

Rezoning Application: PD 26-0436

Zoning Hearing Master Date: April 27, 2026

BOCC CPA Hearing Date: June 11, 2026

1.0 APPLICATION SUMMARY

Applicant: Mosaic Fertilizer, LLC

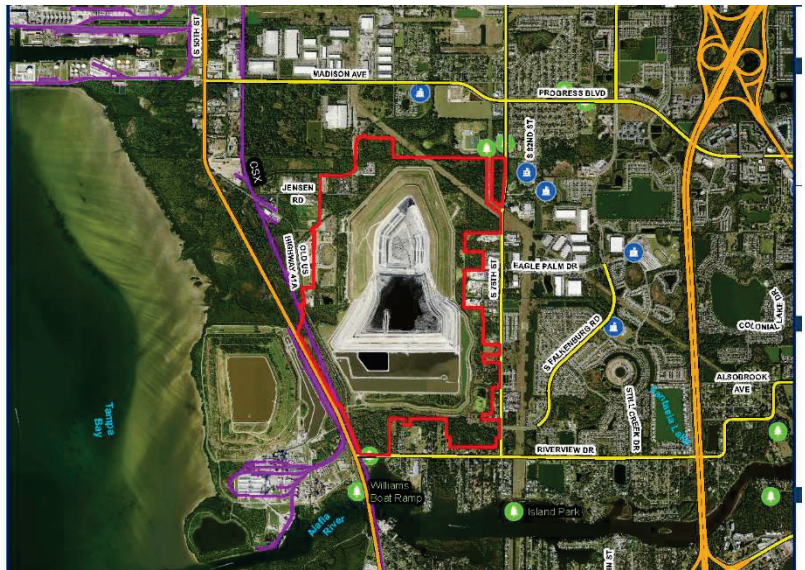
FLU Category: Light Industrial (LI) & Natural Preserve (N)

Service Area: Urban (East Stack)
Bird Island & Sunken Island are not within a defined service area.

Site Acreage: 1,412.41

Community Plan Area: Southshore, Riverview, & Palm River-Progress Village, Gibsonton

Overlay: None



Introduction Summary

Planned Development PD 99-1153 (as most recently modified by PRS 25-0655) was approved in 2000 for a phosphogypsum stack at a maximum height of 275 feet. The site is located within the Mosaic DRI (#242) and is adjacent to the Riverview Facility DRI (#68). This application is being heard with related items to modify each DRI under application DRI-DO 26-0434 to modify the Mosaic DRI (#242) and DRI-DO 26-0435 to modify the Riverview Facility DRI (#68). The application is also being heard with related items V25-0023 to vacate a portion of Burts Road, and V26-0002 to vacate a portion of Jensen Road. Additionally, this application is also being heard with Comprehensive Plan Amendment (CPA 26-04) as related items. The applicant is requesting to rezone the PD 99-1153 zoning district in addition to 20 other properties in order to allow for the currently approved phosphogypsum stack to be extended to the west.

Zoning	Existing						Proposed
Districts	PD 99-1153	AI	M	PD 83-0006	RSC-6-MH	Unzoned	PD 26-0436
Typical General Uses	Phosphogypsum Stack	Agricultural	Manufacturing & Industrial	Phosphogypsum Stack	Single-Family, Conventional and Mobile Home	None (Bird Island & Sunken Island)	Phosphogypsum Stack
Acreage	1,282.7	20.62	43.9	14.28	1.19	49.72	1,412.41
Density/Intensity	NA	NA	DU per GA: NA FAR: 0.75	NA	DU per GA: 6 FAR: NA	NA	DU per GA: NA FAR: NA
Mathematical Maximum per FLU*	1,083.75 Acres LI w. 19.3 Acres Flex: 35,406,112.5 SF 278.94 Acres N: NA				8 Units	NA	GFA: 0 Units: 0

*number represents a pre-development approximation

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Case Reviewer: Sam Ball

Development Standards	Existing					Proposed
	PD 99-1153	PD 83-0006	AI	M	RSC-6-MH	PD 26-0436
Lot Size/ Lot Width	NA	NA	1-Acre/ 150'	20,000 SF/ 100'	7,000 SF / 70'	3,200 SF / 40'
Setbacks/ Buffering and Screening	Front: NA Rear: NA Sides: NA Alternative Screening Plan	Front: NA Rear: NA Sides: NA Alternative Screening Plan	Front: 50' Rear: 15' Sides: 50'	Front: 30' Rear: NA Sides: NA	Front: 25' Rear: 25' Sides: 7.5	Front: NA Rear: NA Sides: NA Alternative Screening Plan
Height	275'	100''	50'	110'	35'	275'

Additional Information

PD Variations

LDC Part 6.06.00 (Landscaping/Buffering)

Planning Commission Recommendation:

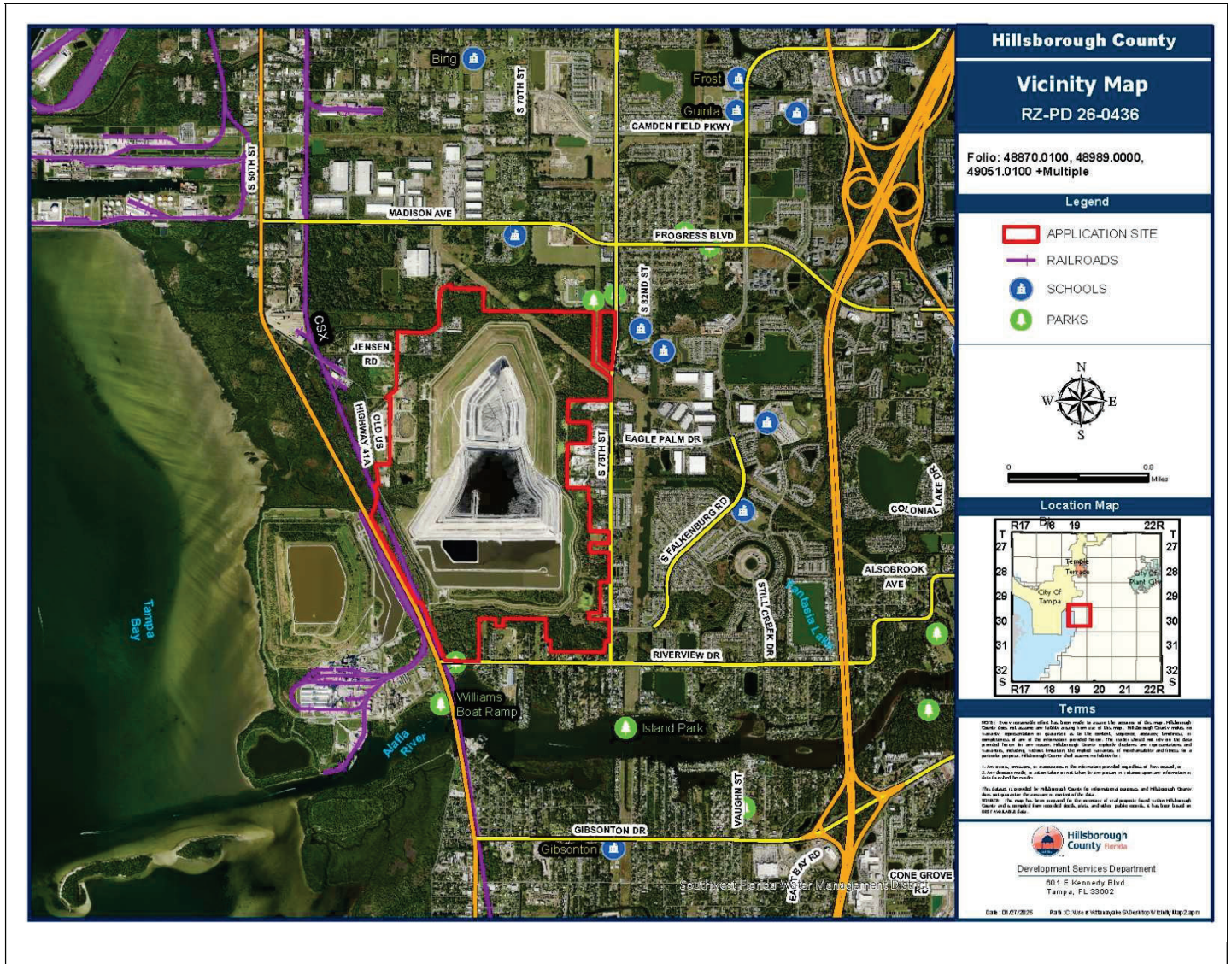
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

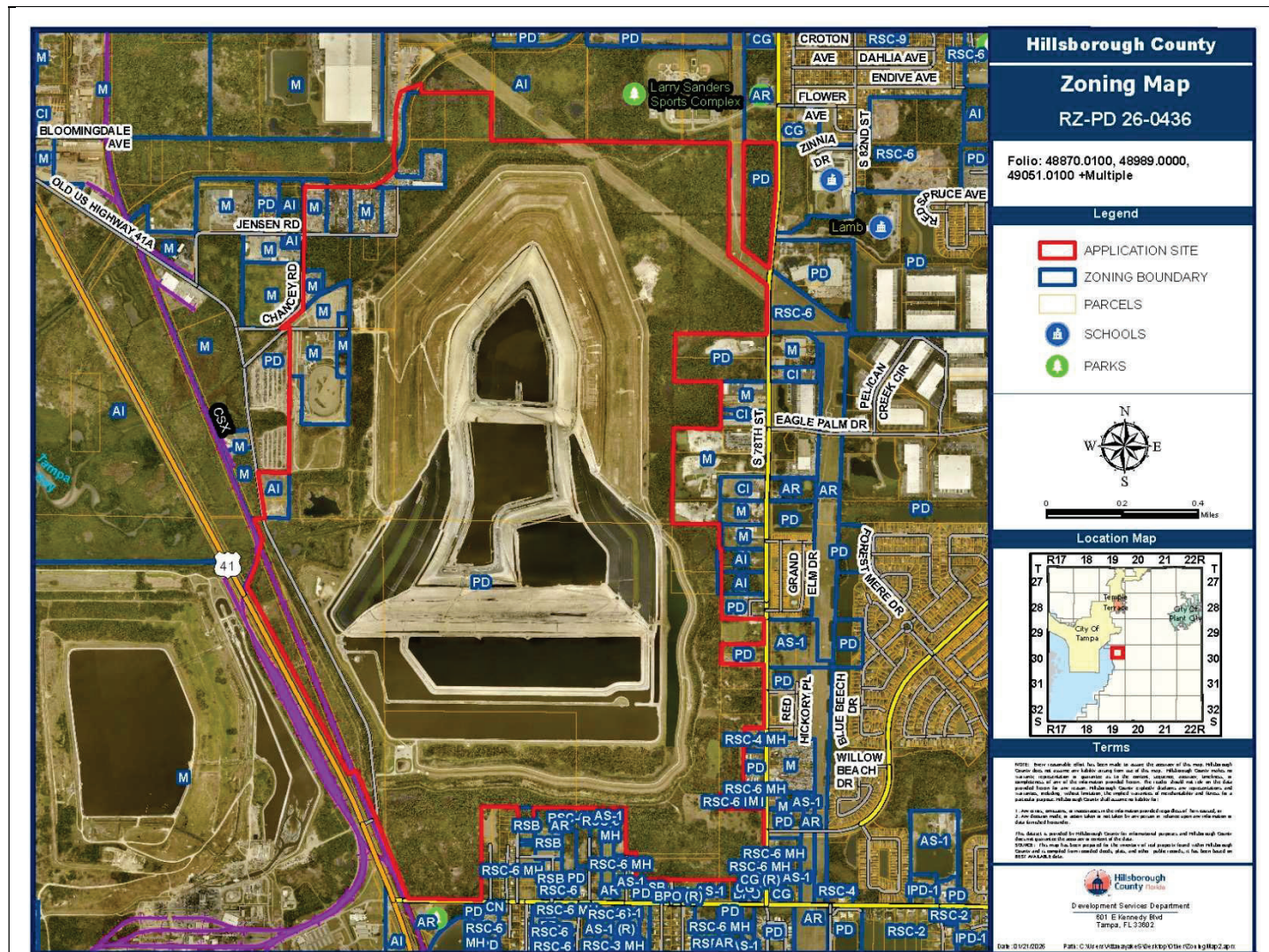


Context of Surrounding Area:

The property is located within the Southshore, Riverview, and Palm River – Progress Village, and Gibsonton Community Planning areas approximately one-quarter of a mile north of the US Highway 41 and Riverview Drive intersection. The 2.2-square-mile project site abuts several properties and differing uses that vary from single-family residential to heavy manufacturing. The developed properties to the south have 1,000 to 1,900 feet of separation that includes an expanse of dense vegetation that ranges from 650 to 1,000 feet wide. The properties immediately west of the expansion area are zoned and developed for manufacturing and agricultural use except for one residentially developed property owned by the applicant. The property to the north includes vacant lands and a public park and recreation site. Development along the eastern portion of the site would be separated from the expansion area by the existing phosphogypsum stack system and buffering and screening provided by the existing visual management plan.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

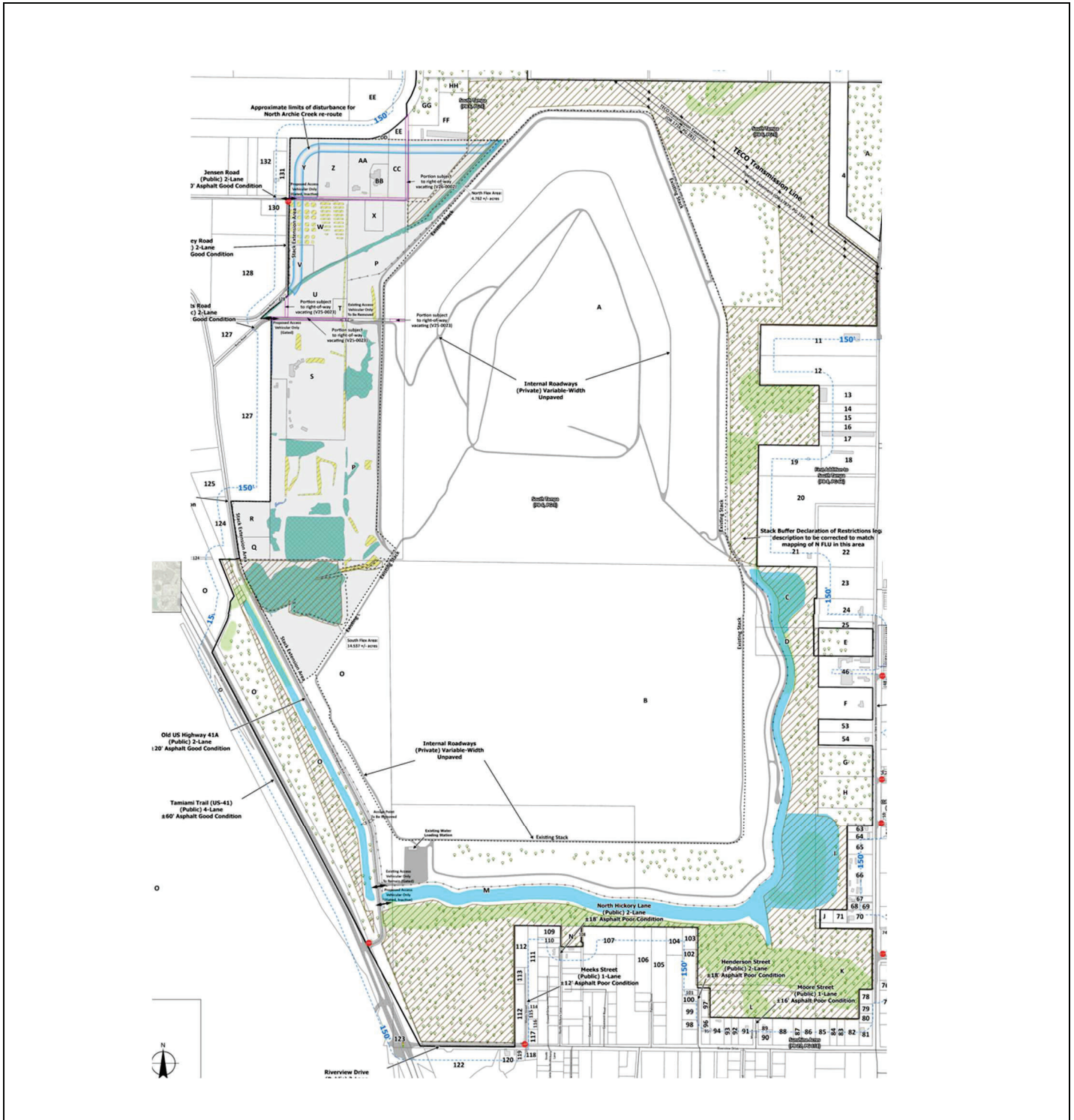
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AI M	AI – FAR: NA/1 DU per GA M – FAR: 0.75/ NA	AI – Agriculture & Industrial M - Manufacturing	Vehicle Salvage, Open Storage, Miscellaneous Automotive, Electrical Transmission, Vacant Lands, Outdoor Recreation.
South	AR RSC-6 AS-1 RSB B-PO PD	AR – FAR: NA/1 DU per 5 GA RSC-6 – FAR: NA/6GU per GA AS-1 – FAR: NA/1 DU per GA RSB – FAR: NA/1-12 DU per GA B-PO – FAR: 0.2/NA PD FAR: NA/6 DU per GA	AR – Agricultural & Residential RSC-6 AS-1 – Agricultural & Residential RSB – Show Business Support & Residential B-PO – Office PD 91-0108 & 91-0109 – Mobile Home Park	Recreation, Single-Family, Vacant Lands, Mobile Home Park

