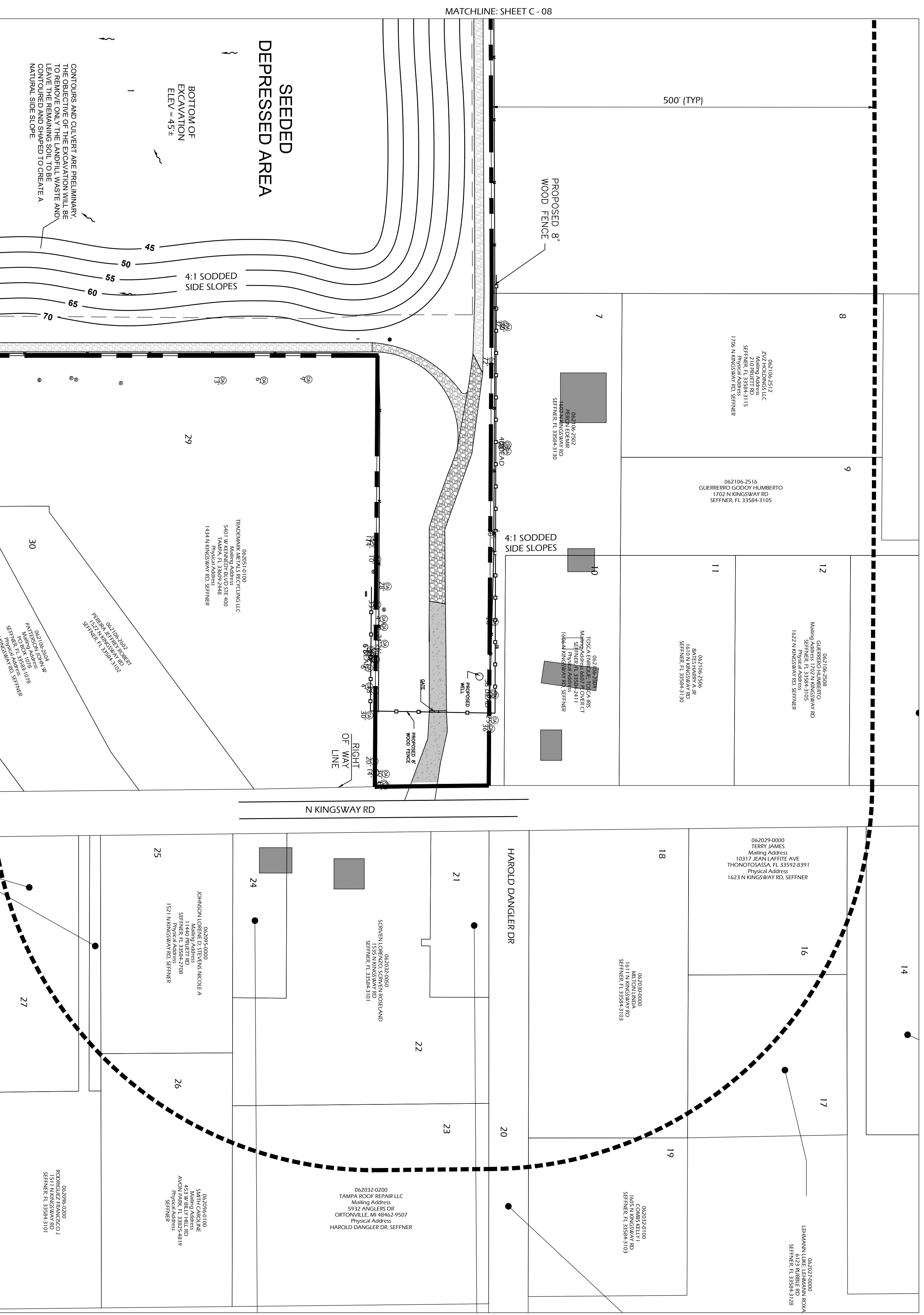
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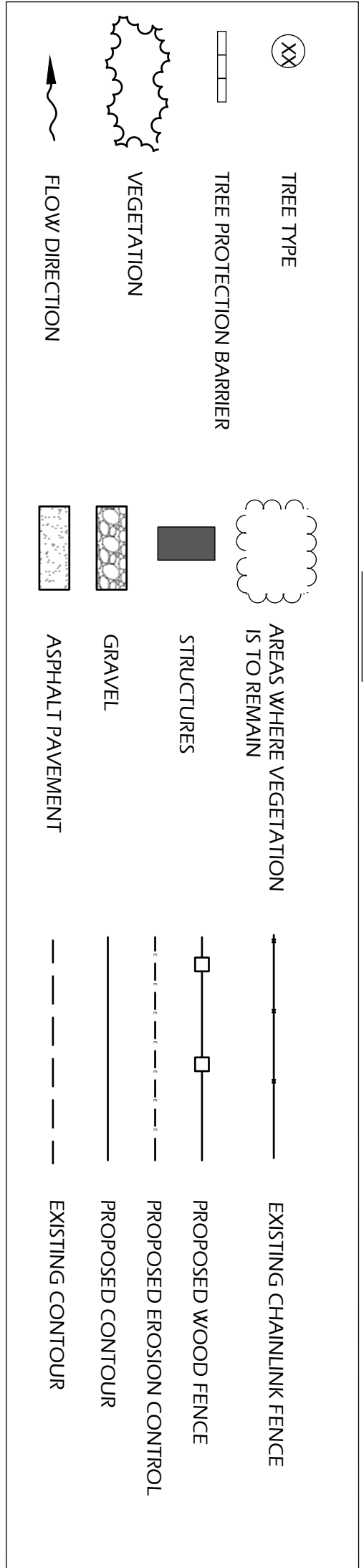
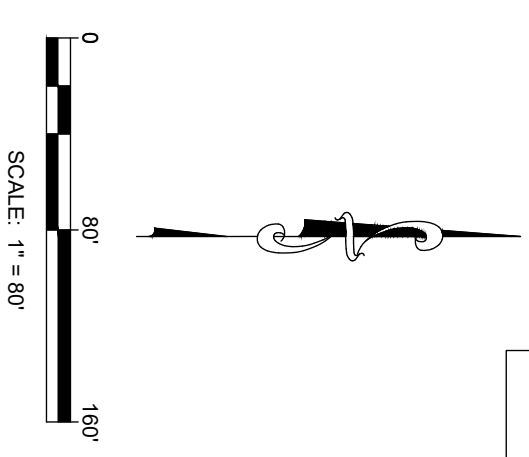
NE RECLAMATION PLAN

**SHEET NUMBER**

C-09



**NE RECLAMATION PLAN**





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 513.345.4300 tel  
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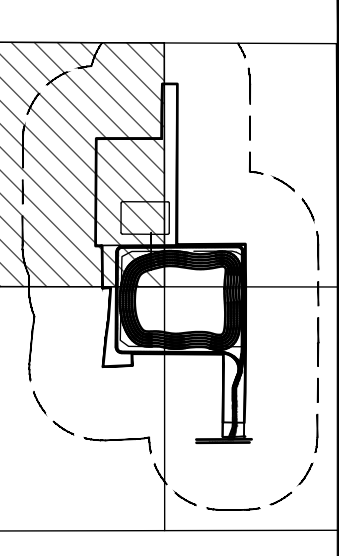
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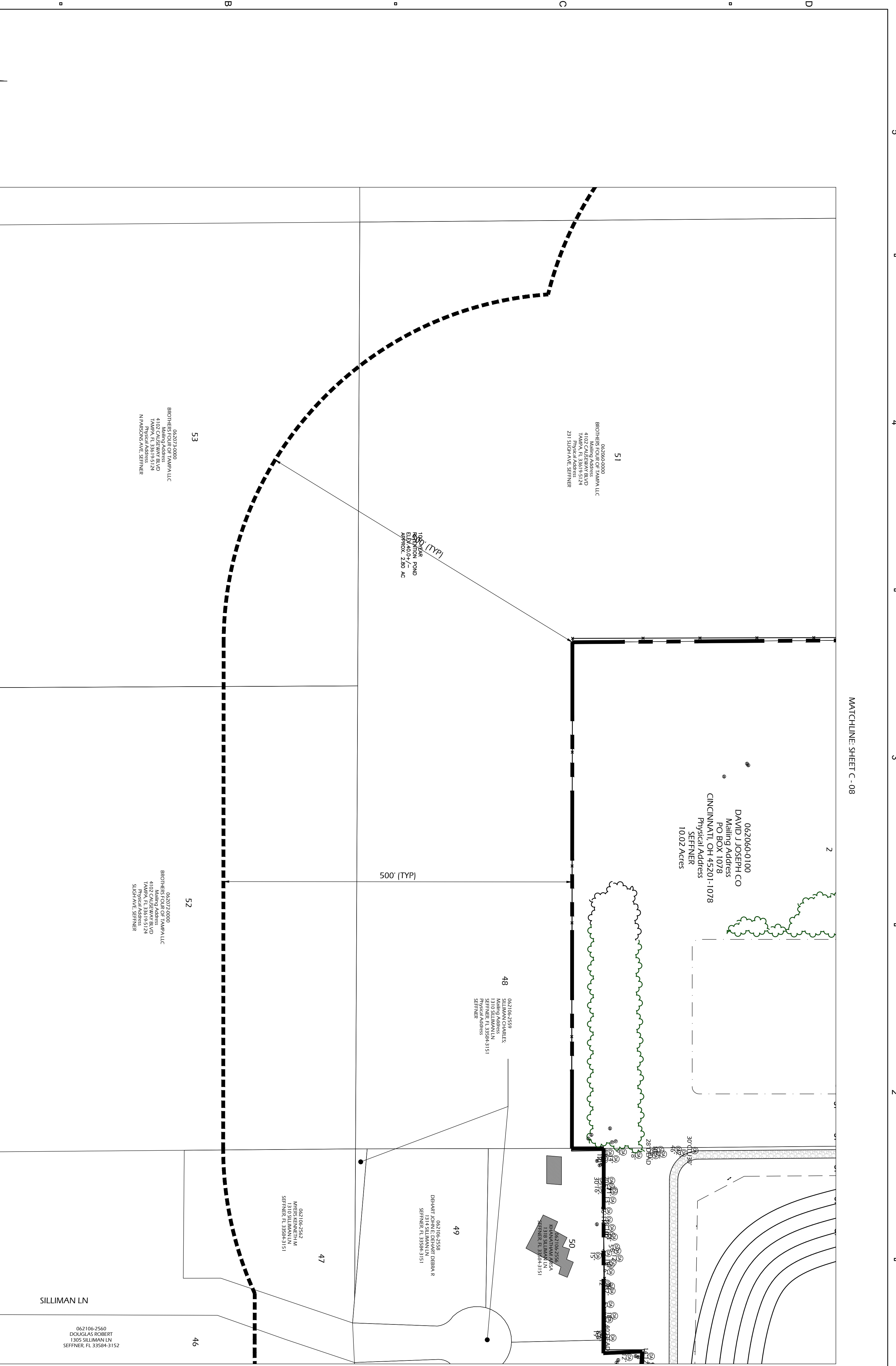
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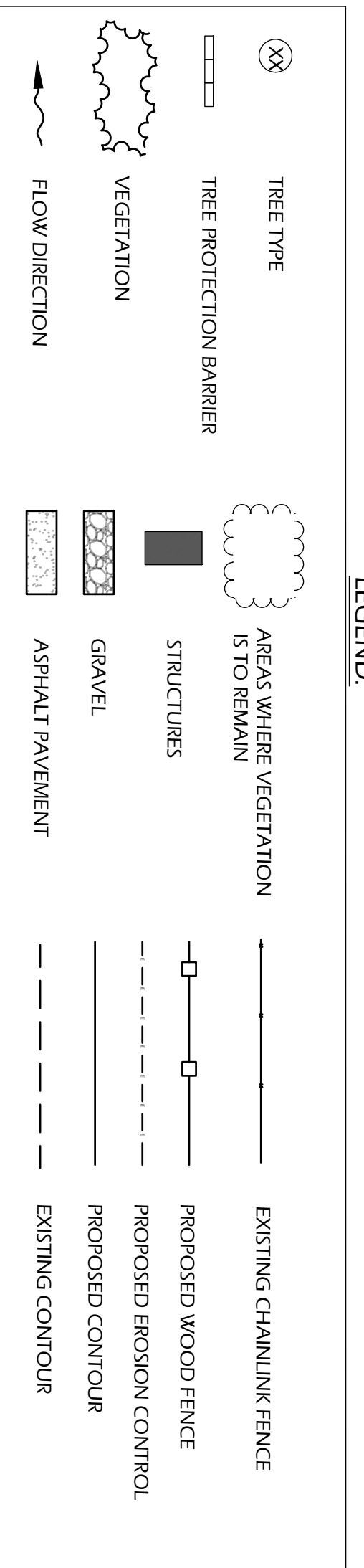
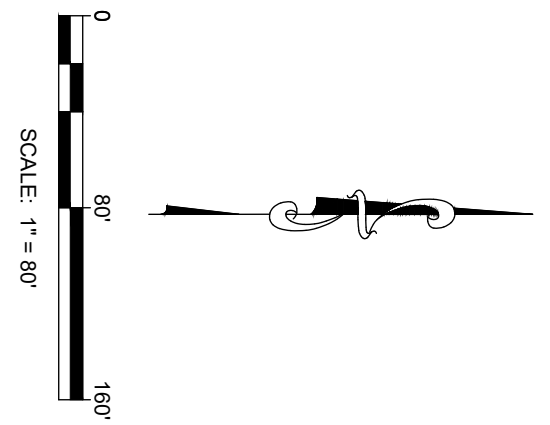
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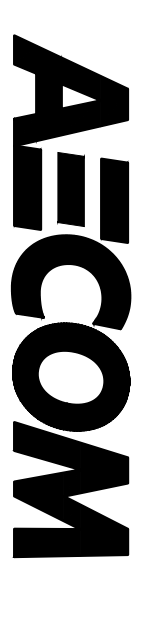
**SHEET TITLE**  
 SW RECLAMATION PLAN

**SHEET NUMBER**  
 C-10



**SW RECLAMATION PLAN**





**PROJECT**  
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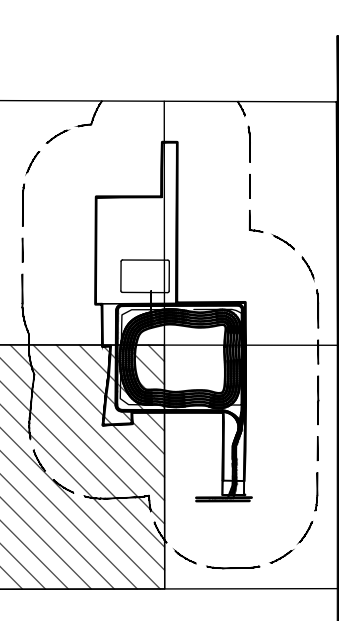
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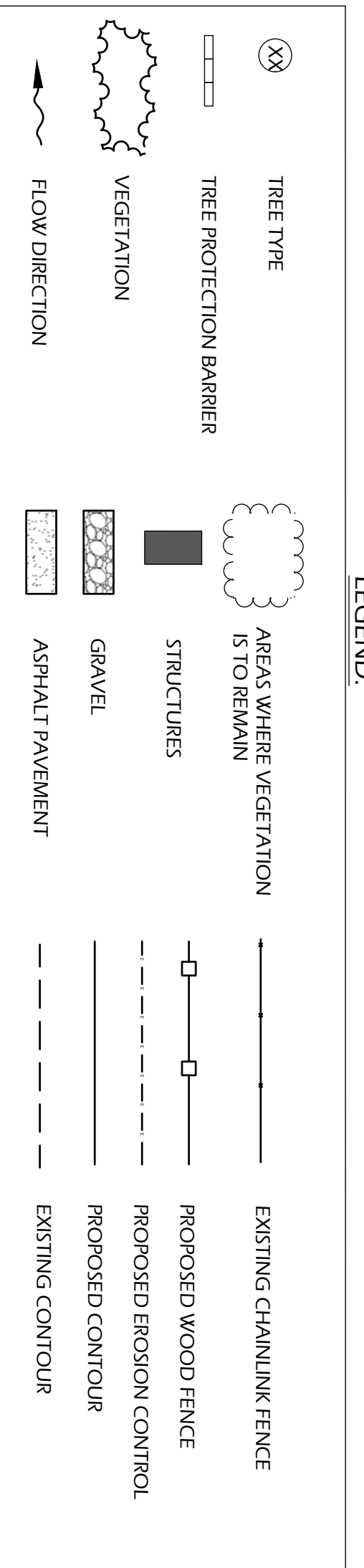
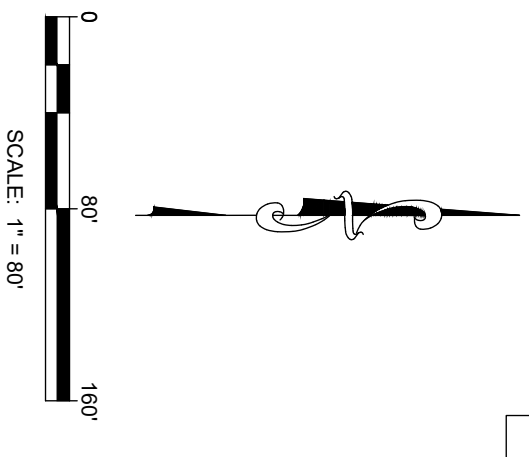
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**SHEET TITLE**  
 SE RECLAMATION PLAN

**SHEET NUMBER**  
 C-11

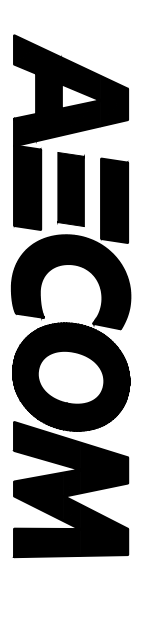


**SE RECLAMATION PLAN**



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**CONSULTANTS**  
SURVEYOR  
FERGUSON LAND SURVEYORS, PLLC.  
806 FRANKLIN STREET  
CLEARWATER, FLORIDA 33756  
727.230.8606 tel 727.230.9234 fax  
www.flsurveyors.com

**REGISTRATION**

ISSUE/REVISION	DATE	DESCRIPTION
	6/1/2021	LUHO SUBMITTAL

**KEY PLAN**

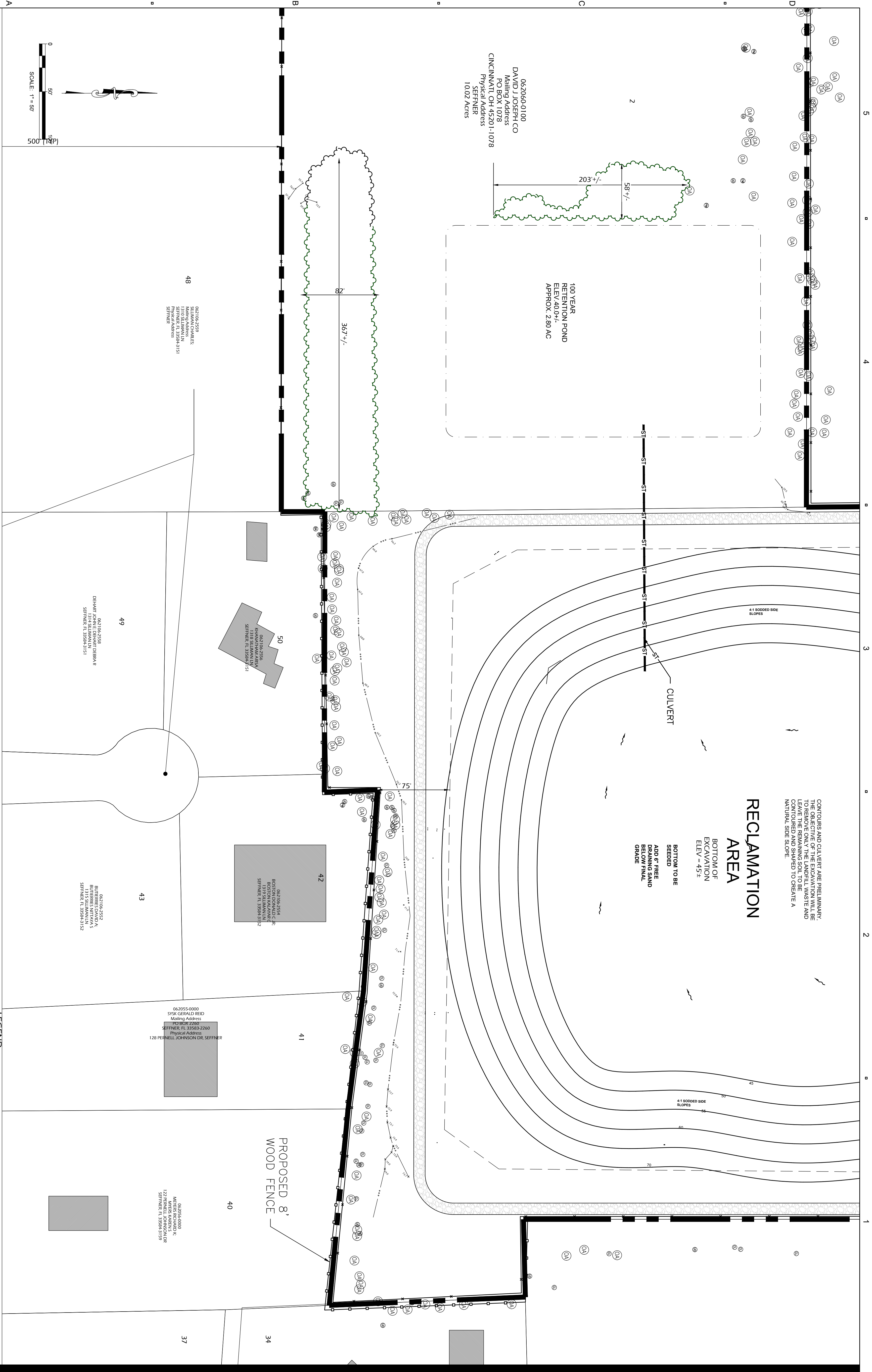
**PROJECT NUMBER**  
60644632

**SHEET TITLE**  
SOUTH QUADRANT  
RECLAMATION PLAN

**SHEET NUMBER**  
C-12

**NOTE:**  
1. CONTOURS AND ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS WILL BE DETERMINED THROUGH THE DEVELOPMENT OF THE OPERATING PERMIT.  
2. NO SOIL WILL BE IMPORTED TO ACHIEVE FINAL GRADES AND CONTOURS.

