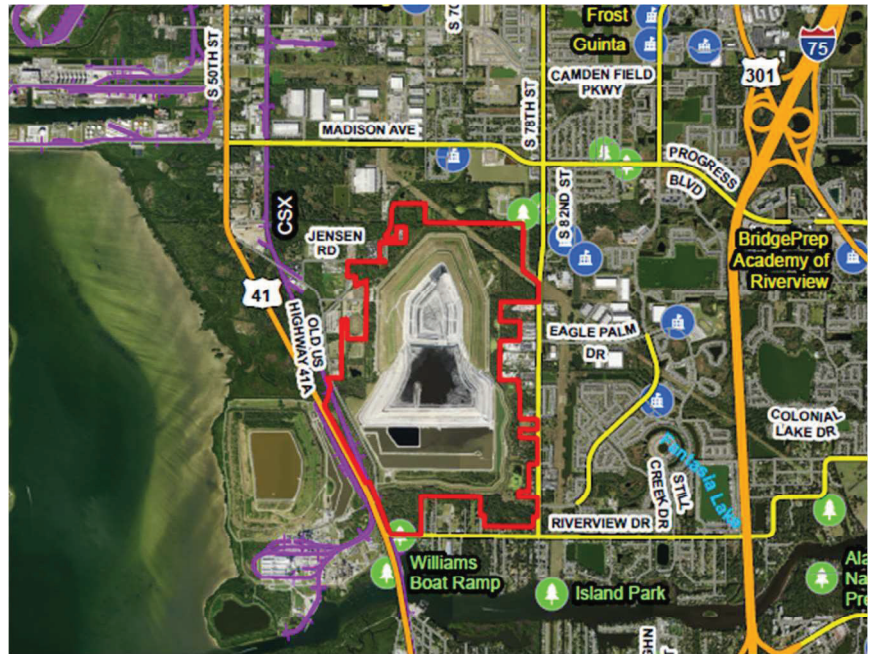




PD Modification Application: 24-1129
Zoning Hearing Master Date: NA
BOCC Land Use Meeting Date: October 8, 2024

1.0 APPLICATION SUMMARY

Applicant: Vinette Godelia
FLU Category: Light Industrial (LI)
 Natural Preservation (N)
Service Area: Urban
Site Acreage: 1282.7
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

Planned Development PD 99-1153 was approved in 2000 for phosphogypsum stack at a maximum height of 250 feet. The applicant requests modifications to allow for a temporary 14-foot-high increase in allowable height from 250 to 264 feet. The site is located within DRI #242 (Mosaic Gypsum Stack), however a companion DRI DO is not necessary.

Existing Approval(s):	Proposed Modification(s):
A phosphogypsum stack with a maximum height of 250 feet.	A phosphogypsum stack with a maximum height of 264 feet.

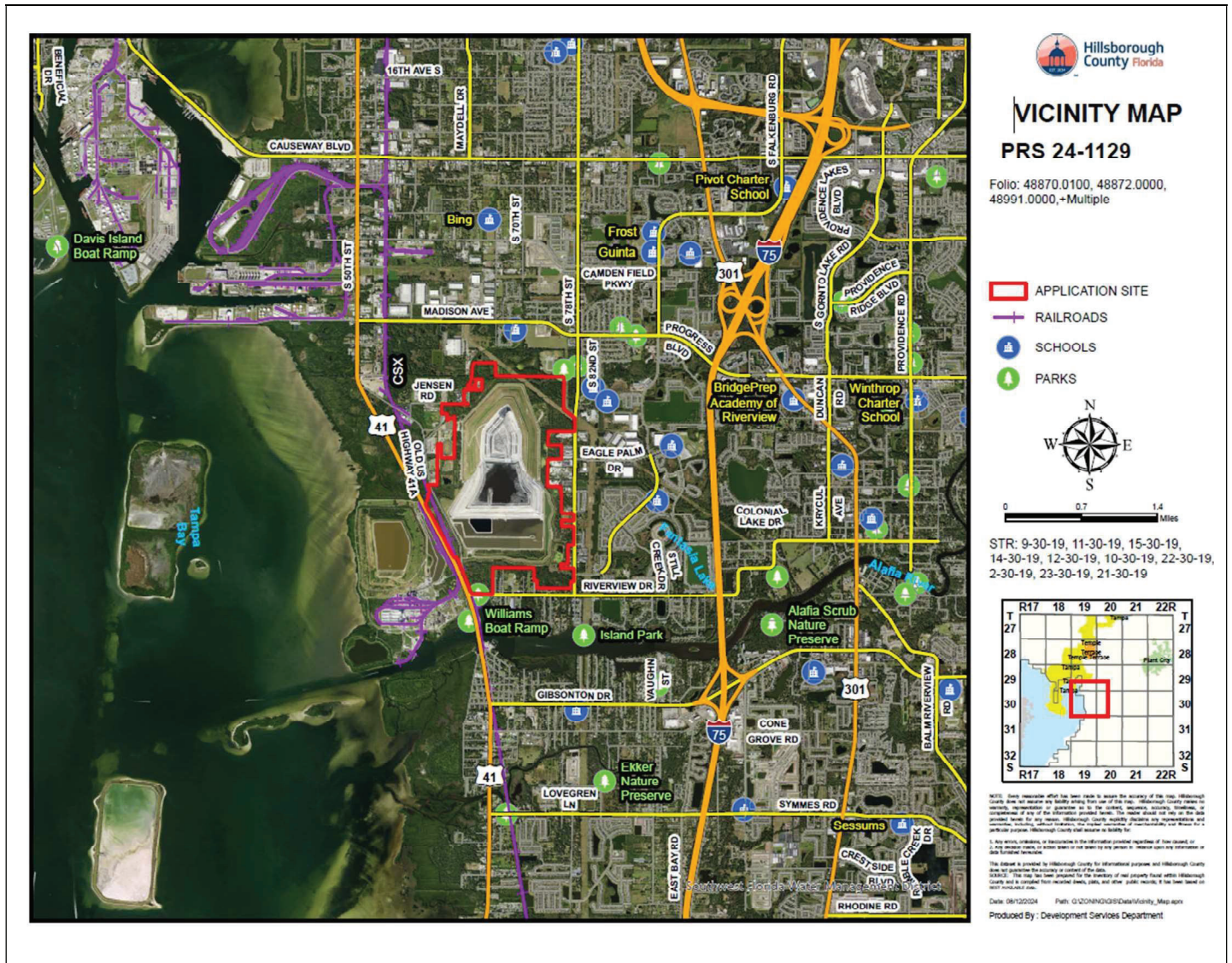
Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