Adjacent Zonings and Uses (continued)

East	<p>AS-1 AI RSC-4(MH) RSC-6 CI M PD</p>	<p>AS-1 – FAR: NA/1 DU per GA AI -- FAR: NA/1 DU per GA RSC-4 – FAR: NA/4 DU per GA RSC-6 – FAR: NA/6 DU per GA CI – FAR: 0.27/ NA M – FAR: 0.75/ NA PD 83-0291 – NA/5 DU per GA PD 87-0184 – FAR 0.4/NA PD 87-0171 – FAR: 0.5/12 DU per GA PD 91-0123 NA/1.3 DU per GA PD 97-0130 – FAR: 0.75/NA</p>	<p>AS-1 – Agricultural & Residential AI -- Agriculture & Industrial RSC-4 (MH) – Single-Family RSC-6 – Single-Family Conventional CI - Commercial M -- Manufacturing PD 83-0291 – Mobile Home Park PD 87-0184 – Light Industrial PD 87-0171 – Single-Family PD 91-0123 – Multi-Family PD 97-0130 – Religious Institution</p>	<p>Vacant Lands, Light Manufacturing, Towing Yard, Mobile Home Park, Single-Family, Electrical Transmission, Warehouse, Open Storage, Scrap Metal & Recycling, Auto Repair, Mineral Processing, Cement Production, Vehicle Salvage, Single-Family, Religious Institution, Outdoor Recreation</p>
West	<p>AI M PD</p>	<p>AI – FAR: NA/1 DU per GA M – FAR: 0.75/ NA PD 88-0029</p>	<p>AI – Agriculture & Industrial M - Manufacturing PD – Motorized Vehicle Auction</p>	<p>Single-Family, Open Storage, Motorized Vehicle Auction, S US 41 ROW</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Old US 41A Highway	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Burts Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Jensen Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	27,529	5,044	5,412
Proposed	484	20	25
Difference (+/-)	- 27,045	- 5,024	- 5,387

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Old US 41A Highway/Substandard Roads	Administrative Variance Requested	Approvable
Burts Road/Substandard Roads	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: NA				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The East Stack Extension (ESE) is subject to Federal, State, and County regulations, including agency specific permitting requirements for the construction and operation of a gypsum stack system ("Stack System"). In accordance with the State regulations, components of the East Stack System include the "phosphogypsum stack, together with all pumps, piping, ditches, drainage conveyances, water control structures, collection pools, cooling ponds, surge ponds, auxiliary holding ponds, regional holding ponds, and any other collection or conveyance system associated with the transport of phosphogypsum from the plant to the phosphogypsum stack, its management at the stack, and the process wastewater return to the phosphoric acid production or other process." The ESE will include these Stack System components. FDEP regulates the design, construction, operation, maintenance, closure and long-term care of Stack Systems.

Staff finds that the applicant's request for a variation to buffering and screening requirements would meet or exceed the intent of the LDC. The existing visual management plan includes a stack buffer area that surrounds the north, south and east boundaries of the site as well as a significant portion of the western boundary, zoned for industrial use. The visual management program also includes 18 buffer areas that were enhanced with plantings. The applicant is proposing to continue using the existing visual management program to mitigate the impacts of the proposed stack system in lieu of complying with the buffering and screening requirements of the LDC. The buffering and screening requirements of the LDC would require a 30-foot buffer with Type "C" screening where the site abuts existing residential development and vacant properties zoned for residential development. A six-foot-tall masonry wall is included in the Type "C" screening requirements in addition to the shade tree planting and buffer lawn requirements. The LDC would also require a 15- to 20-foot-wide buffers with Type "B" screening where the site abuts commercial, office and institutional uses. The proposed buffers would exceed the width of all required buffers, and the existing vegetation exceeds the minimum planting requirements of the required buffers. Additionally, staff finds that the omission of a masonry wall from the proposed buffering and screening plan will have minimal impact of the neighboring properties due to the span of the proposed buffers and the expanse of separation from the existing uses that would be affected. The sole residentially developed property to the west of the extension area, zoned AI and owned by the applicant, will be separated from the stack by the North Archie Creek re-route and the additional screening within the visual management plan. All other adjoining properties to the west are zoned for industrial use and do not require buffering and screening.

Based on the existing required buffering and matured screening from the public right-of-way and neighboring properties, the amount of separation from the permitted stacking area to the neighboring properties, the stack footprint would be extended to the west/northwest of the existing stack (shown in gray on the general site plan) towards industrially zoned and developed properties, staff finds the proposed PD zoning compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 21, 2026.

1. The development of the PD district shall proceed in strict accordance with the terms and conditions contained in the Mosaic Fertilizer, LLC, Phosphogypsum Stack Expansion DRI Development Order (#242), the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County, including requirements of the Environmental Protection Commission and regulations of the Land Development Code regarding Upland Wildlife Habitat and tree preservation.
2. The permitted use of the property shall be restricted to a phosphogypsum stack system.
3. The PD is subject to a detailed visual management program designed to reduce the visual impact of the expanded phosphogypsum stack from residential neighborhoods and area roadways. At a minimum, the visual management program shall continue to:
 - a. analyze eighteen viewpoints depicted within the visual buffer areas on the PD site plan considering the phosphogypsum stack system with a temporary maximum height of 275 feet pursuant to condition 4;
 - b. in coordination with applicable County, State and Federal Permit requirements, establish the specific details concerning the vegetation which will be planted for buffer 3, the North Archie Creek re-route; and
 - c. include a biennial inspection report of these visual buffer areas.

If at any time the trees, vegetation and other elements of the visual management plan fail to provide an adequate visual buffer between the phosphogypsum stack system and the off-site areas as required above, and as determined by the Development Services Department (DSD), the developer shall submit supplemental plans for approval by DSD.

4. The stack temporary maximum gypsum conveyance system height shall be 275 feet (elevation 285 feet NGVD) with a final settled height less than or equal to 250 feet (elevation 260 NGVD).
5. The developer shall meet all applicable County, State and Federal Permit requirements necessary for the siting and construction of the phosphogypsum stack system.
6. The project shall be served by one (1) full access connection to Jensen Road, one (1) full access connection to Burts Road, and two (2) full access connections to Old US 41A Highway.
7. Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
8. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
9. If PD 26-0436 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance, (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026), for the Old US 41A Highway substandard road improvements required pursuant to Section 6.04.03.L of the LDC. Approval of this Administrative Variance will waive the required substandard road improvements along Old US 41A Highway.
10. If PD 26-0436 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance, (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026), for the Burts Road substandard road improvements required pursuant to Section 6.04.03.L of the LDC. Approval of this Administrative Variance will waive the required substandard road improvements along Burts Road.
11. As Jensen Road is a substandard local roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless

otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

12. The general design and location of the access points shall be regulated by the Hillsborough County Access Management regulations. The final design and location of the access points are shown on the site plan.
13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed environmental impacts are not approved through this Planned Development, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
15. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
16. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
17. 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 " Wetland Line", and the wetland must be labeled as "Wetland Conservation/Preservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
18. Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.
19. Final design of onsite features including but not limited to 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.
20. The existing Stack Buffer Declarations of Restrictions (DOR) will be removed for two areas which include upland and wetland areas (South Flex Area 14.537ac and North Flex Area 4.762ac), as depicted on the plan. To account for this reduction in DOR area (approximately 19.3ac), a Conservation Easement shall be granted to the Environmental Protection Commission of Hillsborough County for the Mosaic Fertilizer LLC properties South of the Alafia River, North of Bull Frog Creek and East of Lula Street, totaling more than 300 acres.
21. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless

an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



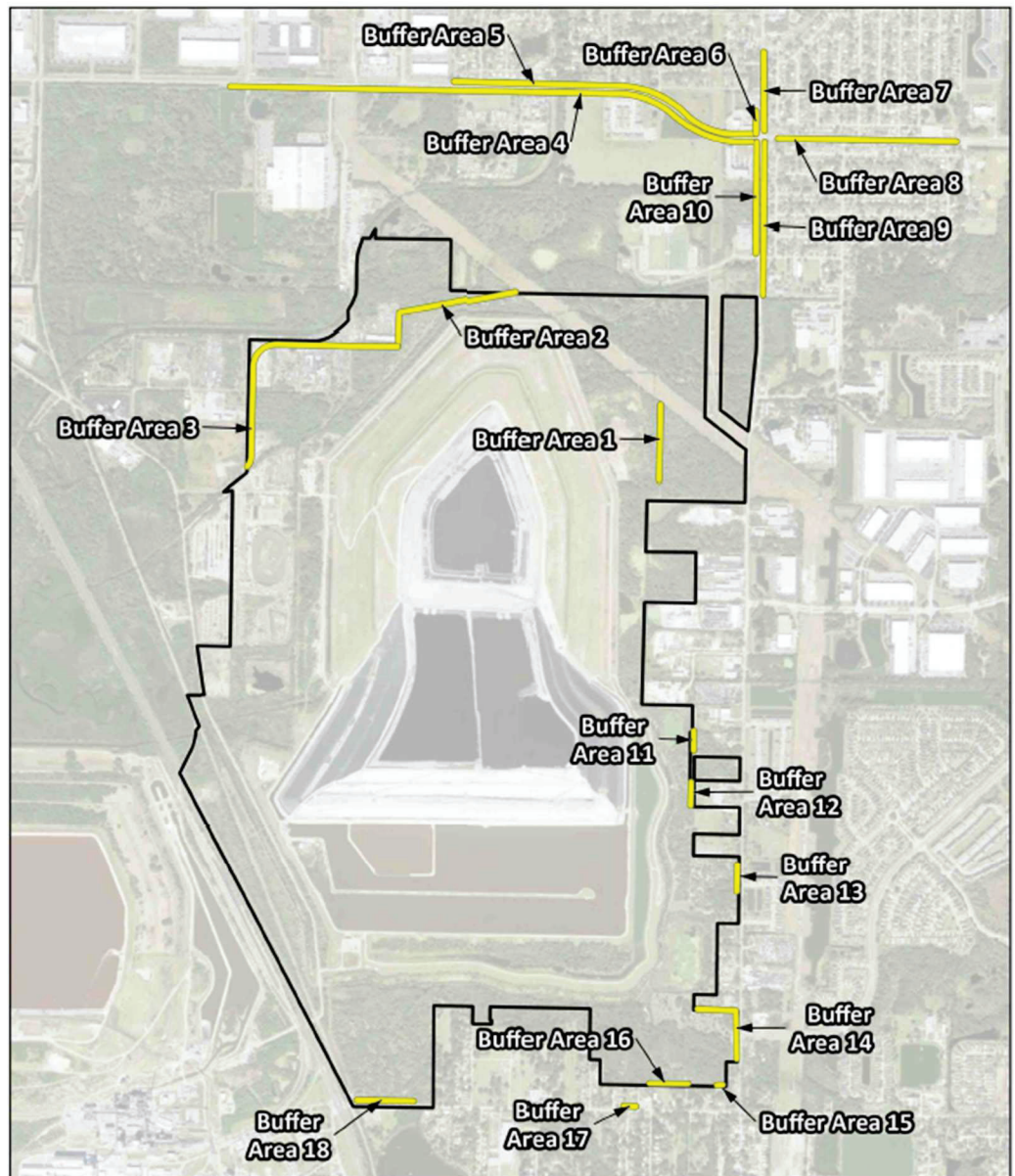
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant submitted a variation request to allow for the existing visual management program, including the stack buffer, to mitigate the impacts of the Stack System on the neighboring properties in lieu of the buffering and screening requirements of the LDC. The graphic to the right shows the location of the visual stack buffer areas in yellow. In addition to the 18 buffer areas, the existing visual management plan shown on the General Site Plan includes a stack buffer area that surrounds the north, south and east boundaries of the site as well as a significant portion of the western boundary, zoned for industrial use. A more detailed description of the buffer areas is too large to include in this report, but is included as a Technical Memorandum within the supplement information file (beginning on page 485) received April 10, 2026.