**SOUTH QUADRANT  
RECLAMATION PLAN**



**LEGEND:**

- TREE TYPE
- TREE PROTECTION BARRIER
- VEGETATION
- FLOW DIRECTION
- AREAS WHERE VEGETATION IS TO REMAIN
- STRUCTURES
- GRAVEL
- ASPHALT PAVEMENT
- EXISTING CHAINLINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED EROSION CONTROL
- PROPOSED CONTOUR
- EXISTING CONTOUR



# Additional / Revised Information Sheet

Date Stamp Here

Application Number: SULE 21-0375 Applicant's Name: Trademark Metals Recycling, LLC

Reviewing Planner's Name: Colleen Marshall Date: June 21, 2021

Application Type:

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

Current Hearing Date (if applicable): July 26, 2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
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Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

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

Signature

June 21, 2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: \_\_\_\_\_

June 21, 2021

Colleen Marshall  
Development Services Department  
Hillsborough County  
601 E. Kennedy Blvd.  
Tampa, FL 33602

**Re: Variance Request – Addition to SULE 21-0375**

Dear Colleen:

Enclosed under cover of this letter please find a variance application, to be included into the record for SULE 21-0375, on behalf of our client, Trademark Metals Recycling, LLC. This variance application is for the purposes of requesting the 8' buffer fence around the subject site, rather than a 6' fence as permitted by Code.

Please accept these items for filing and addition into the record. Thank you.

Sincerely,

HILL WARD HENDERSON



Kami Corbett, Esq.

KC/JRM



## **VARIANCE REQUEST**

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Please see attached narrative.

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2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

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Section 6.07.00.C

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## **ADDITIONAL INFORMATION**

1. Have you been cited by Hillsborough County Code Enforcement? No  Yes \_\_\_\_\_  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
No \_\_\_\_\_ Yes  If yes, please indicate the nature of the application and the case numbers assigned to the application(s): SULE 21-0375
3. Is this a request for a wetland setback variance? No  Yes \_\_\_\_\_  
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:  
Public Water  Public Wastewater  Private Well \_\_\_\_\_ Septic Tank \_\_\_\_\_
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No  Yes \_\_\_\_\_ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from **19<sup>th</sup> floor County Center**).

## **VARIANCE CRITERIA RESPONSE**

*You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.*

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

*Please see attached narrative for all variance criteria responses.*

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2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

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3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

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**Variance Request in connection with SULE 21-0375**

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**8' Buffer Fence instead of 6' Buffer Fence**

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The Applicant proposes to locate the 8' fence where the chain link fence is shown. The 8' fence will be constructed of wood, PVC, or other similar solid material – therefore, it will be opaque, thus providing a significant visual and physical buffer from residential properties. In order to facilitate the construction of an 8' fence as proposed, the Applicant requests a variance from Section 6.07.00.C, which limits the height of fences to 6'.

This variance request satisfies the variance criteria of the LDC, as follows:

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Reviewing Planner's Name: Colleen Marshall Date: June 21, 2021

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**AGENCY COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 9/07/2021  
Revised: 10/11/2021

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ TH

PETITION NO: SU 21-0375

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

**CONDITIONS OF APPROVAL**

1. If ~~Hillsborough County determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on N. Kingsway Rd.,~~ the number of hourly trips exceed 13 in any given hour, the permittee ~~shall~~ may (at the sole discretion of Hillsborough County) be required to construct (at ~~its~~ the developer's sole expense) ~~construct~~ left and/or right turning lanes or other improvements on N. Kingsway Rd. necessary to mitigate ~~such~~ project impacts.
2. The permittee shall, at its sole expense, be required to repair any damage to N. Kingsway Rd. caused by excavation activities, as determined by Hillsborough County.
3. The Land Excavation Operating Permit shall be limited to a maximum duration of eight (8) years.
4. If SU 21-0375 is approved, the County Engineer will approve a Design Exception (dated ~~August 30~~ September 28, 2021) which was found approvable by the County Engineer (on ~~August 31~~ October 11, 2021) for the N. Kingsway Rd. substandard road improvements. As N. Kingsway Rd. is a substandard collector roadway, the developer will be required to make certain improvements to N. Kingsway Rd. consistent with the Design Exception. Specifically:
  - a. The developer will work with Hillsborough County Public Works and the Hillsborough County School District to choose a location for a potential mid-block crossing across N. Kingsway Rd., which must be located within the area shown on Figure 2 as attached to the Design Exception request;
  - b. The developer shall conduct a warrant analysis, which shall be reviewed and approved by Hillsborough County, to determine whether a midblock crossing is warranted and, if so, what kind of crossing device may be warranted;
  - c. If the warrant analysis indicates a crosswalk with crossing device is warranted, then the developer shall construct the crosswalk and install the appropriate crossing device up to a Rectangular Rapid Flashing Beacon (RRFB);
  - d. If the warrant analysis indicates a crosswalk without crossing device is warranted, then the developer shall construct the crosswalk and fund a crossing guard for the duration of the operation of the landfill excavation; and,

- e. If the warrant analysis indicates that no crosswalk is warranted, ~~then the Design Exception approval shall be considered rescinded and the developer will be required to obtain a new~~ shall fund a crossing guard for the duration of the operation of the Special Use approval prior to commencement of any excavation activities in a location to be determined by Hillsborough County Development Services in consultation with the School District of Hillsborough County.

If this Special Use application is approved, the County Engineer will approve the above referenced Design Exception request.

### **SUMMARY OF REQUEST, TRIP GENERATION AND CONCLUSIONS**

The applicant is requesting a Special Use (SU) approval for a Land Excavation Operating Permit for a site consisting of two parcels totaling +/- 28.66 ac. The subject property is presently zoned Agricultural Rural (AR) with a Future Land Use Designation of Agricultural Estate (AE). The site is presently occupied by a landfill which has been closed for +/- 12 years. The applicant is seeking SU application to authorize dry excavation of up to 1,300,000 cubic yards (CY) of material and has proposed a maximum duration of 8 years (although up to 10 years could have been authorized pursuant to Section 6.11.54 of the LDC). Staff notes that the applicant's transportation analysis referred to the excavation as tonnage, but believes the applicant meant cubic yardage.

Staff assumed that each dump truck would accommodate 20 cubic yards of material, and that (pursuant to restrictions proposed by the applicant) the site would only operate 5 days per week (and excluding the 10 County holidays as required by the LDC). As such, there are a total of 250 working days per year. Based on the hours of operation restrictions proposed by the applicant, only 9.5 hours per day are available to excavate material. 1,300,000 CY of material excavated over an 8-year period would result in 162,500 CY of material removed each year, if it is assumed the material is removed at a constant pace over the 8-year period and each truck is filled to its maximum capacity. This equates to 650 CY of material removed each of the 250 days, and 68.4 CY of material removed each hour. Assuming 20 CY of material per truck, it is assumed that 3.42 truckloads per hour will be removed from the site each hour over an 8-year period. Over the entire 8-year period, it is assumed that 65,000 truckloads of material will be removed from the site.

Given the above assumptions, staff calculates that the excavation will result in 8 trips per hour consistently during operating hours over the 8-year life of the project. The applicant's analysis indicated higher trip generation assumptions during the a.m. and p.m. peak hours, given that they indicate there would be employees stationed at the site each day. The applicant's study showed impacts of 13 a.m. peak hour trips and 13 p.m. peak hour trips. If excavation of a greater amount of material is sought, actual trip impacts could greatly vary. Trip impacts may also be more or less intense, given the applicant could excavate the entire amount more quickly than was assumed, excavate less material than the permitted quantity, operate fewer days or less hours than is proposed, etc.

The application complies with Section 6.11.54.A.3. access requirements, since the site has direct access to N. Kingsway Rd., a roadway identified on the Hillsborough County Local Functional Classification map as a collector road. The site is also located within +/- 4,000 feet of US 92, a designated truck route on the Hillsborough County Truck Route Plan. (reference 6.11.54.A.3.a.(3) of the LDC). The proposed haul route passes by Burnett Middle School, which is located at the northeast corner of US 92 and Kingsway Rd.

Transportation Review Section staff has no objection to the request, subject to the conditions proposed hereinabove.

### **APPLICANT REQUESTED CONDITION CHANGES**

Given the fact that the applicant can choose to excavate the requested amount of fill material in a much shorter period

than the maximum length of the permit period requested, Transportation Review Section Staff typically includes a broadly worded condition that preserves the right of the County to require turn lanes be constructed in the event the actual operations create safety or operational concerns at the project entrance.

Staff had requested the following condition, which is generally the same for all other Special Use Land Excavation permits: "If Hillsborough County determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on N. Kingsway Rd., the permittee shall (at its expense) construct left and/or right turning lanes or other improvements necessary to mitigate such impact."

The applicant requested the following revisions to staff's proposed conditions:

~~-6. If Hillsborough County determines that site excavation activities are negatively impacting the safety or efficiency of traffic operations on North Kingsway Road~~

6. If the maximum daily trips exceed the volumes assumed in the Access Management Analysis prepared by Links & Associates date June 2021, the permittee shall may be required (at its expense) construct left and/or right turning lanes or other improvements on North Kingsway Road necessary to mitigate such impact impacts from the increased volume.

Staff informed the applicant that it could not support the proposed verbiage, as it degrades the County's ability to require mitigation in the event operations depart significantly from the assumptions which were used as inputs in the applicant's transportation study. Staff can support the language proposed hereinabove as an alternative to staff's original language, with this language being more closely aligned with what the applicant's desired condition. Staff would also support a return to the original proposed language.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Along the project's frontage, N. Kingsway Rd. is a publicly maintained, 2-lane, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in average condition. Adjacent to the project site, N. Kingsway Rd. lies within a variable width right-of-way (between +/- 50 and +/- 55 feet in width). There are no bicycle facilities present on N. Kingsway Rd. in the vicinity of the proposed project. There are no sidewalks along N. Kingsway Rd. in the vicinity of the proposed project.

### **REQUESTED DESIGN EXCEPTION – KINGSWAY RD.**

As Kingsway Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request for N. Kingsway Rd. (dated August 30, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on August 31, 2021). Between the project driveway and Fern Gully Dr., the appropriate typical section was determined to be the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Local and Collector Rural Roadways). From Fern Gully Dr. to Hillsborough Ave., the appropriate typical section was determined to be TS-4 (for 2-lane, Undivided, Urban Collector Roadways).

The deviations from the TTM TS-7 Typical Section include:

1. The developer will be permitted to utilize the existing 11-foot travel and turn lanes in lieu of the 12-foot wide lanes required per TS-7;
2. The developer will be permitted to utilize the existing unpaved shoulders of unspecified width in lieu of the 8-foot wide stabilized shoulders, 5 feet of which are required to be paved, pursuant to TS-7; and,
3. Although the applicant is not required to construct sidewalks not along their project frontage, the DE noted

that sidewalks cannot be reasonably provided over Interstate-4 given the limitations of the existing bridge structure.

The deviations from the TTM TS-4 Typical Section include that the developer will be permitted to leave the roadway in its existing condition (i.e. no bicycle facilities) in lieu of the 7-foot buffered bicycle lane required per TS-4.

In lieu of the required TS-4 and TS-7 improvements, the developer is proposing to:

1. The developer will work with Hillsborough County Public Works and the Hillsborough County School District to choose a location for a potential mid-block crossing across N. Kingsway Rd., which must be located within the area shown on Figure 2 as attached to the Design Exception request.
2. The developer shall conduct a warrant analysis, which shall be reviewed and approved by Hillsborough County, to determine whether a midblock crossing is warranted and, if so, what kind of crossing device may be warranted.
3. If the warrant analysis indicates a crosswalk with crossing device is warranted, then the developer shall construct the crosswalk and install the appropriate crossing device up to a Rectangular Rapid Flashing Beacon (RRFB).
4. If the warrant analysis indicates a crosswalk without crossing device is warranted, then the developer shall construct the crosswalk and fund a crossing guard for the duration of the operation of the landfill excavation.
5. If the warrant analysis indicates that no crosswalk is warranted, the developer shall fund a crossing guard for the duration of the operation of the activities in a location to be determined by Hillsborough County Development Services in consultation with the School District of Hillsborough County.

If this Special Use application is approved, the County Engineer will approve the above referenced Design Exception request.

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

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Bloomingdale Ave.	I-4	Thonotosassa Rd.	C	C

Source: Hillsborough County 2020 Level of Service Report.

**From:** [Williams, Michael](#)  
**To:** [Kami Corbett](#)  
**Cc:** [Steven Henry](#); [Marshall, Colleen](#); [Ratliff, James](#); [Tirado, Sheida](#)  
**Subject:** FW: SU 21-0375 Design Exception Review  
**Date:** Monday, October 11, 2021 6:28:18 PM  
**Attachments:** [image002.png](#)  
[21-0375 DEReq 09-28-21.pdf](#)  
[image001.png](#)

---

Kami,

I have found that the revised attached Design Exception (DE) for PD 21-0375 is APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Pardon ([padroni@hillsboroughcounty.org](mailto:padroni@hillsboroughcounty.org) or 813-307-1709) 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@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
W: HCFLGov.net

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

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

---

**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Monday, October 11, 2021 6:05 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** RE: SU 21-0375 Design Exception Review

Hello Mike,

This revised Design Exception to the one approved by you in 8/31/2021 is approvable to me.

Please email the following people in your response:

[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)  
[shenry@lincks.com](mailto:shenry@lincks.com)  
[MarshallC@hillsboroughcounty.org](mailto:MarshallC@hillsboroughcounty.org)  
[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://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:** Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Sent:** Tuesday, August 31, 2021 6:31 PM  
**To:** Steven Henry <[shenry@lincks.com](mailto:shenry@lincks.com)>  
**Cc:** Kami Corbett <[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)>; Marshall, Colleen <[MarshallC@hillsboroughcounty.org](mailto:MarshallC@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>  
**Subject:** FW: SU 21-0375 Design Exception Review



Steve - I have found the attached Design Exception (DE) for PD 21-0375 is APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Pardon ([padroni@hillsboroughcounty.org](mailto:padroni@hillsboroughcounty.org) or 813-307-1709) 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@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

---

**From:** Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>  
**Sent:** Tuesday, August 31, 2021 4:07 PM  
**To:** Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Subject:** SU 21-0375 Design Exception Review

Hello Mike,

This Design Exception is approvable to me, it is a mitigation plan to substandard road improvements.

Please email the following people in your response:

[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)

[shenry@lincks.com](mailto:shenry@lincks.com)

[MarshallC@hillsboroughcounty.org](mailto:MarshallC@hillsboroughcounty.org)

[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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-  
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**HILL WARD HENDERSON**  
ATTORNEYS AT LAW

SENDER'S DIRECT DIAL:  
(813) 227-8421

SENDER'S E-MAIL:  
Kami.Corbett@hwlaw.com

September 28, 2021

**Via Email:** [MarshallC@hillsboroughcounty.org](mailto:MarshallC@hillsboroughcounty.org)  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Colleen Marshall, AICP, CFM  
**Development Services Department**  
Principal Planner  
Development Services Department  
Hillsborough County  
601 E. Kennedy Boulevard  
Tampa, Florida 33602

**Re: SU 21-0375 Additional Information**

Dear Ms. Marshall:

Enclosed please find a revised site plan reflecting the clarification on dimensions as requested by Natural Resources.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

HILL WARD HENDERSON

Kami Corbett

KC



**LINCKS & ASSOCIATES, INC.**

September 27, 2021

Mr. Mike Williams  
Hillsborough County Government  
601 East Kennedy Blvd., 22nd Floor  
Tampa, FL 33602

Re: Kingsway Landfill  
Folio Number: 62053.0000 & 62060.0100  
SU-LE 21-0375  
Lincks Project Number: 20173

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual for Kingsway Road from the project access to Hillsborough Avenue. The owner of the landfill located west of Kingsway Road and north of Hillsborough Avenue proposes to extract the material from the landfill for the purpose of recycling.

The subject property is not within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector roadway.

The existing landfill has one (1) full access to Kingsway Road. No modification to the access is proposed.

Table 1 provides the trip generation for the removal of the material from the landfill.

There are several distinct sections of Kingsway Road from the project access south to Hillsborough Avenue, these are as follows and are graphically shown in Figure 1:

- A. From the project access approximately 700' south, the roadway deviates from TS-7 as follows:
  1. Lane Width – TS-7 has 12 feet lanes. This section of the roadway has 11 foot lanes.
  2. Shoulders – TS-7 has 8 feet shoulders with 5 feet paved. This section of the roadway does not have paved shoulders.
  3. Sidewalk – TS-7 has 5 feet sidewalk on both sides of the roadway. This section does not have sidewalks on either side of the road.

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

Mr. Mike Williams  
September 27, 2021  
Page 2

- B. From 700' south of the project access to Fern Gully Drive, the deviation from TS-7 is as follows:
1. Sidewalk – TS-7 has 5 feet sidewalk on both sides of the roadway. There is no sidewalk on the subject segment of the roadway and no reasonable way to add sidewalk due to the bridge over I-4.
- C. From Fern Gully Drive to Hillsborough Avenue, the deviation from TS-4 is as follows:
1. Bike Lanes – TS-4 has 7 foot buffered bike lanes. The subject segment of the roadway does not have bike lanes.
  2. Sidewalk – TS-4 has 5 foot sidewalk on both sides of the road. The subject segment of the roadway has sidewalk on the west side of the roadway.

To mitigate the impact of the project on Kingsway Road, the developer proposes the following:

1. If warranted, the developer will construct a crosswalk for the school with a crossing device up to a Rectangular Rapid Flashing Beacon. If this is not warranted, the developer would construct the crosswalk and fund a crossing guard for the duration of the operation for the landfill excavation.
2. Construct the sidewalk on the east side of Kingsway Road from Fern Gully Drive to the proposed crosswalk to the extent there is sufficient right of way.

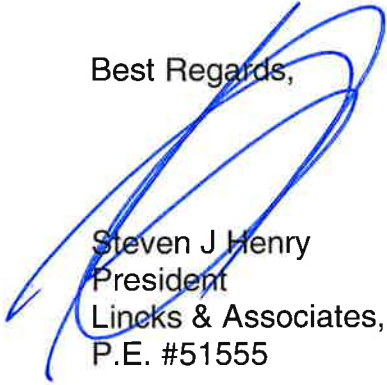
The location of the crosswalk is to be within the area, as shown in Figure 2. The final location is to be determined by the School Board and Hillsborough County.

The justification of the Design Exception is as follows:

1. The extraction from the landfill is to be limited to eight (8) years.
2. There is proposed to be less than 100 daily trip ends from the landfill extraction.
3. The proposed improvements improve the pedestrian safety along Kingsway Road even after the project is complete.