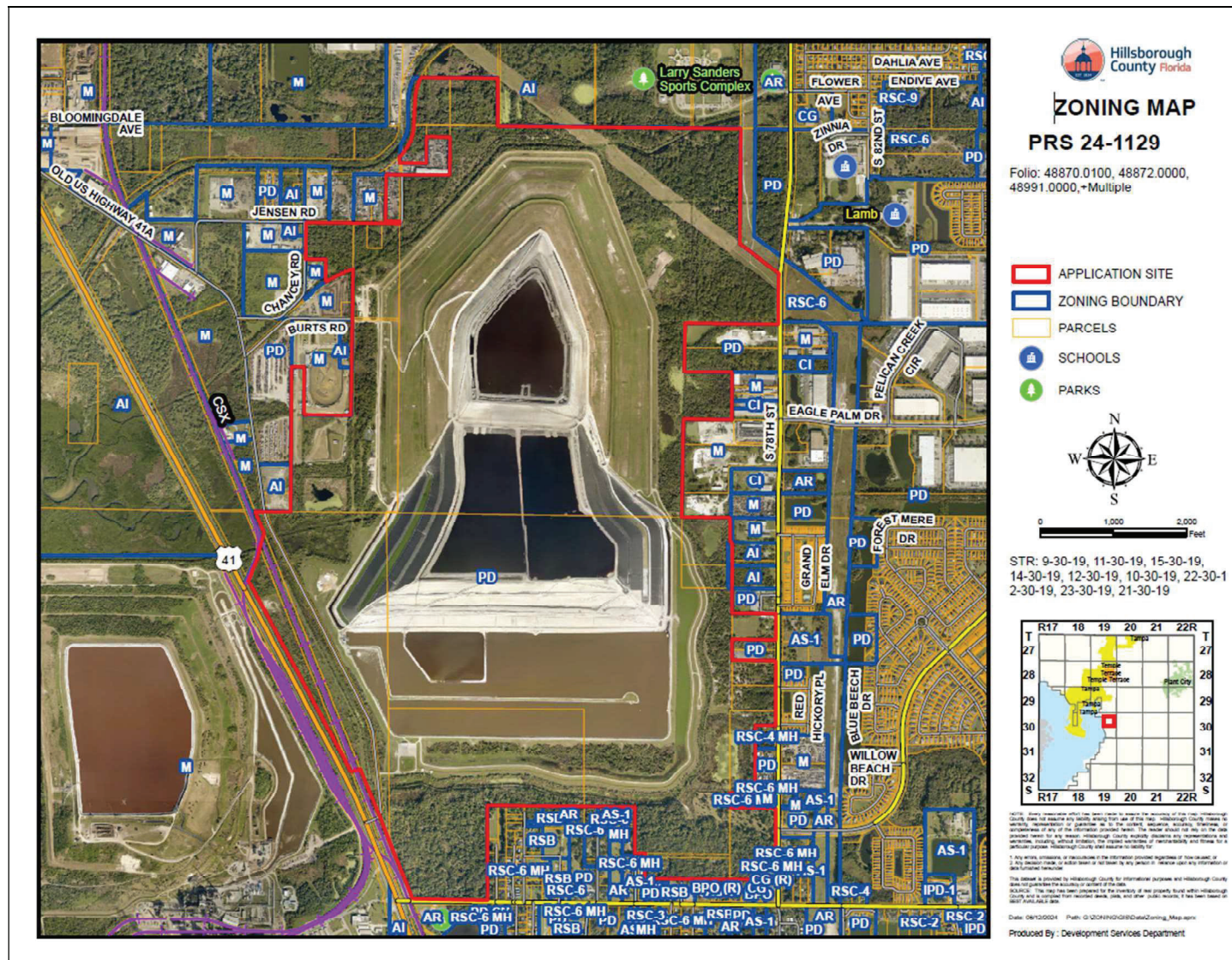


Context of Surrounding Area:

The property is located in the Riverview Community Plan area approximate one-quarter of a mile north of the US Highway 41 and Riverveiw Drive intersection. Several of the adjoining properties to the south are owned by the applicant and are undeveloped. 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 1,282-acre site abuts several properties and differing uses vthat vary from single-family residential to heavy manufacturing.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

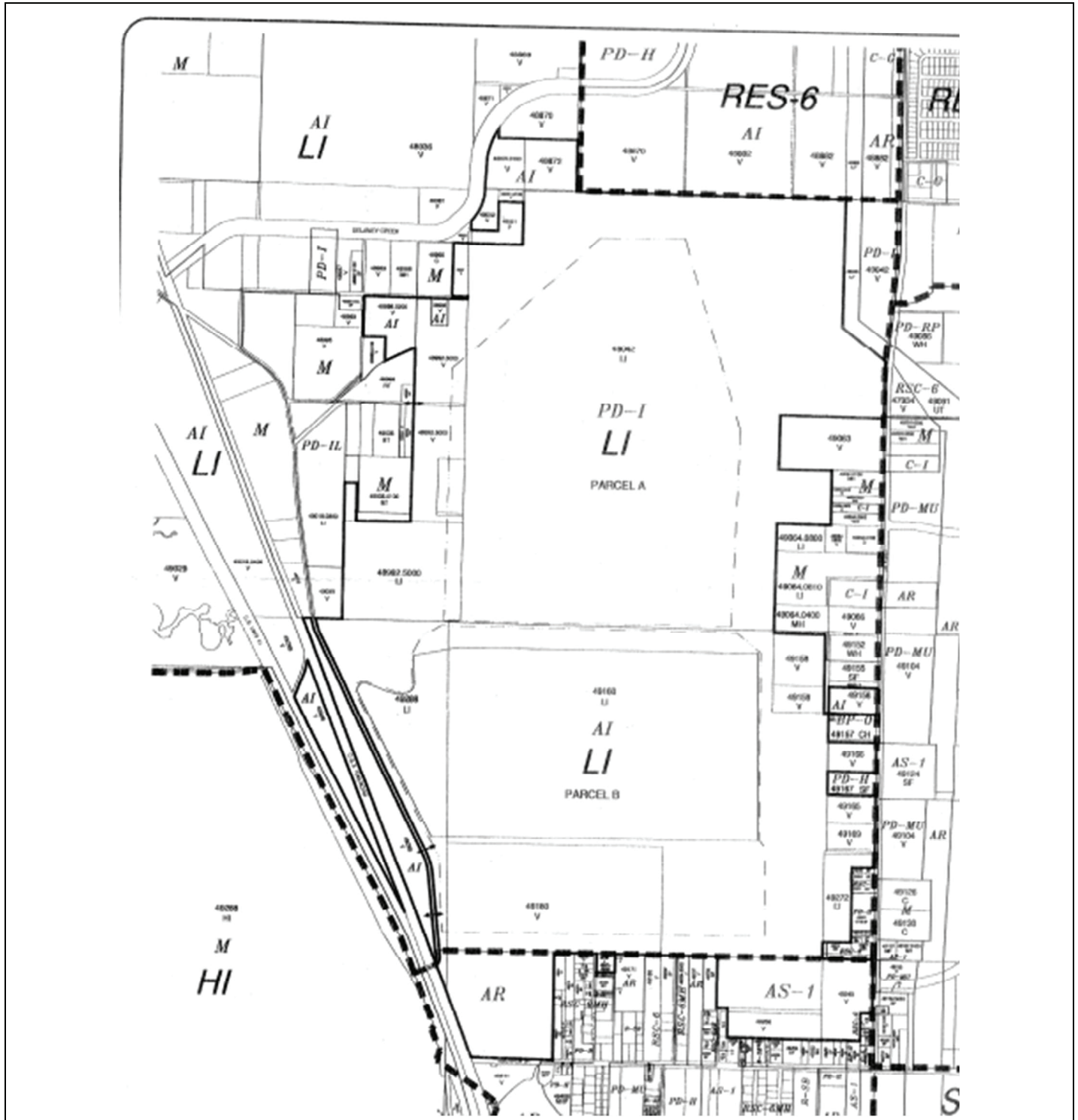
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AI M	AI – FAR: NA/1 DU per GA M – FAR: 0.75/ NA	AI – Agriculture & Industrial M - Manufacturing	Vehicle Salvage, Open Storage, Miscellaneous Automotive, Electrical Transmission, Vacant Lands, Outdoor Recreation.
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	AS-1 AI RSC-4 (MH), RSC-6 CI M PD	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	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	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
West	AI M	AI – FAR: NA/1 DU per GA M – FAR: 0.75/ NA	AI – Agriculture & Industrial M - Manufacturing	Vacant Lands, Warehouse, Motor Vehicle Racetrack, US 41 Right-of-Way

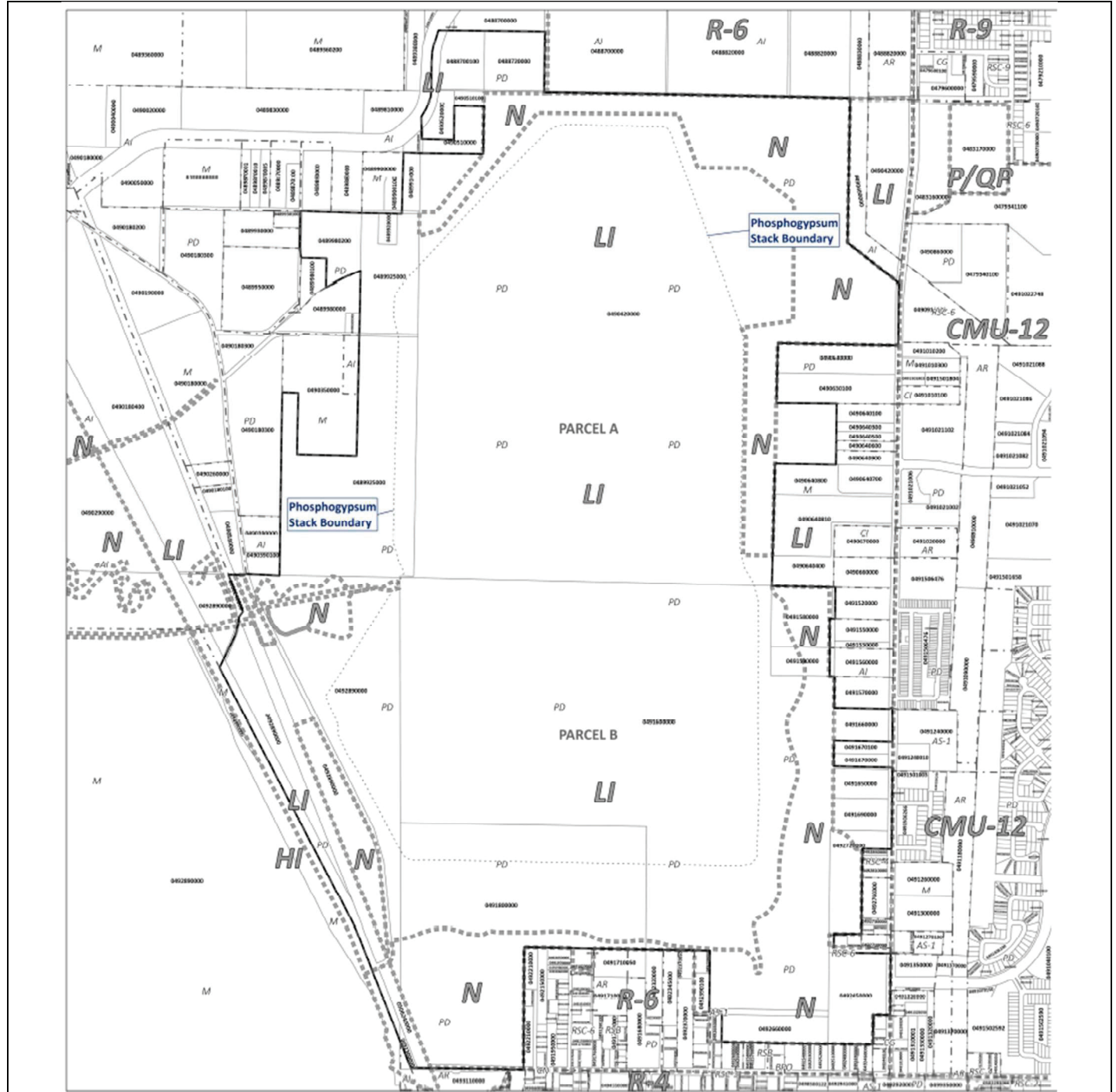
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable) Not applicable for this request