Visual Buffer Areas



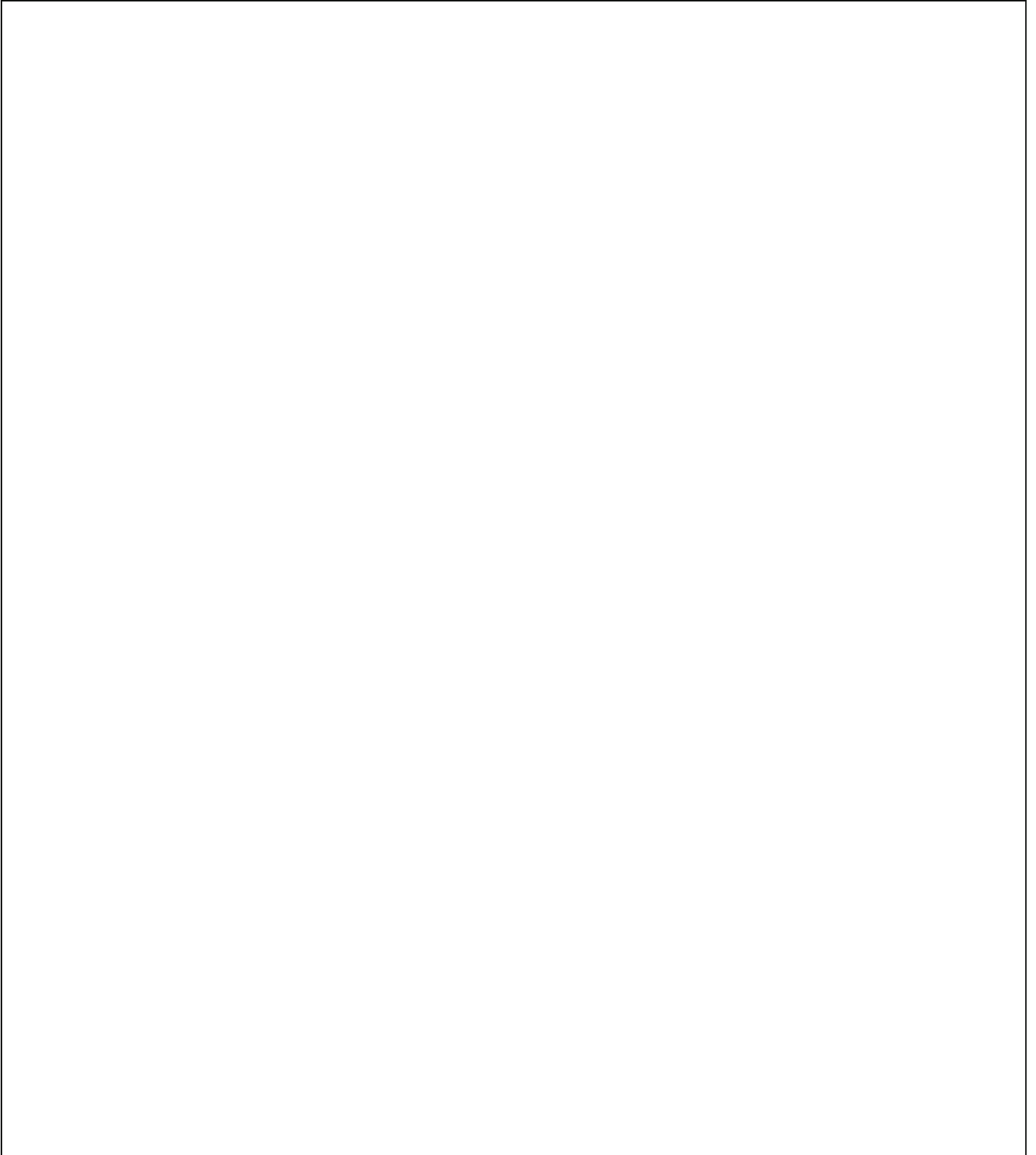
Visual Management Plan Buffer Enhancement Areas

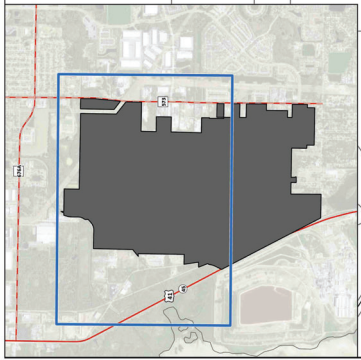
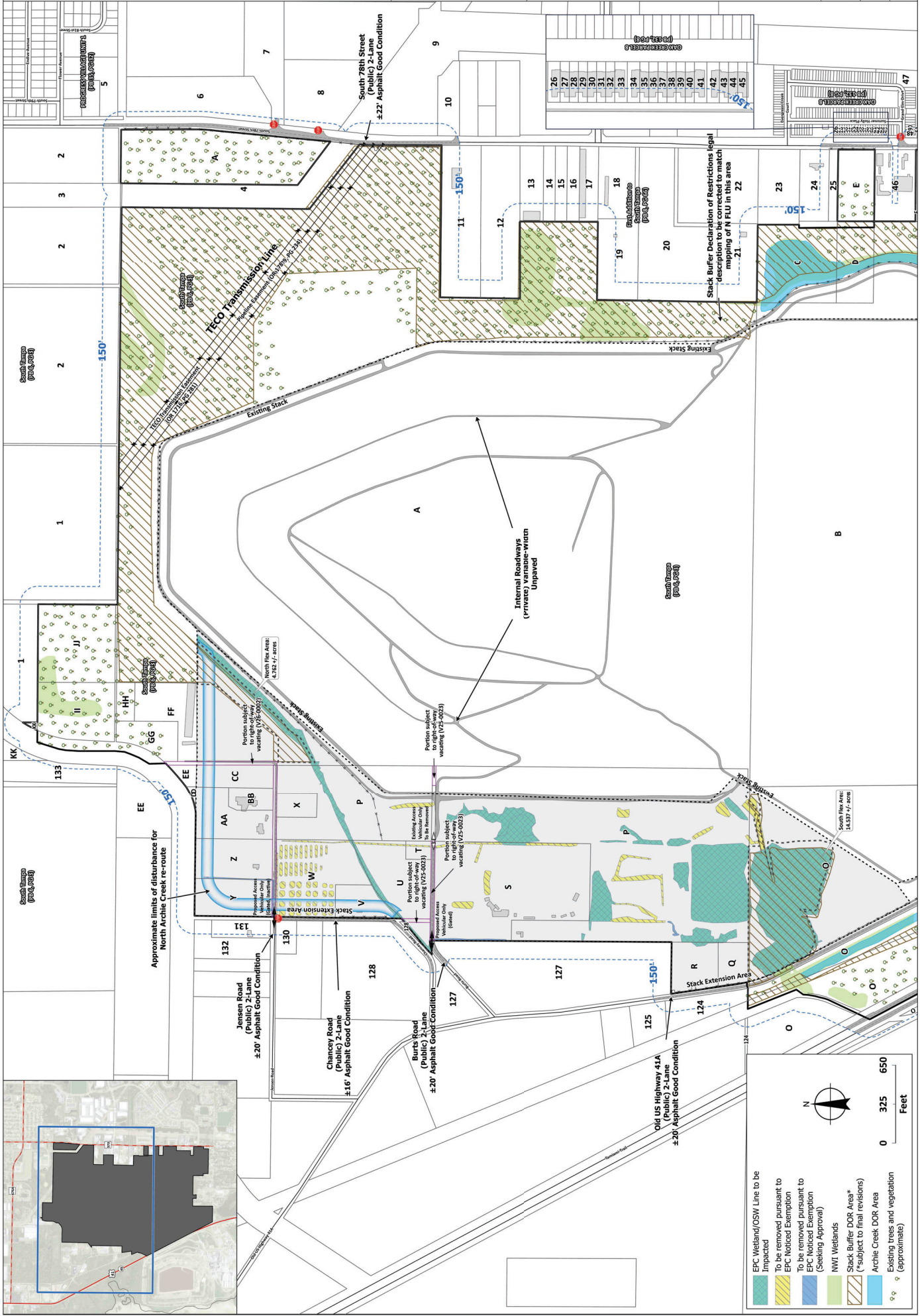
Property Violation History

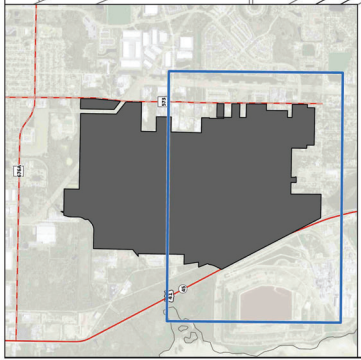
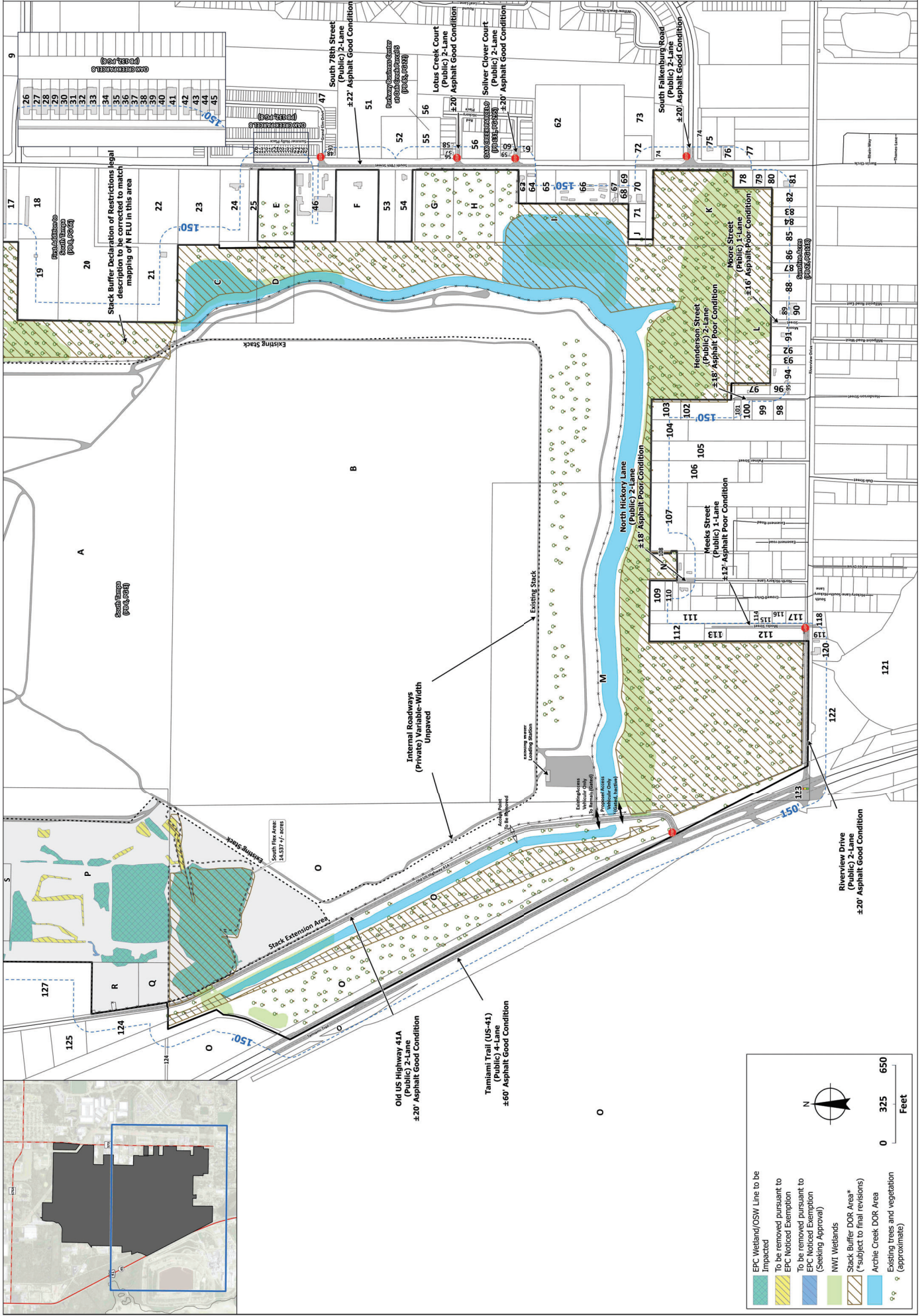
Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)







Legend

- EPC Wetland/OSW Line to be Impacted
- To be removed pursuant to EPC Notified Exemption
- To be removed pursuant to EPC Notified Exemption (Seeking Approval)
- NW1 Wetlands
- Stack Buffer DOR Area* (subject to final revisions)
- Acricreek DOR Area
- Existing trees and vegetation
- (approximate)

0 325 650
Feet

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/202026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: PD 26-0436

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The project shall be served by one (1) full access connection to Jensen Rd, one (1) full access connection to Burts Rd, and two (2) full access connections to Old US 41A Hwy.
2. Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
4. If PD 26-0436 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance, (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026), for the Old US 41A Hwy substandard road improvements required pursuant to Section 6.04.03.L of the LDC. Approval of this Administrative Variance will waive the required substandard road improvements along Old US 41A Hwy.
5. If PD 26-0436 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance, (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026), for the Burts Rd substandard road improvements required pursuant to Section 6.04.03.L of the LDC. Approval of this Administrative Variance will waive the required substandard road improvements along Burts Rd.
6. As Jensen Rd is a substandard local roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1,412.41-acre site from Agricultural Industrial (AI), Manufacturing (M), Residential, Single-Family Conventional with a Mobile Home Overlay (RSC-6 MH), and Planned Development (PD) to Planned Development (PD). The existing PD (99-1153), most recently modified by PRS 25-0655, is approved for a phosphogypsum stack. The Cargill Riverview Facility Development of Regional Impact (DRI #68) and the Cargill Riverview Phosphogypsum Stack System Expansion Development of Regional Impact (DRI #242) govern the PD project site. Concurrent with this subject PD zoning request, the applicant has submitted modifications to the above noted DRIs (26-0435

and 26-0434, respectively), requested a Comprehensive Plan Amendment to provide a Natural Preservation (N) future land use (FLU) designation for Bird Island and Sunken Island (HC CPA 26-04), and petitioned for a portion of the Burts Rd right of way and a portion of the Jensen Rd right of way to be vacated (V25-0023 and V26-0002, respectively).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the project. Data for this use is not available in the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*, therefore, the applicant conducted traffic counts at the existing access connections used by the project (southern project access to Old US 41A Hwy and Burts Rd and) in fifteen-minute increments over three days. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the applicant’s average traffic counts and the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Phosphogypsum Stack (Traffic Counts)	484	20	25
AI, 400,000 SF Specialty Trade Contractor (ITE LUC 180)	3,928	664	772
AI, 276,550 SF Day Care Center (ITE LUC 565)	10,868	3,009	2,973
M, 400,000 SF General Light Industrial (ITE LUC 110)	1,440	192	196
M, 600,000 SF Manufacturing (ITE LUC 140)	1,287	306	474
M, 357,700 SF Warehouse (ITE LUC 150)	460	49	59
M, 10,000 SF Drive-In Bank* (ITE LUC 912)	989	100	210
M, 10,000 SF Convenience Store/Gas Station* (ITE LUC 945)	5,799	486	501
M, 5,500 SF Fast-Food Restaurant without Drive-Through Window* (ITE LUC 933)	2,274	218	202
RSC-6 MH, No Development due to Natural Preserve (FLU)	0	0	0
Total	27,529	5,044	5,412

*Commercial uses restricted to 0.25 floor area ratio (FAR)

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Phosphogypsum Stack (Traffic Counts)	484	20	25

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	- 27,045	- 5,024	- 5,387

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The proposed access connections to the site are along Old US 41A Hwy, Burts Rd, and Jensen Rd.

Old US 41A Hwy is a 2-lane, undivided, rural, local roadway. The roadway is characterized by +/- 20-foot travel lanes in fair condition, no sidewalks on either side of the roadway within the vicinity of the project, and within +/- 67 feet of right of way.

Burts Rd is a 2-lane, undivided, rural, local roadway. The roadway is characterized by +/- 20 feet of pavement in fair condition, no sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50 feet of right of way (west of the section of Burts Rd proposed to be vacated).

Jensen Rd is a 2-lane, undivided, rural, local roadway. The roadway is characterized by +/- 20 feet of pavement in fair condition, no sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50 feet of right of way (west of its intersection with Chancey Rd).

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes two full access connections to Old US 41A Hwy and one full access connection each to Jensen Rd and Burts Rd, all of which will be gated.

The access connection to Jensen Rd will eventually be interrupted by the proposed re-routing of North Archie Creek, as shown on the PD site plan, making this access connection inactive.

SUBSTANDARD ROADS

Old US 41A Hwy, Burts Rd and Jensen Rd are substandard roadways as they do not comply with the applicable TS-7 typical section.