Mr. Mike Williams  
September 27, 2021  
Page 3

Best Regards,



Steven J Henry  
President  
Lincks & Associates, Inc.  
P.E. #51555



---

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

- Disapproved**
- Approved**
- Approved with Conditions**

**If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.**

**Date** \_\_\_\_\_

**Sincerely,**

**Michael J. Williams  
Hillsborough County Engineer**

Mr. Mike Williams  
September 27, 2021  
Page 4

TABLE 1  
ESTIMATED PROJECT TRIP ENDS

Land Use	Daily Trip Ends (1)	AM Peak Hour Trip Ends (2)			PM Peak Hour Trip Ends (2)		
		In	Out	Total	In	Out	Total
Landfill	86	9	4	13	4	9	13

(1) Daily Trip Ends:

- 4 trucks/hr x 9.5 hrs/day = 38 trucks/day
- 38 trucks/day x 2 + 10 employee trip ends = 86 trip ends per day

(2) Peak Hour Trip Ends:

- AM and PM peak hour - 8 truck trip ends + 5 employees = 13 trip ends

FIGURE 1  
ROADWAY SEGMENTS





Mr. Mike Williams  
September 27, 2021  
Page 6



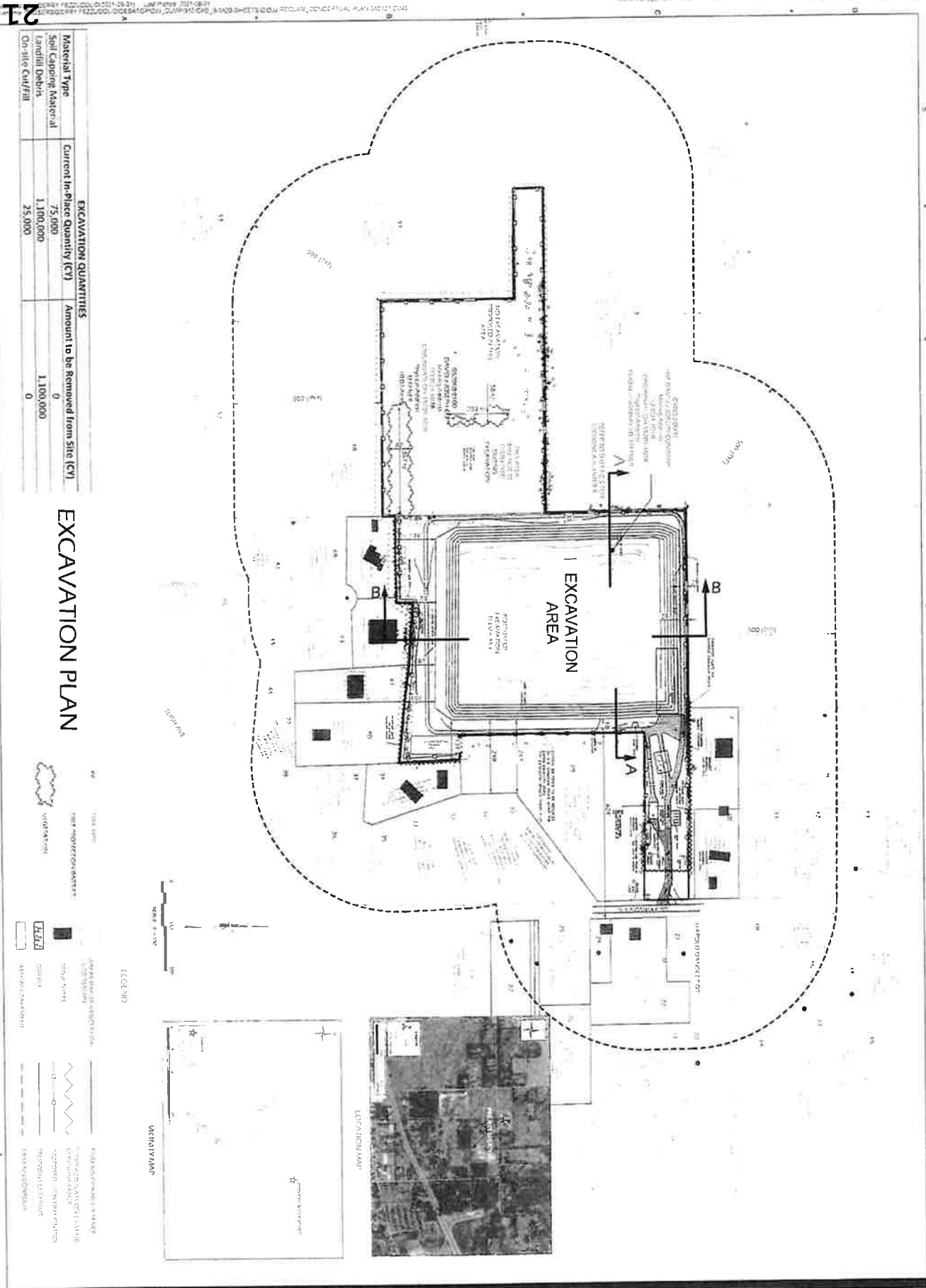
FIGURE 2  
PROPOSED IMPROVEMENTS

APPENDIX



SPECIAL USE PLAN





**AECOM**  
 PROJECT: DJJ KINGSWAY ROAD LANDFILL RECLAMATION PROJECT  
 CLIENT: DAVID J. JOSEPH COMPANY  
 CONSULTANT: AECOM  
 REGISTRATION: PROFESSIONAL ENGINEERING, STATE OF FLORIDA  
 ENGINEER: DAVID J. JOSEPH, P.E.  
 SHEET NUMBER: C-01

**EXCAVATION PLAN**

**KEY PLAN**

**ISSUE/REVISION**

**PROJECT NUMBER**: 6064632  
**SHEET TITLE**: EXCAVATION PLAN  
**SHEET NUMBER**: C-01



**PROJECT**  
 DJJ KINGSWAY ROAD  
 LANDFILL RECLAMATION  
 PROJECT  
 1540 N KINGSWAY RD  
 SEFFNER, FL 33594

**CLIENT**

DAVID J JOSEPH COMPANY  
 27976 STREET  
 53126 03178  
 33594 0317

**CONSULTANT**

PROJECT NO. 2019-001  
 PROJECT TITLE: DJJ KINGSWAY ROAD  
 SHEET NO. 28 OF 32

**CONSULTANTS**

STRUCTURAL ENGINEERING, P.L.C.  
 1540 N KINGSWAY RD  
 SEFFNER, FL 33594  
 WWW.DJJOSEPH.COM

**REGISTRATION**

NO.	DATE	DESCRIPTION
1	06/28/21	ISSUE FOR PERMITS

**ISSUE/REVISION**

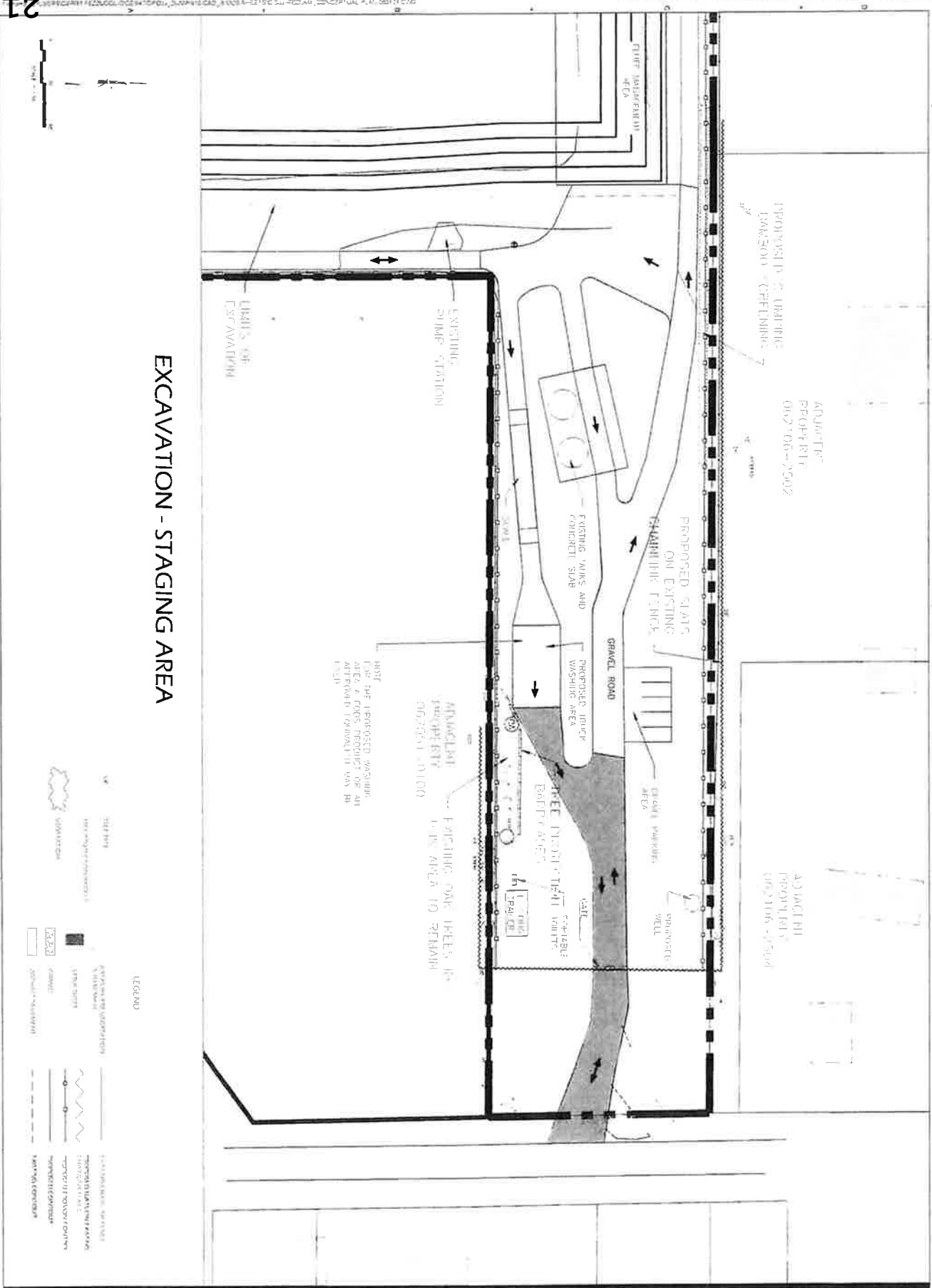
NO.	DATE	DESCRIPTION
1	06/28/21	ISSUE FOR PERMITS