Road Name	Classification	Current Conditions	Select Future Improvements

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No horizontal changes.
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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
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 type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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 relative change in proposed height in conjunction with the sloping away of the additional height from neighboring properties would provide additional distance from between the maximum height and neighboring properties, staff finds the proposed modification for a temporary 14-foot increase to the allowable height, which would settle at a final maximum height of 250 feet, 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, subject to the conditions listed below, is based on the site plan received October 13, 2009.

1. The development of the PD district shall proceed in strict accordance with the terms and conditions contained in the ~~Cargill Fertilizer, Inc.~~ Mosaic Fertilizer, LLC, Phosphogypsum Stack Expansion DRI Development Order, 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.
3. The developer shall submit 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:
 - (a.) analyze the fourteen viewpoints identified within the existing visual management program considering a ~~250-foot tall phosphogypsum stack~~ with a temporary maximum height of 264 feet pursuant to condition 4;
 - (b.) establish the specific details concerning the location, types and number of trees and shrubs which will be planted;
 - (c.) make specific recommendations on plantings necessary to mitigate the visual impact from a ~~250-foot tall phosphogypsum stack~~ with a temporary maximum height of 264 feet pursuant to condition 4 on 78th Street, Madison Avenue, Riverview Drive, U.S. 41, and surrounding residential neighborhood; and,
 - (d.) set forth the time frames in which these programs will be started and completed. This visual management plan may consider activities to be conducted within the Stack Buffer Management and Protection Plan as described in the DRI Development Order.

The visual management plan shall be subject to approval by the Hillsborough County Planning and Growth Management Department (PGM) and shall be submitted within 6 months of the effective date of this ordinance. 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 and the off-site areas as required above, and as determined by PGM, the developer shall submit supplemental plans for approval by PGM.

An annual monitoring report shall be submitted as part of the DRI Annual Report. The content of the monitoring report shall include a status report on compliance with the requirements stated above.

4. The ~~stack temporary maximum gypsum conveyance system height of the phosphogypsum stack shall be 250-264 feet (260-elevation 274 feet NGVD)~~ with a final settled height less than or equal to 250 feet (elevation 260 NGVD) above the existing land surface.
5. The developer shall meet all applicable County, State and Federal Permit requirements necessary for the siting and construction of the phosphogypsum stack.
6. The general design and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations. The final design and location of the access points shall be regulated by the Hillsborough County Access Management regulations.
7. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way planned to be used by the development.
8. If required by FDOT, and if warranted , the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated southbound left turning traffic, on State Road 41 onto Old US. Prior to construction plan approval, the developer shall provide a traffic analysis, signed by a Professional

Engineer, showing the amount of left turn storage needed to serve any additional development traffic. The design and construction of the left turn lane shall be subject to FDPT approval.

- 9. 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.
- 10. 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.
- 11. 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.
- 8-12. 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.
- 9-13. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the developer shall submit a revised General Site Plan for certification reflecting all conditions outlined above.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PRS 24-1129