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-7 rural, local typical section has 12-foot-wide lanes with 5-foot-wide sidewalks on both sides within a minimum of 96 feet of right of way. The applicant has submitted an Administrative Variance for substandard roads addressing Old US 41A Hwy and Burts Rd. These requests are discussed in the Requested Administrative Variance section below. The applicant intends to submit an Administrative Variance for substandard roads addressing Jensen Rd at the time of site/construction/right of way use review.

REQUESTED ADMINISTRATIVE VARIANCE, SUBSTANDARD ROAD – Old US 41A Hwy

As Old US 41A Hwy is a substandard roadway, the applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026) for the Old US 41A Hwy substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L of the LDC.

In PD 26-0436 is approved by the Board of County Commissioners, the County Engineer will approve the above referenced Administrative Variance Request.

REQUESTED ADMINISTRATIVE VARIANCE, SUBSTANDARD ROAD – Burts Rd

As Burts Rd is a substandard roadway, the applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 13, 2026) which was found approvable by the County Engineer (on April 13, 2026) for the Burts Rd substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L of the LDC.

In PD 26-0436 is approved by the Board of County Commissioners, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Old US 41A Hwy, Jensen Rd, and Burts Rd are not regulated roadways and were not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

The LOS information below for US Highway 41 is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Highway 41	Riverview Drive	Madison Avenue	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



FW: RZ-PD 26-0436 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Mon 4/13/2026 7:42 PM

To caroline.fraser@kimley-horn.com <caroline.fraser@kimley-horn.com>

Cc alexander.steady@kimley-horn.com <alexander.steady@kimley-horn.com>; abarnes@stearnsweaver.com <abarnes@stearnsweaver.com>; Ball, Fred (Sam) <BallF@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

2 attachments (14 MB)

26-0436 AVAdd 4-13-26_1.pdf; 26-0436 AVAdd 4-13-26_2.pdf;

Caroline,
I have found the two attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0436 APPROVABLE.

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

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

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

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, April 13, 2026 5:13 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 26-0436 - Administrative Variance Review

Hello Mike,

The attached AVs are **Approvable** to me, please include the following people in your response:

- caroline.fraser@kimley-horn.com
- alexander.steady@kimley-horn.com
- abarnes@stearnsweaver.com
- ballf@hcfl.gov
- kowalj@hcfl.gov

Best Regards,

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

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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Substandard Road - Burts Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mosaic Fertilizer, LLC - Riverview East Stack Extension
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	049039-0000; 049039-0100; 048992-5000; 049035-0000; 048998-0000
	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Caroline Fraser, P.E.
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	Planned Development, Manufacturing, and Agricultural - Industrial
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	26-0436
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

April 13, 2026

Mr. Michael Williams, P.E.
Development Services Department
Development Review Director
County Engineer
Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

Re: Mosaic Riverview East Stack Extension (PD 26-0436)
Folios: See Sheet 4 of the attached PD Site Plan
Administrative Variance Request – Burts Road

Dear Mr. Williams:

The purpose of this letter is to provide justification for the Administrative Variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed Planned Development (PD) rezoning application for Mosaic Fertilizer's LLC (Mosaic)'s Riverview East Stack Extension (ESE). Mosaic's Riverview East Stack is located east of US 41 and north of the Alafia River in Hillsborough County, Florida, as shown in the attached **Figure 1**.

Project Overview

The Mosaic Riverview ESE will allow Mosaic's Plant located west of US 41 to continue its current operations until 2052, allowing a continuation of phosphogypsum (gypsum) stack storage at the East Stack. In addition to the PD rezoning application for the ESE, extensions to two separate Development of Regional Impact (DRI) Development Orders (DOs) are necessary for DRI 68 and 242. Mosaic is acquiring additional property to accommodate the ESE, requiring a rezoning to PD and partial vacation of Burts Road and Jensen Road (V25-0023 and V26-0002, respectively). At the East Stack, there is currently regular activity entering and exiting the site utilizing Burts Road and an existing southern access point on Old US 41.

The Mosaic Riverview ESE will not generate additional trips therefore the trip generation for the project site was estimated based upon the existing turning movement counts collected at the South Driveway & Old US 41 and Burts Road & Old US 41. The trip generation information is provided in **Table 1**, **Table 2**, and **Table 3**.



Table 1: Existing and Proposed Daily Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	54	54	108	41	41	82	31	31	62	42	42	84
South Driveway & Old US 41	206	207	413	202	203	405	192	192	384	200	200	400
Total Daily Trips	260	261	521	243	244	487	223	223	446	242	242	484

Table 2: Existing and Proposed A.M. Peak Hour Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	4	2	6	1	3	4	0	3	3	2	3	5
South Driveway & Old US 41	9	5	14	9	5	14	7	10	17	8	7	15
Total AM Peak Hour Trips	13	7	20	10	8	18	7	13	20	10	10	20

Table 3: Existing and Proposed P.M. Peak Hour Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	1	13	14	0	12	12	1	1	2	1	9	10
South Driveway & Old US 41	5	6	11	9	6	15	10	9	19	8	7	15
Total PM Peak Hour Trips	6	19	25	9	18	27	11	10	21	9	16	25

Access to the Mosaic Riverview ESE will be provided through the following access connections:

- One (1) full access along Old US 41 (existing; water trucking station)
- One (1) full access along Burts Road (existing; relocated west due to V25-0023)
- One (1) full access along Old US 41 (gated, inactive)
- One (1) full access along Jensen Road (gated, inactive)

The gated, inactive access points on Jensen Road and Old US 41 were not included in the analysis as they are not used by the project.

Administrative Variance Request

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Burts Road from Old US 41 to the project driveway based on the AV Section 6.04.02.B.2 criteria: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

A. There is an unreasonable burden on the applicant.

The TS-7 section for local rural (2 lane undivided, non-residential) roadway (attached as **Figure 2**) requires a minimum of 12-foot travel lanes, 5-foot paved shoulder, and a 5-foot sidewalk within a minimum 96-foot right-of-way. Burts Road currently has a 20-foot pavement width, no paved shoulders, no sidewalks, and no posted speed, and is within a 34-foot to 57-foot right-of-way. This application involves the partial vacation of Burts Road and the acquisition of adjacent properties. As a result, trips related to the affected properties are expected to decrease or be eliminated, and Burts Road will primarily function as an internal roadway serving Mosaic Riverview ESE, and a majority of Burts Road will be privately maintained. Improvements to Burt Road, consistent with the TS-7 section, would require roadway widening, disconnected sidewalk, and property acquisition of the adjacent parcels. For these reasons, improving Burts Road generates an unreasonable burden on the applicant.

B. The variance would not be detrimental to the public health, safety and welfare.

Mosaic Riverview ESE will not generate additional trips therefore conditions on Burts Road are anticipated to remain the same due to the project, serving less than 10 peak-hour trips as shown in **Table 2** and **Table 3**. Additionally, there are no pedestrian activity generators or existing sidewalk in proximity to Burts Road. Based on a review of 5-year (2021 to 2025) historic crashes, no pedestrian crashes and no fatal or serious injury crashes have occurred. This shows that the current conditions do not present safety concerns along this corridor. Based on the existing vehicle and pedestrian activity which is proposed to remain the same, the existing roadway section would not be detrimental to the public health, safety and welfare of the public.

C. Without the variance, reasonable access cannot be provided.

Access to the existing Mosaic Riverview East Stack is provided through the access points on Burts Road and Old US 41. Burts Road currently serves Mosaic Riverview East Stack traffic and Praetorian of Tampa vehicle salvage property. With the proposed ESE and Burts Road vacation, no access will be provided to adjacent properties and a majority of the Burts Road will be privately maintained. Improvements to Burts Road would significantly restrict access to the East Stack which is critical to overall operations. As a result, there would be an impact on critical business operations and a reduction in plant operations for an extended period as this is the only access point for the northern area of the East Stack.



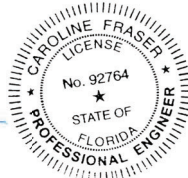
Without the requested Administrative Variance, reasonable access cannot be provided, as the Riverview Plant operations would be negatively impacted by the reduced access to the East Stack.

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Caroline Fraser, P.E.
Transportation Engineer



This item has been digitally signed and sealed by Caroline Fraser on the date adjacent to the seal. Signature must be verified on any electronic copies.

Digitally signed by Caroline Fraser
DN: cn=Caroline Fraser, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=caroline.fraser@kimley-horn.com
Date: 2026.04.13 12:26:25 -04'00'

Alex Steady, AICP
Transportation Planner

Based on the information provided, 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