**KEY PLAN**

PROJECT NUMBER	60644632
SHEET TITLE	EXCAVATION STAGING AREA
SHEET NUMBER	C-07

Received September 28, 2021  
 Development Services

21-0375



**EXCAVATION - STAGING AREA**



21-0375



**PROJECT**  
 DJJ KINGSWAY ROAD  
 LANDFILL RECLAMATION  
 PROJECT  
 1540 N KINGSWAY RD  
 SEFFNER, FL 33584

**CLIENT**  
 DAVID J. JOSEPH COMPANY

**DATE**  
 DRAFT SHEET  
 09/28/2021

**CONSULTANT**

**DATE**  
 09/28/2021

**CONSULTANTS**

**DATE**  
 09/28/2021

**ISSUEREVISION**

NO.	DATE	DESCRIPTION
1	09/28/2021	ISSUED FOR PERMIT

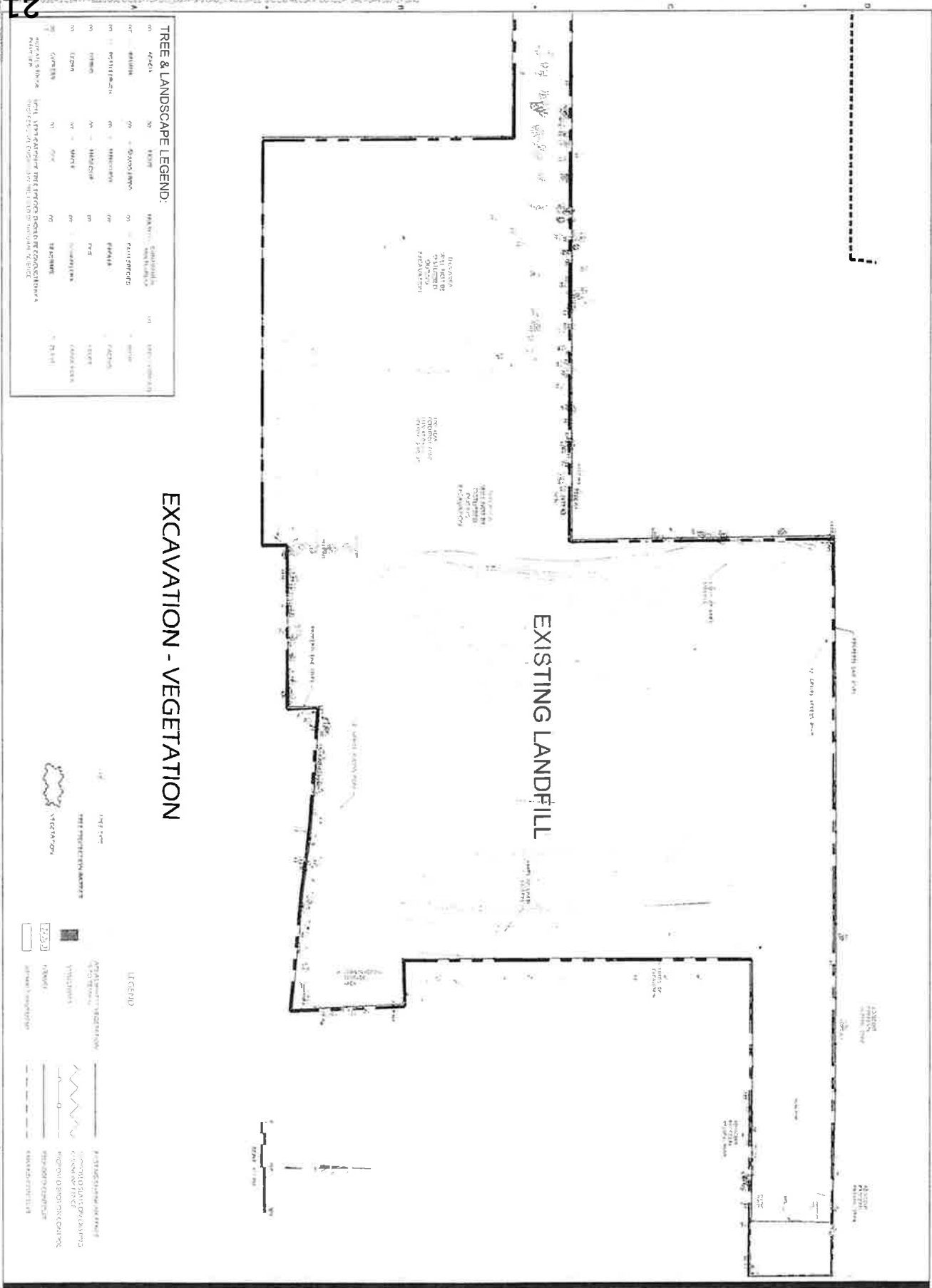
**REGISTRATION**

NO.	NAME	TITLE	EXPIRES
1	DAVID J. JOSEPH	PRINCIPAL	09/28/2021

**PROJECT NUMBER**  
 60044632

**SHEET TITLE**  
 EXCAVATION - VEGETATION

**SHEET NUMBER**  
 C-03





**PROJECT**  
 D.J. KINGSMWAY ROAD  
 LANDFILL RECLAMATION  
 PROJECT  
 1540 N KINGSMWAY RD  
 SEFFNER, FL 33584

**CLIENT**  
 DAVID J. JOSEPH COMPANY

**CONSULTANT**  
 AECOM  
 10000 WOODBRIDGE DRIVE  
 TAMPA, FL 33613  
 TEL: 813.233.8000

**CONSULTANT**  
 AECOM  
 10000 WOODBRIDGE DRIVE  
 TAMPA, FL 33613  
 TEL: 813.233.8000

**CONSULTANTS**  
 DIRECTOR  
 AECOM  
 10000 WOODBRIDGE DRIVE  
 TAMPA, FL 33613  
 TEL: 813.233.8000

**REGISTRATION**

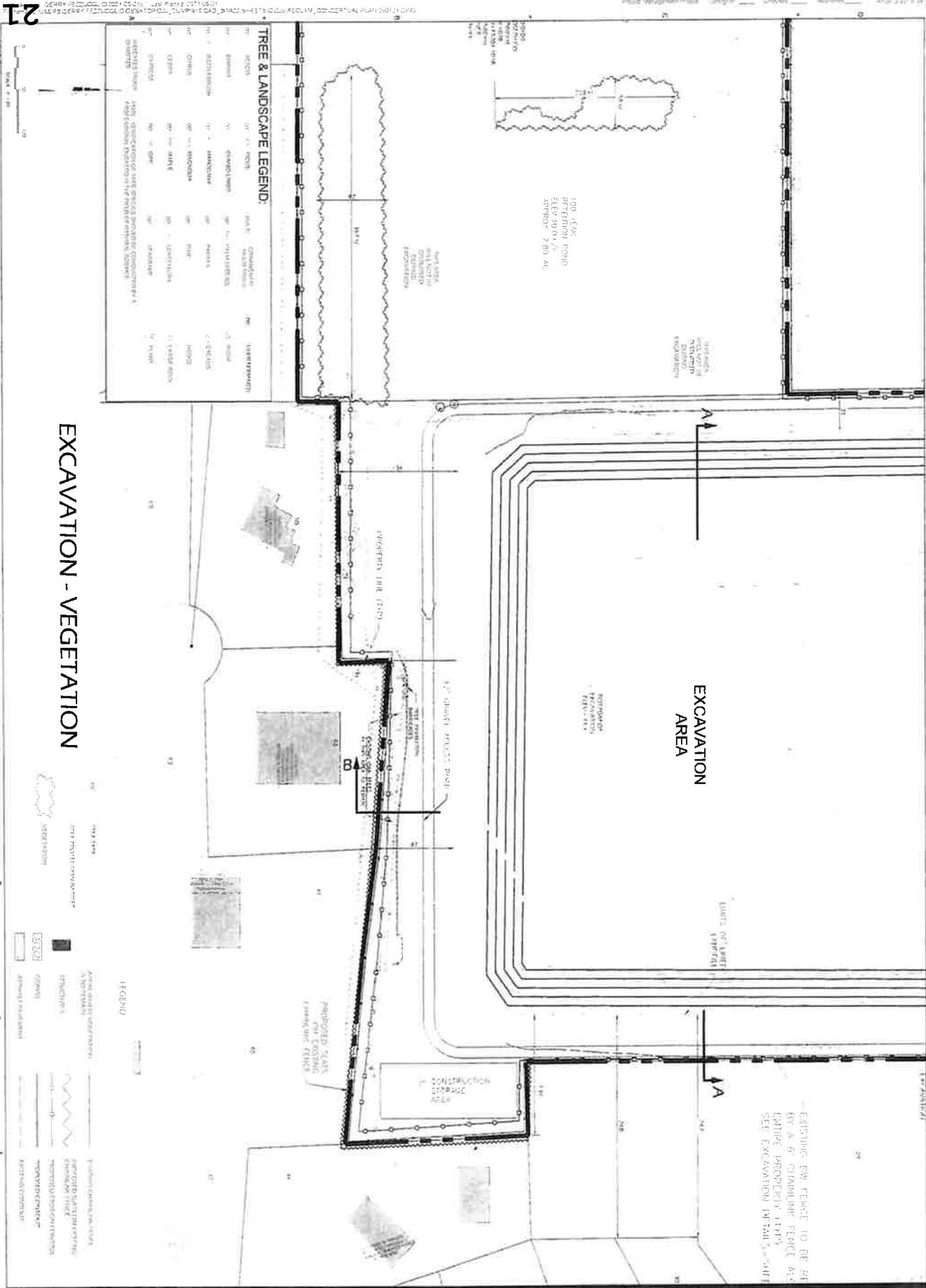
**SCALE/DIMENSION**

**KEY PLAN**

**PROJECT NUMBER**  
 60804632

**SHEET TITLE**  
 SOUTH QUADRANT  
 EXCAVATION - VEGETATION

**SHEET NUMBER**  
 C-04





**PROJECT**  
 DJJ KINGSWAY ROAD  
 LANDFILL RECLAMATION  
 PROJECT  
 1540 N KINGSWAY RD  
 SEFFNER, FL 33584

**CLIENT**  
 DAVID J. JOSEPH COMPANY

**CONSULTANT**  
 AECOM

**ISSUE**  
 PRELIMINARY DESIGN

**DATE**  
 08/28/2021

**PROJECT NUMBER**  
 60814630

**SHEET NUMBER**  
 C-06

**CROSS SECTIONS & DETAILS**

**KEY PLAN**

**REGISTRATION**

**ISSUE/REVISION**

**DATE**

**BY**

**PROJECT NUMBER**

**SHEET NUMBER**

**CROSS SECTIONS & DETAILS**

**KEY PLAN**

**REGISTRATION**

**ISSUE/REVISION**

**DATE**

**BY**

**PROJECT NUMBER**

**SHEET NUMBER**

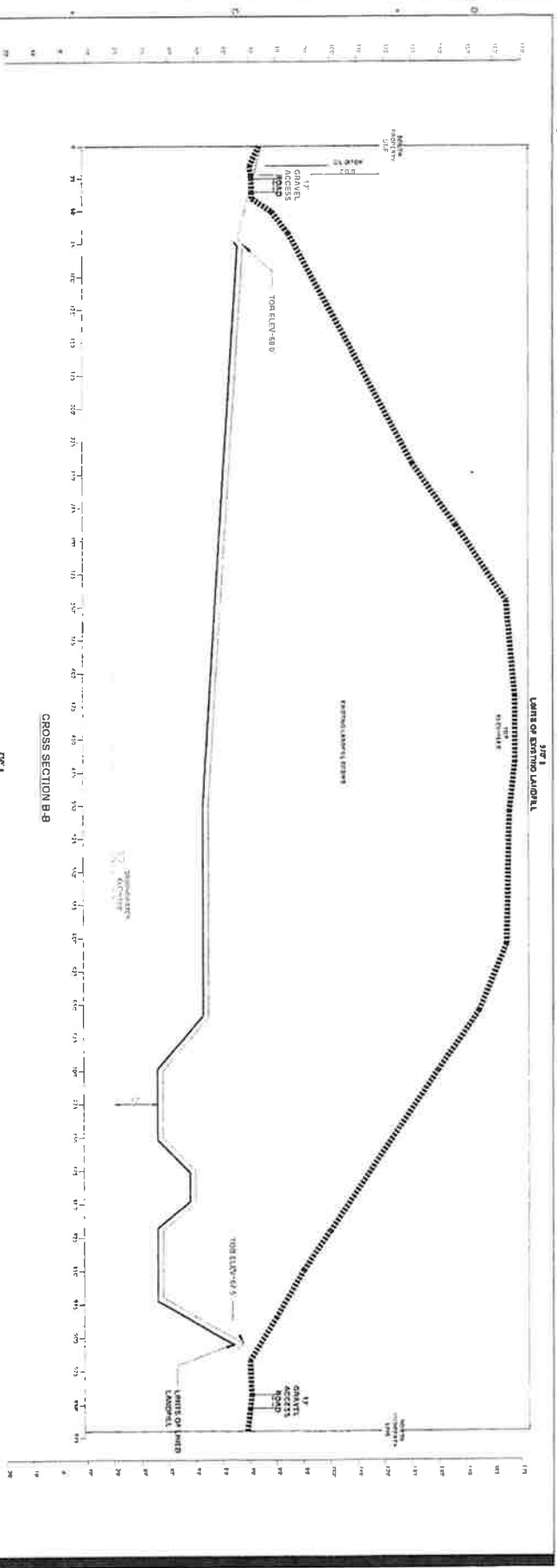
**CROSS SECTIONS & DETAILS**

**KEY PLAN**

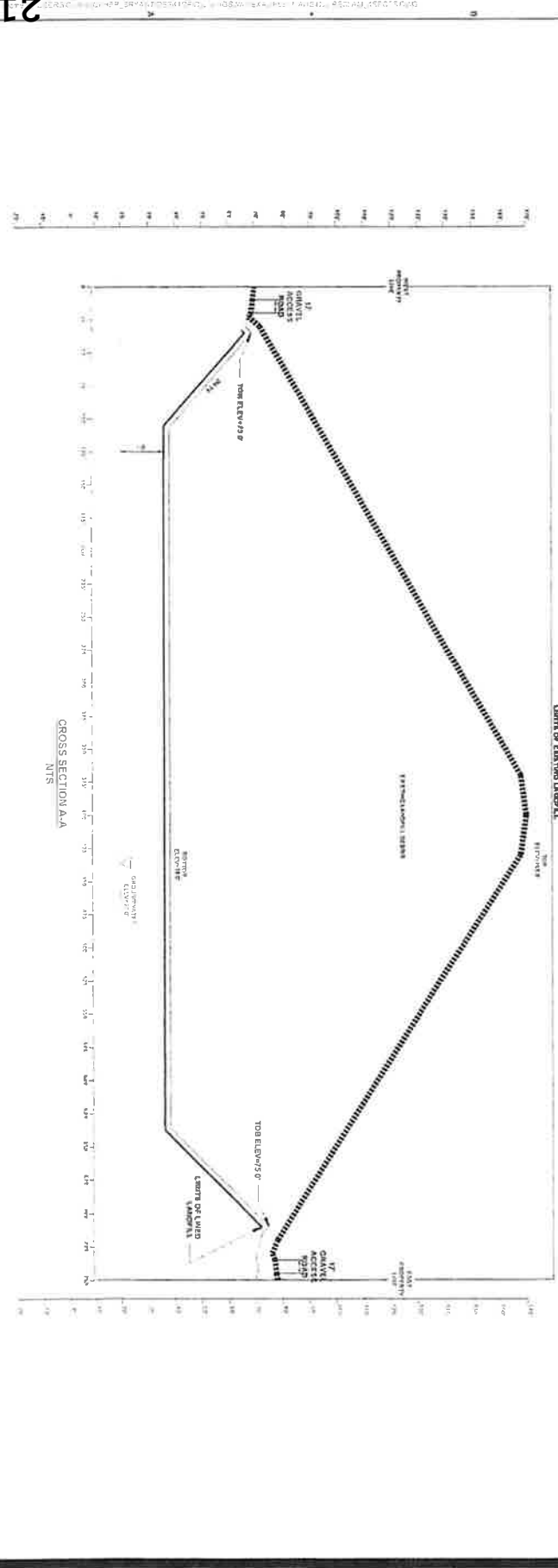
**REGISTRATION**

**ISSUE/REVISION**

Received September 28, 2021  
 Development Services



CROSS SECTION B-B



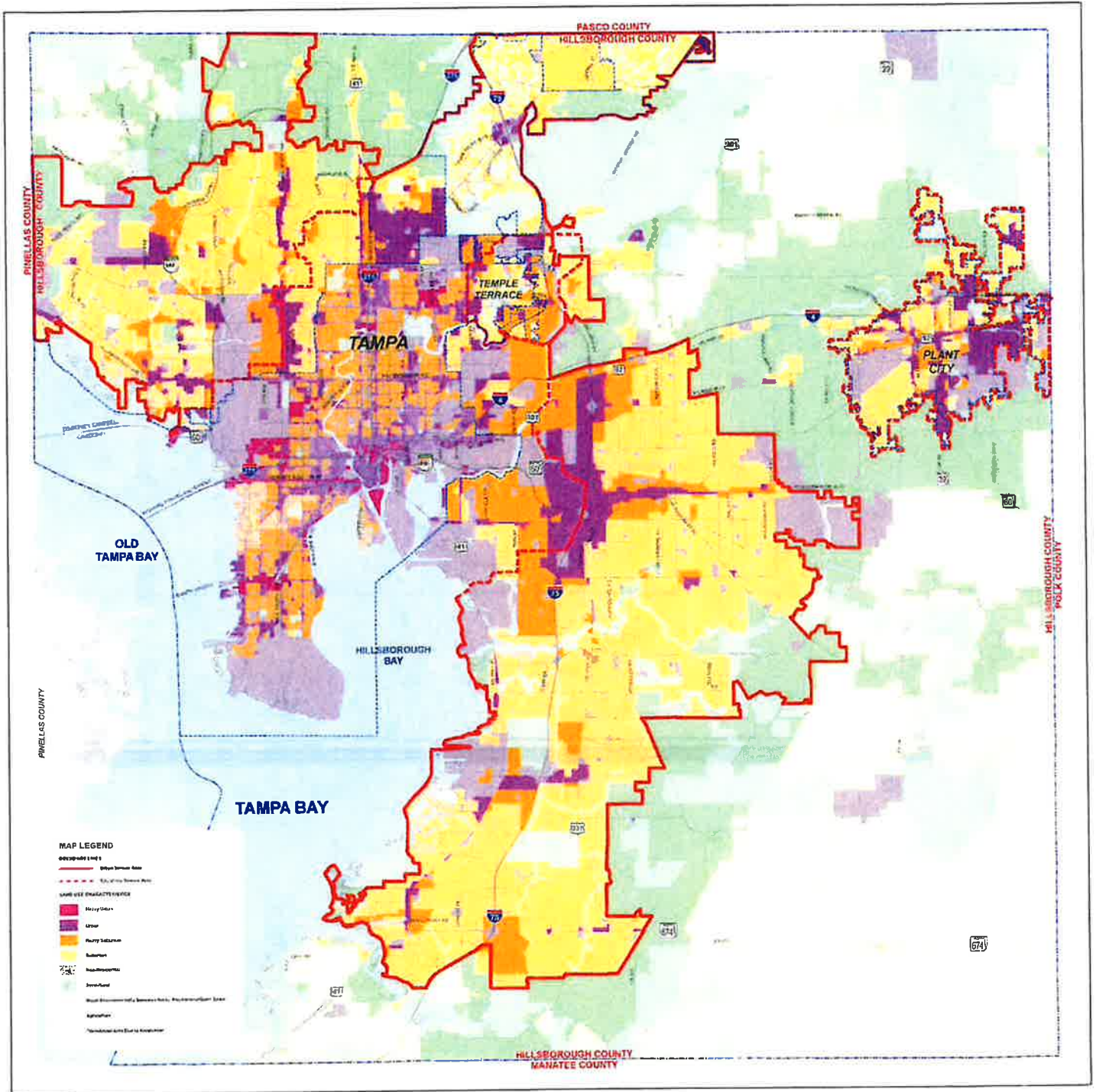
CROSS SECTION A-A





URBAN SERVICE AREA





HILLSBOROUGH COUNTY  
ROADWAYS FUNCTIONAL CLASSIFICATION MAP



# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

## Infrastructure & Development Services



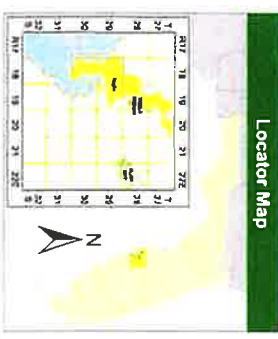
### Legend

- Functional Classifications**
- Authority Classification
  - State, Principal Arterial
  - State, Arterial
  - Hillsborough, Arterial
  - Hillsborough, Collector
  - Urban Service Area Boundary
  - City Limits

The Hillsborough County Roadway Functional Classification Manual, last revised in 2010, provides the criteria for classifying roads. Some, but not all, examples of road numbers are as follows:

- PART 3 02 00 INTERSTATE/PLANNED DEVELOPMENT DISTRICTS
- PART 3 10 00 CIRCULAR PARKWAY DEVELOPMENT STANDARDS
- PART 3 02 00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 3 07 00 FENCES AND WALLS
- PART 3 11 00 SPECIAL CONDITIONAL USES
- OTHER PARTS OF THE UDC NOT LISTED ABOVE

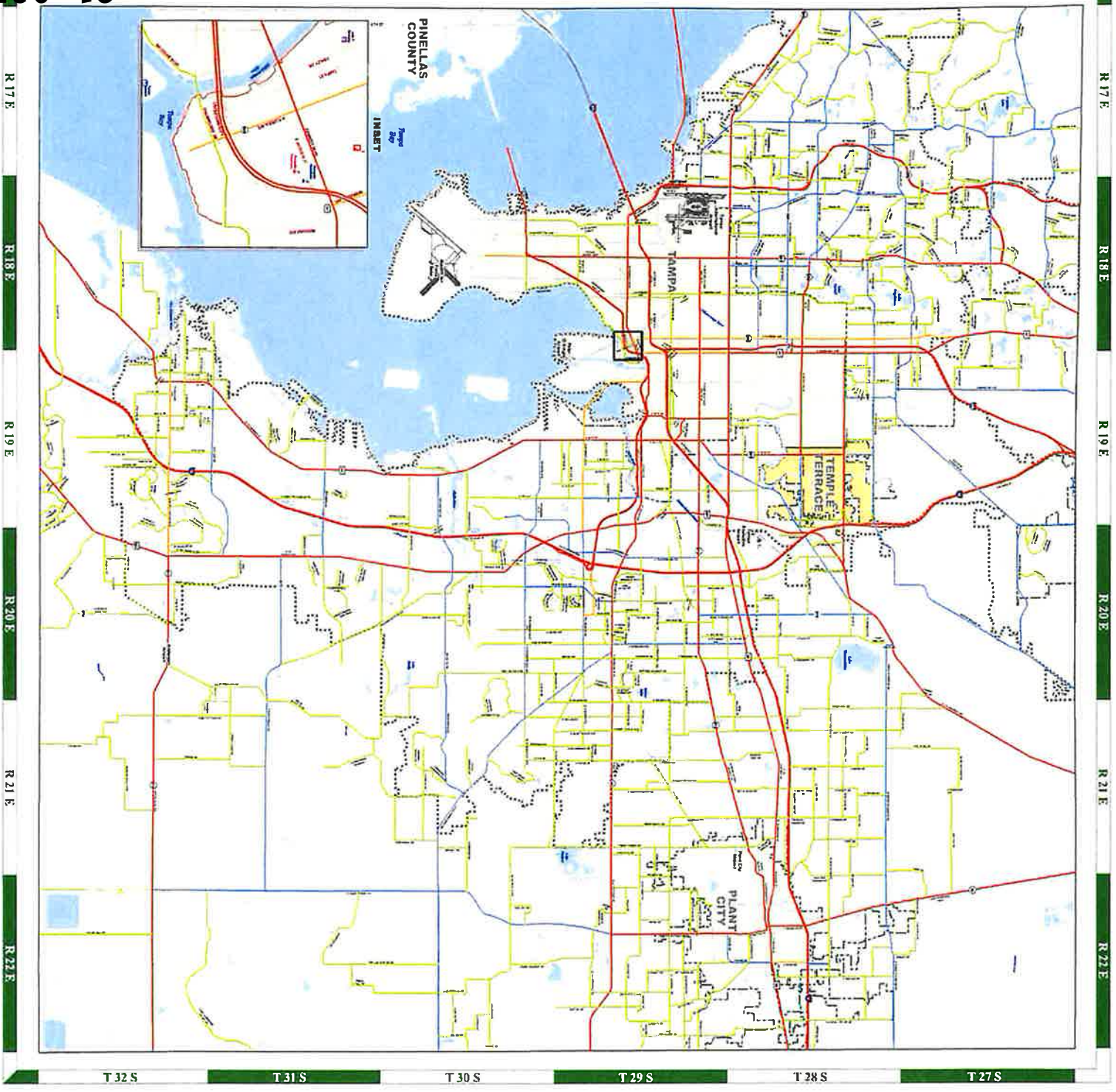
In addition, the Manual defines the role of each roadway classification and its role in the overall transportation system. The Manual also provides an important role in establishing the Roadway Functional Classification Program and the Neighborhood Traffic Calming Program.



**NOTE:** Every roadowner who has been notified to update the accuracy of this map, Hillsborough County does not warrant the accuracy of the information provided. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.

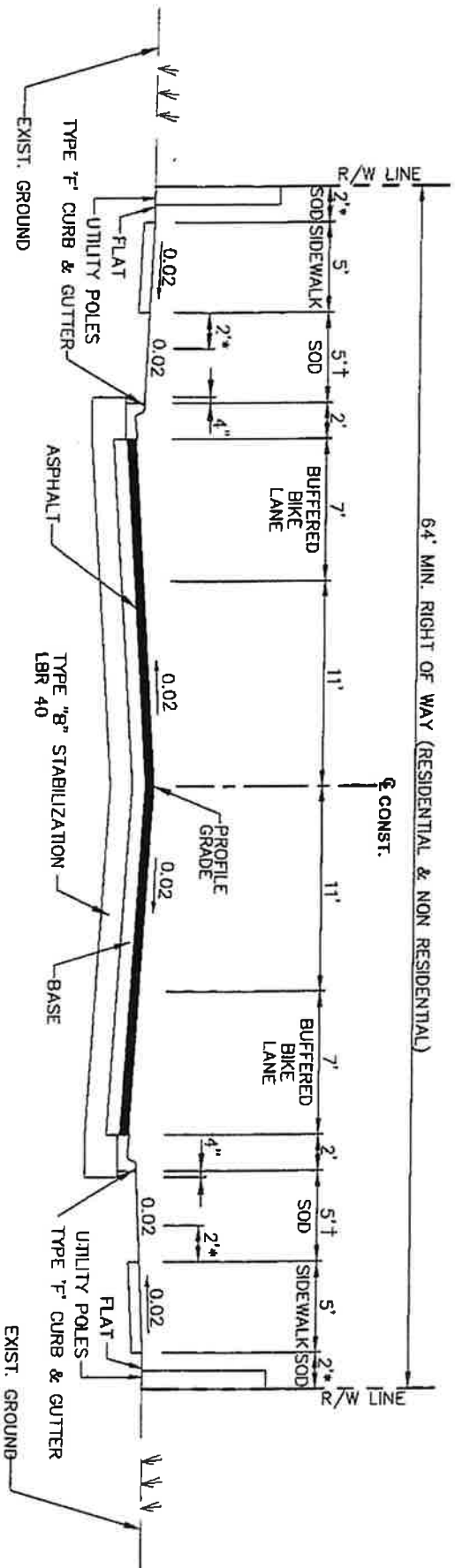
**SOBJEKT:** This map has been prepared for the purpose of providing information to Hillsborough County and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.

001 E Kennedy Blvd  
Tampa, FL 33602  
(813) 272-5010  
planning@hillsboroughcounty.org



TS-4 and TS-7





**TYPICAL SECTION**  
N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 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)

REVISION DATE:

10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**

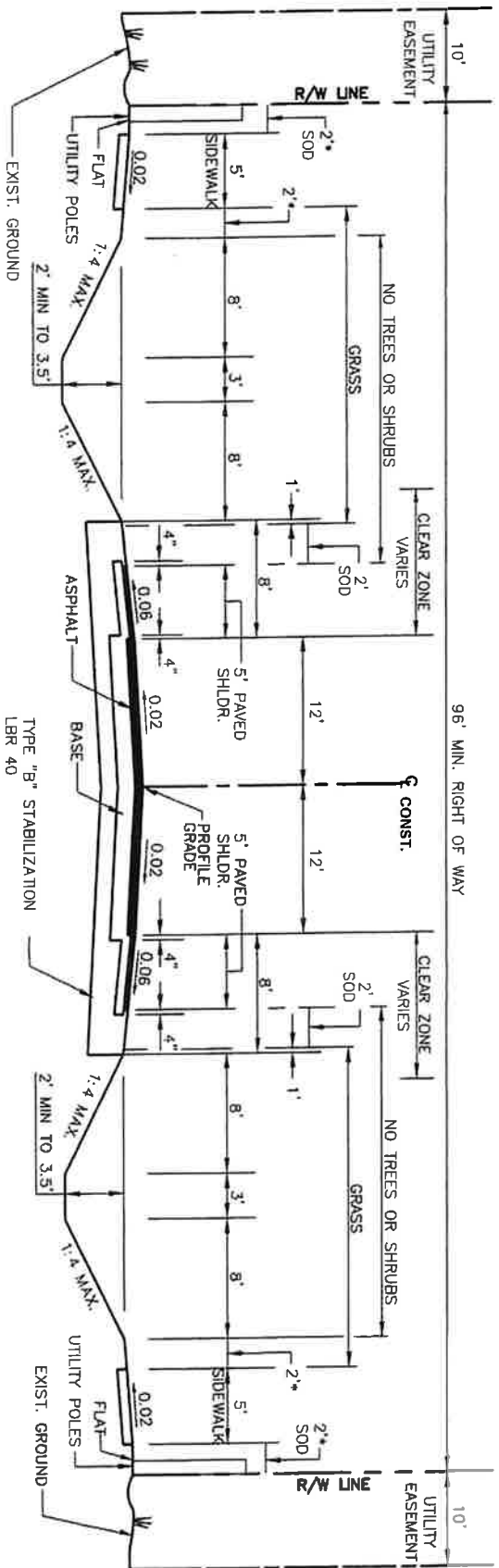


**Hillsborough  
County Florida**

**URBAN COLLECTORS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

DRAWING NO. TS-4

SHEET NO. 1 OF 1



**TYPICAL SECTION**  
 N.T.S.  
 FOR LESS THAN 10,000 AADT  
 MAX. ALLOWABLE DESIGN SPEED - 50 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. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**



**Hillsborough  
County Florida**

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

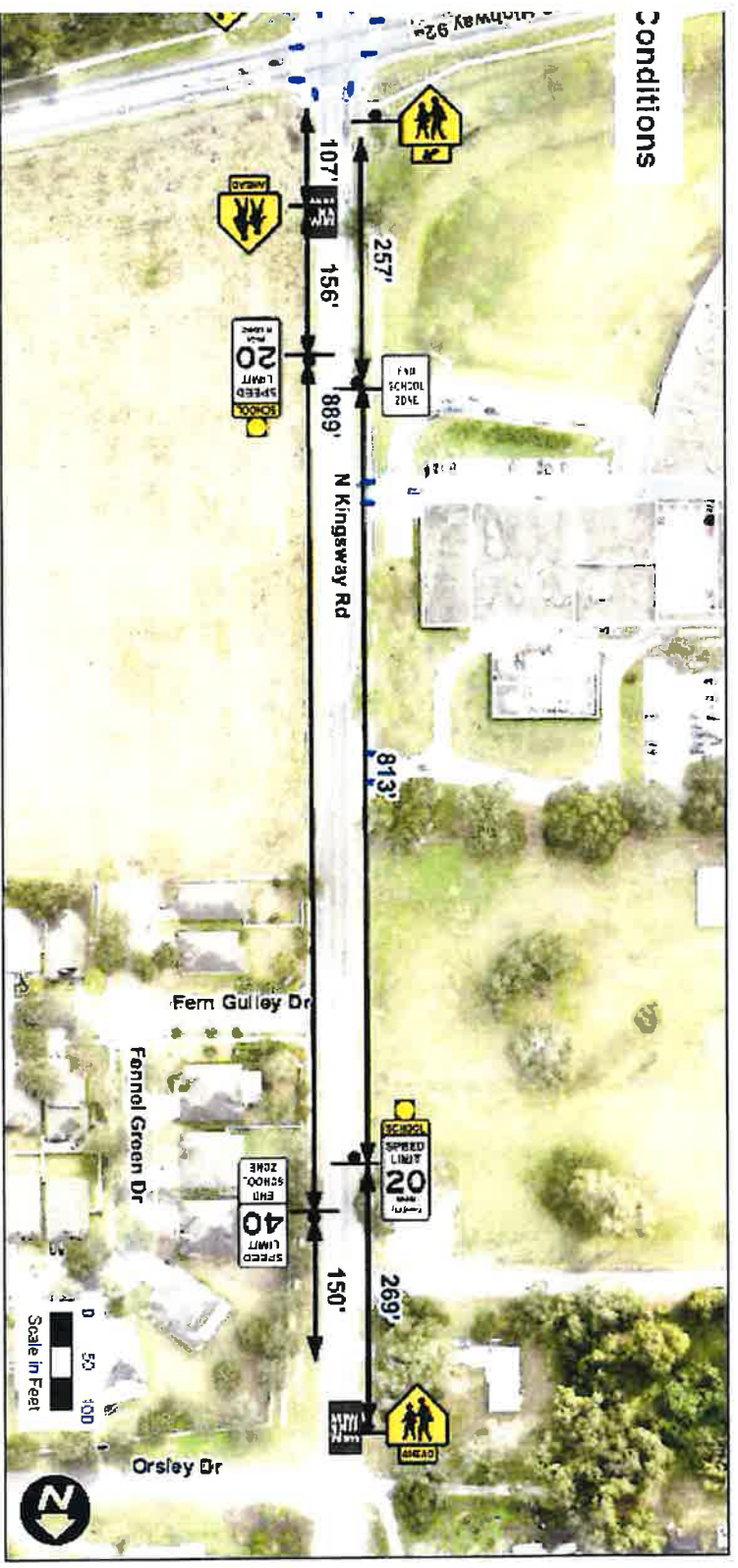
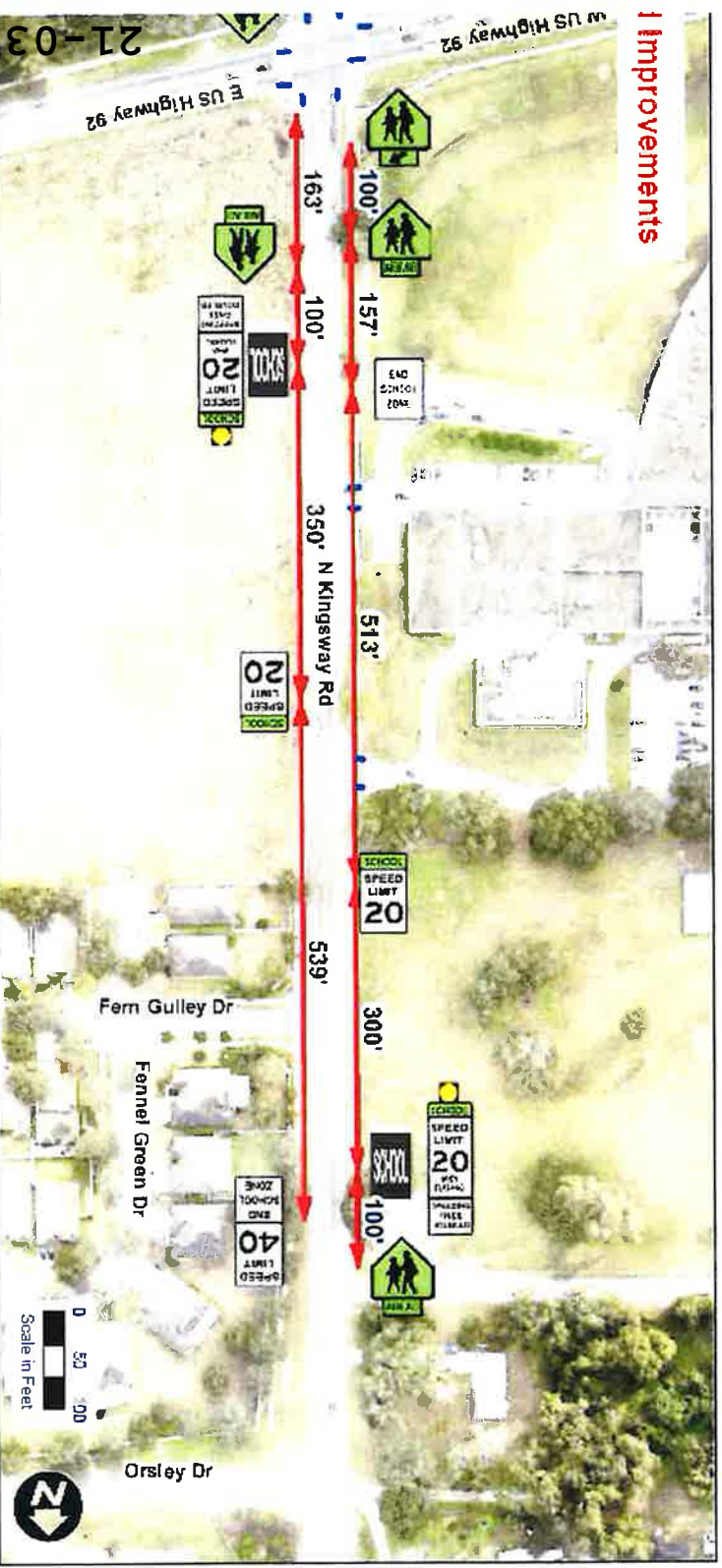
DRAWING NO. **TS-7**