ZHM HEARING DATE: NA

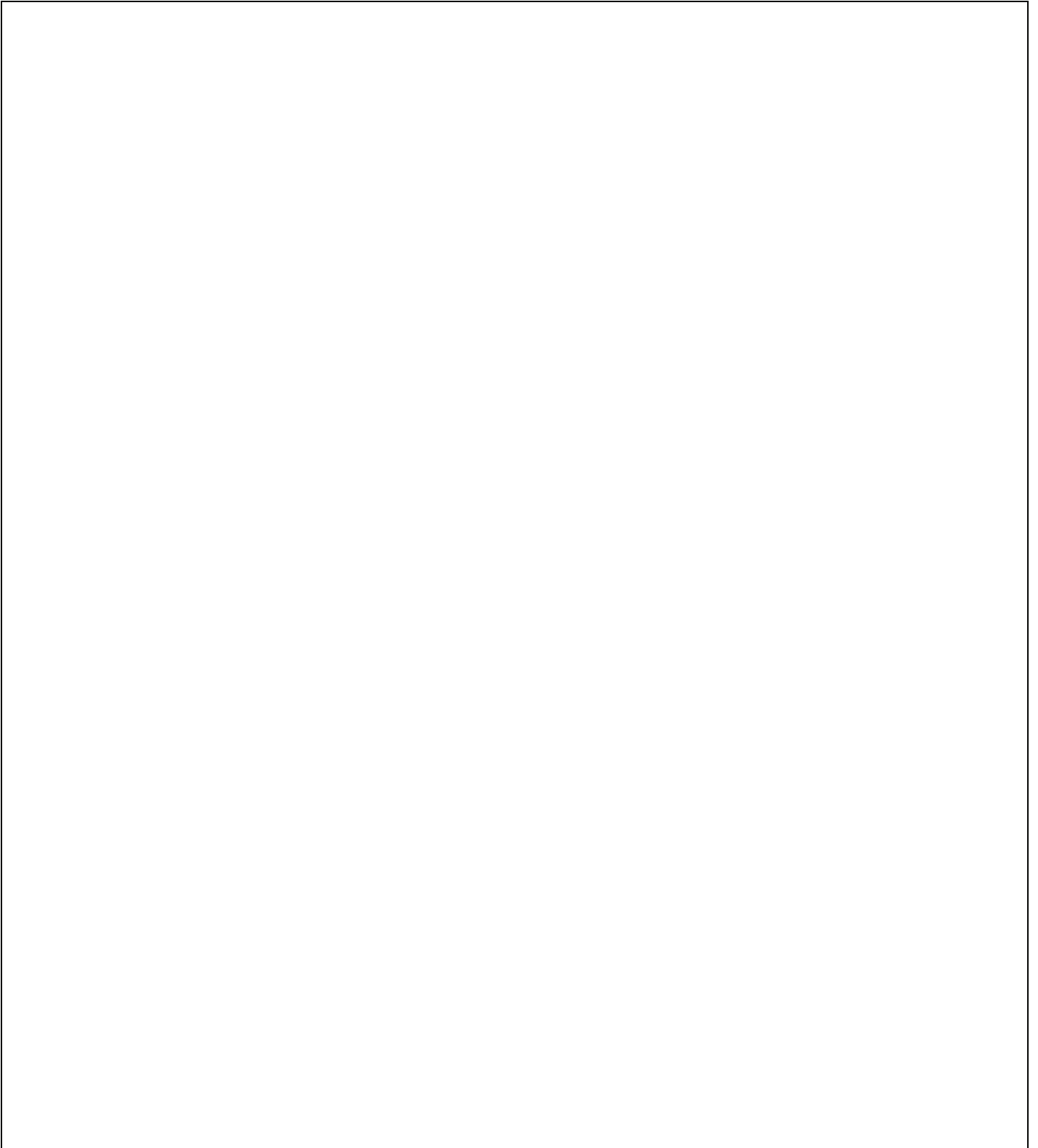
BOCC LUM MEETING DATE: October 8, 2024

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

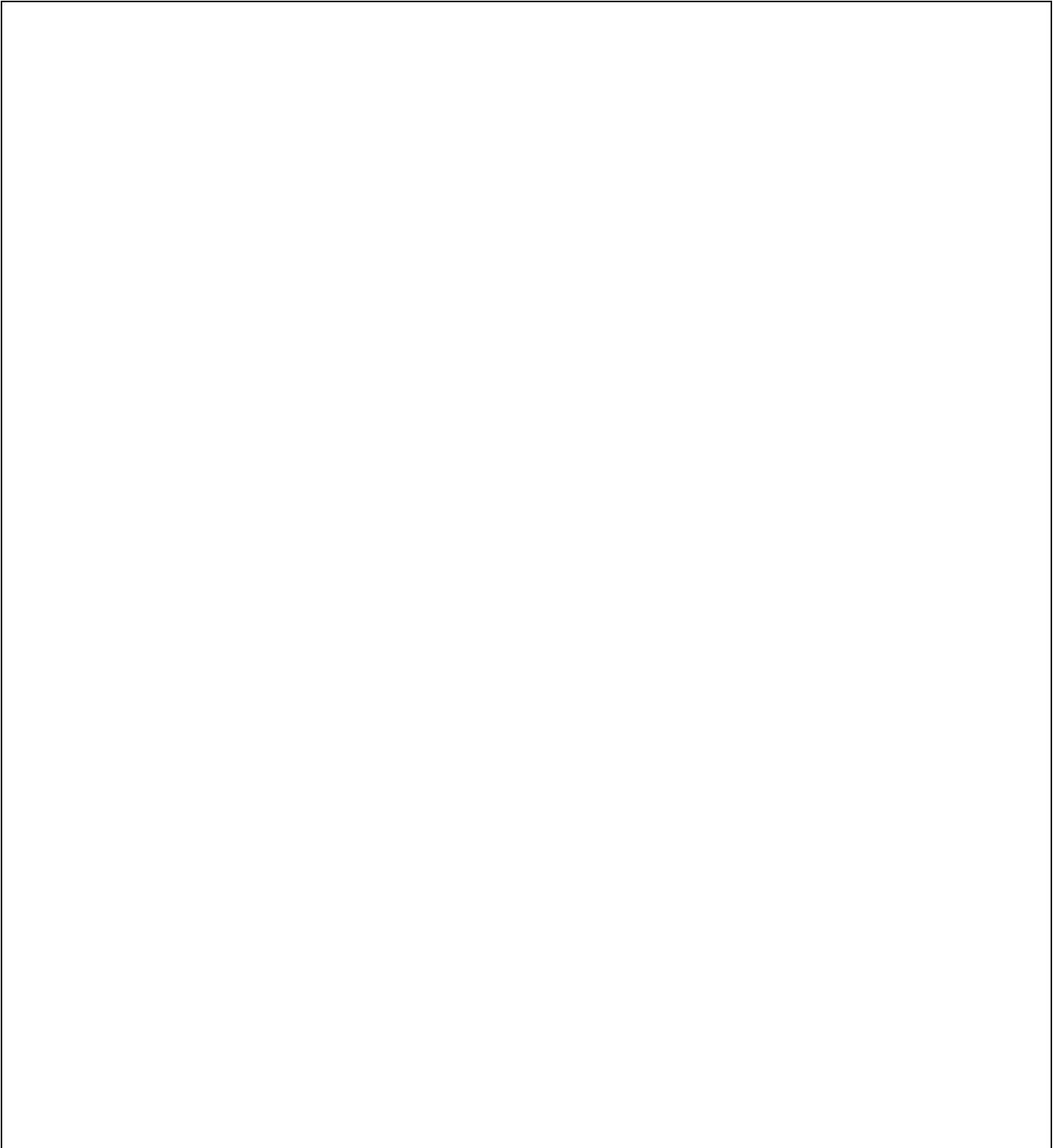
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)





Folio #

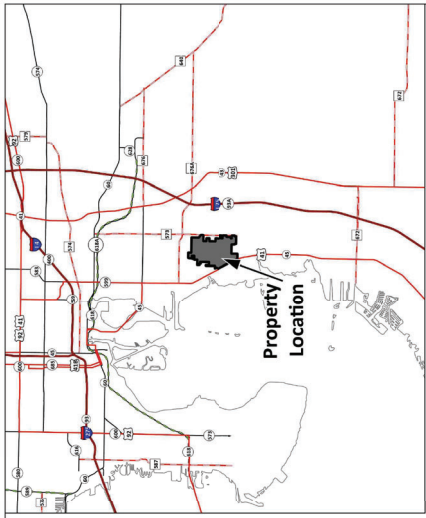
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0491600000
0491650000
0491660000
0491690000
0491800000
0492450000
0492660000
0492720000
0492890000*

*A portion of

Land Use and Development Summary		
Parcel	Acres	Zoning
A	649.6 Ac.	PD
B	633.1 Ac.	PD
Total	1282.7 Ac.	

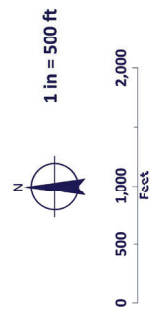
GENERAL NOTES:

- Final height of gypsum stack system will be 250 feet above existing grade.



Property Location

Gypsum Stack Expansion General Site Plan



LEGEND

- 0491600000 Folio Number
- Property Boundary
- LI Future Land Use Category
- Future Land Use Boundary
- PD Zoning District Category
- - - - Zoning District Boundary
- Parcel Boundaries
- Existing Stack Area

APPLICATION NUMBER: PRS 24-1129

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: October 8, 2024

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA/SECTOR: GPR/ CENTRAL

DATE: 9/19/2024
AGENCY/DEPT: Transportation
PETITION NO: PRS 24-1129

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to Planned Development (PD) 99-1153, as most recently amended by PRS 10-0026. The Planned Development is approved for a +/-1,282-acre Gypsum Stack Storage facility. The subject property is also an approved Development of Regional Impact, Cargill Fertilizer #242. The site is generally located at the east side of Old US Hwy 41A and S US Hwy 41 Intersection.

The requested modification proposes to increase the height of the gypsum stacks. There is no proposed change to land use type or intensity that would result in an increase in trips. As a result, no transportation analysis was required by the applicant. County staff has prepared an estimate of trips generated by existing development based on the approved maximum 200 truck trip per day.

Existing PD Zoning (PRS 10-0026):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Gypsum Stack Site/ 200 Truck per 24 Hours	200	20*	20*

*Estimated 10% of daily trips.

There is no proposed increase in trip generation.

SITE ACCESS

The project has three planned access connections pursuant to approved PRS 10-0026 PD site plan: one (1) on Burt Rd., and 2 on Old US Highway 41. However, only one of the two access connections on US Hwy 41 is constructed and in operation. There are no proposed changes to the existing access connections.

INFRASTRUCTURE SERVING THE SITE

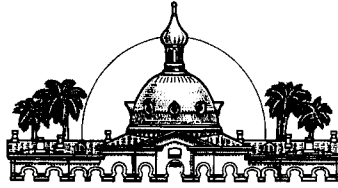
Old US Hwy 41 is a substandard local roadway characterized by +/-20-ft wide pavement within a +/-67-ft wide right of way.

Burt Rd. is a substandard local roadway with portions unpaved within a 30-ft wide right of way.

ROADWAY LEVEL OF SERVICE

Old Us Hwy 41 and Burt Rd. are not regulated roadways in County Roadway Level of Service Report.

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms
Ben Wacksman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

M E M O R A N D U M

DATE: August 1, 2000

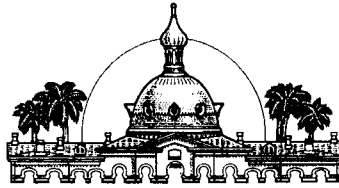
TO: ZONING FILE
APPLICANT
REPRESENTATIVE

FROM: Rosa Suescun, Planning and Zoning Division
Planning and Growth Management Department

SUBJECT: CERTIFIED GENERAL SITE PLAN FOR PETITION
RZ 99-1153-GR

Attached please find copy(s) of the certified general site plan for the above petition.

Attachment



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms
Ben Wacksman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Revised General Site Plan Review Form

Date: July 12, 2000

To: Steve Gouldman

From: Rosa Suescun

Subject: REVIEW OF REVISED GENERAL SITE PLAN FOR COMPLIANCE WITH
FINAL CONDITIONS OF APPROVAL

Zoning No. RZ 99-1153-GB

Modification No. N/A

Approval Date: 06-13-00

Project Name: CARGILL FERTILIZER

1) Conditions to be reviewed at Preliminary Plat Stage:

All

2) Conditions to be reviewed at Construction/Site Development
Review stage:

All

3) Conditions to be reviewed at Final Plat Stage: _____

All

4) Conditions to be reviewed prior to the issuance of Building/
Zoning Compliance Permits: _____

All

5) Conditions to be reviewed prior to the issuance of Certificates
of Occupancy/Zoning Compliance: All

Note(s): _____

Jose Nealey
Signature

17 July 2000
Date

HILLSBOROUGH COUNTY

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

PROJECT NAME: CARGILL FERTILIZER PHOSPHOGYPSUM STACK EXPANSION

ZONING FILE: RZ 99-1153-GB MODIFICATION N/A

ATLAS PAGE -----

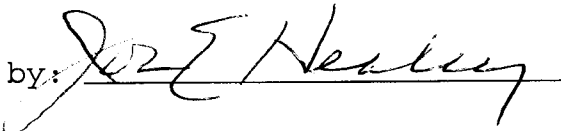
TO PLANNER FOR REVIEW 07-12-00 DATE DUE 07-27-00

CONTACT PERSON ETHEL HAMMER PHONE 282-3855

Right-of-way or land required for dedication () Yes () No

() The Planning and Growth Management Department has no objection to this General Site Plan.