Figure 1. Location Map

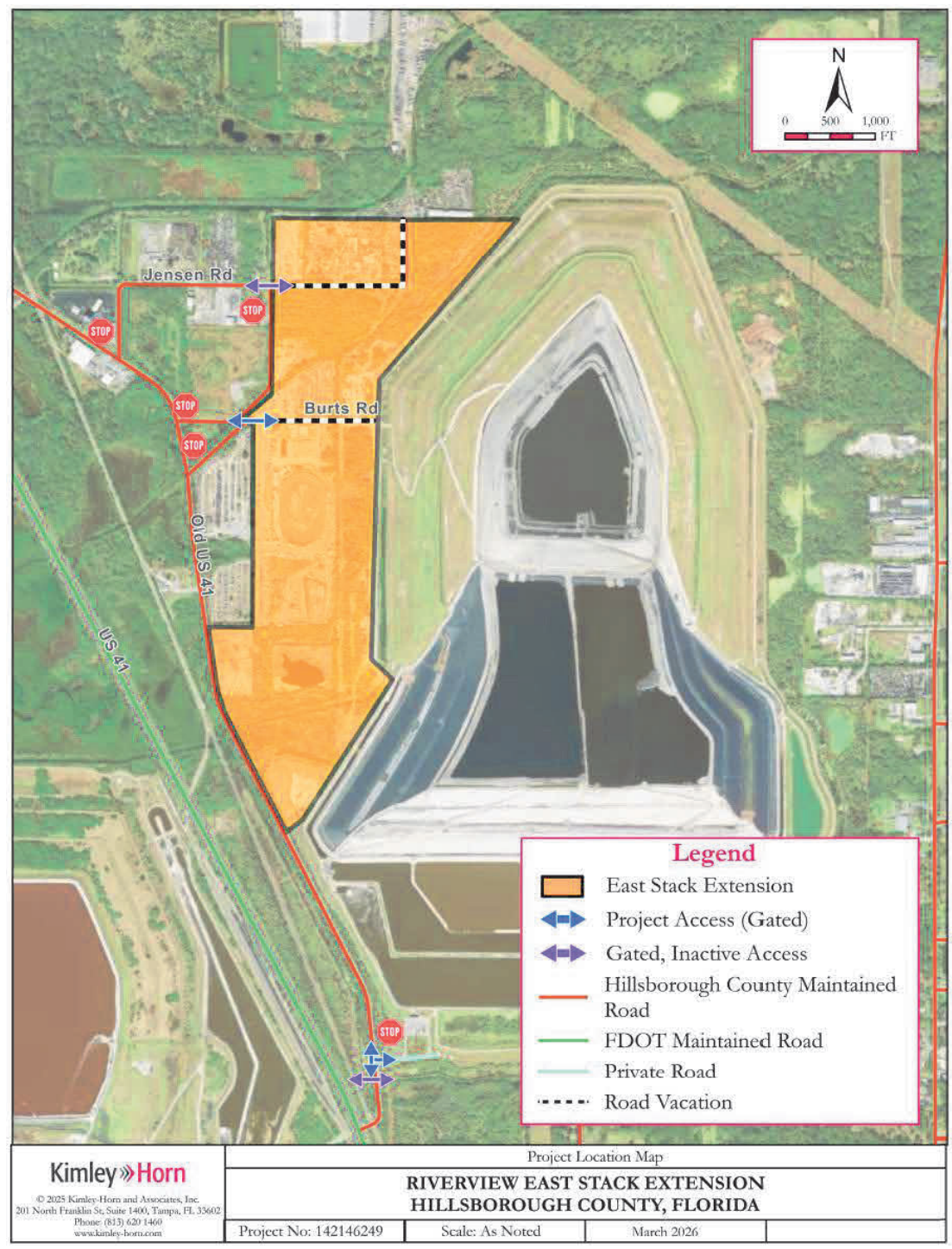




Figure 2. TTM Typical Section

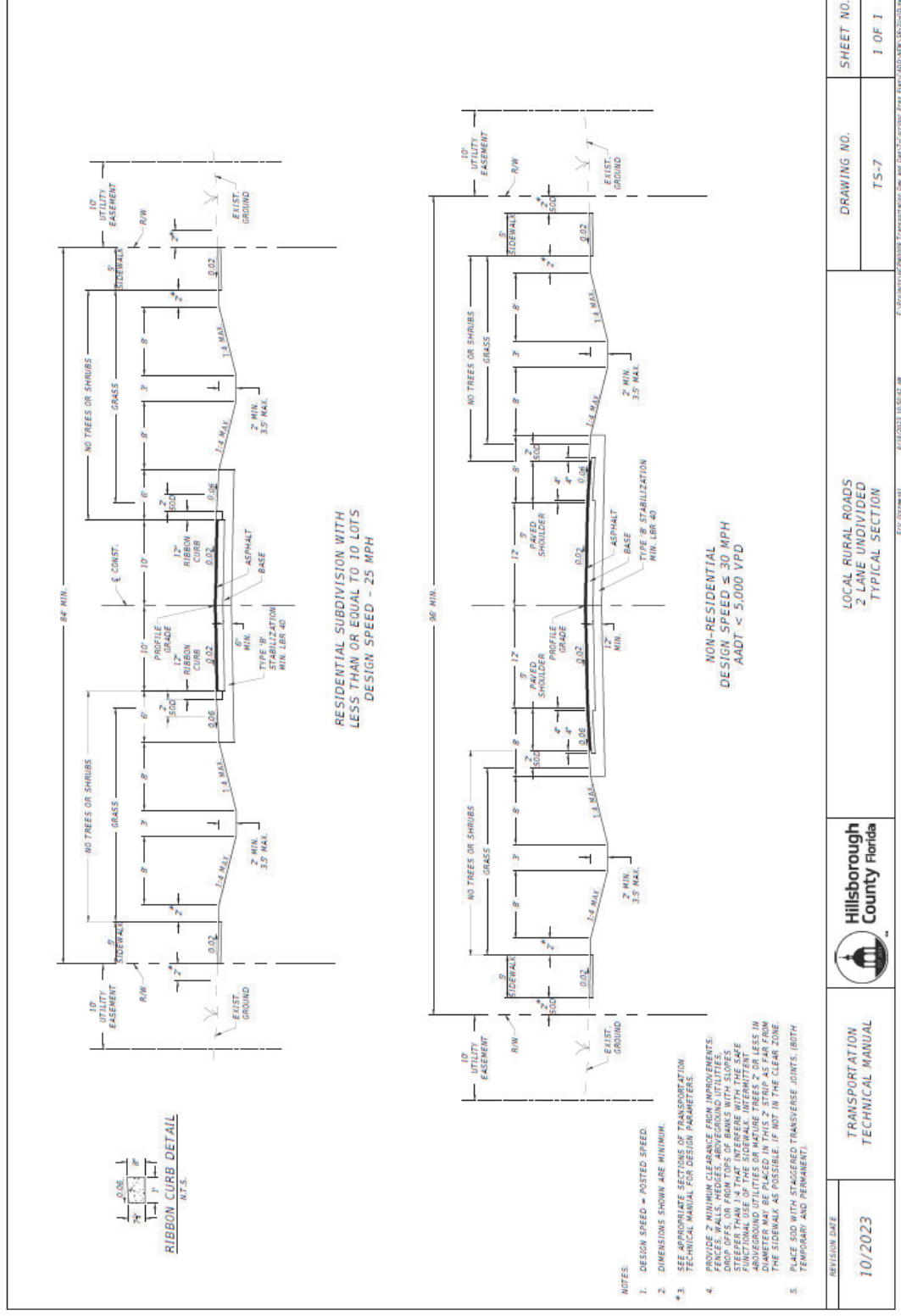
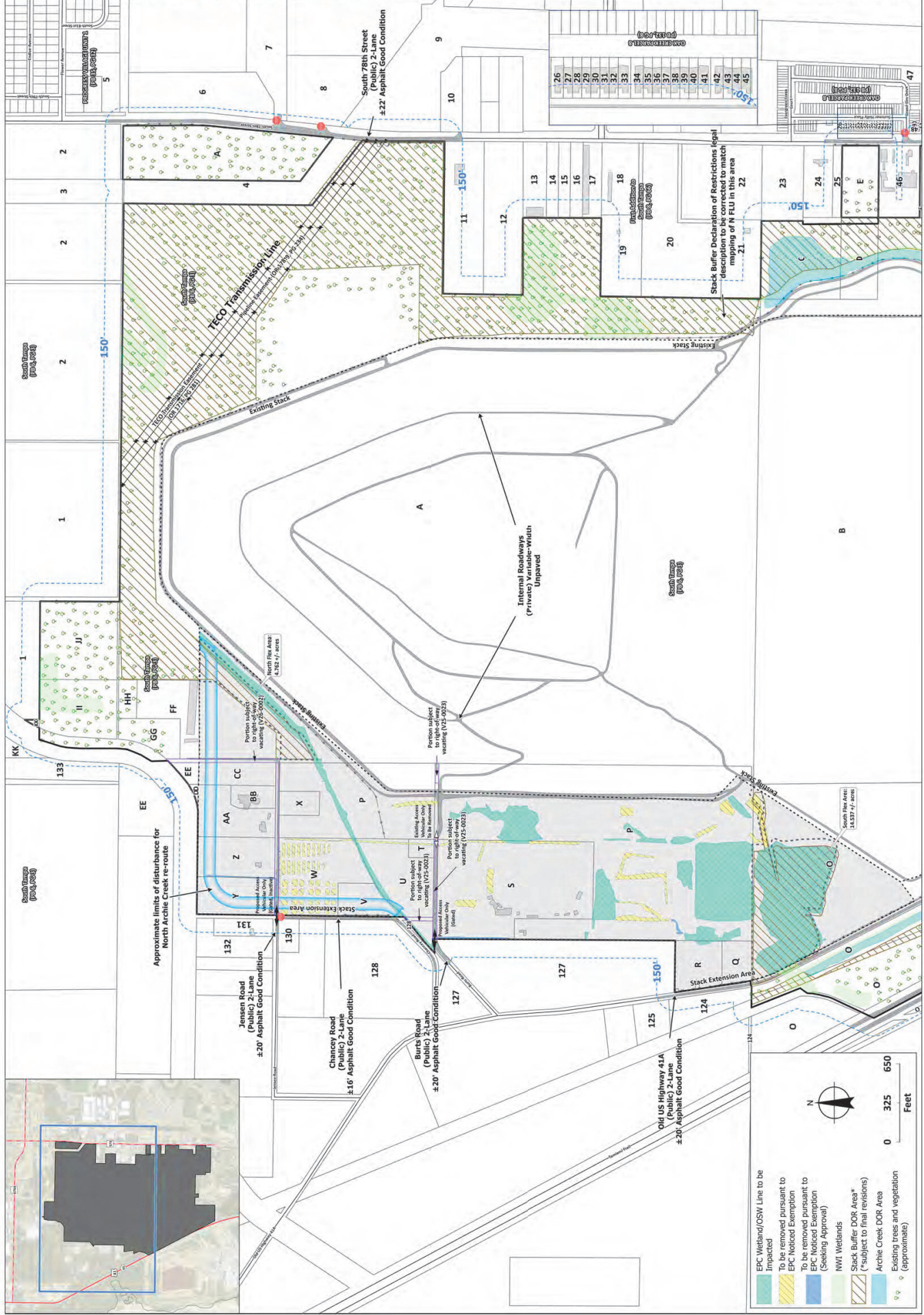
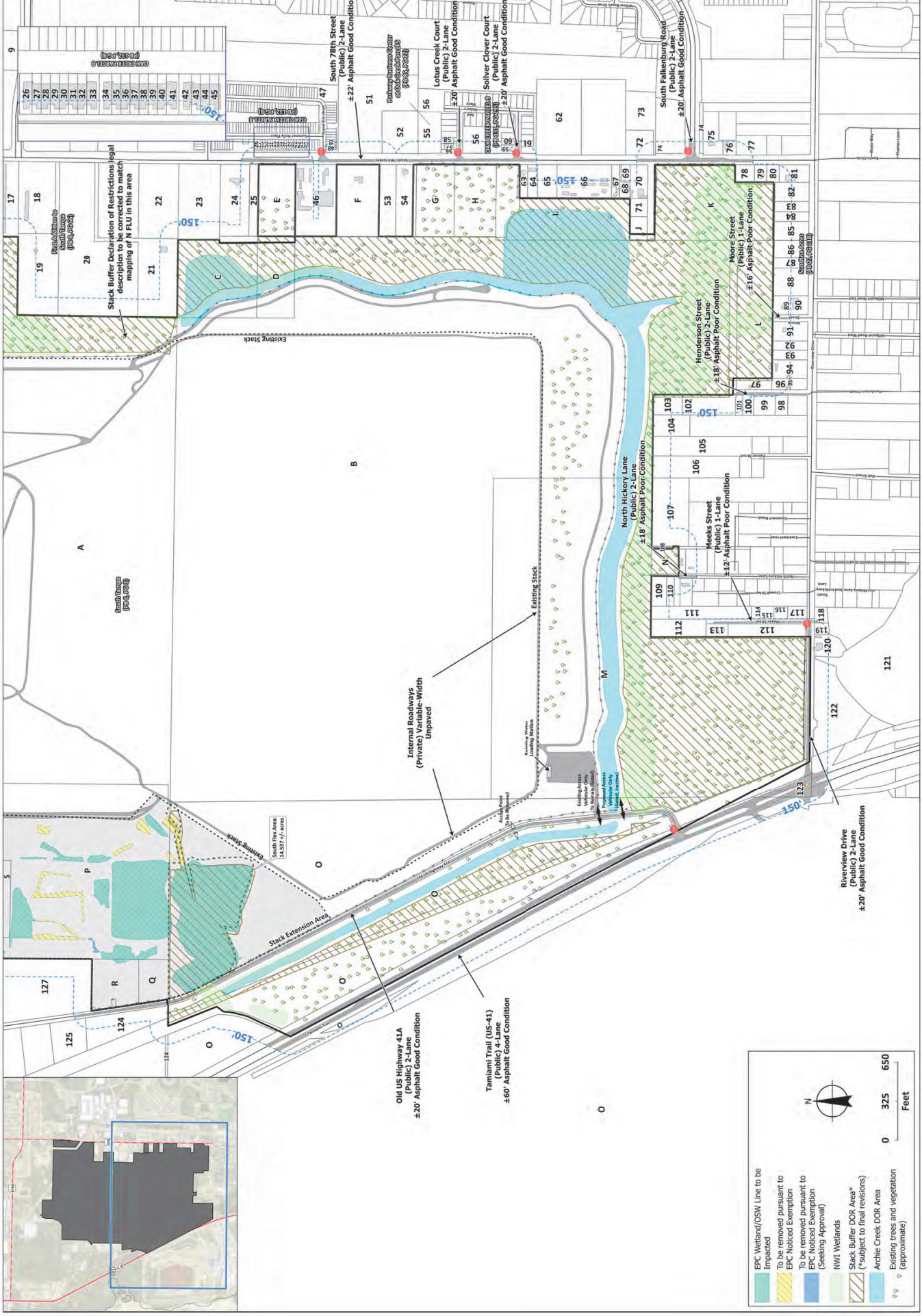




Figure 3. Site Plan





Legend

- EPC Wetland/OSW Line to be Impacted
- To be removed pursuant to EPC-Noticed Exemption
- To be removed pursuant to EPC-Noticed Exemption (Seeking Approval)
- NWI Wetlands
- Stack Buffer DOR Area* (*subject to final revisions)
- Archie Creek DOR Area
- Existing trees and vegetation (approximate)

Scale: 0, 325, 650 Feet

North Arrow



Land Use Information Within the Project

MAPKEY	FOLIO	FLU	ZONING	USE
A	049420000	LI, N	PD 99-113 (PRC 25-0655)	PD B3-06 Phosphogypsum Stack System
B	049420000	LI, N	PD 99-113 (PRC 25-0655)	PD B3-06 Phosphogypsum Stack System
C	049150000	LI, N	AI and PD 99-113 (PRC 25-0655)	Phosphogypsum Stack System
D	049150000	LI, N	AI and PD 99-113 (PRC 25-0655)	Phosphogypsum Stack System
E	049150000	LI, N	AI	Vacant
F	049160000	LI	PD	Dwelling, Single-family conventional
G	049160000	LI	PD 99-113 (PRC 25-0655)	Vacant
H	049160000	LI, N	PD 99-113 (PRC 25-0655)	Vacant
I	049270000	LI, N	PD 99-113 (PRC 25-0655)	Vacant
J	049270000	LI	PD 99-113 (PRC 25-0655)	Vacant
K	049250000	LI	PD 99-113 (PRC 25-0655)	Vacant
L	049250000	N	PD 99-113 (PRC 25-0655)	Vacant
M	049250000	LI, N	PD 99-113 (PRC 25-0655)	Vacant
N	049250000	LI, N	PD 99-113 (PRC 25-0655)	Vacant
O	049250000	LI, N	PD 99-113 (PRC 25-0655)	Blend and Phosphogypsum Stack System
P	049250000	LI, N	PD 99-113 (PRC 25-0655)	Phosphogypsum Stack System
Q	049390000	LI, N	AI	Vacant
R	049390000	LI, N	AI	Vacant
S	049390000	LI, N	AI	Vacant
T	049000000	LI, M	M	Vacant
U	049990000	LI, M	M	Vacant
V	049990000	LI, M	M	Open Storage
W	049990000	LI, M	M	Vacant
X	049990000	LI, M	M	Vacant
Y	049990000	LI, M	M	Vacant
Z	049990000	LI, M	M	Vacant
AA	049990000	LI, M	M	Vacant
AB	049990000	LI, M	M	Vacant
AC	049990000	LI, M	M	Vacant
AD	049990000	LI, M	M	Vacant
AE	049990000	LI, M	M	Vacant
AF	049990000	LI, M	M	Vacant
AG	049990000	LI, M	M	Vacant
AH	049990000	LI, M	M	Vacant
AI	049990000	LI, M	M	Vacant
AJ	049990000	LI, M	M	Vacant
AK	049990000	LI, M	M	Vacant

Land Use Information Outside of Project Area (Within 150-Feet)

MAPKEY	FOLIO	FLU	ZONING	USE
67	049273000	LI	RSC-6	Dwelling, Single-family manufactured/mobile home
68	049274000	LI	RSC-6	Dwelling, Single-family manufactured/mobile home
69	049274000	LI	RSC-6	Dwelling, Single-family manufactured/mobile home
70	049274000	LI	RSC-6	Dwelling, Single-family manufactured/mobile home
71	049274000	LI	RSC-6	Vacant
72	049274000	LI	RSC-6	Vacant
73	049274000	LI	RSC-6	Vacant
74	049274000	LI	RSC-6	Vacant
75	049274000	LI	RSC-6	Vacant
76	049274000	LI	RSC-6	Vacant
77	049274000	LI	RSC-6	Vacant
78	049274000	LI	RSC-6	Vacant
79	049274000	LI	RSC-6	Vacant
80	049274000	LI	RSC-6	Vacant
81	049274000	LI	RSC-6	Vacant
82	049274000	LI	RSC-6	Vacant
83	049274000	LI	RSC-6	Vacant
84	049274000	LI	RSC-6	Vacant
85	049274000	LI	RSC-6	Vacant
86	049274000	LI	RSC-6	Vacant
87	049274000	LI	RSC-6	Vacant
88	049274000	LI	RSC-6	Vacant
89	049274000	LI	RSC-6	Vacant
90	049274000	LI	RSC-6	Vacant
91	049274000	LI	RSC-6	Vacant
92	049274000	LI	RSC-6	Vacant
93	049274000	LI	RSC-6	Vacant
94	049274000	LI	RSC-6	Vacant
95	049274000	LI	RSC-6	Vacant
96	049274000	LI	RSC-6	Vacant
97	049274000	LI	RSC-6	Vacant
98	049274000	LI	RSC-6	Vacant
99	049274000	LI	RSC-6	Vacant
100	049274000	LI	RSC-6	Vacant
101	049274000	LI	RSC-6	Vacant
102	049274000	LI	RSC-6	Vacant
103	049274000	LI	RSC-6	Vacant
104	049274000	LI	RSC-6	Vacant
105	049274000	LI	RSC-6	Vacant
106	049274000	LI	RSC-6	Vacant
107	049274000	LI	RSC-6	Vacant
108	049274000	LI	RSC-6	Vacant
109	049274000	LI	RSC-6	Vacant
110	049274000	LI	RSC-6	Vacant
111	049274000	LI	RSC-6	Vacant
112	049274000	LI	RSC-6	Vacant
113	049274000	LI	RSC-6	Vacant
114	049274000	LI	RSC-6	Vacant
115	049274000	LI	RSC-6	Vacant
116	049274000	LI	RSC-6	Vacant
117	049274000	LI	RSC-6	Vacant
118	049274000	LI	RSC-6	Vacant
119	049274000	LI	RSC-6	Vacant
120	049274000	LI	RSC-6	Vacant
121	290000000	WATER	PD 91-01097	Dwelling, Single-family conventional and manufactured/mobile homes
122	049110000	R-4	AR	Public Park and Recreational Facility
123	049230000	R-6	AI, AR, M	Right-of-Way
124	049180000	LI	M	Vacant
125	049180000	LI	M	Vacant
126	049950000	LI	M	Vacant
127	049950000	LI	M	Vacant
128	049950000	LI	M	Vacant
129	049950000	LI	M	Vacant
130	049950000	LI	M	Vacant
131	049950000	LI	M	Vacant
132	049950000	LI	M	Vacant
133	049950000	LI	M	Vacant



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Substandard Road - Old US 41 <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mosaic Fertilizer, LLC - Riverview East Stack Extension
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	049039-0000; 049039-0100; 048992-5000; 049035-0000; 048998-0000
	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Caroline Fraser, P.E.
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	Planned Development, Manufacturing, and Agricultural - Industrial
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	26-0436
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

April 13, 2026

Mr. Michael Williams, P.E.
Development Services Department
Development Review Director
County Engineer
Hillsborough County
601 E. Kennedy Blvd
Tampa, FL 33602

Re: Mosaic Riverview East Stack Extension (PD 26-0436)
Folios: See Sheet 4 of the attached PD Site Plan
Administrative Variance Request – Old US 41

Dear Mr. Williams:

The purpose of this letter is to provide justification for the Administrative Variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed Planned Development (PD) rezoning application for Mosaic Fertilizer's LLC (Mosaic)'s Riverview East Stack Extension (ESE). Mosaic's Riverview East Stack is located east of US 41 and north of the Alafia River in Hillsborough County, Florida, as shown in the attached **Figure 1**.