SHEET NO. 1 OF 1



BURNETT MIDDLE SCHOOL  
IMPROVEMENTS





**MUTCD SCHOOL ZONE SIGNS**

<b>S1-1W16-9P PAVEMENT MESSAGE</b>	<b>S5-1</b>	<b>S1-1W16-7</b>
<b>S5-1</b>	<b>S4-3P</b>	<b>R1-6G/ FTP 38-06</b>
<b>ESF</b>	<b>FTP 31-06</b>	

Existing Distance  
 Proposed

- Neighborhood Improvements:**
- Install S1-1W16-9P 100 feet south of the crosswalk.
  - Relocate pavement message to existing S5-1.
  - Install R2-1 20 mph with S4-3P sign 200 feet north of existing S5-1.
  - Install S1-1W16-9P 100 feet north of the crosswalk.
  - Install FTP 38-06 to the existing S5-1 flashing beacon.
- Southbound Improvements:**
- Relocate pavement message at existing S5-1.
  - Install R2-1 20 mph with S4-3P sign 200 feet south of existing S5-1.
  - Install S1-1W16-9P 100 feet north of the crosswalk.
  - Install FTP 38-06 to the existing S5-1 flashing beacon.

FIGURE 1

**BURNETT MIDDLE SCHOOL  
N KINGSWAY ROAD SCHOOL ZONE**

HILLSBOROUGH COUNTY DEPARTMENT OF PUBLIC WORKS  
Countywide School Zones Assessment  
for Unincorporated Hillsborough County Schools



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> October 25, 2021	<b>Petition: SU 21-0375</b>
<b>Report Prepared:</b> October 11, 2021	<b>1540 N. Kingsway Road</b>  <i>West side of N. Kingsway Road and Harold Dangler Drive intersection</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-2 (2 du/1 ga; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>Thonotosassa</b>
<b>Requested Special Use:</b>	A Special Use designation to use as a land excavation site to remove existing Kingsway Landfill
<b>Parcels Size (Approx.):</b>	28.66 +/- acres
<b>Street Functional Classification:</b>	N. Kingsway Road – <b>County Collector</b> Harold Dangler Drive – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	None



## **Context**

- The subject site is located on two parcels, totaling approximately 28.65 acres northwest of the North Kingsway Road and Sligh Avenue intersection. The subject property is located within the limits of the Thonotosassa Community Plan and the Rural Area.
- The subject site is designated Residential-2 (RES-2) on the Future Land Use Map. Typical uses within the RES-2 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The Residential-2 (RES-2) Future Land Use category is located in all directions surrounding the subject site. The Residential-1 (RES-1) Future Land Use category is located further east across North Kingsway Road and south of the subject property.
- The subject property is zoned Agricultural Rural (AR) and the parcel operates as the Kingsway Landfill. The subject property is surrounded by AR zoned property to the west, north and east. AR, Agricultural Single Family-1 (AS-1), Agricultural Single Family Conventional-1 (ASC-1) and Residential Single Family Conventional-2 (RSC-2) zoned parcels are located south of the subject site. The property is in an area comprised of agricultural uses, rural residential properties and vacant land.
- The applicant proposes a Special Use designation to conduct a dry land excavation operation, for the purpose of excavating and removing the former landfill on the subject site. Total cubic yards to be excavated is 1,300,000.

## **Compliance with Comprehensive Plan:**

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

### ***Conservation and Aquifer Recharge Element***

***Objective 11:*** *The County shall continue to regulate the location and operation of land excavations to minimize negative impacts on surrounding properties, ensure that land excavations are appropriately reclaimed, and encourage the productive reuse of such areas.*

***Policy 11.4*** *The County shall encourage the recreational development of reclaimed land excavations.*

***Policy 11.5:*** *The County shall periodically review, and amend, if necessary, the Land Excavation Regulations to ensure adequate standards and requirements are in place to minimize the negative impacts of land excavations, and to ensure that land excavations are appropriately reclaimed.*

***Policy 11.6:*** *The County shall require setbacks between land excavations and adjacent land uses to protect public health, safety and welfare.*

***Policy 11.7:*** *The County shall restrict land excavations in documented listed species habitat.*

***Policy 11.8:*** *The County shall require demonstration of restoration of essential wildlife habitat prior to permitting land excavations in areas that support listed species.*

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

The subject site is located on two parcels, totaling approximately 28.65 acres northwest of the North Kingsway Road and Sligh Avenue intersection. The subject property is located within the limits of the Thonotosassa Community Plan and the Rural Area. The applicant is requesting approval of a Special Use to conduct a dry land excavation operation, for the purpose of excavating and removing the former landfill on the subject site. Total cubic yards to be excavated is 1,300,000.

This special use request is to approve excavation of the 28.65-acre property, which operates as the Kingsway Landfill. The applicant is requesting a Special Use designation as a land excavation site to remove the land fill of shredded junk vehicles and provide lake reclamation.

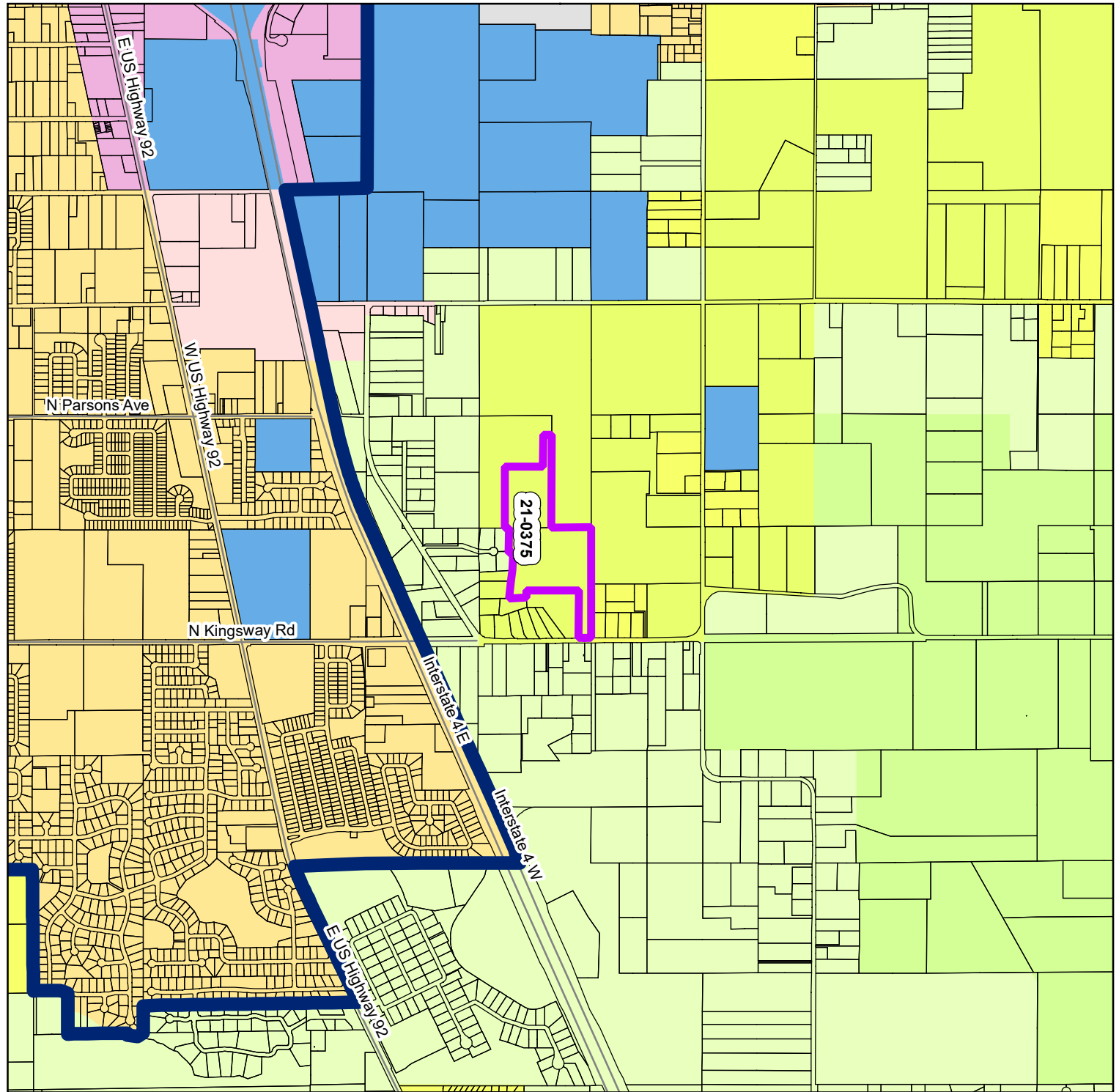
Overall, the proposed Special Use would allow for continued mining activities that are consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing development pattern found in the surrounding area.

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 21-0375



**Rezoning**

<all other values>

STATUS	Color
APPROVED	Yellow
CONTINUED	Light Green
DENIED	Red
WITHDRAWN	Blue
PENDING	Purple

Tampa Service Area	Dark Blue
Urban Service Area	Medium Blue
Shoreline	Light Blue
County Boundary	Blue Dashed
Jurisdiction Boundary	Blue Dotted
Major Roads	Blue Solid
Parcels	Black Outline

AGRICULTURAL/MINING-1/20 (.25 FAR)	Lightest Yellow
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)	Light Yellow
AGRICULTURAL-1/10 (.25 FAR)	Yellow-Green
AGRICULTURAL/RURAL-1/5 (.25 FAR)	Light Green
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)	Light Green
RESIDENTIAL-1 (.25 FAR)	Light Green
RESIDENTIAL-2 (.25 FAR)	Light Green
RESIDENTIAL PLANNED-2 (.35 FAR)	Light Green
RESIDENTIAL-4 (.25 FAR)	Light Green
RESIDENTIAL-6 (.25 FAR)	Light Green
RESIDENTIAL-9 (.35 FAR)	Light Green
RESIDENTIAL-12 (.35 FAR)	Light Green
RESIDENTIAL-16 (.35 FAR)	Light Green
RESIDENTIAL-20 (.35 FAR)	Light Green
RESIDENTIAL-36 (1.0 FAR)	Light Green
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)	Light Green
SUBURBAN MIXED USE-6 (.35 FAR)	Light Green
COMMUNITY MIXED USE-12 (.50 FAR)	Light Green
URBAN MIXED USE-20 (1.0 FAR)	Light Green
REGIONAL MIXED USE-35 (2.0 FAR)	Light Green
OC-20	Light Green
RESEARCH CORPORATE PARK (1.0 FAR)	Light Green
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)	Light Green
LIGHT INDUSTRIAL PLANNED (.50 FAR)	Light Green
LIGHT INDUSTRIAL (.50 FAR)	Light Green
HEAVY INDUSTRIAL (.50 FAR)	Light Green
PUBLIC/QUASIPUBLIC	Light Green
NATURAL PRESERVATION	Light Green
WIMUKVA VILLAGE RESIDENTIAL-2 (.25 FAR)	Light Green
CITRUS PARK VILLAGE	Light Green

**DATA SOURCES:** Rezoning boundaries from the Planning Commission and an aerial, fiscal lines and street from Hillsborough County Property Appraiser. Parcel boundaries and lot area from the County Property Appraiser. Parcel ownership and parcel ID for the parcel 21-0375 from the Hillsborough County Property Appraiser. City/County Planning Commission. Aerial imagery: This is intended for the U.S. National Map Accuracy Standard. All distances are in feet. The map is intended for informational purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 9/7/2021  
 Author: Beverly F. Danks  
 File: G:\Rezoning\System\MapProjects\HilCo\GenL\Rezoning\_Copyp.mxd  
**Hillsborough County**  
**City/County**  
**Planning Commission**

188

WARRANTY DEED

THIS WARRANTY DEED Made the 10th day of October, A. D., 1989, by and between CHARLES SILLIMAN, a single person, hereinafter called the grantor, to THE DAVID J. JOSEPH COMPANY, a Delaware corporation, whose post office address is P. O. Box 1078, Cincinnati, Ohio 45201, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall include all of the parties to this instrument and their respective heirs, legal representatives, successors, and/or assigns of the parties)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and -----00/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The South 450.00 feet of the North 1018.87 feet of the East 725.00 feet of the Northwest 1/4 of the Southwest 1/4 and the South 100.00 feet of the North 568.87 feet of the East 1100.00 feet of the Northwest 1/4 of the Southwest 1/4 all in Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida.

Lying and being a part of Hillsborough County, Florida, containing 10.01 acres of land, more or less

The land that is the subject of the transfer is not homestead property.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor fully warrants title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed sealed, and delivered in our presence:

[Signature of John A. Giles]

[Signature of Charles Silliman] L.S.  
CHARLES SILLIMAN

[Signature of John A. Giles]

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES SILLIMAN to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10 day of October, A. D. 1989.

[Signature of Notary Public]

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES SEPT 3, 1990

21-0375

1989 OCT 10 PM 4:40  
89219279

Documentary Tax Pd. \$ 1044.45  
Intangible Tax Pd. \$  
Richard Me. Clerk Hillsborough County  
By: J. A. Giles Deputy Clerk

Dominic J. Baccarella  
Attorney at Law  
Centre Square, Suite A  
1505 N. Florida Ave.  
Tampa, Florida 33602

PLEASE RETURN TO:

This Instrument Prepared By:  
Dominic J. Baccarella  
Attorney at Law  
Centre Square, Suite A  
1505 N. Florida Ave.  
Tampa, Florida 33602

# FEE SIMPLE DEED

This Indenture Made the 19th day of December A. D. 1978

by G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife

hereinafter called the grantor, to THE DAVID J. JOSEPH CO.

whose post office address is 1002 Orient Road, Tampa, Florida 33619

hereinafter called the grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot beginning 8.87 chains West of the NE corner of the SW 1/4 and run West 11.32 chains, South 14.75 chains, East 4.45 chains, North 2 degrees, West 84 links, East 5.75 degrees, South 8.08 chains, North 2 degrees, West 3 chains, West 4 degrees, North 1.05 chains, and North 11.45 chains to the Point of Beginning, all in Section 26, Township 28 South, Range 20 East, AND

The North 148.5 feet of the NE 1/4 of the SW 1/4 of Section 26, Township 28 South, Range 20 East, less the West 747.12 feet thereof and less the East 30 feet for Road Right-of-Way, Hillsborough County, Florida.

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

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

In Witness Whereof, the said grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
[Signature]

[Signature] (Seal)  
G. ROBERT BLANCHARD  
[Signature] (Seal)  
JUDITH R. BLANCHARD  
\_\_\_\_\_ (Seal)

RECEIVED  
DEC 29 4 15 PM '78  
CLERK OF DISTRICT COURT  
HILLSBOROUGH COUNTY, FLA.

HILLSBOROUGH COUNTY 258958  
FLORIDA DOCUMENTARY SUR TAX  
DEPT. OF REVENUE DEC29'78 P.B. 10820  
41.80

HILLSBOROUGH COUNTY 239242  
STATE OF FLORIDA DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE DEC29'78 P.B. 11059  
114.00

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 19th day of December 1978 by G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife

[Signature]  
Notary Public State at Large  
My Commission Expires: May 18, 1980  
Notary Public, State of Florida

This instrument prepared by  
RUTH B. HIMES  
20th Floor, Exchange National Bank Bldg.  
Tampa, Florida 33601



GUARDIAN'S DEED

2369 186

THIS INDENTURE, executed the 29<sup>th</sup> day of June,

1971, between ROBERT E. VAUGHN, as Successor Guardian of the property of FLOSSIE ARMWOOD, Incompetent, of the County of

HILLSBOROUGH COUNTY

057277

Hillsborough, State of Florida, party of the first part, and

HAROLD COLLINS, whose post office address is: P. O. Box 401,

Thonotosassa, Florida, of the County of Hillsborough, State of

Florida, party of the second part,

WITNESSETH: That

WHEREAS, FLOSSIE ARMWOOD, incompetent, is seized and

possessed of the following described real property lying, being

and situate in the County of Hillsborough, State of Florida, to-wit:

The North 148.5 feet of the Northeast Quarter of the Southwest Quarter, Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, less approximately 2.0 acres

and

WHEREAS, the said ROBERT E. VAUGHN has duly qualified

HILLSBOROUGH COUNTY

007878

and is acting successor guardian of the property of FLOSSIE

ARMWOOD, incompetent, and

WHEREAS, the said ROBERT E. VAUGHN did petition the

County Judges' Court of Hillsborough County, Florida, that

Court having jurisdiction of the estate of FLOSSIE ARMWOOD,

incompetent, for an order authorizing the sale of the above

described property and

WHEREAS, the said County Judge did on the 18th day

of June, 1971, enter an order authorizing the sale of the above

described property by said Successor Guardian and authorizing said

Successor Guardian to execute and deliver this deed, and

WHEREAS, the said party of the second part has complied

with the terms of said sale as authorized by the County Judge,

This instrument prepared by:  
Michael T. Trocke  
P.O. Box 3324  
Tampa, Florida 33602



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SEP 23 3 01 PM '71

834121

21-0375

REC 2363 to 187

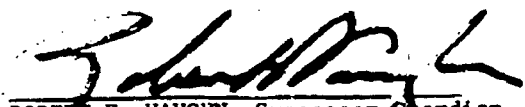
NOW, THEREFORE, in consideration of the sum of Three Thousand Dollars (3,000.00), the receipt whereof is hereby acknowledged by the said party of the first part, the said party of the first part as Successor Guardian of the property of FLOSSIE ARMWOOD, Incompetent, does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs, administrators and assigns forever the lands heretofore described and all appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the said party of the second part, his heirs, administrators and assigns, and every right, title and interest therein whereof the said FLOSSIE ARMWOOD, Incompetent, was seized and possessed, as fully and completely as the said ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, could or should convey the same under and pursuant to the order of the Court aforesaid and the law pertaining thereto.

IN WITNESS WHEREOF, the said ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Elmer P. Rucker  
Caroline - in Ste...

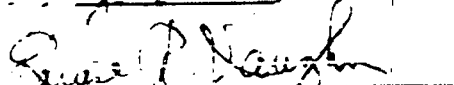
  
ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent.

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, to me known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same as his free act and deed in the aforesaid capacity for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid, this 21 day of June, 1971.

Notary Public for State of Florida at Large  
My Commission Expires Jan. 29, 1975  
Repealed by American Fire & Casualty Co.