() The Planning and Growth Management Department recommends disapproval of this General Site Plan for the following reasons:

Reviewed by: 

Date: 17 July 2000

Date Agent/Owner notified of disapproval _____

7/27

HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT
GENERAL SITE PLAN REVIEW/CERTIFICATION APPLICATION

To Be Completed By Applicant/or Representative

Rezoning File No. RZ_ 99-1153 _ BOCC Approval Date 6/13/00

Special Use File No. SU _____ BOCC Approval Date _____

Related File Number (if applicable):

MM _____ PRS _____ BOCC Approval Date _____

Zoning Atlas Page _____

Project Name: Cargill Fertilizer Phosphogypsum Stack Expansion

Applicant: Mr. Ozzie Morris Phone Number: (813) 671-6158

Address: 8813 Highway 41 South, Riverview, FL 33569

Representative: Ms. Ethel Hammer Phone Number: (813)282-3855

Address: Engelhardt, Hammer & Assoc., 5444 Bay Center Drive, Suite 122, Tampa, FL 33609

NOTE: One copy of the Certified Site Plan will be mailed to the Applicant. (Copy will also be mailed to the Representative)

Original Submittal Re-Submittal

I HEREBY CERTIFY that this application and all plans submitted herewith are a true representation of all facts concerning the proposed General Site Plan Certification.

Ethel Hammer
Signature of Applicant or Authorized Representative

7-10-00
Date

RECEIVED
JUL 11 2000
PLANNING & GROWTH
MANAGEMENT DEPARTMENT

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN REVIEW/CERTIFICATION APPLICATION
INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to Rosa Suescun at the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard.

Review and Processing Schedule

Within 21 calendar days of the submittal date of the plan, the applicant's representative shall be notified by the Planning and Growth Management Department of the plan approval/disapproval.

1. If the plan is approved, then formal processing requires 10 additional calendar days. Therefore, the total amount of time for review and processing of an acceptable plan shall require a maximum of 30 calendar days.
2. If the plan is disapproved, the applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames outlined above.

INSTRUCTIONS

FOLDED copies of the subject site plan must be provided.

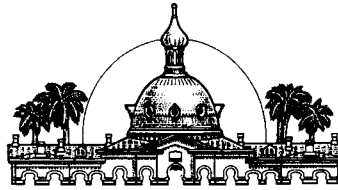
NOTE: DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN

Checklist

- Rezoning (RZ) application, five folded copies of Site Plans.
- Personal Appearance (PRS) or Major Modification (MM) application six folded copies of Site Plans.
- 2 extra copies of Site Plan (maximum two)
for: applicant representative

RECEIVED

**JUL 11 2000
PLANNING & GROWTH
MANAGEMENT DEPARTMENT**



Hillsborough County
Florida

BOARD OF COUNTY COMMISSIONERS

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Ben Wacksman

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
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Anthony Shoemaker

MEMORANDUM

DATE: April 25, 2000

TO: **Cindy Standberry, BOCC Records**
Lorraine Duffy, Planning Commission
E.P.C. (Assessment)
Bill McCall, PGMD Transportation
Carter White, PGMD
Cheryl Bowman, Parks & Recreation
Bob Gordon, Public Works
Judy Smith, FDOT
Artie Taylor, Fire Dept.
Lorraine Alfonso, Sheriff's Office
Shields Clark, PGMD, Project Review & Proc.
Pete Fowler, Parks & Recreation
J. Don Shea, Community Improvement
Jill W. Lemon, School Board
Harry Niles, Water Dept.
Vic Shirley, Water Dept.
Nick LoPresti, Water Dept.
John Schrecengost, PGMD, Natural Resources
Les Weakland, HARTLine

FROM: **Paula M. Harvey, Director**
Planning and Zoning Division

SUBJECT: **ZONING HEARING MASTER HEARING OF MAY 15, 2000**

April 25, 2000
Page 2 of 2
RZ 99-1153

For your records and review, enclosed is **REVISED SITE PLAN** for petition 99-1153, received April 21, 2000. Please send your comments **as soon as possible**, to the attention of Geri Shoffstall.

If you have any questions, please contact John Healey at 276-8393 .

UW
Attachment

zhmh51

ENGELHARDT, HAMMER & ASSOCIATES
Urban Planning Services

April 21, 2000

Mr. John Healey
Hillsborough County
Planning and Growth Management
P.O. Box 1110
Tampa, FL 33601

RE: RZ 99-1153-G – Revisions to General Site Plan

Dear Mr. Healey:

Per our previous discussion, I have attached a revised General Site Plan (21 copies, including an 8 1/2x11 reduction) to the Cargill Gypsum Stack Expansion Planned Development Rezoning Application. The Plan has been revised to correct the total acres included in the rezoning (which is identical to the area of the proposed DRI), to correct the zoning designation of a small area on the southern boundary to RSC-6MH and to indicate the areas of each of the zoning designations in the Summary table.

I have also attached a revised legal description. The area described in the attachment is the same as described in the original rezoning application, the only revision was to condense it from 4 to 2 pages. It is the same description as was supplied in the DRI application.

Please let me know if you have any questions.

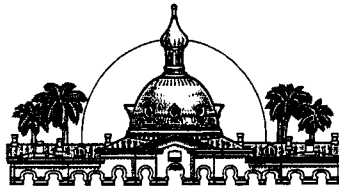
Sincerely,



Tim Butts, AICP
Principal Planner

Enc.

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APR 21 2000
PLANNING & GROWTH
MANAGEMENT DEPARTMENT



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

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Ronda Storms
Ben Wacksman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

MEMORANDUM

DATE: April 25, 2000

TO: Cindy Standberry, BOCC Records
Lorraine Duffy, Planning Commission
E.P.C. (Assessment)
Bill McCall, PGMD Transportation
Carter White, PGMD
Cheryl Bowman, Parks & Recreation
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Harry Niles, Water Dept.
Vic Shirley, Water Dept.
Nick LoPresti, Water Dept.
John Schrecengost, PGMD, Natural Resources
Les Weakland, HARTLine

FROM: Paula M. Harvey, Director
Planning and Zoning Division

SUBJECT: ZONING HEARING MASTER HEARING OF MAY 15, 2000

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PLANNING & GROWTH
MANAGEMENT DEPARTMENT

April 25, 2000
Page 2 of 2
RZ 99-1153

For your records and review, enclosed is **REVISED SITE PLAN** for petition 99-1153, received April 21, 2000. Please send your comments **as soon as possible**, to the attention of Geri Shoffstall.

If you have any questions, please contact John Healey at 276-8393 .

UW
Attachment

zhmh51



ENGELHARDT, HAMMER & ASSOCIATES

Urban Planning Services

April 21, 2000

Mr. John Healey
Hillsborough County
Planning and Growth Management
P.O. Box 1110
Tampa, FL 33601

RE: RZ 99-1153-G -- Revisions to General Site Plan

Dear Mr. Healey:

Per our previous discussion, I have attached a revised General Site Plan (21 copies, including an 8 1/2x11 reduction) to the Cargill Gypsum Stack Expansion Planned Development Rezoning Application. The Plan has been revised to correct the total acres included in the rezoning (which is identical to the area of the proposed DRI), to correct the zoning designation of a small area on the southern boundary to RSC-6MH and to indicate the areas of each of the zoning designations in the Summary table.

I have also attached a revised legal description. The area described in the attachment is the same as described in the original rezoning application, the only revision was to condense it from 4 to 2 pages. It is the same description as was supplied in the DRI application.

Please let me know if you have any questions.

Sincerely,

Tim Butts, AICP
Principal Planner

Enc.