Project Overview

The Mosaic Riverview ESE will allow Mosaic's Plant located west of US 41 to continue its current operations until 2052, allowing a continuation of phosphogypsum (gypsum) stack storage at the East Stack. In addition to the PD rezoning application for the ESE, extensions to two separate Development of Regional Impact (DRI) Development Orders (DOs) are necessary for DRI 68 and 242. Mosaic is acquiring additional property to accommodate the ESE, requiring a rezoning to PD and partial vacation of Burts Road and Jensen Road (V25-0023 and V26-0002, respectively). At the East Stack, there is currently regular activity entering and exiting the site utilizing Burts Road and an existing southern access point on Old US 41.

The Mosaic Riverview ESE will not generate additional trips therefore the trip generation for the project site was estimated based upon the existing turning movement counts collected at the South Driveway & Old US 41 and Burts Road & Old US 41. The trip generation information is provided in **Table 1**, **Table 2** and **Table 3**.



Table 1: Existing and Proposed Daily Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	54	54	108	41	41	82	31	31	62	42	42	84
South Driveway & Old US 41	206	207	413	202	203	405	192	192	384	200	200	400
Total Daily Trips	260	261	521	243	244	487	223	223	446	242	242	484

Table 2: Existing and Proposed A.M. Peak Hour Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	4	2	6	1	3	4	0	3	3	2	3	5
South Driveway & Old US 41	9	5	14	9	5	14	7	10	17	8	7	15
Total AM Peak Hour Trips	13	7	20	10	8	18	7	13	20	10	10	20

Table 3: Existing and Proposed P.M. Peak Hour Driveway Trip Generation

	March 11, 2025			March 12, 2025			March 13, 2025			Average		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Burts Rd	1	13	14	0	12	12	1	1	2	1	9	10
South Driveway & Old US 41	5	6	11	9	6	15	10	9	19	8	7	15
Total PM Peak Hour Trips	6	19	25	9	18	27	11	10	21	9	16	25

Access to the Mosaic Riverview ESE will be provided through the following access connections:

- One (1) full access along Old US 41 (existing; water trucking station)
- One (1) full access along Burts Road (existing; relocated west due to V25-0023)
- One (1) full access along Old US 41 (gated, inactive)
- One (1) full access along Jensen Road (gated, inactive)

The gated, inactive access points on Jensen Road and Old US 41 were not included in the analysis as they are not used by the project.

Administrative Variance Request

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Old US 41 from the project driveways to US 41 based on the AV Section 6.04.02.B.2 criteria: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

A. There is an unreasonable burden on the applicant.

The TS-7 section for local rural (2 lane undivided, non-residential) roadway (attached as **Figure 2**) requires a minimum of 12-foot travel lanes, 5-foot paved shoulder, and a 5-foot sidewalk within a minimum 96-foot right-of-way. Old US 41 currently has a majority 20-foot pavement width, no paved shoulders, no sidewalks, a posted speed of 30 mph, and is within a +/- 69-foot right-of-way. Improvements to Old US 41, consistent with the TS-7 section, would require approximately 2 miles of roadway widening and disconnected sidewalk, and property acquisition of the adjacent parcels. For these reasons, improving Old US 41 generates an unreasonable burden on the applicant.

B. The variance would not be detrimental to the public health, safety and welfare.

Mosaic Riverview ESE will not generate additional trips therefore conditions on Old US 41 are anticipated to remain the same due to the project, serving less than 50 peak-hour trips as shown in **Table 2** and **Table 3**. Old US 41 has a pavement width ranging from 20 to 26-feet meeting the TS-7 section roadway width requirements in some locations. There is a segment of Old US 41 at the southern access driveway that has 11-foot lanes and approximately 5 to 6-foot shoulders. At the north and south ends of Old US 41, the pavement width gradually increases to 26 feet. Notably, the increase in pavement width is located at the horizontal curves approaching the intersections at each end of the corridor, meeting the TS-7 section roadway width requirements in some locations. Specifically, increased pavement widths are provided immediately south of the project access point on Old US 41, as well as at the horizontal curves near the intersections at both ends of the corridor, thereby better accommodating larger vehicles at these locations. The existing conditions allow for the passing and turning movements to accommodate larger vehicles.

Based on a review of 5-year (2021 to 2025) historic crashes, no pedestrian crashes and no fatal or serious injury crashes have occurred. This shows that the current conditions do not present safety concerns along this corridor. Additionally, there are no pedestrian activity generators or existing sidewalk in proximity to Old US 41. Based on the existing vehicle and pedestrian activity which is proposed to remain the same, the existing roadway section would not be detrimental to the public health, safety and welfare of the public.

C. Without the variance, reasonable access cannot be provided.

Access to the existing Mosaic Riverview East Stack is provided through the access points on Burts Road and Old US 41. Old US 41 currently serves East Stack traffic and manufacturing, agricultural, warehousing, and vehicle salvage land uses. Retaining access to the water loading station and East Stack is critical to overall operations. Improvements to Old US 41 would cause a reduction in access to the adjacent land uses that utilize this roadway and will significantly restrict access to the East Stack. As a result, there would be an impact on critical business operations and a reduction in plant operations for an extended period due to Old US 41 and there are no alternative access points.

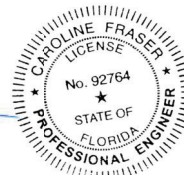
Without the requested Administrative Variance, reasonable access cannot be provided, as the Riverview Plant operations would be negatively impacted by the reduced access to the East Stack.

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Caroline Fraser, P.E.
Transportation Engineer



This item has been digitally signed and sealed by Caroline Fraser on the date adjacent to the seal. Signature must be verified on any electronic copies.

Digitally signed by Caroline Fraser
DN: cn=Caroline Fraser, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=caroline.fraser@kimley-horn.com
Date: 2026.04.13 12:27:12 -04'00'

Alex Steady, AICP
Transportation Planner

Based on the information provided, this request is:

_____ **Disapproved**

_____ **Approved**

_____ **Approved With Conditions**

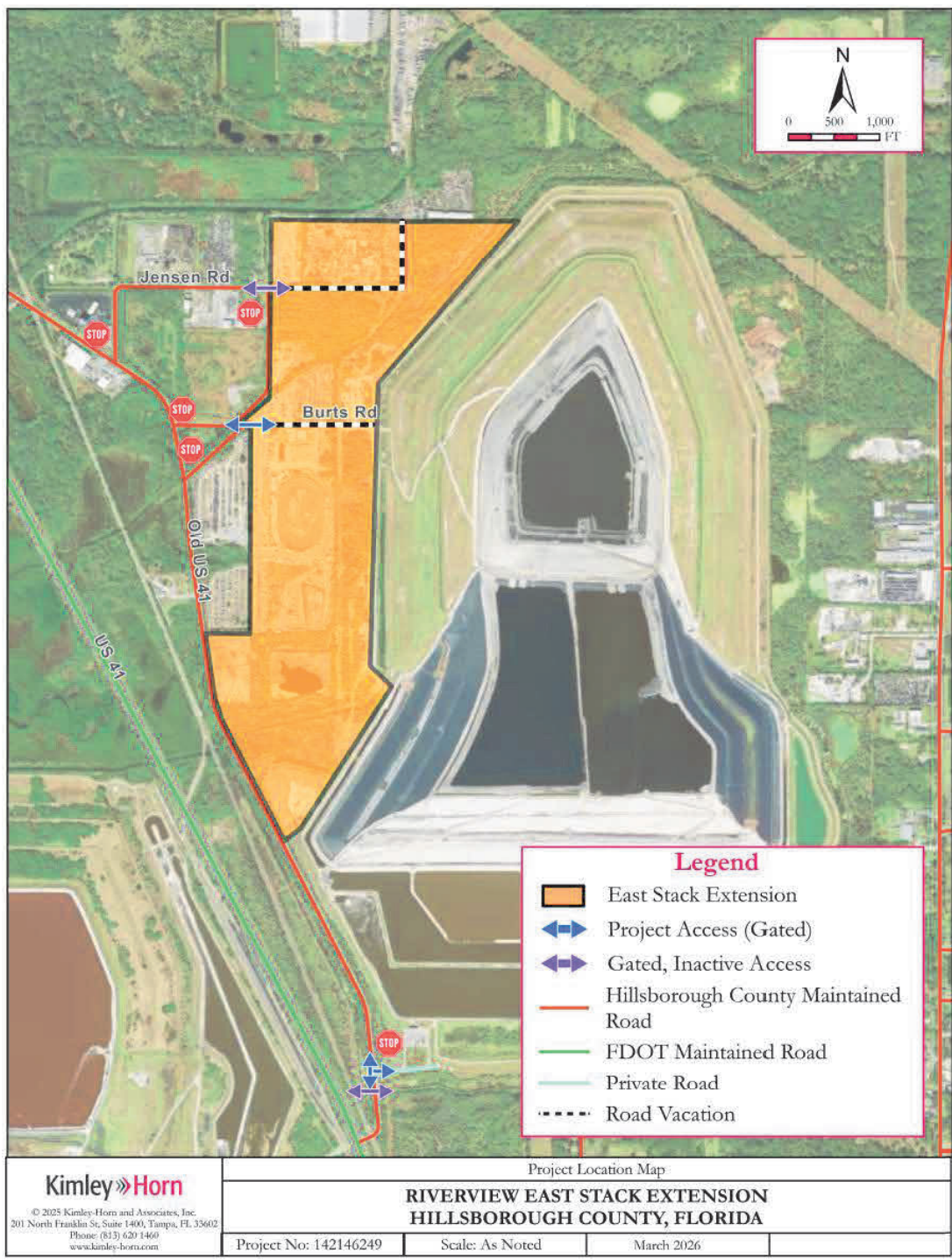
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E

Date _____

Sincerely,
Michael J. Williams
Hillsborough County Engineer



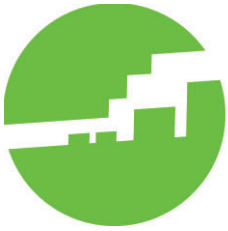
Figure 1. Location Map



<p>© 2025 Kimley-Horn and Associates, Inc. 201 North Franklin St, Suite 1400, Tampa, FL 33602 Phone: (813) 620-1460 www.kimley-horn.com</p>	Project Location Map		
	RIVERVIEW EAST STACK EXTENSION HILLSBOROUGH COUNTY, FLORIDA		
Project No: 142146249	Scale: As Noted	March 2026	



Figure 3. Site Plan



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
<p>Hearing Date: April 27, 2026</p> <p>Report Prepared: April 16, 2026</p>	<p>Case Number: PD 26-0436</p> <p>Folio(s): Multiple (see application)</p> <p>General Location: West of South US Highway 41, east of Interstate-75, and north of Riverview Drive + Bird Island & Sunken Island</p>
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	<p>Light Industrial & Natural Preservation</p> <p>Bird Island & Sunken Island: Undesignated - associated with HC/CPA 26-04</p>
Service Area	Urban
Community Plan(s)	Riverview, Southshore Areawide Systems, Gibsonton & Greater Palm River
Rezoning Request	PD rezoning to laterally extend the footprint of the active East Stack to meet storage requirements to continue plant operations
Parcel Size	+/- 1,451.40 acres
Street Functional Classification	<p>78th Street South – County Collector</p> <p>Riverview Drive – County Collector</p> <p>South US Highway 41 – State Principal Arterial</p>

Commercial Locational Criteria	Not applicable
Evacuation Area	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial + Natural Preservation	PD + AI + M	Mining + Vacant + Heavy Commercial + Light Commercial + Vacant + Single-Family Residential
North	Light Industrial + Residential-6 + Residential-9	PD + AI + M + RSC-6 + AR + CG + RSC-9	Public/Quasi-Public + Agriculture + Mobile Home Park + Utilities + Single-Family Residential + Educational + Light Commercial
South	Residential-6 + Residential-4 + Suburban Mixed-Use-6	AR + PD + AS-1 + RSC-6 + RSB + CN + RSC-3 + BPO CG	Vacant + Light Commercial + Single-Family Residential + Light Industrial + Mobile Home Park + Public/Quasi-Public + Two-Family
East	Light Industrial + Community Mixed-Use-12 + Public/Quasi-Public	PD + AS-1 + CI + AI + M + AR + RSC-6 + RSC-4 + RSC-2	Single-Family Residential + Public/Quasi-Public + Vacant + Heavy Commercial + Light Industrial + Heavy Industrial + Agriculture + HOA/Common Property

West	Light Industrial + Heavy Industrial + Natural Preservation	PD + M + AI + CI	Heavy Commercial + Single-Family Residential + Agriculture + Vacant + Light Commercial + Heavy Industrial + Light Industrial + Mining + Public/Quasi-Public
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Staff Analysis of Goals, Objectives and Policies:

The ±1,451.40 -acre subject site is generally located west of South US Highway 41, east of Interstate-75, and north of Riverview Drive. Also included in the request are Bird Island & Sunken Island, which are separate islands located in Tampa Bay. The site is in the Urban Service Area (USA), except for Bird Island and Sunken Island, and is within the limits of the Riverview, Gibsonton and Greater Palm River Community Plans, as well as the Southshore Areawide Systems Plan. The majority of the subject site has a Future Land Use designation of Light Industrial (LI) and Natural Preservation (N), while Bird and Sunken Islands are undesignated on the Future Land Use Map. There is a corresponding Comprehensive Plan Map amendment (HC/CPA 26-04) requesting the Natural Preservation (N) Future Land Use category for the two islands. The LI category allows for the consideration of uses such as agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. The N category allows for the consideration of uses such as open space or passive nature parks.

The site is currently occupied by Mosaic Fertilizer, LLC’s Riverview Facility. The facility includes a fertilizer manufacturing plant west of US Highway 41, an active phosphogypsum stack east of US Highway 41, which is located on the subject property, and a closed gypsum stack west of US Highway 41 and directly north of the plant, which is not located on the subject property. Phosphogypsum is a solid waste byproduct of the fertilizer production process. Regulations issued by the U.S. Environmental Protection Agency (US EPA) and the Florida Department of Environmental Protection (FDEP) require phosphogypsum to be stored in stacks (known as gypsum stacks), with very limited exceptions. A Planned Development (PD) is being requested in order to laterally extend the footprint of the active East Stack to meet storage requirements to continue plant operations. The existing PD boundary encompasses approximately 1,285.6 acres and the proposed extension encompasses approximately 126.81 additional acres, making the total acreage of the revised PD boundary approximately 1,412.41 acres.