  
Notary Public

C7A-14432

REF 3574 PG 177

40  
7.00  
7.40

JAMES P. RAYLOR  
CLERK CIRCUIT COURT  
RECORDS & DEEDS  
HILLSBOROUGH COUNTY  
TAMPA, FLORIDA

CORRECTIVE GUARDIAN'S DEED

THIS INDENTURE, executed the 27th day of June, 1971, between ROBERT E. VAUGHN, as Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, of the County of Hillsborough, State of Florida, party of the first part, and HAROLD COLLINS, whose post office address is P. O. Box 401, Thonotosassa, Florida, of the County of Hillsborough, State of Florida, party of the second part,

WITNESSETH: That

WHEREAS, FLOSSIE ARMWOOD, incompetent, is seized and possessed of the following described real property lying, being and situate in the County of Hillsborough, State of Florida, to-wit:

The North 148.5 feet of the Northeast Quarter of the Southwest Quarter, Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, less the West 747.12 feet thereof, containing approximately 2.0 acres

and

WHEREAS, the said ROBERT E. VAUGHN has duly qualified and is acting successor guardian of the property of FLOSSIE ARMWOOD, incompetent, and

WHEREAS, the said ROBERT E. VAUGHN did petition the County Judges' Court of Hillsborough County, Florida, that Court having jurisdiction of the estate of FLOSSIE ARMWOOD, incompetent, for an order authorizing the sale of the above described property, and

WHEREAS, the said County Judge did on the 18th day of June, 1971, enter an order authorizing the sale of the above described property by said Successor Guardian and authorizing said Successor Guardian to execute and deliver this deed, and

WHEREAS, the said party of the second part has complied with the terms of said sale as authorized by the County Judge,

NOW, THEREFORE, in consideration of the sum of Three Thousand Dollars (\$3,000.00), the receipt whereof is hereby acknowledged by the said party of the first part, the said party of the first part, as Successor Guardian of the property of FLOSSIE ARMWOOD, Incompetent, does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs, administrators and assigns forever the lands heretofore described and all appurtenances thereunto belonging.

This instrument was prepared by THOMAS D. EVANS of SHACALUF ORD, FARRIOR, STALLINGS & EVANS First Financial Tower, Tampa, Fla. 33602

HILLSBOROUGH COUNTY 01428  
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE  
OCT-8778 00.40

21-0375

TO HAVE AND TO HOLD the same unto the said party of the second part, his heirs, administrators and assigns, and every right, title and interest therein whereof the said FLOSSIE ARMWOOD, Incompetent, was seized and possessed, as fully and completely as the said ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, could or should convey the same under and pursuant to the order of the Court aforesaid and the law pertaining thereto.

IN WITNESS WHEREOF, the said ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

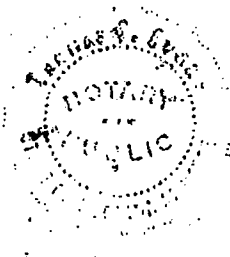
*Thomas P. P. [Signature]*  
\_\_\_\_\_  
Thomas P. P. [Name]

*Robert E. Vaughn [Signature]*  
\_\_\_\_\_  
Robert E. Vaughn, Successor Guardian of the property of FLOSSIE ARMWOOD, Incompetent.

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBERT E. VAUGHN, Successor Guardian of the property of FLOSSIE ARMWOOD, incompetent, to me known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same as his free act and deed in the aforesaid capacity for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October, 1979.



*Thomas P. P. [Signature]*  
\_\_\_\_\_  
Notary Public, State of Florida at Large. My commission expires:

*July 23, 1981*

Know All Men By These Presents, That Harold Collins and Sharon Collins,  
his wife

herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, an easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

The South 15 feet of the North 148.5 feet of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 28 South, Range 20 East AND A strip of land 15 feet wide 7.5 feet on either side of a Center Line which is described as follows: From the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 26, run West 592.92 feet run thence South 148.5 feet to a Point-of-Beginning. From said Point-of-Beginning run thence South 11.45 chains, South  $86^{\circ}$  East 1.05 chains, South  $2^{\circ}$  East 3 chains to a Point-of-Termination.

A:06835  
RECEIVED  
FEB 29 9 30 AM '72  
CLERK CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLA

DOCUMENTARY  
SURVEY  
00.85

together with the right of ingress and egress to and from the same, and all rights, therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of constructing, operating, maintaining and replacing on and removing from said land, in connection with the Company's conduct of its business, installations described as follows:

Lines of wires, supporting structures and necessary appurtenances attached thereto.

The aforesaid rights and privileges granted shall include the right and privilege to trim or remove any and all trees or shrubs upon said land, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor's lands adjacent to said land, whenever the Company may deem it necessary or desirable to do so for the protection of said installations.

The Grantor may use said land for any agricultural or horticultural purpose which will not interfere or conflict in any manner with the use of the same by the Company for the purposes enumerated above and which will not endanger any person or property, except that in no event shall any improvement or structure be installed or constructed thereon.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, and the masculine, feminine or neuter gender, and the singular or plural, wherever the context so admits or requires.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in due form required by law, this 2

day of FEBRUARY, 1972

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

James W. Cochran  
WITNESSED TO EXECUTION BY GRANTOR

Harold Collins (SEAL)  
Sharon Collins (SEAL)  
Sharon Collins (SEAL)

WITNESSED TO EXECUTION BY GRANTOR

STATE OF FLORIDA  
DOCUMENTARY  
DEPT OF REVENUE  
STAMP TAX  
00.30

STATE OF FLORIDA,  
COUNTY OF Hillsborough

I HEREBY CERTIFY, That on this 2 day of FEBRUARY, 1972, before me the undersigned authority personally appeared

Harold Collins and Sharon Collins, his wife

to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.  
James W. Cochran  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AT MY COMMISSION EXPIRES

This instrument was prepared by  
J. L. GANEY  
TAMPA ELECTRIC COMPANY  
P. O. Box 111  
Tampa, Florida 33601

ME 2587 n 173

B 49928

THIS INDENTURE, Made this 5 day of May 1972,  
by and between HAROLD M. COLLINS, a/k/a HAROLD COLLINS  
and SHARON COLLINS, his wife,  
of the County of Hillsborough, in the State of Florida,  
parties of the first part, and IRA W. STRINGFIELD  
and MARGARET STRINGFIELD, his wife,

RECEIVED

DEC 6 10 37 AM '72

CLERK CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLA.

whose post office address is: 5828 E. 7th Avenue, Tampa,  
of the County of Hillsborough, in the State of Florida  
parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration  
of the sum of Ten and no/100 ----- Dollars,  
and other valuable considerations, lawful money of the United States of America, to  
them in hand paid by the said parties of the second part, the receipt where-  
of is hereby acknowledged, have granted, bargained, sold and conveyed to the said  
parties of the second part, their heirs and assigns forever, all of  
the following described land in Hillsborough County, Florida, to-wit:

Lot beginning 8.87 chains west of the Northeast corner of the SW  
1/4 and run West 11.32 chains, South 14.75 chains, East 4.45 chains,  
North 2 degrees, West 84 links, East 5.75 degrees, South 8.08  
chains, North 2 degrees, West 3 chains, West 4 degrees, North  
1.05 chains, and North 11.45 chains to the point of beginning,  
all in Section 26, Township 28 South, Range 20 East, AND  
The North 148.5 feet of the NE 1/4 of the SW 1/4 of Section 26,  
Township 28 South, Range 20 East, less the West 747.12 feet  
thereof and less the East 30 feet for Road Right-of-Way,  
Hillsborough County, Florida

TO HAVE AND TO HOLD the above described premises, with the appurte-  
nances, unto the said parties of the second part, their heirs and assigns,  
in fee simple forever.

And the said parties of the first part do hereby covenant with the said  
parties of the second part that said described property is free from all liens and  
encumbrances

except easements of record and other rights conveyed to the  
Board of County Commissioners of Hillsborough County, Florida;  
by the Supervisors of Dover Drainage District, in that certain  
instrument dated 7/2/53, recorded 10/7/53, in D.B. 1764, p. 40.

And the said parties of the first part do hereby fully warrant the title  
to said land, and will defend the same against the lawful claims of all persons whom-  
soever.

IN WITNESS WHEREOF, the said parties of the first part have executed  
this deed under seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

*Barbara Storebo*

*Harold M. Collins* (SEAL)  
Harold M. Collins a/k/a Harold Collins  
*Sharon Collins* (SEAL)  
Sharon Collins

*Barbara Storebo*

This instrument was prepared by  
JOSEPH GARCIA, Attorney at Law  
First National Bank Building  
Tampa, Florida 33602

(SEAL)

(SEAL)

STATE OF FLORIDA  
CLERK OF THE CIRCUIT COURT  
HILLSBOROUGH COUNTY  
RECEIVED  
DEC 6 1972  
150.00

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH }

2587 pg. 174

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

HAROLD M. COLLINS, a/k/a HAROLD COLLINS, and SHARON COLLINS, his wife,

to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged before me that they executed the same as their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this  
5th day of May A.D. 19 72

*[Signature]*  
Notary Public, State of Florida at Large  
My Commission Expires: \_\_\_\_\_

Notary Public, State of Florida at Large  
My Commission Expires July 16, 1975  
Printed by American Ink & Co., Inc.

**Warranty Deed**

TO

DANAHY, GARCIA & FIELDS  
1210 First National Bank Bldg.  
Tampa, Florida 33602





STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH }

OFF: 2034 PG 219  
REC: 2034 PG 219

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

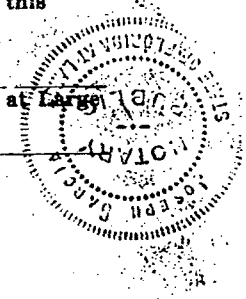
IRA W. STRINGFIELD and MARGARET STRINGFIELD, his wife,

to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged before me that they executed the same as their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this  
28 day of February A.D. 19 73

*Wm. J. ...*  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_



Notary Public, State of Florida at Large  
My Commission Expires July 16, 1975  
Issued by American Fire & Casualty Co.

*Ad. W. A.*  
Carlton, Fields, Ward, Emmanuel, Smith & Carter, P.A.  
P. O. Box 3239 Tampa, Florida 33601

# Warranty Deed

*Doc. ST. 153,110  
S. W. 7. 17.65.  
P. C. 6.00*

TO

QUITCLAIM DEED

A 16892

THIS INDENTURE, Made this day of March, 1973,

by and between JACK W. WINTER, joined by his wife JEANNE R. WINTER, and G. ROBERT BLANCHARD, joined by his wife, JUDITH R. BLANCHARD,

of the County of Hillsborough, in the State of Florida,

parties of the first part, and JACK W. WINTER and JEANNE R. WINTER, his wife, and G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife, as an estate by the entireties, as to each husband and wife, whose post office address is: 1219 U.S. Highway 301 North, Tampa, of the County of Hillsborough, in the State of Florida, parties of the second part,

RECEIVED

APR 10 3 32 PM '73

CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY, FLA

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Ten and no/100 Dollars, and other valuable considerations, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed to the said parties of the second part, their heirs and assigns forever, all the right, title, interest and claim of the said part of the first part in and to the following described land in Hillsborough County, Florida, to-wit:

Lot beginning 8.87 chains west of the Northeast corner of the SW 1/4 and run West 11.32 chains, South 14.75 chains, East 4.45 chains, North 2 degrees West 84 links, East 5.75 degrees, South 8.08 chains, North 2 degrees, West 3 chains, West 4 degrees, North 1.05 chains, and North 11.45 chains to the point of Beginning, all in Section 26, Township 23 South, Range 20 East

-and-

The North 148.5 feet of the NE 1/4 of the SW 1/4 of Section 26, Township 23 South, Range 20 East, LESS the West 747.12 feet thereof and LESS the East 30 feet for Road right-of-way, Hillsborough County, Florida.

It is the intention of the parties to this deed to vest in Jack W. Winter and Jeanne R. Winter, his wife, as an estate by the entireties, an undivided one-half interest in said property, and to vest in G. Robert Blanchard and Judith R. Blanchard, his wife, as an estate by the entireties, an undivided one-half interest in said property.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have executed this deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Handwritten signatures and names of witnesses, including Jack W. Winter, Jeanne R. Winter, G. Robert Blanchard, and Judith R. Blanchard, with (SEAL) markings.

STATE OF FLORIDA } COUNTY OF HILLSBOROUGH }

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jack W. Winter, joined by his wife Jeanne R. Winter, and G. Robert Blanchard, joined by his wife, Judith R. Blanchard, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same as their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this day of, 1973.

This instrument prepared by:

D. Wallace Fields, Esquire

Post Office Box 3239

Tampa, Florida 33601

Notary Public State of Florida at Large

My commission expires FEB. 15, 1977

STATE OF FLORIDA DOCUMENTARY TAX DEPT. OF REVENUE APR 10 1973 00.30

DOCUMENTARY SUR TAX 00.55



3188 1435

3188 1435

**This Warranty Deed** Made this 15th day of December A.D. 1976 by

JACK W. WINTER and JEANNE R. WINTER, his wife,

hereinafter called the grantor to

G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife,

whose postoffice address is P. O. BOX 1872 - Tampa, FL 33601

hereinafter called the grantee

Whereas said deed, the terms, covenants and grantor include all the parties in this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations;

**Witnesseth:** That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Hillsborough County, Florida, viz:

**AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND:**

Lot beginning 8.87 chains West of the NE corner of the SW 1/4 and run West 11.32 chains, South 14.75 chains, East 4.45 chains, North 2 degrees, West 84 links, East 5.75 degrees, South 8.08 chains, North 2 degrees, West 3 chains, West 4 degrees, North 1.05 chains, and North 11.45 chains to the Point of Beginning, all in Section 26, Township 28 South, Range 20 East, AND

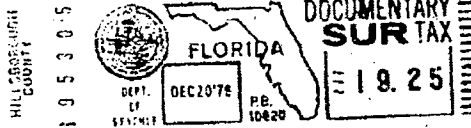
The North 148.5 feet of the NE 1/4 of the SW 1/4 of Section 26, Township 28 South, Range 20 East, less the West 747.12 feet thereof and less the East 30 feet for Road Right-of-Way, Hillsborough County, Florida.

IT IS THE INTENTION OF THE GRANTORS TO CONVEY TO THE GRANTEE ALL OF THE GRANTORS' RIGHT, TITLE AND INTEREST IN AND TO THE PROPERTY ABOVE DESCRIBED.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1976 and subsequent years, and except for easements and restrictions of record.



**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Bertram Camps*  
*Robt. A. Himes*  
(As to Jack W. Winter)  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

*Jack W. Winter*  
JACK W. WINTER  
*Jeanne R. Winter*  
JEANNE R. WINTER, his wife  
Signed, sealed and delivered in the presence of:  
*Bertram Camps*  
*Robt. A. Himes*  
(As to Jeanne R. Winter)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

JACK W. WINTER

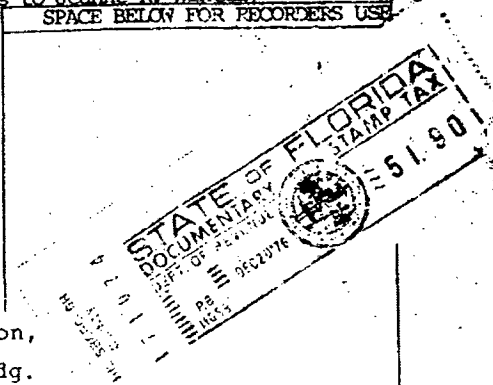
to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of December A. D. 19 76.

Notary Public, State of Florida at Large  
My Commission Expires Oct. 19, 1980

*Bertram Camps*  
NOTARY PUBLIC  
Ruth B. Himes of Carlton,

This Instrument prepared by:  
Fields, Ward, 20th Fl. Exchange Na. Bank Bldg.  
Address Tampa, Florida 33602



21-0375

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

OFF REC. 3188 PG 1436

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JEANNE R. WINTER, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of December, 1976.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES MAR. 22, 1977  
BONDED THIRD GENERAL INSURANCE UNDERWRITERS

A 54444

RECEIVED

DEC 20 4 20 PM '76

HILLSBOROUGH COUNTY, FLORIDA

3459 991  
3459 991

# FEE SIMPLE DEED

This instrument Made the 19th day of December A. D. 1978  
by G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife  
hereinafter called the grantor, to THE DAVID M. JOSEPH CO.  
whose post office address is 1002 Orient Road, Tampa, Florida 33619  
hereinafter called the grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot beginning 8.87 chains West of the NE corner of the SW 1/4 and run West 11.32 chains, South 14.75 chains, East 4.45 chains, North 2 degrees, West 34 links, East 5.75 degrees, South 8.08 chains, North 2 degrees, West 3 chains, West 4 degrees, North 1.06 chains, and North 11.45 chains to the Point of Beginning, all in Section 26, Township 28 South, Range 20 East,  
AND  
The North 148.5 feet of the NE 1/4 of the SW 1/4 of Section 26, Township 28 South, Range 20 East, less the West 747.12 feet thereof and less the East 30 feet for Road Right-of-Way, Hillsborough County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.  
In Witness Whereof, the said grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

G. Robert Blanchard (Seal)  
Judith R. Blanchard (Seal)  
JUDITH R. BLANCHARD (Seal)

RECEIVED  
DEC 29 4 25 PM '78  
HILLSBOROUGH COUNTY  
FLORIDA

FLORIDA DOCUMENTARY SUR TAX  
41.80

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
DEC 29 78  
114.00

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 19th day of December 1978 by G. ROBERT BLANCHARD and JUDITH R. BLANCHARD, his wife

William D. Snyder  
Notary Public State at Large  
My Commission Expires: Nov 16, 1981

This instrument prepared by:  
RUTH B. HIMES  
20th Floor, Exchange National Bank Bldg.  
Tampa, Florida 33601

21-0375

A F F I D A V I T

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

REC. 3473 PL 857

Before me, the undersigned authority, personally appeared  
ROBERT B. ALLING, who deposes and says:

1. That he is the authorized Agent for and in charge  
of The David J. Joseph Company district office, at 1002 Orient  
Road, Tampa, Florida 33680.

2. That The David J. Joseph Company is the owner of  
the following described property located in Hillsborough County,  
Florida:

Lot beginning 8.87 chains West of the NE corner  
of the SW 1/4 and run West 11.32 chains, South  
14.75 chains, East 4.45 chains, North 2 degrees,  
West 84 links, East 5.75 degrees, South 8.08  
chains, North 2 degrees, West 3 chains, West  
4 degrees, North 1.05 chains, and North 11.45  
chains to the Point of Beginning, all in  
Section 26, Township 28 South, Range 20 East,  
AND  
The North 148.5 feet of the NE 1/4 of the SW 1/4  
of Section 26, Township 28 South, Range 20 East,  
less the West 747.12 feet thereof and less the  
East 30 feet for Road Right-of-Way, Hillsborough  
County, Florida.

3. That a survey was prepared for The David J. Joseph  
Company by Heidt & Associates, Inc. dated December 27, 1978, Order  
No. 78-12-250, by Edwin B. Keck, P.L.S., Fla. #2651, a copy of  
which is attached to this Affidavit as Exhibit "A."

4. That The David J. Joseph Company while in the  
process of erecting a barbed-wire fence on the South boundary of  
said property, encountered an old fence encroaching on said property  
in approximately the location sketched on said survey by the  
undersigned affiant.

5. That in order to avoid a present conflict with the  
adjoining property owner, Flossie Armwood, The David J. Joseph  
Company is installing the fence on its own property so as not to  
encroach on the old fence line.

6. That this Affidavit is made for the purpose of  
making a record to the effect that The David J. Joseph Company is  
not abandoning the property left on the outside of the new fence

21-0375

REC. 3473 n 838

nor establishing a boundary line by placement of its fence but claims all land shown on the original survey attached as Exhibit "A."

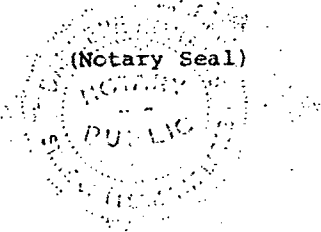
  
ROBERT B. ALLING - Affiant

SWORN TO AND SUBSCRIBED before me this 31st day of January, 1979.

  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Dec. 27, 1979



FEB 5 4 07 PM '79  
CLERK CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLA.

RECEIVED

A 06170

NE 3473 K 850

North boundary of SW 1/4 of Section 26, Township 28 South, Range 34 East

Round Concrete Monument (Found)

Round Concrete Monument (Found)

PARCEL "B"

K 55 Acres ±

P A C A N T

INITIALS  
PST

OLD FENCE

S 00° 00' 30" E - 512.50 (Mees) - SOUTH - 512.5 - 14.75 chains by desc.

N 09° 03' W 1308.63 (meas)  
738.71 (meas) (547.10 - 11.36 chains by Desc)  
81.87  
148.5  
500.00 (meas)

Iron Pipe (Set)

N 09° 03' W - 755.21 (meas) (North - 755.7 - 11.45 chains by desc.)

Iron Pipe (Set)

(S 08° 37' R - 63.8 feet - 105 chains by desc.)

S 08° 30' 52" N (meas)

Iron Pipe (Found)

(S 08° 37' R - 63.8 feet - 105 chains by desc.)  
S 08° 30' 52" N (meas)  
142.27 (meas) - 3 chains by desc.

Iron Rod (Found)

S 08° 54' 10" E - 232.25 (meas)  
(East - 232.7 - 4.45 chains by desc.)

Iron Pipe (Found)

(N 09° 55' 30" E - 55.33' - 4 links by desc.)

S 08° 02' 50" E - 503.78 (meas)  
(S 08° E - 533.20 - 8.08 chains by desc.)