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APR 21 2000
PLANNING & GROWTH
MANAGEMENT DEPARTMENT

CARGILL GYPSUM STACK EXPANSION
PD REZONING LEGAL DESCRIPTION
(Revised April 21, 2000)

DESCRIPTION (Section 14, Township 30 South, Range 19 East)

Commence at the Northeast corner of Section 14, Township 30 South, Range 19 East, thence run South 1356.28 feet and West 40.0 feet to the Point of Beginning; thence South 316.0 feet; thence West, 599.5 feet; thence North 316.0 feet; thence East, 599.5 feet to the Point of Beginning; Lot beginning 40.0 feet West and 348.28 feet North of the Southeast corner of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East, and run West 598.9 feet; thence North 316.0 feet; thence East 599.2 feet; thence South 316.0 feet to the Point of Beginning; Tract beginning 40.0 feet West and 30.0 feet North of the Southeast corner of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East; thence West, 598.6 feet; thence North 318.52 feet; thence East, 598.9 feet; thence South, 318.28 feet to the Point of Beginning; Lot begins 701.0 feet West and 30.0 feet South of the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, for a Point of Beginning; thence extends West 600.0 feet; thence South 634.0 feet; thence East 600.0 feet; thence runs North 634.0 feet to the Point of Beginning; and the North 30.0 feet of the West 630.0 feet of the East 1301.0 feet of the Northeast 1/4 of the Northeast 1/4; and the West 30.0 feet of the West 60.0 feet of the East 701.0 feet of the South 318.28 feet of the North 348.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, being further described as follows: Commence at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, thence N89°15'03"W, along the North boundary of said Northeast 1/4 of the Northeast 1/4, a distance of 671.0 for a Point of Beginning; thence S00°10'47"W, a distance of 348.28 feet; thence N89°15'21"W, a distance of 30.0 feet; thence S00°10'46"W, a distance of 316.24 feet; thence 89°15'53"W, a distance of 600.0 feet to a point 30.0 feet East of the West boundary of said Northeast 1/4 of the Northeast 1/4; thence N00°10'49"E, 30.0 feet from and parallel to said West boundary, a distance of 664.52 feet to a point on the North boundary of said Northeast 1/4 of the Northeast 1/4; thence S89°15'03"E along said North boundary, a distance of 630.0 feet to the Point of Beginning, all lying and being in Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida; Begin at the Northeast corner of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida; and run West, 40.0 feet; thence South along the West right of way line of 78th Street, 589.28 feet for a Point Beginning; thence run West, 600.47 feet; thence South 75.0 feet; thence East 600.4 feet to the West right of way line of 78th Street; thence North along the West right of way line of said Street; 75.0 feet to the Point of Beginning; Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida; hence run West, 40.0 feet; thence run South, 664.28 feet for a Point of Beginning; thence run West, 600.4 feet; thence run South, 316.0 feet; thence run East, 600.1 feet; thence run North 316.0 feet to the Point of Beginning; Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14 Township 30 South, Range 19 East, Hillsborough County, Florida, and extend West along the Section Line, 1301. feet; thence South, 664.77 feet for a Point of Beginning; thence extend East, 600.0 feet; thence South 316.0 feet; thence West, 600.0 feet; thence North 316.0 feet to the Point of Beginning; The Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and west 690.0 feet of the Southeast 1/4 of the Northeast 1/4 and the West 690.0 feet of the South 346.0 feet of the Northeast 1/4 of the Northeast 1/4 and the North 30.0 feet of the South 694.28 feet of the East 639.2 feet of the Southeast 1/4 of the Northeast 1/4, Less the East 40.0 feet thereof, all in Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida. Lots 25 through 68, EXCEPT Lots 37 through 44 and LESS the West 20.0 feet of Lot 32, all in Sunshine Acres Subdivision, as recorded in Plat Book 27, Page 118, Public Records of Hillsborough County, Florida; Together with those parcels shown as streets on said plat, designated as Floranna Street; Warren Street; that part of Hobson Street lying West of the East boundary of Lot 57; that part of Gordon Street lying West of East boundary of Lots 36 and 45; and that part of Moore Street lying North of the South boundary of Lots 28 and 29; Together with the East 572.50 feet of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida. The North 1/2 of the Southwest 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, Less the east 572.5 feet thereof. All of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, Less right of way for railroad and for State Road. AND The North 326.5 feet of Lot 2, Lot 3, Less the South 296.5 feet thereof, Lot 4, Less the South 296.5 feet thereof; Lots 14 to 24, inclusive; Lot 38, Less the East 280.0 feet thereof; Lot 39, Less the East 280.0 feet thereof; Lot 40, Less the East 280.0 feet thereof; Lot 41, Less the East 280.0 feet thereof; Lot 42, Less the East 280.0 feet thereof; Lot 43, Less the South 1/2 of the East 282.0 and Less the North 1/2 of the east 280.0 feet thereof; Lots 44; all in Sunshine Acres, Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida. AND Beginning at a point 820.0 feet West of the Southeast corner of the Southwest 1/4 of Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida, thence run North 1148.0 feet for Point of Beginning; thence run East 225.0 feet; thence North 500.0 feet; thence West 225.0 feet; thence South 500.0 feet to the Point of

Beginning; Less the West 25.0 feet for Public right of way. AND Tract beginning 572.5 feet West and 1098.0 feet North of the Southeast corner of the Southwest 1/4 and run North 50.0 feet West 247.5 feet, South 50.0 Feet and east 247.5 feet to Point of Beginning; Less West 25.0 feet for road in Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida; all the above described lands being in Section 14, Township 30 South, Range 19 East, Hillsborough County, Florida

DESCRIPTION (Section 15, Township 30 South, Range 19 East)

All that part of Section 15, Township 30 South, Range 19 East lying easterly of the easterly right of way line of U.S. Highway No. 41 (State Road No. 45), Less right of way for County Road and CSX Railroad right of way, LESS and EXCEPT that part bound on the west side by the Easterly right of way line of U.S. Highway No. 41, bound on the east side by the Westerly right of way line of C.S.X. Railroad, bound on the south by C.S.X. spur line into Cargill's East Tampa Plant, bound on the north by the north boundary line of said Section 15.

DESCRIPTION (Section 2, Township 30 South, Range 19 East)

That part of the West 1/2 of Tract 12 and that part of Tract 13 lying east of Delaney Creek right of way and Tract 14 in the Southwest 1/4 of Section 2, Township 30 South, Range 19 East, Hillsborough County, Florida, according to the plat of South Tampa, recorded in Plat Book 6, Page 3, Public Records of Hillsborough County, Florida.

DESCRIPTION (Section 10, Township 30 South, Range 19 East)

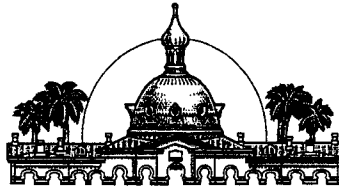
That part of the East 1/2 of the Southeast 1/4 lying West of Tract 7, 10 and 15 in the Southeast 1/4; Tracts 15 and 16 in the Southeast 1/4; the East 1/2 of Tract 8 in the Southeast 1/4; Tracts 9 and 16 in the Northeast 1/4, Less the East 198.0 feet of the West 396.0 feet of the North 330.0 feet of said Tract 9; Tract 1, the West 1/2 of Tract 8 and Tracts 9 and 10 in the Southeast 1/4; and that part of Tract 15 in the Northeast 1/4 lying north of North Canal, Less the West 227.86 feet thereof and that part of Tract 10 in the Northeast 1/4 lying north of North Canal, Less the South 88.53 feet of the West 227.86 feet thereof; the East 202.24 feet of the East 1/2 of Tract 8 in the Northeast 1/4 of said Section 10; the East 198.0 feet of the West 396.0 feet of the North 330.0 feet of Tract 9 in the Northeast 1/4 of said Section 10. The South half of the road or street along the North side of said Tract 10, and the road or street between the West 1/2 of said Tracts 8 and 9, as portrayed on the plat of South Tampa recorded in Plat Book 6, Page 3, Hillsborough County, Florida, (the same having been vacated and closed by resolution of the Board of County Commissioners dated May 8, 1974, filed June 12, 1974, Official Records Book 2901, Page 648, Hillsborough County, Florida); all lying and being in Section 10, Township 30 South, Range 19 East, Hillsborough County, Florida; according to the plat of South Tampa, recorded in Plat Book 6, Page 3, Hillsborough County, Florida.

DESCRIPTION (Section 11, Township 30 South, Range 19 East)

The North 2/5 of Tract 1, all of Tracts 4, 5 and 12 in the Southwest 1/4; Tract 5 in the Northwest 1/4; Tract 7 in the Southwest 1/4; the South 3/5 of Tract 1 in the Southwest 1/4; Tracts 3, 6, 8, 9, 10, 11, 14, 15 and 16 in the Southwest 1/4; Tract 13 in the Southwest 1/4; the roads or streets between said Tracts 6 and 11, and between said Tracts 8 and 9 and between Tracts 10 and 11 and between said Tracts 14 and 15, as portrayed on the plat of South Tampa, recorded in Plat Book 6, Page 3, Hillsborough County, Florida (the same having been vacated and closed as shown by resolutions of the Board of County Commissioners dated May 8, 1974, filed June 12, 1974, Official Records Book 2901, Page 648, Hillsborough County, Florida); all lying and being in Section 11, Township 30 South, Range 19 East, Hillsborough County, Florida; according the plat of South Tampa, recorded in Plat Book 6, Page 3, Hillsborough County, Florida.