The proposed PD request includes multiple different components. These components include the following: (1) existing PD boundary with East Stack; (2) additional parcels west of the East Stack to accommodate the East Stack Expansion (ESE) footprint; (3) buffering and/or open area between the proposed ESE footprint and property boundaries; (4) a portion of parcel folio 049042- 00000 with an original 83-6 zoning, which is located northeast of the East Stack and separated by a Tampa Electric Company (TECO) powerline; (5) parcel folio 049156-0000 which is already within DRI 242 and located east of the East Stack boundary; (6) include parcel folio 049182-0000, which is located south of the East Stack and already within the Stack Buffer Declarations of Restrictions (DOR); and (7) inclusion of Bird Island and Sunken Island in the new PD Boundary. Another component of this request includes the utilization of the Flex Provision (per Future Land Use Section Policy 2.2.3) of the Light Industrial Future Land Use category of approximately 19.3 acres and amending the Stack Buffer DOR. There are also multiple concurrent

County applications that are necessary to laterally extend the East Stack, including the following: (1) amend DRI 68 to extend the Development Order (DO) expiration date to 2053 and remove the northeast portion of parcel folio 049042-00000, to incorporate within DRI 242 boundary; (2) amend DRI 242 to extend the DO expiration date to 2053, include additional parcels that accommodate the ESE footprint and update existing conditions; (3) Concurrent Comprehensive Plan Amendment (HC/CPA 26-04) to provide a Natural Preservation Future Land Use designation for Bird Island and Sunken Island, with an accompanying new DOR; (4) vacating for Jensen Road (V26- 0002); and (5) vacating for Burts Road (V25-0023).

The current zoning of the East Stack is PD 99-1153, last modified by PRS 25-0655. As part of this PD, there are currently 13 conditions, including conditions restricting the use of a gypsum stack with a temporary maximum gypsum height of 275 feet, with a final settled height of 250 feet. Other conditions ensure that there is compliance with various pertinent reviewing agencies. There are LI and N Future Land Use categories within the existing PD boundary. FLUS Objective 2.2 establishes that Future Land Use categories define the range of permitted uses as well as maximum densities and intensities within a given area. FLUS Policy 2.2.1 further states that the character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Within the subject site, the LI (Light Industrial) designation supports the continuation of industrial and storage related activities associated with the gypsum stack. Areas designated N are primarily within the DORs, including the stack buffer DOR, and limit development potential and ensure compatibility with surrounding uses. The proposed N Future Land Use category for Bird Island and Sunken Island is subject to approval of the concurrent HC/CPA 26-04 application. Currently, there is not a Future Land Use category for these islands. The existing use of Bird and Sunken Island is not proposed to be changed by the PD and is consistent with the proposed N Future Land Use category. As such, the proposed expansion does not introduce uses or intensities exceeding those permitted by the underlying Future Land Use designations, but instead aligns with the Future Land Use Map (FLUM) while maintaining required buffering and compatibility measures. The N designations generally correspond with the Declaration of Restrictions (DORs), including the stack buffer DOR.

The proposed new PD will include all areas within the existing PD as well as additional property. A total of 126.81 acres, consisting of 18 parcels, is being added to the new PD. Only 2 of these parcels (49042.0000 & 49156.0000) are located on the eastern boundary of the existing PD. The approximately 15.6-acre portion of parcel folio 49042.0000 is located northeast of the East Stack and is separated by a TECO powerline. This portion of the parcel has an original CU 83-6 zoning and is the last remaining property within that zoning district. The parcel has a LI Future Land Use category and is currently within DRI 68. At the time of the CU 83-6 rezoning, this portion of the parcel served as a buffer between the East Stack and Progress Village Elementary School. Inclusion of this portion of the parcel in the new PD boundary is sought to ensure cohesive alignment with all development approvals by providing a current zoning district. The separate DRI DO amendments propose to remove this portion of the parcel from the DRI 68 boundary and include the parcel within the DRI 242 boundary. The other parcel east of the existing PD boundary and to be included in the new PD boundary is parcel folio 49156-0000. This parcel is zoned AI, has a LI Future Land Use category, and is already located within the DRI 242 boundary. The inclusion of this approximate 4.2-acre parcel within the new PD boundary aligns with the existing DRI 242 DRI boundary. There is also a parcel that is south of the current PD boundary (49182.0000) that is proposed to also be included into the new PD boundary. This 1.19-acre parcel is zoned RSC-6 and has an N Future Land Use category. It is within the stack buffer DOR and within the existing boundary for DRI 242. The remaining parcels that are part of the extension are located on the western boundary. All these western

parcels are within the LI Future Land Use category and are zoned either AI or M. Parcels 49039.0000 and 49039.0100 are currently vacant, however, aerial imagery shows usage of the area for vehicle and open storage. Folios 48998.0000, 49035.0000, and 49000.0000 were once part of a raceway park that has since ceased operation. These parcels are zoned M and are within the LI Future Land Use category. The portion of Burts Road between these two properties is subject to a separate County vacating request (V25-0023). North and adjacent to parcel folio 048998.0000 is parcel folio 048998.0100, also zoned M and within the LI Future Land Use category. Prior aerial imagery appears to show use of open storage for that parcel. The remaining parcels to be included in the new PD boundary are all located adjacent to or north of Jenson Road. This portion of Jenson Road is also subject to a separate County request to vacate right-of-way (V26-0002). In this area, three of the parcels (48989.0000, 48990.0000, and 48990.0100) are zoned M. The approximate 0.68-acre portion of parcel folio 48491.0000, approximate 0.16-acre portion of parcel folio 48491.0100, parcel folio 48988.0000, and parcel folio 49051.00000 are zoned AI. Aerial imagery indicates that parcels 48491.0000, 48491.01000, and 48988.000 are either used for open vehicle storage, automotive salvage, or a combination.

FLUS Policy 2.2.3 establishes the Flex Provision, which allows the Board of County Commissioners to adjust the boundaries of Future Land Use plan categories in order to recognize or grant a zoning district which is not permitted in the land use category. The Flex Provision does not change the underlying Future Land Use category but rather allows other uses to be considered. Prior to any determination, Planning Commission staff is required to evaluate the request and provide a recommendation regarding its consistency with the Comprehensive Plan. This recommendation is guided by the specific Flex Provision criteria outlined within the policy. One of these provisions states that the line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500-foot flex. Additionally, no new flexes can be extended from an existing flex area. A flex of approximately 19.3-acres to the LI Future Land Use category is requested to accommodate the ESE footprint. These flex areas are comprised of two areas west of the East Stack: (1) the South Flex Area, which is approximately 14.54-acres of the property and (2) the North Flex Area, approximately 4.76-acres of the property. The flex areas are located within the existing and proposed PD boundary. The request complies with the applicable flex criteria, as the proposed flex does not extend more than 500 feet from the existing land use boundaries and has not been included in any prior flex request. Additionally, the flex areas are not located within a community plan that prohibits flexing and does not involve a transfer between different governmental jurisdictions. The request will not increase density in the Coastal High Hazard Area (CHHA), and the PD is limited to non-residential uses. Additionally, the applicant is committing to a condition as part of the Planned Development stating that development of the PD district shall proceed in strict accordance with the terms and conditions contained in the Mosaic Fertilizer, LLC, Phosphogypsum Stack Expansion DRI Development Order (#242), the General Site Development Plan, and the land use conditions. This condition is integral to Planning Commission Staff's finding of consistency. To help offset the flex request that is overlaying on Natural Preservation, the applicant has committed to dedicating land offsite as Natural Preservation. Within 60 days of approval of the permits, whichever one shall be approved last, the developer must execute an amended Declaration of Restrictions for the Stack Buffer and shall apply for a Future Land Use Map Amendment to reclassify the property being dedicated to the Natural Preservation category. With these conditions in place, the request satisfies the requirements to flex the boundaries of the LI Future Land Use into the N Future Land Use category and is consistent with the provisions of FLUS Policy 2.2.3.

FLUS Policy 2.2.4 requires a flex request to include data and analysis addressing the availability and adequacy of public facilities to serve the proposed development accommodated by the flex, the compatibility with surrounding land uses, and how the utilization of the flex furthers the Goals, Objectives,

and Policies of the Comprehensive Plan. The applicant provided an analysis demonstrating how the proposed flex request meets all applicable criteria. In the project narrative, the applicant states that the request will not require any additional public infrastructure or facilities to serve the proposed uses. The flex areas are under the applicant's ownership, and any necessary infrastructure, such as monitoring wells or pipelines to serve the lateral extension of East Stack, will be provided by the applicant. The land uses, zoning, and Future Land Use categories of the property surrounding the PD have become more diverse than at the time of the original land use approvals for the East Stack. The applicant also states that the approximate 19.3-acre flex areas, located west of the East Stack, are situated away from residential uses and are surrounded by the LI Future Land Use designation with existing industrial development. The proposed flex areas would allow for a lateral expansion of the East Stack footprint towards an area mostly characterized by non-residential uses. Any wetland impacts within the Flex Areas will be properly mitigated in accordance with the requirements of the appropriate reviewing agencies.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood. Specifically, FLUS Policy 3.1.3 states that any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The character of the surrounding area to the PD has evolved since the original request and DRI Development Order approvals. At the time of these initial approvals, much of the area around the East Stack was predominantly agricultural, with some residential areas located closer to the Alafia River and Progress Village. The surrounding uses, zoning, and Future Land Use categories to the west of the stack today are largely non-residential in nature and reflect a more diverse development pattern. East of the stack there is a mixture of zoning and uses ranging from manufacturing to residential and commercial. Limited agricultural land uses and agricultural zoned property remain today. The primary Future Land Use categories that exist in the surrounding area to the east of the site include primarily LI and Community Mixed Use-12 (CMU-12). Most properties with residential uses, including those residential uses with an underlying CMU-12 Future Land Use designation, are located east of the East Stack, separated from the PD boundary by 78th Street. To the south of the PD and closer to the Alafia River, the uses and zoning are largely residential in nature. This area is part of the Gibsonton Community Plan and the Show Business Overlay, which permits uses related to circuses, carnivals, and other show business activities. Most of the Future Land Use categories for this area are Residential-6 (RES-6) and Residential-4 (RES-4). North of the PD boundary is a largely undeveloped area. There is a TECO powerline in the northeast section of the existing PD boundary that tracks southeast to northwest, except for the approximate 15.96-acre portion of parcel folio 49042.0000, which is proposed to be included in the new PD boundary. Further towards Madison Avenue there is property within the RES-6 category and one of these properties is developed with a sports complex and recreational facility owned by Hillsborough County. At the southeast corner of the intersection of Madison Avenue and 78th Street is a shopping center, with a Commercial General (CG) zoning. Traveling west along Madison Avenue are two residential neighborhoods and a middle school. All three of these uses are zoned PD. Still north of the existing PD boundary but shifting further west are surrounding properties with a LI Future Land Use designation. Some of these properties are zoned Agricultural Industrial (AI), but most of the properties are zoned Manufacturing (M) with related industrial and warehousing uses. The area west

of the proposed PD boundary has an LI Future Land Use designation until reaching the north portion of parcel folio 49018.0400, parcel folio 49029.0000, and parcel folio 48980.0000, all of which are owned by the applicant.

The zoning for the properties west of the PD boundary include AI, M, and PD. Property zoned PD 88-29 allows auctions for motorized vehicles and property zoned PD 85-0449 for industrial uses. M zoned parcels are developed with warehouses, vehicle salvage, open storage, asphalt/concrete processing facility, and steel manufacturing. Most of the AI zoned properties in this area are undeveloped and are separated from the other industrial uses by the Delaney Popoff Canal. There is one AI zoned property directly west of the new PD boundary developed with a home and owned by the applicant. The applicant states in their request narrative that the new PD will continue to meet visual management plan requirements, ensuring appropriate buffering and screening is maintained after the construction of the expansion. Collectively, the site design and visual management conditions ensure that the East Stack remains consistent with the existing industrial community to the west and appropriate screening and buffering continues to be provided. The residential uses in the eastern and southern boundaries will not be impacted as there are no changes proposed along these boundaries. Given that the area in which the majority of the stack expansion is proposed is predominantly characterized by industrial and manufacturing uses, the requested East Stack expansion is not anticipated to adversely impact the surrounding area or adjacent properties. The proposal is consistent with the intent of FLUS Objective 3.1 its associated policies, as the proposed use is compatible with the exiting development pattern surrounding the site and incorporates substantial mitigation measures, as outlined later in this report.

The East Stack Expansion (ESE) is subject to Federal, State, and County regulations, including agency specific permitting requirements for the construction and operation of a gypsum stack system. The construction of the ESE will commence only upon the receipt of all agency approvals. The Environmental Protection Commission (EPC) submitted official comments regarding this proposal to Optix on February 12, 2026. These initial comments stated that the Planned Development (PD) as proposed on the site plan would result in wetland/OSW impacts for the proposed Stack Extension area which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommended that the applicant redesign the site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Additionally, it was recommended that the subject property be fully delineated to identify the extent of the wetlands, as this information is necessary to verify the avoidance of wetland impacts. Following revisions from the applicant, EPC submitted updated comments on March 27, 2026. These comments indicated, that in its current configuration, a resubmittal is not required. The project, as submitted, is conceptually justified to proceed through the zoning process, subject to the conditions established by the EPC. The Wetlands Division acknowledged the removal of the existing stack buffer DOR for two areas, encompassing both upland and wetland areas within the North and South Flex Areas. To offset the reduction in DOR area (approximately 19.3 acres), EPC requires that a Conservation Easement be granted to the EPC of Hillsborough County for Mosaic Fertilizer LLC properties south of the Alafia River, north of Bull Frog Creek, and east of Lula Street, totaling more than 300 acres. Additional informational comments were provided by the Air Division and the Waste Division. The Hillsborough County Departments of the Environmental Services Division (ESD), the Water Resources Department, and the Conservation and Environment Lands Management (CLEM) reported no comments for this proposal.

North Archie Creek flows westerly beneath 78th Street and north and northwest around the East Stack. Historically, this segment of North Archie Creek was rerouted to accommodate the original construction

of the East Stack. Approximately 2,416 linear feet of North Archie Creek, 7.4% of the total channel length, must be rerouted to accommodate the ESE footprint. The relocation of North Archie Creek will result in a segment of approximately 645 linear feet longer than the current segment. The rerouted segment will follow the north and northwestern perimeter of the ESE and will create approximately 2.8 acres of riparian wetlands. Permittee-responsible onsite mitigation is proposed for the relocation of North Archie Creek, with mitigation bank credits purchased for any impacts outside the rerouted segment. The reroute provides a wide setback incorporating a natural vegetation buffer along the north and northwest perimeter of the ESE Stack System. Within the Stack System itself, additional setback areas, including a stormwater management ditch, perimeter dikes, and starter dikes, further separate the ESE from adjacent property.

FLUS Policy 3.1.2 reiterates that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. The height of the ESE will be maintained at the existing temporary maximum of 275 feet (elevation 285 feet) and a final settled height less than or equal to 250 feet (elevation 260 feet) as currently allowed for the East Stack. The ESE will result in removal of existing buffer areas in the northwestern area of the East Stack near Delaney Creek due to the expansion and corresponding limits of disturbance. However, the rerouted segment of North Archie Creek will follow the north and northwestern perimeter of the ESE providing an approximate 100-foot-wide setback that incorporates natural vegetative buffering and screening. Implementation of the North Archie Creek reroute will continue to provide screening of the East Stack in the areas the County has deemed appropriate for visual buffering. The area directly west of the new PD boundary and south of the North Archie Creek reroute has existing industrial and manufacturing uses which are the most compatible with other industrial uses. This area is not currently subject to vegetative buffering or screening requirements, and it is not proposed to be screened in the new PD. Consistent with FLUS Policy 3.1.2, the expansion will maintain allowable height limits, ensure gradual transitions between land uses through professional site planning, buffering and screening, and use the rerouted North Archie Creek to support visual and environmental mitigation measures.