Iron Pipe (Found)

(S 08° 02' 50" E - 503.78 (meas))

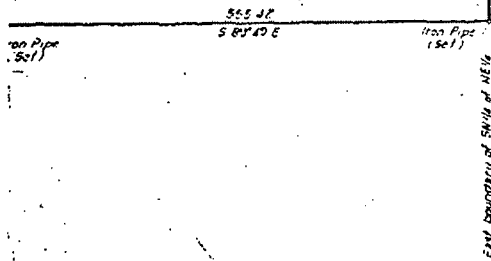


REF 3473 N 860

28 South, Range 20 East

584.98 (meas) (585.42 - 887 chains by atec)  
 Iron Pipe (Set)

**PARCEL "A"**  
 189 Acres ±

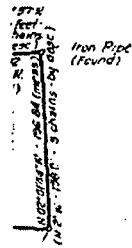


**BENCH MARK**  
 In Railroad Spine in Telephone Pole Etc.  
 Elevation: 60.59

Northeast corner of SW 1/4 of Sec 26, Twp 28 S., Rge 20 E

Exhibit "A"

**NOTE:**  
 Elevations are in feet and refer to NGS (USGS) mean sea level datum.  
 Elevations shown thus "a" were taken on black lines on square steel posts (posts were driven into ground)



**PARCEL "A"**  
 The North 148.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, LESS the West 747.12 feet thereof and LESS the East 30.00 feet for road right-of-way.

**PARCEL "B"**  
 Lot beginning 8.87 chains West of the Northeast corner of the Southwest 1/4 of Section 26, Township 28 South, Range 20 East, and run West 11.32 chains; thence South 14.75 chains; thence East 4.45 chains; thence N.2°W., 84 links; thence East 5.75°S., 8.08 chains; thence N.2°W., 3 chains; thence W.4°N., 1.05 chains; thence North 11.45 chains to the Point of Beginning.

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYORS SEAL.

This Survey Prepared For: <i>David Joseph Company</i>		RECEIVED		102 WEST WYTING STREET	SUITE 200
SURVEYORS CERTIFICATE		Prepared By: _____	Field Party: _____	TAMPA, FLORIDA 33601	TEL: 813/223-1375
This certifies that a survey of the above described property was made under my supervision and that the sketch hereon is a true and accurate representation thereof.		Chk. No. _____	Chk. No. _____	<b>HEIDT &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING LAND SURVEYING	
_____ David J. Heidt, P.E., S.L.S.		DATE: _____	DATE: _____		
		REVISION: _____	DRAWN BY: _____	DATE: Dec 27, 1978	ORDER NO. 78 12 250
		Chk. No. _____	CHECKED BY: _____		
		DATE: _____	DATE: _____		

David Joseph Co. 20 28-20

COUES TIME 3 31P  
15103556 203 0306 23JAN81  
RECORDED 002395 C  
CK 564.40

GUARDIAN'S DEED

INT. TAX  
SURTAX  
DOC. STP. 574.40  
REC. FEE 10.00  
TOT. DUE 584.40  
ACC. NO.  
REC. CLK. *MSM*

THIS INDENTURE, Made this 6 day of JANUARY, 1981 by:

Lulah Belcher and Michael Buscemi, Guardians of the Property of FLOSSIE ARMWOOD, incompetent, hereinafter referred to as Guardians.

And Alafia Land Development Corporation, a Florida Corporation, Hillsborough County, Florida hereinafter referred to as Grantee, whose post office address is: 2512 Riverview Drive, Riverview, Florida 33569.

WHEREAS, this Indenture is given by the Guardians, pursuant to an Order Authorizing the Sale of the parcel of real property described herein, dated the 17th day of December, 1980, by Hillsborough County Circuit Court, Probate Guardianship and Trust Division, case No. 80-362, Division A.

WHEREAS, the Letters of Guardianship issued to the Guardians are in full force and effect as of the date of this Indenture.

JAMES F. TAYLOR, JR.  
CLERK CIRCUIT COURT  
RECORDING DEPT.  
HILLSBOROUGH CO.  
TAMPA, FL 33601

W I T N E S S E T H:

The Guardians, in consideration of Ten Dollars (\$10.00) other valuable considerations, pursuant to the power and authority conferred by law, hereby grants, bargains, sells, aliens, remises, releases, conveys, confirms, transfers and surrenders unto the Grantee forever, all the right, title and interest of the ward and also all the right title and interest that the Guardianship by operation of law or otherwise may have acquired, in and to all of that certain parcel of real property situated in the County of Hillsborough, Florida, described as:

INS. INSTRUMENT PREPARED BY  
WILLIAM R. PLATT  
816 Pughship Lane Bldg.  
315 Madison Street  
Tampa, Florida 33608

Lot beginning 7.91 1/2 chains East of the Southwest corner of the Northeast 1/4 of the Southwest 1/4 and run North 2 degrees West, 5.97 chains; West 5.75 degrees North, 3.19 chains; South 2 degrees East, 84 links; West 4.45 chains;

North, 7.64 chains; West, 20.23 chains; South, 13 chains; and East, 28.16 chains to beginning and West, 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 LESS road, Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as beginning at a point on the South boundary of the Northeast 1/4 or the Southwest 1/4 of Section 26, Township 28 South, Range 20 East, Hillsborough County Florida, 521.18 feet East of the Southwest corner thereof, run thence N. 02°53'24" W., 398.54 feet; thence N. 36°11'25"W., 210.73 feet; thence S02°44'58"E., 55.60 feet; thence S. 89° 57' 34" W., 293.51 feet to the East boundary of the Northwest 1/4 of the southwest 1/4 of said Section 26, thence N., 00°16'41"W., 502.90 feet, along said East boundary, to a point 7 chains 11 links (469.26 feet) South of the Northeast corner thereof; thence N. 89°59'54" W., 1339.38 feet, parallel with the North boundary of said Northwest 1/4 of the Southwest 1/4, to the West boundary thereof; thence S., 00°06'47"E., 860.51 feet, along the West boundary of said Northwest 1/4 of the Southwest 1/4, to the Southwest corner thereof; thence N. 89°57'34" E., 1340.14 feet, along the South boundary of said Northwest 1/4 of the Southwest 1/4, to the Southeast corner thereof; thence S. 00°07'36" E., 663.95 feet, along the West boundary of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 26, to the Southwest corner thereof; thence N.89°57'46" E., 208.23 feet, along the South boundary of said West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4, to the Northwesterly right-of-way line of Sligh Ave. (Frontage Road for Interstate I-4); thence N 58°03'06" E., 149.53 feet, along said Northwesterly right-of-way line, to the East boundary of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4; thence N.00°12'53"W., 584.68 feet along said East boundary, to the South boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 26;; thence N 89°57'46"E., 186.79 feet, along said South boundary to the point of Beginning.

All being and lying in Hillsborough County, Florida.

TOGETHER with all of the tenements, hereditaments and appertenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Guardians have caused this instrument to be duly entered the day and year first above written.

Witness:

William R. [Signature]      Lulah Belcher  
LULAH BELCHER

Witness:

Curtis Belcher

Witness:

Ruth A. Stewart

Michael Buscemi

Witness:

Sammy L. Dykes

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH



The foregoing instrument was acknowledged before me this 6 day of January, 1981, by Lulah Belcher, Guardian of the Property of FLOSSIE ARMWOOD, incompetent.

William P. Platt  
NOTARY PUBLIC, State of Florida  
at Large.

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires July 1, 1983

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 1981, by Michael Buscemi, Guardian of the Property of FLOSSIE ARMWOOD, incompetent.

Ruth A. Stewart  
NOTARY PUBLIC, State of Florida  
at Large.

My Commission Expires:

4/18/82

# Warranty Deed

OFF. REC. 4009 PG 1792

This Indenture, Made, this 30th day of September, A.D. 19 82 .

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

BETWEEN ALAFIA LAND DEVELOPMENT CORPORATION a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida party of the first part, and Charles Silliman, married of the County of Hillsborough and State of Florida party of the second part, 8109 N. Newport Tampa, FL 33604

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to w...

SEE EXHIBIT "A" ATTACHED

JAMES F. TAYLOR, JR.  
CLERK CIRCUIT COURT  
RECORDING DEPT.  
HILLSBOROUGH CO.  
TAMPA, FL 33601

CODES  
TIME 11 24  
RECORDED  
OCT 7 1982

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

(Corporate Seal)  
Attest:

ALAFIA LAND DEVELOPMENT CORPORATION

By Cullen H. Williams  
Cullen H. Williams President.

Signed, Sealed and Delivered in our Presence:

Beverly Manto  
State of Florida,

HILLSBOROUGH COUNTY  
076733  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
OCT - 7 '82  
832.50

County of Hillsborough  
I Hereby Certify, That on this 30th day of September, A. D. 19 82, before me personally appeared Cullen H. Williams and respectively of Alafia Land Development Corporation, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to Charles Silliman

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at in the County of Hillsborough and State of Florida, the day and year last aforesaid.

THIS INSTRUMENT PREPARED BY

Beverly Manto  
CHICAGO TITLE & GUARANTEE CO.

Beverly Manto  
Notary Public  
My Commission Expires

Lot beginning 7.91 and one-half chains East of the Southwest corner of the Northeast quarter of the Southwest quarter and run North 2 degrees West, 5.97 chains; West 5.75 degrees North, 3.19 chains; South 2 degrees East 84 links; West 4.45 chains; North 7.64 chains; West 20.23 chains; South 13 chains; and East 28.16 chains to beginning\* and West one-half of the Northwest quarter of the Southeast quarter of the Southwest quarter LESS road, Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, being more particularly described as beginning at a point on the South boundary of the Northeast quarter of the Southwest quarter of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, 521.18 feet East of the Southwest corner thereof; run thence North 02 degrees 53 minutes 24 seconds West, 398.54 feet; thence North 86 degrees 11 minutes 25 seconds West, 210.73 feet; thence South 02 degrees 44 minutes 58 seconds East, 55.60 feet; thence South 89 degrees 57 minutes 34 seconds West, 293.51 feet to the East boundary of the Northwest quarter of the Southwest quarter of said Section 26; thence North 00 degrees 16 minutes 41 seconds West, 502.90 feet along said East boundary to a point 7 chains 11 links (469.26 feet) South of the Northeast corner thereof; thence North 89 degrees 59 minutes 54 seconds West, 1339.38 feet parallel with the North boundary of said Northwest quarter of the Southwest quarter to the West boundary thereof; thence South 00 degrees 06 minutes 47 seconds East, 860.51 feet along the West boundary of said Northwest quarter of the Southwest quarter to the Southwest corner thereof; thence North 89 degrees 57 minutes 34 seconds East, 1340.14 feet along the South boundary of said Northwest quarter of the Southwest quarter to the Southeast corner thereof; thence South 00 degrees 07 minutes 36 seconds East, 663.95 feet along the West boundary of the West one-half of the Northwest quarter of the Southeast quarter of the Southwest quarter of said Section 26 to the Southwest corner thereof; thence North 89 degrees 57 minutes 46 seconds East, 208.23 feet along the South boundary of said West one-half of the Northwest quarter of the Southeast quarter of the Southwest quarter to the Northwesterly right of way line of Sligh Avenue (Frontage Road for Interstate 4); thence North 58 degrees 03 minutes 06 seconds East, 149.53 feet, along said Northwesterly right of way line to the East boundary of the West one-half of the Northwest quarter of the Southeast quarter of the Southwest quarter; thence North 00 degrees 12 minutes 53 seconds West, 584.68 feet along said East boundary, to the South boundary of the Northeast quarter of the Southwest quarter of said Section 26; thence North 89 degrees 57 minutes 46 seconds East, 186.79 feet, along said South boundary to the Point of Beginning.

\* In Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida.

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WARRANTY DEED

THIS WARRANTY DEED Made the 10th day of October, A. D., 1989, by and between CHARLES SILLIMAN, a single person, hereinafter called the grantor, to THE DAVID J. JOSEPH COMPANY, a Delaware corporation, whose post office address is P. O. Box 1078, Cincinnati, Ohio 45201, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall include all of the parties to this instrument and their respective heirs, legal representatives, successors, and/or assigns of the parties)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and -----00/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The South 450.00 feet of the North 1018.87 feet of the East 725.00 feet of the Northwest 1/4 of the Southwest 1/4 and the South 100.00 feet of the North 568.87 feet of the East 1100.00 feet of the Northwest 1/4 of the Southwest 1/4 all in Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida.

Lying and being a part of Hillsborough County, Florida, containing 10.01 acres of land, more or less

The land that is the subject of the transfer is not homestead property.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor fully warrants title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature of Charles Silliman] L.S. CHARLES SILLIMAN

[Signature of John A. Gilles] RICHARD AKE CLERK OF CIRCUIT COURT HILLSBOROUGH COUNTY

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES SILLIMAN to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10 day of October, A. D. 1989.

[Signature of Notary Public] My Commission Expires: [Date]

1989 OCT 10 PM 4:40 89219279

Documentary Tax Pd. \$ 10.00 Intangible Tax Pd. \$ 0.00 Richard Me. Clerk Hillsborough County By: J. O. Gilles Deputy Clerk

PLEASE RETURN TO: Dominic J. Barcarella Attorney at Law Centre Square, Suite A 1505 N. Florida Ave. Tampa, Florida 33602

This Instrument Prepared By: Dominic J. Barcarella Attorney at Law Centre Square, Suite A 1505 N. Florida Ave. Tampa, Florida 33602

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Know All Men By These Presents, that THE DAVID J. JOSEPH COMPANY,

DELAWARE corporation, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, herein called the Company, receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, an easement over and the right to enter upon the land in HILLSBOROUGH County, Florida, described as follows: **REC: 5857 PG 345**

A strip of land 15.0 feet wide 7.5 feet on either side of a centerline which is described as follows:

Commencing at the Northeast corner of the SW & of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida; run thence N89°49'00"W a distance of 30.00 feet to the West right of way line of Kingsway Road; thence S00°09'47"W along said right of way line a distance of 7.50 feet to the Point of Beginning of said centerline; run thence N89°49'00"W a distance of 1,303.69 feet to the end of said centerline.

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

Documentary Tax Pd. \$ 155  
Intangible Tax Pd. \$ 0  
Richard Ake, Clerk Hillsborough County  
By: J. Zeck Deputy Clerk

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of constructing, operating, maintaining and replacing on and removing from said land, in connection with the Company's conduct of its business, an installation described as follows:

Lines of wires, supporting structures and necessary appurtenances thereto.

The aforesaid rights and privileges granted shall include the right and privilege to trim or remove any and all trees or shrubs upon said land, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor's lands adjacent to said land, whenever the Company may deem it necessary or desirable to do so for the protection of said installation.

The Grantor may use said land for any purpose which will not interfere or conflict in any manner with use of the same by the Company for the purposes enumerated above and which will not endanger any person or property.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in due form required by law, this 1st

day of November, 19 89

ATTEST  
[Signature]  
William J. Zeck Secretary

THE DAVID J. JOSEPH COMPANY,

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Louis F. Terhar Vice President

(Affix corporate seal here)

[Signature]  
Carolyn A. Trainor  
Witnesses to execution by Grantor

Return to:  
Tampa Electric Company  
Land Management Dept.  
P. O. Box 111  
Tampa, Florida 33601

STATE OF OHIO  
COUNTY OF HAMILTON

I HEREBY CERTIFY, That on this 1st day of November, 19 89, before me, the undersigned authority, personally appeared Louis F. Terhar and William J. Zeck to me known to be the persons described in and who executed the foregoing instrument as Vice President and

Secretary, respectively, of THE DAVID J. JOSEPH COMPANY, a corporation, and who severally and duly acknowledged the execution of said instrument as such officers, for and on behalf of and as the act and deed of said corporation, for the uses and purposes therein expressed, pursuant to authority lawfully conferred upon them by said corporation; and that the seal affixed to said instrument is the true and genuine corporate seal of said corporation and was affixed thereto by the said Secretary, under like authority, he being the proper custodian thereof.

WITNESS my hand and official seal the date aforesaid.

This instrument was prepared by  
KENNEIH E. KRONENWETTER  
TAMPA ELECTRIC COMPANY  
P. O. Box 111  
Tampa, Florida 33601

[Signature]  
Notary Public for STATE OF OHIO  
My commission expires 3/8/93

CAROLYN A. TRAINOR  
Notary Public, State of Ohio  
My Commission Expires March 8, 1993

1989 DEC 18 AM 11 32  
89270292



SEC. 26 TWP. 28 S. RGE. 20 E.  
FOLIO # 62053.0000  
W.O. NO. ESA 199684

|||||

INSTR # 2001197123  
OR BK 10883 PG 0708

PREPARED BY  
AND RETURN TO:

Mark J. Ebare  
Tampa Electric Company  
P.O. Box 111  
Tampa, FL 33601

RECORDED 06/20/2001 08:24 AM  
RICHARD ABE CLEIN OF COUNTY  
HILLSBOROUGH COUNTY  
DOC TAX PD(F. S. 201.02) 0.70  
DEPUTY CLERK S Edison

### EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That THE DAVID J. JOSEPH CO., a Delaware corporation, whose address is 308 Pike Street, Cincinnati, Ohio 45202, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, P.O. Box 111, Tampa, Florida 33601, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

The West 15.00 feet of the North 14.75 chains (973.50 feet) of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 26 South, Range 20 East, Hillsborough County, Florida.

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, replacing on and removing from said land, installations described as follows:

*Lines of wires, cables, data transmission and communication facilities, supporting structures and necessary appurtenances.*

The aforesaid rights and privileges shall include the right and privilege to trim any and all trees or shrubs upon said land wherever the Company may deem it necessary or desirable to do so, for the protection of said installations.

The Grantor shall not use said land in any manner or for any purpose that will interfere or conflict with the use of the same by the Company for the purposes enumerated above or which will endanger any person or property, and in no event shall Grantor construct or install any improvement or structure thereon with the exception of paving, curbs, sidewalks, utilities or other similar improvements which are a part of the approved site plan for the development of the property.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

Return to: ✓  
Tampa Electric Company  
Real Estate Dept.  
P.O. Box 111  
Tampa, Florida 33601

3

21-0375

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed in due form required by law, this

20 day of February, 2001.

ATTEST:

Cary J. B.  
Secretary  
LARRY D. LEWIS  
Print or Type Name

GRANTOR:  
THE DAVID J. JOSEPH CO.  
a Delaware corporation  
[Signature]  
Vice President  
Christopher J. Bedell  
Print or Type Name

300 Pike St Cincinnati OH 45202  
Address City State Zip

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

WITNESSES TO EXECUTION BY GRANTOR:

[Signature]  
Signature of First Witness  
GREGORY P. GROWER  
Print or Type Name  
[Signature]  
Signature of Second Witness  
Richard J. Paris  
Print or Type Name

(CORPORATE SEAL)

STATE OF OHIO  
COUNTY OF

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2001, by  
Christopher J. Bedell and Larry D. Lewis of  
Vice President Secretary  
THE DAVID J. JOSEPH CO., a corporation, on behalf of said corporation. He/They are personally known to

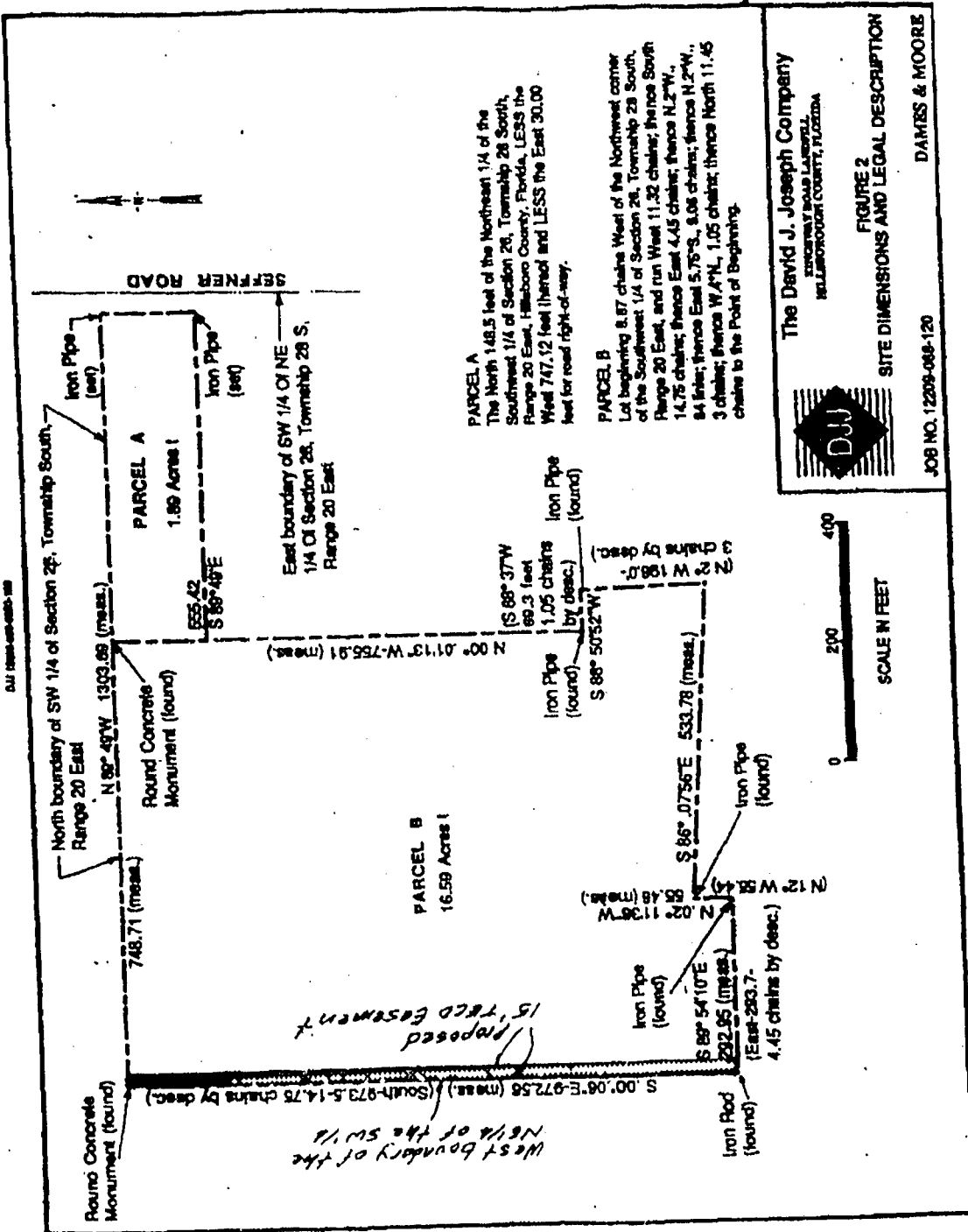
me or have produced personal knowledge as identification.  
(Type of Identification)  
Witness my hand and official seal the date aforesaid.