AND

Tracts 1 to 16 (both inclusive) in the Northeast 1/4 (being all of the tracts in said Northeast 1/4 according to said plat); Tracts 1, 2 and 3 and Tracts 6 to 16 (both inclusive) in the Northwest 1/4 (being all of the tracts in said Northwest 1/4 according to said plat Except Tracts 4 and 5); Tract 2 in the Southwest 1/4; The West 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; all of the roads and streets in the North 1/2 of said Section 11, and the road or street adjoining the North side of Tract 2 in the Southwest 1/4 of said Section 11, as portrayed on the plat of South Tampa recorded in Plat Book 6, Page 3, Hillsborough County, Florida (the same having been vacated and closed as shown by resolution of the Board of County Commissioners dated November 20, 1959, filed December 4, 1959, Official Records Book 416, page 176, Hillsborough County, Florida); according the plat of South Tampa, recorded in Plat Book 6, Page 3, Hillsborough County, Florida; The North 150.0 feet of the East 1/2 of Tract 4 in the Northwest 1/4 of Section 11, Township 30 South, Range 19 East; The West 1/2 of Tract 4 in the Northwest 1/4, Less the South 150.0 feet of the West 1/2 of Tract 4 in the Northwest 1/4, Less Delaney Creek right of way. Less all that part lying east and north of the west and south right of way line of a 200 foot Tampa Electric Transmission line right of way, in the Northeast 1/4 of said Section 11.



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

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MEMORANDUM

DATE: April 25, 2000

TO: Cindy Standberry, BOCC Records
Lorraine Duffy, Planning Commission
E.P.C. (Assessment)
Bill McCall, PGMD Transportation
Carter White, PGMD
Cheryl Bowman, Parks & Recreation
Bob Gordon, Public Works
Judy Smith, FDOT
Artie Taylor, Fire Dept.
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Jill W. Lemon, School Board
Harry Niles, Water Dept.
Vic Shirley, Water Dept.
Nick LoPresti, Water Dept.
John Schrecengost, PGMD, Natural Resources
Les Weakland, HARTLine

FROM: Paula M. Harvey, Director
Planning and Zoning Division

SUBJECT: ZONING HEARING MASTER HEARING OF MAY 15, 2000

RECEIVED

APR 27 2000

PLANNING & GROWTH
MANAGEMENT DEPARTMENT

April 25, 2000
Page 2 of 2
RZ 99-1153

For your records and review, enclosed is **REVISED SITE PLAN** for petition 99-1153, received April 21, 2000. Please send your comments **as soon as possible**, to the attention of Geri Shoffstall.

If you have any questions, please contact John Healey at 276-8393 .

UW
Attachment

zhmh51

CRS 1. 00-1123 4:18 J

FINAL CONDITIONS OF APPROVAL PETITION NUMBER: RZ 99-1153-GB
BOCC MEETING DATE: June 13, 2000
DATE TYPED: June 26, 2000

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 21, 2000.

HILLSBOROUGH COUNTY, FLORIDA
 ZONING REQUEST: AI, PD, AR, RSC-6 (MH) and AS-1 to PD
 PETITION FILE NUMBER: RZ 99-1153-GR
 ZHM HEARING DATE: MAY 15, 2000
 BOCC MEETING DATE: JUNE 13, 2000

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:
 APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

7/24/00 *Pat Frank*
 DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

7/24/00 *Julene Gregory*
 DATE ATTNEY: DEPUTY CLERK
 RICHARD AXS
 CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. CO-1249

- The development of the PD district shall proceed in strict accordance with the terms and conditions contained in the Cargill Fertilizer, Inc., Phosphogypsum Stack Expansion DRI Development Order, 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.
 - The permitted use of the property shall be restricted to a phosphogypsum stack.
 - The developer shall submit 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: (a) Analyze the fourteen viewpoints identified within the existing visual management program considering a 250 foot tall phosphogypsum stack; (b) Establish the specific details concerning the location, types and number of trees and shrubs which will be planted; (c) make specific recommendations on plantings necessary to mitigate the visual impact from a 250 foot tall phosphogypsum stack on 78th Street, Madison Avenue, Riverview Drive, U.S. 41, and surrounding residential neighborhoods; and, (d) Set forth the time frames in which these programs will be started and completed. This visual management plan may consider activities to be conducted within the Stack Buffer Management and Protection Plan as described in the DRI Development Order. The visual management plan shall be subject to approval by the Hillsborough County Planning and Growth Management Department (PGM) and shall be submitted within 6 months of the effective date of this ordinance. If at anytime the trees, vegetation and other elements of the visual management plan fail to provide an adequate visual buffer between the phosphogypsum stack and off-site areas as required above and as determined by PGM, the developer shall submit supplemental plans for approval by PGM.
- An annual monitoring report shall be submitted as part of the DRI Annual Report. The content of the monitoring report shall include a status report on compliance with the requirements stated above.
- The maximum height of the phosphogypsum stack shall be 250 feet (260 feet ngvd) above the existing land surface.
 - The developer shall meet all applicable County, State, and Federal Permit requirements necessary for the siting and construction of the phosphogypsum stack.
 - Within 90 days of approval of RZ 99-1153 by the Hillsborough County Board of County Commissioners the developer shall submit a revised General Site Plan for certification reflecting all conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA/SECTOR: GPR/ CENTRAL

DATE: 9/19/2024
AGENCY/DEPT: Transportation
PETITION NO: PRS 24-1129

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to Planned Development (PD) 99-1153, as most recently amended by PRS 10-0026. The Planned Development is approved for a +/-1,282-acre Gypsum Stack Storage facility. The subject property is also an approved Development of Regional Impact, Cargill Fertilizer #242. The site is generally located at the east side of Old US Hwy 41A and S US Hwy 41 Intersection.

The requested modification proposes to increase the height of the gypsum stacks. There is no proposed change to land use type or intensity that would result in an increase in trips. As a result, no transportation analysis was required by the applicant. County staff has prepared an estimate of trips generated by existing development based on the approved maximum 200 truck trip per day.

Existing PD Zoning (PRS 10-0026):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Gypsum Stack Site/ 200 Truck per 24 Hours	200	20*	20*

*Estimated 10% of daily trips.

There is no proposed increase in trip generation.

SITE ACCESS

The project has three planned access connections pursuant to approved PRS 10-0026 PD site plan: one (1) on Burt Rd., and 2 on Old US Highway 41. However, only one of the two access connections on US Hwy 41 is constructed and in operation. There are no proposed changes to the existing access connections.

INFRASTRUCTURE SERVING THE SITE

Old US Hwy 41 is a substandard local roadway characterized by +/-20-ft wide pavement within a +/-67-ft wide right of way.

Burt Rd. is a substandard local roadway with portions unpaved within a 30-ft wide right of way.

ROADWAY LEVEL OF SERVICE

Old Us Hwy 41 and Burt Rd. are not regulated roadways in County Roadway Level of Service Report.

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Christine Miller
 Joshua Wostal



DIRECTORS

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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/08/2024 PETITION NO.: 24-1129 EPC REVIEWER: Sara Gonzalez CONTACT INFORMATION: (813) 627-2600 X 1249 EMAIL: gonzalezs@epchc.org	COMMENT DATE: 9/4/24 PROPERTY ADDRESS: 8150 Old 41 Hwy, Riverview FOLIO #: multiple folios STR: 02,11-30S-19E
REQUESTED ZONING: Mod to PD- Increase stack height of an existing phosphogypsum stack	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Based on aerials, wetland appear to be on-site but will not be impacted by the proposed increase in stack height.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

- 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.
- 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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- **On page 3 and 4 of the “Riverview Phosphogypsum Stack Minor Modification Application”, the maximum height of the perimeter ditch would be increased to 264 feet (elevation 274 NGVD). Upon closure of the Stack, the maximum height will revert to the currently approved maximum height of 250 feet (elevation 260 NGVD). However, in Attachment 1, “Petition for Variance for New Wales Facility”, page 11, item #8 mentions that the Alternatives Plan proposes to raise the elevation of the North Cell of the East Stack to an average of 272 feet, NGVD and an operating maximum design level of 267 feet, NGVD. The elevations in the petition do not conform with the elevations stated in the application/request.**
- **Any expansion of the footprint of the phosphogypsum stack will need to be reviewed by the Environmental Protection Commission (EPC) to assess potential wetland impacts.**
- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

sg/cb

ec: Russell.schweiss@mosaicco.com
vgodelia@stearnsweaver.com

Rome, Ashley

From: Chase D. Wetherington <cwetherington@teamhcsso.com>
Sent: Monday, September 23, 2024 10:01 AM
To: Rome, Ashley
Cc: REYNOLDS, JENNIFER L; Ball, Fred (Sam); DANIEL C JOYCE
Subject: Re: RE PRS 24-1129

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

Hello Ms. Rome,

Usually I send my response back to Jennifer Reynolds but I believe she is out for a few weeks so I figured id reply back to you. I also CC'ed Planner Mr. Sam Ball just in case. I have no concerns or comments on this.