Accompanying the rezoning request narrative, the applicant submitted an Alternative Screening Plan Narrative. The property is subject to long-standing, site-specific buffering and screening requirements established through multiple regulating documents. These requirements were developed to address the form, scale, and potential impacts associated with the gypsum stack system and provide protections that meet or exceed the Land Development Code's (LDC) screening standards. Mosaic will continue to comply with all applicable conditions. The required buffer between the East Stack Extension (ESE) and surrounding properties varies due to the range of adjacent land uses. Where applicable (generally areas north, east and south), the LDC requires application of a screening standard C. Where screening Standard C would otherwise apply (generally to the north, east, and south) due to the zoning designations in those areas (AI), the LDC allows an alternative screening plan that provides equivalent or superior height, opacity, and separation. Although the site does not utilize a masonry wall, the extensive vegetation and landscape systems—developed in coordination with the County beginning in 1984—provide enhanced screening that effectively mitigates views, lighting, noise, and other potential external impacts. Buffering and screening requirements for the property are established through the Visual Management Plan (VMP) and related conditions contained in the Development of Regional Impact (DRI) 242 Development Order (DO), Stack Buffer Declaration of Restrictions (DORs), and Planned Development zoning conditions.

The Stack Buffer Management Plan provides extensive buffering and screening along the northern, eastern, and southern boundaries. These areas include community facilities and residential

neighborhoods. Key characteristics include buffer areas planted more than 30 years ago, with additional plantings added in 2003, mature vegetation that has filled in over time, significantly improving visual screening, and Biennial monitoring reports consistently finding that the buffers “effectively screen and greatly improve the visual landscape” and that enhancements have “significantly improved the aesthetics of the local environment.” In the northern and western areas, the ESE will require removal of some existing buffer areas and rerouting of North Archie Creek along areas to the northwest. Mitigation measures include rerouting North Archie Creek along the north and northwest perimeter of the ESE with natural vegetation, continuation of vegetation management practices consistent with the existing VMP, and maintaining the ESE height at the existing temporary maximum of 275 feet (elevation 285 feet) and final settled height of 250 feet (elevation 260 feet), ensuring visual consistency with the existing East Stack. The area directly west of the PD boundary primarily contains industrial and manufacturing uses, which are compatible with the use of the site for a gypsum stack system. This area is not currently subject to vegetative screening requirements, and none are proposed. All of these combined measures provide an alternative screening approach that is appropriate for the scale and nature of the gypsum stack.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.3 states that development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas. Specifically, FLUS Policy 4.3.2 requires that soil capability analyses for flood hazards, stability, permeability and other relevant soil characteristics be considered when planning for new development. The applicant has provided information indicating that approximately half of the proposed ESE footprint was previously disturbed and cleared of native vegetation for other prior uses. Future permitting for site development will comply with FDEP regulations, which require detailed investigations to confirm soil suitability as part of the design and permitting process for the ESE footprint. FLUS Policy 4.3.5 outlines the importance of continuing to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations. FLUS Policy 4.3.6 states that development proposals within the Coastal High Hazard Area need to provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times. The majority of the site is within the CHHA; however, the request is only proposing non-residential uses within the PD and therefore not impacting evacuation routes or clearance times for residents.

The expansion is directly associated with the Riverview Plant, which includes a port, a water-related and water dependent use. FLUS Policy 4.3.9 prioritizes water-dependent and water-related uses for industrial development with the Coastal Planning Areas. The Riverview Facility is an industrial development within the Coastal Planning Area and includes a port to import and export product by ship promoting a water-dependent and water-related use. The Plant requires the East Stack to operate and currently only has capacity until 2031. The ESE is necessary to support the continued operation of the Plant. The Request is consistent with Policy 4.3.9 by providing capacity to support existing water-dependent and water-related use. Subject to final agency permitting, the perimeter dike around the ESE and a liner anchor trench elevates the lined area well above the Base Flood Elevation (BFE). FLUS Policy 4.3.10 states that water-

related land uses requiring dredging and filling that would result in a significant adverse impact to the long-term hydrological or biological integrity of wetlands and/or the natural shoreline, will not be permitted. Any impact to wetlands on the site will be fully offset through mitigation approved by appropriate reviewing agencies such as Environmental Protection Commission (EPC), Florida Department of Environmental Protection (FDEP), and United States Army Corps of Engineers (USACE). Subject to agency approvals, the North Archie Creek reroute will create approximately 2.8 acres of riparian wetlands, enhancing ecological functionality by providing native wildlife and supporting nutrient and sediment processing therefore promoting consistency with this policy. Following collaboration with the applicant, EPC submitted revised comments and does not require any further revisions to move forward in the zoning review process, provided the specified conditions are met. The existing use of Bird Island and Sunken Island as a bird sanctuary (and other uses consistent with the N Future Land Use category) is also consistent with the CHHA Policies. Overall, the request is consistent with FLUS Objective 4.3 and its associated policies, does not include uses considered unsafe in the CHHA, and therefore supports appropriate, well-regulated development that accounts for site specific physical conditions, minimizes potential risks, and maintains the health and safety of the surrounding community while allowing the continued operation of an established facility.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. FLUS Policy 4.4.1 specifies that any density or intensity increases must be compatible with existing, proposed or planned surrounding development. Development and redevelopment should be integrated with the adjacent land uses through the creation of like or complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. The ESE is a lateral extension of the existing East Stack and therefor represents a like and complementary use. The extension is intentionally located on the west and northwest sides of the existing stack in areas predominantly surrounded by non-residential uses. A 100-foot separation provided between the PD and the ESE Site accommodates the North Archie Creek reroute, subject to multijurisdictional agency approvals. This separation will maintain the existing natural vegetation, providing a buffer along the north and northwest of the ESE project area and a gradual transition to adjacent properties. The ESE will need to comply with all State, Federal, and local regulations, ensuring compliance with all regulations and no adverse impacts. FLUS Policy 4.4.8 states that new development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses. In the narrative, the applicant states that the ESE will meet all Federal, State, and County regulations, including agency specific permitting requirements for the construction and operation of a gypsum stack system to appropriately mitigate any potential impacts.

FLUS Objective 6.1 encourages growth that is both sustainable and resilient while protecting environmentally sensitive resources. FLUS Policy 6.1.1 directs the regulation of land development to protect the attributes, functions and amenities of the natural environment and emphasizes the ongoing review and implementation of land development regulations to ensure these protections under all projected growth scenarios. Federal and state law require the stacking of gypsum. The extension of the east stack is designed to utilize the west slope of the existing East Stack, enabling gypsum storage on land already owned by Mosaic and previously used for stacking. This approach more than doubles the available capacity compared to constructing an entirely new gypsum stack. This improves the efficiency of the design and minimizes the overall footprint required. Additionally, wetlands have been avoided where practicable, ensuring that the ESE is as minimally impactful to the natural environment as possible, while still extending the life of the Plant.

FLUS Objective 6.2 states that new development and redevelopment should not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan. The existing historical approvals for the Riverview Facility have protected natural resources and minimized fragmentation of habitats consistent with this Policy. These protections will remain in place and are being modified as needed to support the ESE. Additionally, subject to agency approvals, all wetland functions will be fully mitigated.

FLUS Objective 7.1 focuses on providing diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population. FLUS Policy 7.1.3 emphasizes that competitive sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility should be considered to support this effort. This policy recognizes the importance of existing industrial uses for the economic viability of the County and need to provide jobs near housing. The Riverview facility is proximate to existing residential neighborhoods, provides employment opportunities for approximately 250 employees, and hires numerous contractors who employ local citizens to support operations. Therefore, the Riverview facility is consistent with the intent of FLUS Objective 7.1 and Policy 7.1.3 by supporting a balanced relationship between employment opportunities while remaining compatible to the surrounding area. The site's proximity to established neighborhoods, along with providing many jobs to the community, contributes meaningfully to the local economy and workforce. The facility reinforces the importance of maintaining and supporting existing industrial uses as vital components of the County economic framework. Overall, the site exemplifies how these factors can collectively advance the County's goals of sustainable growth and economic vitality.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the Riverview Community plan, the Southshore Areawide Systems Plan, and the Greater Palm River Community Plan. Goal 2 of the Riverview Community Plan encourages the use of the Riverview District Concept Map. The ESE is located within the Industrial District of the Riverview Plan, which encourages employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use. As the request is an extension of an industrial use, the proposal furthers this goal within the plan. The ESE and East Stack are also located within the SouthShore Areawide Systems Plan. This plan provides specific objectives, including an economic development objective that encourages activities that benefit residents, employers, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The cultural/historical objective identifies a specific community desire to support agribusiness services and facilities, such as equipment sales and service, research, facilities, nurseries and greenhouses, packinghouses, and fertilizer services. The regional phosphate fertilizer industry accounts for nearly 20 percent of cargo through Port Tampa Bay. The movement of phosphate rock and fertilizer products creates approximately 46,000 jobs generating nearly \$3.1 billion in personal income in the regional economy. The ESE is proposed to increase the storage capacity of the East Stack to support production at the Riverview Plant for at least 16 years, which will maintain economic and employment benefits associated with the Riverview Facility consistent with the objectives of the SouthShore Areawide Systems Plan. Bird Island and Sunken Island are located within the Gibsonton Community Plan, however there are no policies within this plan that relate to this request. There were also no applicable policies in the Greater Palm River Community Plan.

Within the Coastal Management Section of the Comprehensive Plan, Goal 1 emphasizes the conservation, protection, restoration, and enhancement of natural coastal resources. Policy 1.1.4 further states to protect, maintain, and enhance the abundance and diversity of living marine resources in Tampa Bay. With the inclusion of Bird Island and Sunken Island within the PD and the concurrent application for a N Future Land Use designation, the preservation of a Florida Fish and Wildlife Conservation Commission (FFWCC) designated Critical Wildlife Area (CWA) for a bird sanctuary is ensured and will provide protection of the existing abundance and diversity of marine resources. Policy 2.1.8 states to expand the use of living shorelines and living breakwater systems as the preferred method of shoreline stabilization and storm surge reduction. The use of Wave Attenuation Devices (WADs) around Bird Island and Sunken Island reduces wave energy while also allowing water to pass through, thereby increasing community resilience and maintaining the coastline in an environmentally sensitive manner. In addition to calming the water close to the shoreline, oysters will attach to the WADs providing foraging habitat while improving local water quality and supporting a living shoreline that stabilizes the shoreline of the Islands and reduces storm surge.

In the Environmental and Sustainable Section (ESS), Policy 3.1.8 requires coordination with the EPC to ensure fugitive dust control measures are used during nonagricultural land clearing and development. Construction of the ESE will need to comply with all agency regulations, including EPC requirements outlined in their comments provided. The applicant stated in the narrative that best management practices, including erosion control measures (slit fences, hay bales, sediment traps) will be implemented along the perimeter of designated areas prior to the commencement of any construction activities. Additionally, internal access roads around the gypsum Stack will be stabilized with coarse gravel (or other equivalent) to reduce dust generation by service vehicles. Policy 3.8.1 states to protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat. Although a portion of the site, in the southwest corner, is designated as significant wildlife habitat, the ESE is not located within this area. The applicant stated that most of the site has been previously impacted by conversion and industrial activities. Therefore, very little native habitat remains on site and any impacts will be mitigated through agency approvals. Objective 3.9 desires to manage natural preserves to ensure a healthy, functioning environment, economy and quality of life. Policy 3.9.2 specifically encourages an increase in acreage of natural preservation lands, ensuring their protection, proper use, and implementation of appropriate management activities. Subject to regulatory agency approvals, the reroute of North Archie Creek will create riparian wetlands that will allow for greater ecological functionality by providing benefits such as native wildlife habitat, and nutrient and sediment processing. The concurrent Future Land Use application for Bird and Sunken Island will protect Critical Wildlife Areas that are part of an existing bird sanctuary which is home to thousands of birds during nesting season. The Request will increase the acreage of natural preserve lands protected by the N Future Land Use and PD conditions.

Overall, staff finds that the proposed request allows for uses that can be considered in the LI and N Future Land Use categories and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, as described in Table 2.2, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category. Other policy provisions of the Future Land Use Section may further limit or expand the uses, density and intensity of development.*

Policy 2.2.3: *The Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category. Prior to the determination, Planning Commission staff shall make a recommendation regarding the consistency of the request with the Comprehensive Plan. Future Land Use categories may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:*

- *Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*
- *The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*
- *No new flexes can be extended from an existing flexed area.*
- *All flexes must be parallel to the land use category line.*
- *A flex must be requested as part of a planned development or site controlled rezoning application. Major Modifications to approved zonings that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*
- *The Future Land Use category may be flexed a maximum of 500 feet from the existing line, not including right-of-way, but including man-made or natural features. Flexes must be parallel to the adopted Future Land Use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase density are not permitted in the Coastal High Hazard Area.*

- Flexes are not permitted from a municipality into the unincorporated county.
- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined in Policy 2.2.4.

Policy 2.2.4: A flex request must include data and analysis addressing the following criteria:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity;
- The utilization of the flex furthers other goals, objectives and policies of the Comprehensive Plan.

Policy 2.2.5: For projects whose boundaries encompass more than one Future Land Use category, density and intensity calculations will allow for the blending of those categories across the entire project as long as the combined maximum density and intensity allowed within the categories is not exceeded. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a maximum for review purposes. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted between the Urban Service Area (USA) and Rural Area boundary.

Compatibility

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

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 3.1.4: Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.

Community Planning:

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development

within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Land Use Suitability

Objective 4.3: *Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.*

Policy 4.3.5: *Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.*

Policy 4.3.6: *Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.*

Neighborhood and Community Development

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

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

a) The creation of like uses; and

- b) Creation of complementary uses; and
- c) Mitigation of adverse impacts; and
- d) Transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Policy 4.4.8: *New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Environmental Protection and Resiliency

Objective 6.1: *Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.*

Policy 6.1.1: *Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.*

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

Economic Development

Objective 7.1: *The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.*

COASTAL MANAGEMENT SECTION

Goal 1: *Conserve, protect, restore and enhance natural coastal resources.*

Policy 1.1.4: *Protect, maintain and enhance the abundance and diversity of living marine resources in the Tampa Bay.*

Policy 2.1.8: *Expand the use of living shorelines and living breakwater systems as the preferred method of shoreline stabilization and storm surge reduction.*

ENVIRONMENT AND SUSTAINABILITY SECTION

Policy 3.1.8: *Cooperate with the EPC to ensure fugitive dust control measures are used during nonagricultural land clearing and development.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.2: *Increase the acreage of natural preserve lands, ensure their protection, proper use, and implementation of appropriate management activities.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

- **Industrial** – Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS

Cultural Historical Objective: The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

- Support aquaculture and agri-businesses services and facilities, such as equipment sales and service, research, facilities, nurseries and greenhouses, packinghouses, and fertilizer services.

Economic Development Objective: The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ - PD 26-0436

Rezoning STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Major Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (25 FAR)



PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (25 FAR)



AGRICULTURAL-1/10 (25 FAR)



AGRICULTURAL/RURAL-1/5 (25 FAR)



AGRICULTURAL ESTATE-12.5 (25 FAR)



RESIDENTIAL-1 (25 FAR)



RESIDENTIAL-2 (25 FAR)



RESIDENTIAL PLANNED-2 (35 FAR)



RESIDENTIAL-4 (25 FAR)



RESIDENTIAL-6 (25 FAR)



RESIDENTIAL-9 (35 FAR)



RESIDENTIAL-12 (35 FAR)



RESIDENTIAL-16 (35 FAR)



RESIDENTIAL-20 (35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (9) (1.35 FAR)



SUBURBAN MIXED USE-6 (35 FAR)



COMMUNITY MIXED USE-12 (50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (75 FAR)



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)



CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only. It is not intended for use as a basis for any action without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City/County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

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 Author: R. Mathie
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