J. Kathleen Rinchant  
Notary Public, State of Ohio at Large  
J Kathleen Rinchant  
Notary: Print or Type Name  
My Commission Expires 7-13-05



J. KATHLEEN RINCHANT  
Notary Public, State of Ohio  
My Commission Expires 07-13-05

DJJ 12209-089-120



DECLARATION TO THE PUBLIC  
REGARDING CLOSURE OF SOLID WASTE DISPOSAL FACILITY  
AT THE  
KINGSWAY ROAD LANDFILL

Pursuant to Rule 62-701-600(7), Florida Administrative Code, declaration to the public is hereby made regarding the closure of a Class I landfill, referred to as the DJJ Kingsway Road Landfill, located on Kingsway Road, north of I-4 in Hillsborough County, Florida. The closure activities at the DJJ Kingsway Road Landfill were completed in November 2008. The DJJ Kingsway Road Landfill is currently owned by The David J. Joseph Company, a company headquartered in Cincinnati, Ohio.

The property consists of two (2) parcels and is described as follows:

PARCEL A

The North 148.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 28 South, Range 20 East, Hillsborough County, Florida, less the West 747.12 feet thereof and less the East 30.00 feet for road right-of-way.

PARCEL B

Lot beginning 8.87 chains West of the Northwest corner of the Southwest 1/4 of Section 26, Township 28 South, Range 20 East, and run West 11.32 chains; thence South 14.75 chains; thence East 4.45 chains; thence N 2° W., 84 links; thence East 5.75° S., 8.08 chains; thence N 2° W., 3 chains; thence W 4° N., 1.05 chains; thence North 11.45 chains to the Point of Beginning.

The approximate limits of the DJJ Kingsway Road Landfill are depicted on the attached figure identifying the Site Dimensions and Legal Description.

NOTICE IS HEREBY GIVEN to any future owner or user of the DJJ Kingsway Road Landfill site that such future owner or user should consult with the State of Florida Department of Environmental Protection prior to planning or initiating any activity involving the disturbance of the landfill cover, monitoring system, or other control structures.

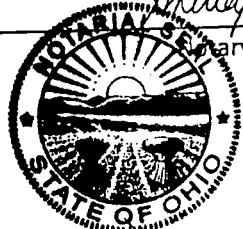
Declaration made this 8th day of October, in the year 2012.

THE DAVID J. JOSEPH COMPANY

BY: Mary Jo Caldwell Assistant Secretary  
TITLE

ATTEST:

Shelley B. Romard  
Notary Public  
Shelley B. Romard  
Notary Public, State of Ohio  
My Commission Expires 08-29-2017.







Received  
02/05/2021  
Development Services

# SPECIAL USE (LAND EXCAVATION)

### IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

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

### Property Information

Address: 1540 N. Kingsway Rd. City/State/Zip: Seffner, FL 33584 TWN-RN-SEC: T 28 / R 20 / S 26  
Folio(s): 062060-0100 AND 062053-0000 Zoning: AR Future Land Use: AE Property Size: 28.66 ac, m.o.l.

### Property Owner Information

Name: The David J. Joseph Company Daytime Phone:  
Address: PO BOX 1078 City/State/Zip: CINCINNATI, OH 45201-1078  
Email: FAX Number:

### Applicant Information

Name: Trademark Metals Recycling, LLC Daytime Phone:  
Address: 5401 W. KENNEDY BLVD, SUITE 400 City/State/Zip: TAMPA, FL 33609  
Email: FAX Number:

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

Name: Kami Corbett, Esq. / Hill Ward Henderson, P.A. Daytime Phone: (813) 227-8421  
Address: 101 E. KENNEDY BLVD., SUITE 3700 City / State/Zip: TAMPA, FL 33602  
Email: kami.corbett@hwlaw.com FAX Number:

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

Signature of Applicant

Kami Corbett, Esq., as Agent

Type or Print Name

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

Signature of Property Owner

Kami Corbett, Esq., as Agent

Type or Print Name

### Office Use Only

Intake Staff Signature: Ana Lizardo Intake Date: 02/05/2021  
Case Number: 21-0375 Public Hearing Date: 04/26/2021 Receipt Number: 21-0375  
Type of Application: SU-LE

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

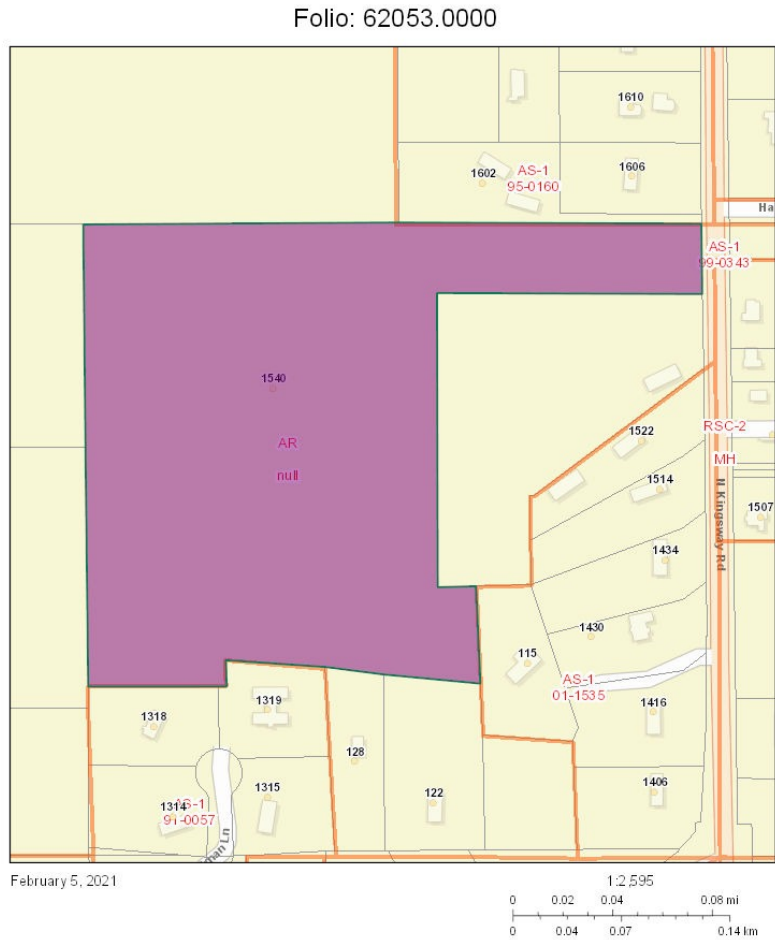
Revised 07/02/2014

21-0375



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
RZ	95-0160
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
RZ	91-0057
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Restr	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0245H
FIRM Panel	12057C0245H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120245D
County Wide Planning Area	Thonotosassa
Community Base Planning Area	Thonotosassa
Census Data	Tract: 010304 Block: 2011
Future Landuse	R-1
Future Landuse	AE
Future Landuse	R-2
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO



RS: Hillsborough County - Public Works - Geomatics - Street & Addresses, EID

Hillsborough County Florida

**Folio: 62053.0000**  
**PIN: U-26-28-20-ZZZ-000002-18130.0**  
**THE DAVID J JOSEPH COMPANY**  
**Mailing Address:**  
 PO BOX 1078  
 CINCINNATI, OH 45201-1078  
**Site Address:**  
 1540 N KINGSWAY RD  
 SEFFNER, FL 33584  
**SEC-TWN-RNG: 26-28-20**  
**Acreage: 18.63999939**  
**Market Value: \$324,612.00**  
**Landuse Code: 0000 VACANT RESIDENT**

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

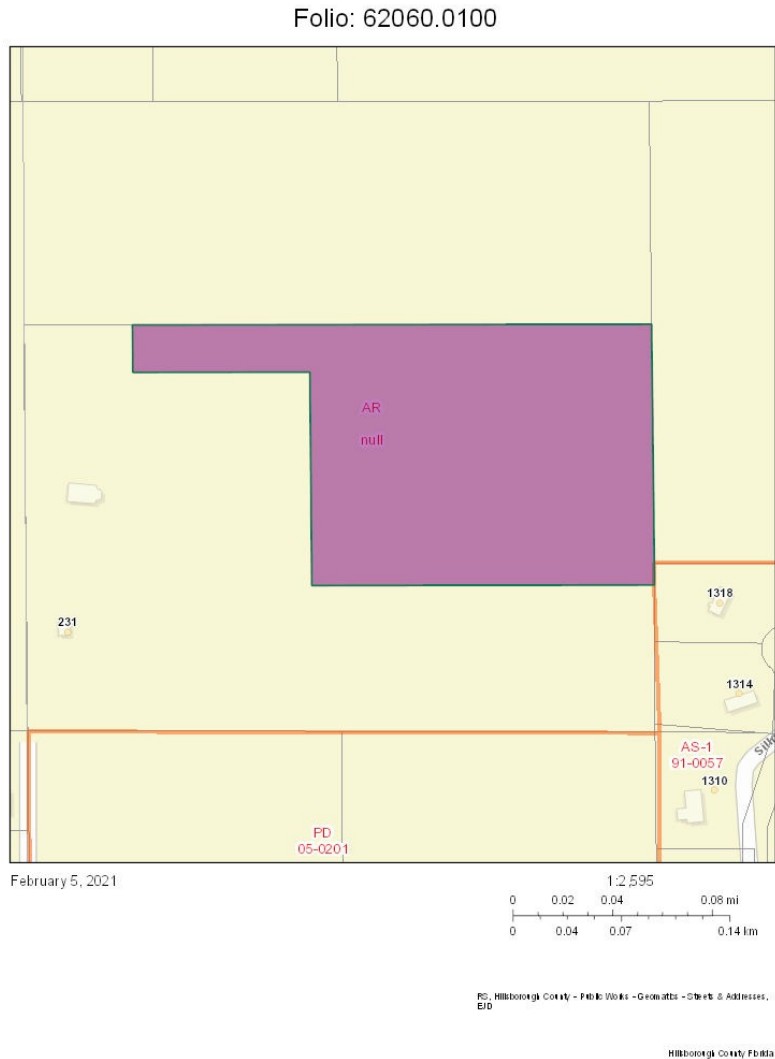
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0375



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
RZ	91-0057
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
Restr	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0245H
FIRM Panel	12057C0245H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120245D
County Wide Planning Area	Thonotosassa
Community Base Planning Area	Thonotosassa
Census Data	Tract: 010304 Block: 2011
Future Landuse	AE
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO



**Folio: 62060.0100**  
**PIN: U-26-28-20-ZZZ-000002-18180.0**  
**DAVID J JOSEPH COMPANY**  
**Mailing Address:**  
 PO BOX 1078  
 CINCINNATI, OH 45201-1078  
**Site Address:**  
 0  
 SEFFNER, FL 33584  
**SEC-TWN-RNG: 26-28-20**  
**Acreage: 10.02099991**  
**Market Value: \$189,940.00**  
**Landuse Code: 0000 VACANT RESIDENT**

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

21-0375





**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Received September 28, 2021  
Development Services

Date Stamp Here

Application Number: SU 21-0375 Applicant's Name: Trademark Metals Recycling

Reviewing Planner's Name: Colleen Marshall Date: 09/28/2021

Application Type:

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

Current Hearing Date (if applicable): 10/25/2021

### The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
 For Minor Change: 6 large copies.  
 For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
 Development Services Department  
 Community Development Division  
 P.O. Box 1110  
 Tampa, FL 33601-1110

**Hand Deliver to:**  
 County Center  
 Development Services Department  
 19th Floor  
 601 E. Kennedy Blvd., Tampa

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

Kami Corbett

Digitally signed by: Kami Corbett  
 DN: CN = Kami Corbett email = kami.corbett@hwilaw.com C = AD O = Hill Ward Henderson  
 Date: 2021.09.28 13:59:03 -0400

Signature

09/28/2021

Date

#### FOR OFFICE USE ONLY

- Notification E-Mail Sent     Scanned into OPTIX  
 Transmittal Completed

In-Take Completed by: \_\_\_\_\_



HILL WARD HENDERSON  
ATTORNEYS AT LAW

SENDER'S DIRECT DIAL:  
(813) 227-8421

SENDER'S E-MAIL:  
Kami.Corbett@hwlaw.com

September 28, 2021

Via Email: [MarshallC@hillsboroughcounty.org](mailto:MarshallC@hillsboroughcounty.org)  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Colleen Marshall, AICP, CFM  
**Development Services Department**  
Principal Planner  
Development Services Department  
Hillsborough County  
601 E. Kennedy Boulevard  
Tampa, Florida 33602

**Re: SU 21-0375 Additional Information**

Dear Ms. Marshall:

Enclosed please find a revised plan set and the updated Land Excavation Questionnaire to increase the total volume of the proposed Land Excavation to 1,300,000 cubic yards and a total duration of 8 years. The increased volume and increased time line is necessary to ensure that the Applicant can fully remove the contents of the landfill.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

HILL WARD HENDERSON

Kami Corbett

KC

15948210v1

## Land Excavation Special Use Questionnaire Form

ITEM #	DESCRIPTION	PGMD USE ONLY
1.	Person/Entity which will physically alter the land: NAME <u>David J. Joseph Company</u> ADDRESS <u>PO Box 1078</u> CITY <u>Cincinnati</u> , STATE <u>OH</u> ZIP <u>45201-1078</u> PHONE ( <u>513</u> ) <u>345-4300</u>	
2	Attach a complete legal description for the following: a) The Site      b) The Excavation Area	
3	a) Is the excavation for the purpose of creating a lake?   [ ] Yes [x] No b) If "Yes", indicate which of the following applies to the proposed reuse: [ ] The lake is for agricultural purposes [ ] The lake is to resolve an existing stormwater problem in the immediate area [ ] The lake is for future rezoning of the property and potential development of lakeside frontage. [ ] The lake is for _____	
4	Total surface area of site in acres <u>28.66 Acres</u>	
5	Total surface area of excavation acres <u>10 Acres</u>	
6	Proposed depth of excavation <u>35 feet from natural grade</u>	
7	a) Total cubic yards to be excavated : <u>1,300,000 CY (landfill debris)</u> b) Cubic yards excavated to date: <u>0 CY</u> c) Cubic yards remaining to be excavated: <u>1,300,000 CY</u> d) Cubic yards to be excavated this permit : <u>1,300,000 CY</u>	
8	Estimated duration of excavation <u>8 Years</u>	
9	Requested permit duration <u>8 Years</u>	
10	The type and capacity of trucks to be used for hauling: <u>80,000- pound (max Load) combination trucks with a tractor and semitrailer with rolled tarpaulin tops</u>	
11	a) Describe the on-site haul route to be used for transporting materials from the excavation to the point of access. <u>Land excavation, stockpiling and loading activities of landfill debris will be performed within the limits of the lined landfill in conformance with the FDEP Closure Permit requirements.</u> b) Describe the off-site haul route. <u>Trucks will exit through gated entrance on N. Kingsway Rd, proceed south 0.8 mi to US-92, proceed west for 1.5 mi to Mango Rd, proceed north 0.3 mi to I-4, proceed west to I-75, proceed north to Bushnell processing facility</u>	
12	Will posted load limits on County roads and bridges be exceeded? <u>No</u>	

Land Excavation Special Use Questionnaire Form

13	<p>a) Will dewatering be required? <u>No</u></p> <p>b) If "Yes", describe the following:</p> <p>1) Method of dewatering: <u>N/A</u></p> <hr/> <p>2) Direction of flow and maximum expected pumping rate: <u>N/A</u></p> <hr/> <p>3) Size of retention ponds if water is retained onsite: <u>Existing on-site pond capable of storing 100-year storm event</u></p> <hr/> <p>4) Maximum discharge from the settling basin within a 24-hour period: <u>N/A</u></p>	
14	<p>The site of the proposed excavation is located in the following area, as defined in Section 2.03.09 of the Land Development Code: (Check one of the following)</p> <p style="text-align: center;"> <input type="checkbox"/> Encouraged Area  <input type="checkbox"/> Restricted Area  <input type="checkbox"/> Prohibited Area  <input checked="" type="checkbox"/> All Other Areas             </p>	
15	<p>Is the proposed excavation located in a Wellhead Resource Protection area as defined in Section 3.05.02 of the Land Development Code? <u>No</u></p>	
16	<p>Is the proposed excavation in an area with a DRASTIC index greater than 179 as shown in the Conservation and Aquifer Recharge Element, Future of Hillsborough Comprehensive Plan? <u>Yes</u></p>	
17	<p>Is the proposed excavation within a quarter mile of a Class I or Class II Landfill? <u>Yes</u></p>	
18	<p>Is the proposed excavation in an area prone to sinkhole development , as shown in the Conservation and Aquifer Recharge Element, Future of Hillsborough Comprehensive Plan? <u>Yes</u></p> <p>If answer to any of 15, 16, 17 or 18 is "<u>Yes</u>" contact the Planning and Growth Management Department for additional submittal and review requirements. <b>*See attached response on Page 8</b></p>	
19	<ol style="list-style-type: none"> <li>1. Excavation plan on 24" x 36" sheets (folded) at a scale of 1" = 20', 1" = 50', 1" = 100', or 1" = 200', and including a graphic scale, North arrow and a title block showing the name of the proposed land excavation, County and State, date of preparation, name, address and phone number of the applicant, and a revision block.</li> <li>2. A vicinity map at scale, showing the proposed land excavation in relation to the surrounding area and the proposed off-site haul route.</li> <li>3. Property lines including bearings and distances.</li> <li>4. Existing natural and man-made features including but not limited to contour lines (one foot intervals) based on North American Vertical Datum 1988 (NAVD), unless otherwise approved by the County Surveyor., vegetative communities and concentrations, streets, utility lines, and type of wells, septic tanks, drainage fields, chemical/fuel storage tanks (surface and subsurface), and other physical features within one hundred fifty (150) feet of the proposed land excavation.</li> <li>5. Existing water courses and their flow direction, wetlands and other water bodies.</li> <li>6. Size, shape, and location of the proposed land excavation.</li> <li>7. Any existing buildings and structures within one hundred fifty (150) feet of the proposed land excavation site.</li> <li>8. Right-of-way lines and easement lines.</li> <li>9. Setbacks of the land excavation from right-of-way lines, easement lines, and property lines.</li> <li>10. Points of ingress/egress to the proposed land excavation.</li> </ol>	

	11. Location and size of all proposed on-site structures, including, but not limited to: office, scale, pug mills and associated equipment. Pug mills shall meet the standards of location and operation specified in Section 6.11.61 of the Land Development Code.	
20	Attach an affidavit signed by the owner stating that a reclamation plan shall be completed pursuant to the requirement of Section 8 of the Land Development Code.	
21	Is the property located within an area which potentially constitutes significant wildlife habitat, as described in Section 4.01.09 of the Land Development Code? no	
22	Attach a plant/wildlife survey of any endangered or threatened species or species of special concern which occurs on the site. Survey methodology shall be as specified in Section 4.01.10 of the Land Development Code. N/A	
23	Attach a project compatibility plan pursuant to Section 4.01.11 of the Land Development Code for any land excavation proposed adjacent to a public or private, nonprofit natural preserve. N/A	
24	Attach a list of the name and location of any schools, hospitals or houses of worship within 1,000 feet of the site, or existing or developing properties within 100 feet of the site. N/A	
25	Attach a statement identifying the methods to be employed for onsite or offsite preservation to meet the requirements of Section 4.01.12 and 4.01.03 of the Land Development Code. N/A	
26	<p>Attach a reclamation and reuse plan, drawn to scale of 1"=20', 1"=50', 1"=100, or 1"=200, and which contains a north arrow and graphic scale and is on 24" x 36" folded sheets which shows:</p> <ol style="list-style-type: none"> <li>1. The manner in which restructuring, reshaping and/or revegetation will be accomplished.</li> <li>2. All areas to be reclaimed by depicting and/or describing what man-made and natural features will exist when the reclamation plan is completed.</li> <li>3. The area to become a lake for all lake creations.</li> <li>4. How the reuse complies with the Future of Hillsborough Comprehensive Plan.</li> <li>5. How the reuse relates to all existing and planned land uses. Where a conflict exists between the reuse and the land use, state how and when these conflicts will be reconciled.</li> <li>6. How and when this productive use will be achieved after land excavation has been completed. These uses shall utilize commonly accepted design criteria. Innovative and practical concepts and design flexibility are encouraged.</li> </ol> <p>Alternative reuse plans may be submitted to reflect changing land use patterns and character.</p>	
27	Attach the written consent of all mortgagees and/or other interest holders, (i.e., easements, liens, mineral rights, etc.).	
28	Attach a current (no more than 60 days old) Ownership and Encumbrance (O&E) Report, including all affected instruments as noted in the O&E.	
29	Attach a copy of the recorded deed to the property.	

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