Corporal Chase D. Wetherington
Hillsborough County Sheriff's Office
District V - Community Services / Admin
Department of Patrol Services
Office: 813-318-5461
cwetherington@teamhcsso.com

Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at (813) 247-8000 or US Mail at P.O. Box 3371, Tampa, FL 33601.

From: "JENNIFER L REYNOLDS" <jreynolds@teamhcsso.com>
To: "CHASE D WETHERINGTON" <cwetherington@teamhcsso.com>
Cc: "DANIEL C JOYCE" <djoyce@teamhcsso.com>
Sent: Friday, September 20, 2024 2:43:57 PM
Subject: Fwd: RE PRS 24-1129

Another update received for the site at Castlewood Road in Seffner for review.

Jennifer Reynolds
Office of Colonel Mike Hannaford
Administrative Specialist II | Department of Patrol Services
Office: 813-247-8008
JReynolds@teamHCSO.com

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From: "Ashley Rome" <RomeA@hcfl.gov>

To: "Steady, Alexander" <SteadyAl@hcfl.gov>, "myersa" <myersa@plancom.org>, "Andrea Stingone" <andrea.stingone@hcps.net>, "Kaiser, Bernard" <Kaiserb@hcfl.gov>, "Bryant, Christina" <BryantC@epchc.org>, "Shelton, Carla" <Sheltonc@hcfl.gov>, "Carlos Santos" <carlos.santos@swfwmd.state.fl.us>, "Hummel, Christina" <HummelC@hcfl.gov>, "Walker, Clarence" <WalkerCK@hcfl.gov>, "Converse, Amanda" <ConverseA@hcfl.gov>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Franklin, Deborah" <FranklinDS@hcfl.gov>, "DeWayne Brown" <brownd2@gohart.org>, "Lindstrom, Eric" <LindstromE@hcfl.gov>, "Glorimar Belangia" <Glorimar.Belangia@hcps.net>, "Petrovic, Jaksa" <PetrovicJ@hcfl.gov>, "jkhamilton" <jkhamilton@tecoenergy.com>, "Ratliff, James" <RatliffJa@hcfl.gov>, "Dalfino, Jarryd" <DalfinoJ@hcfl.gov>, "Mackenzie, Jason" <MackenzieJ@hcfl.gov>, "Greenwell, Jeffry" <GreenwellJ@hcfl.gov>, "JENNIFER REYNOLDS" <jreynolds@teamhcso.com>, "PerazaGarciaJ" <PerazaGarciaJ@gohart.org>, "Jillian Massey" <masseyj@plancom.org>, "Blinck, Jim" <BlinckJ@hcfl.gov>, "Turbiville, John (Forest)" <TurbivilleJ@hcfl.gov>, "Josh Blackman" <blackmanj@plancom.org>, "Karla Llanos" <llanosk@plancom.org>, "Pezone, Kathleen" <PezoneK@hcfl.gov>, "Cruz, Kimberly" <CruzKi@hcfl.gov>, "kyle.brown" <kyle.brown@myfwc.com>, landuse-zoningreviews@tampabaywater.org, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "mxganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Mike Singer" <Mike.Singer@swfwmd.state.fl.us>, "Hamilton, Mona" <HamiltonM@hcfl.gov>, "Hessinger, Rebecca" <HessingerR@hcfl.gov>, "Renee Kamen" <renee.kamen@hcps.net>, "Cabrera, Richard" <CabreraR@hcfl.gov>, "Perez, Richard" <PerezRL@hcfl.gov>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Rosenbecker, Victoria" <RosenbeckerV@hcfl.gov>, "Dickerson, Ross" <DickersonR@hcfl.gov>, "RP-Development" <RP-Development@hcfl.gov>, "Curll, Ryan" <CurllRy@hcfl.gov>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Rose, Sarah" <RoseSJ@hcfl.gov>, "Bose, Swati" <Boses@hcfl.gov>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Salisbury, Troy" <SalisburyT@hcfl.gov>, "Tyrek Royal" <royalt@plancom.org>, "Weeks, Abbie" <weeksa@epchc.org>, WetlandsPermits@epchc.org, "Woodard, Sterlin" <Woodard@epchc.org>

Cc: "Ball, Fred (Sam)" <BallF@hcfl.gov>, "Bianca Vazquez" <VazquezB@hcfl.gov>

Sent: Friday, September 20, 2024 1:53:43 PM

Subject: RE PRS 24-1129

CAUTION: This email originated from an **External Source**. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Sam (Fred) Ball

Contact: ballf@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: September 20, 2024

PROPOSED USE INFORMATION:

Case No.: 24-1129 Reviewer: Tony Mantegna

Location: 8150 Old 41 HWY Mosaic

Folio: 48870.0100

Current use of Land: Fertilizer Plant

Zoning: PD

REQUEST: Reducing the height of the height of the existing Gypsum Stacks from 275' AMSL to 260' AMSL.

COMMENTS:

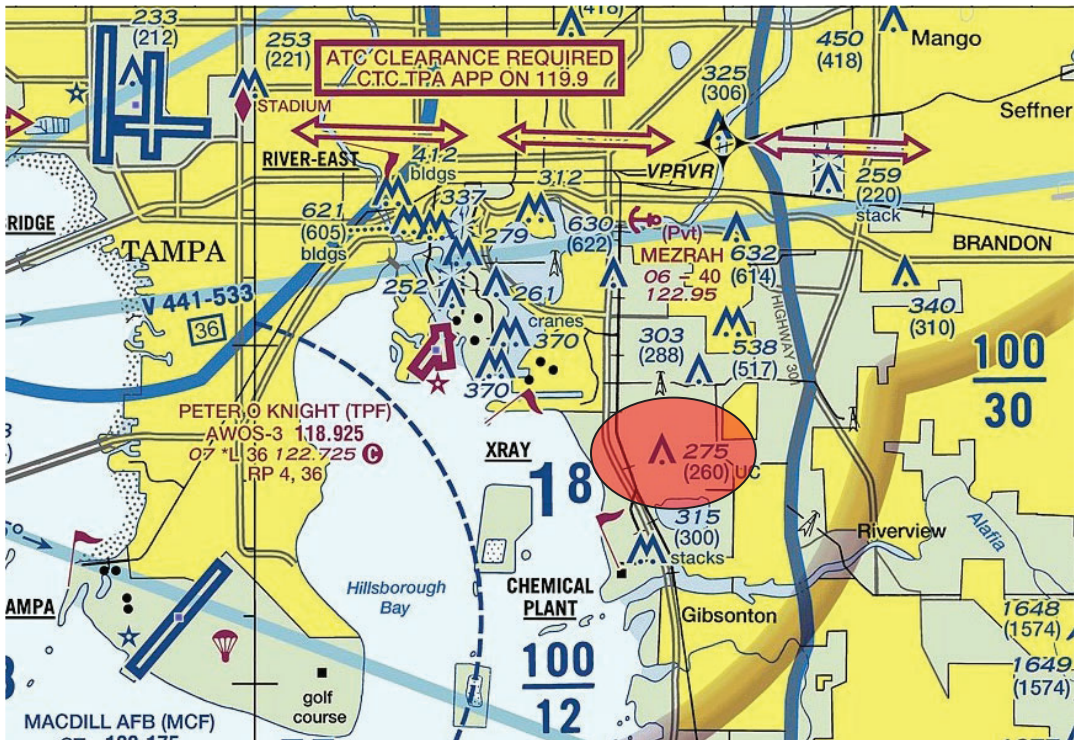
The proposed site falls within Zone "B" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 200 feet Above Ground Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – Mosaic needs to notify the FAA through the 7460-2 process so that the FAA can change the Aeronautical Charts. They also must confirm the FAA notification to HCAA so that we can change the data in our system.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records





Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 8/5/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/16/2024

PROPERTY OWNER: Mosaic Fertilizer, LLC c/o Russell Schweiss **PID:** 24-1129

APPLICANT: Vinette Godelia, Esq.

LOCATION: 8150 Old 41 Hwy. Riverview, FL

FOLIO NO.: 48870.0100, 48872.0000, 48991.0000, 48992.0000, 48992.5000, 48998.0200, 49042.0000, 49051.0100, 49052.0000, 49158.0000, 49159.0000, 49160.0000, 49165.0000, 49166.0000, 49169.0000, 49180.0000, 49245.0000, 49266.0000, 49272.0000, 49289.0000.

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 24-1129 REVIEWED BY: Clay Walker, E.I. DATE: 8/13/2024

FOLIO NO.: 48870.0100, 48872.0000, 48991.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site will not have access to County provided water and/or wastewater service. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .