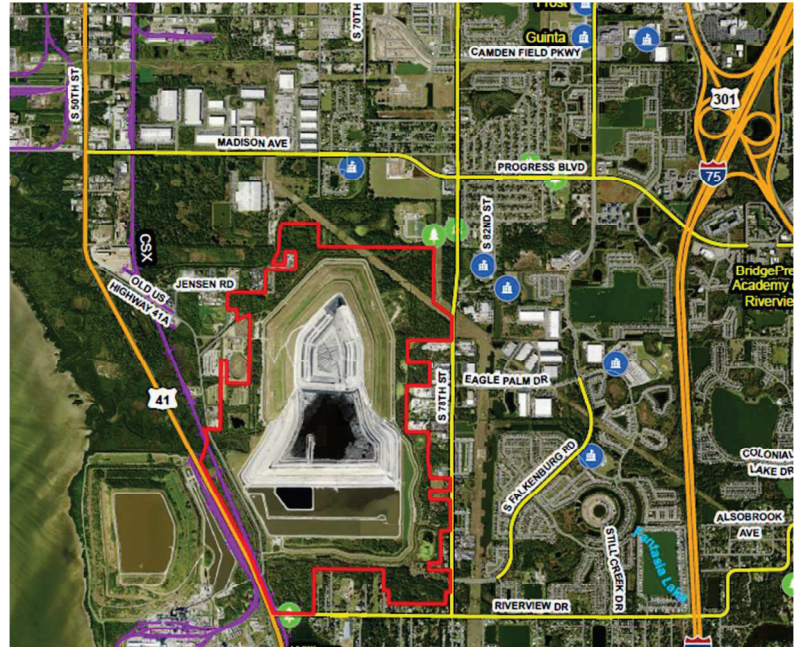




1.0 APPLICATION SUMMARY

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 (as most recently modified by PRS 24-1129) was approved in 2000 for phosphogypsum stack at a maximum height of 250 feet. The applicant requests modifications to allow for an 11-foot-high increase in the a maximum temporary gypsum conveyance system height from 264 to 275 feet. The site is located within DRI #242 (Mosaic Gypsum Stack), however a companion DRI DO is not necessary.

Existing Approvals	Proposed Modifications
A phosphogypsum stack with a maximum final settled height of 250 feet and maximum temporary height of 264 feet.	A phosphogypsum stack with a maximum temporary gypsum conveyance system height of 275 feet.

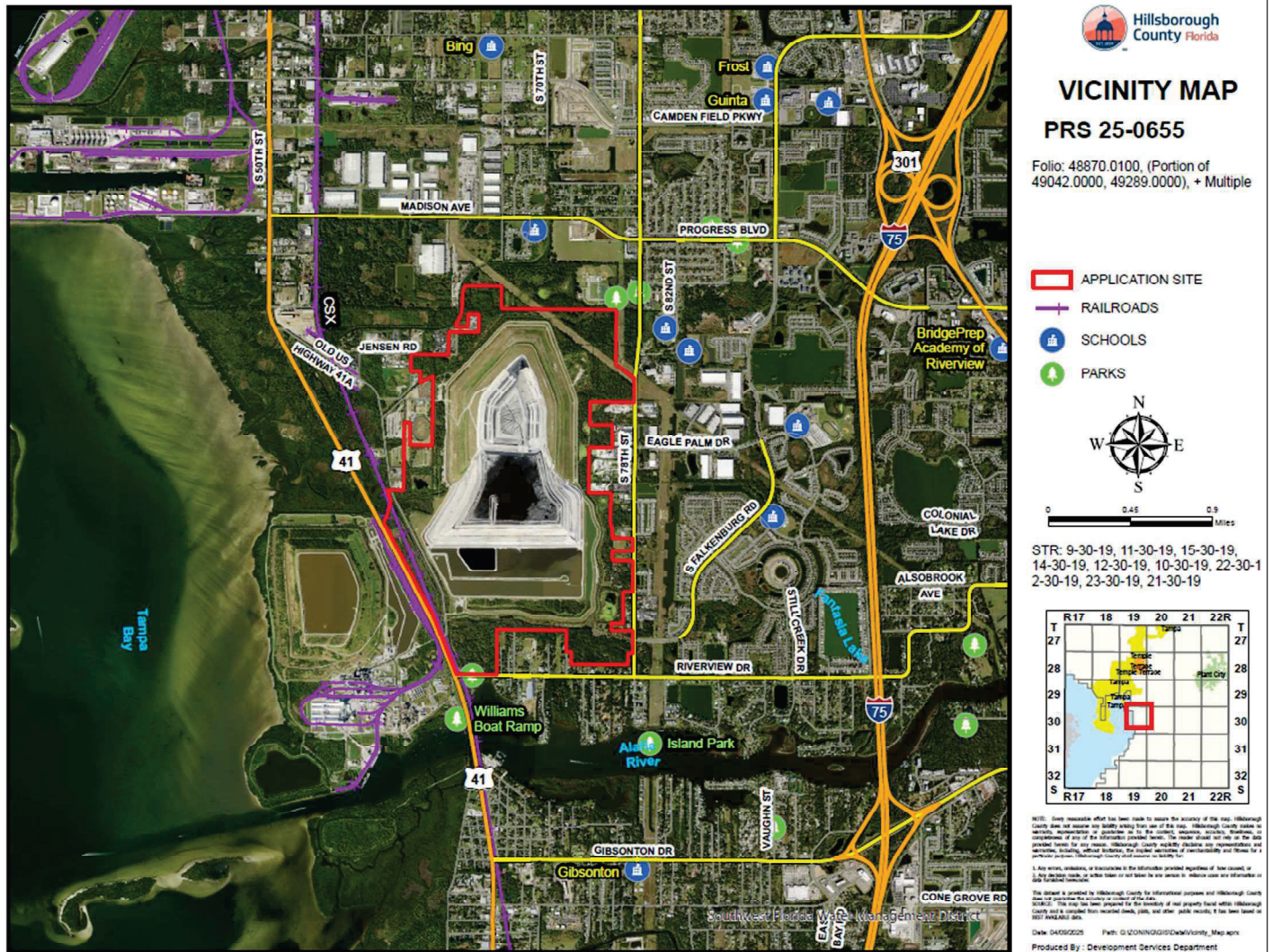
Additional Information

PD Variations	None Requested as part of this application
Waivers 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

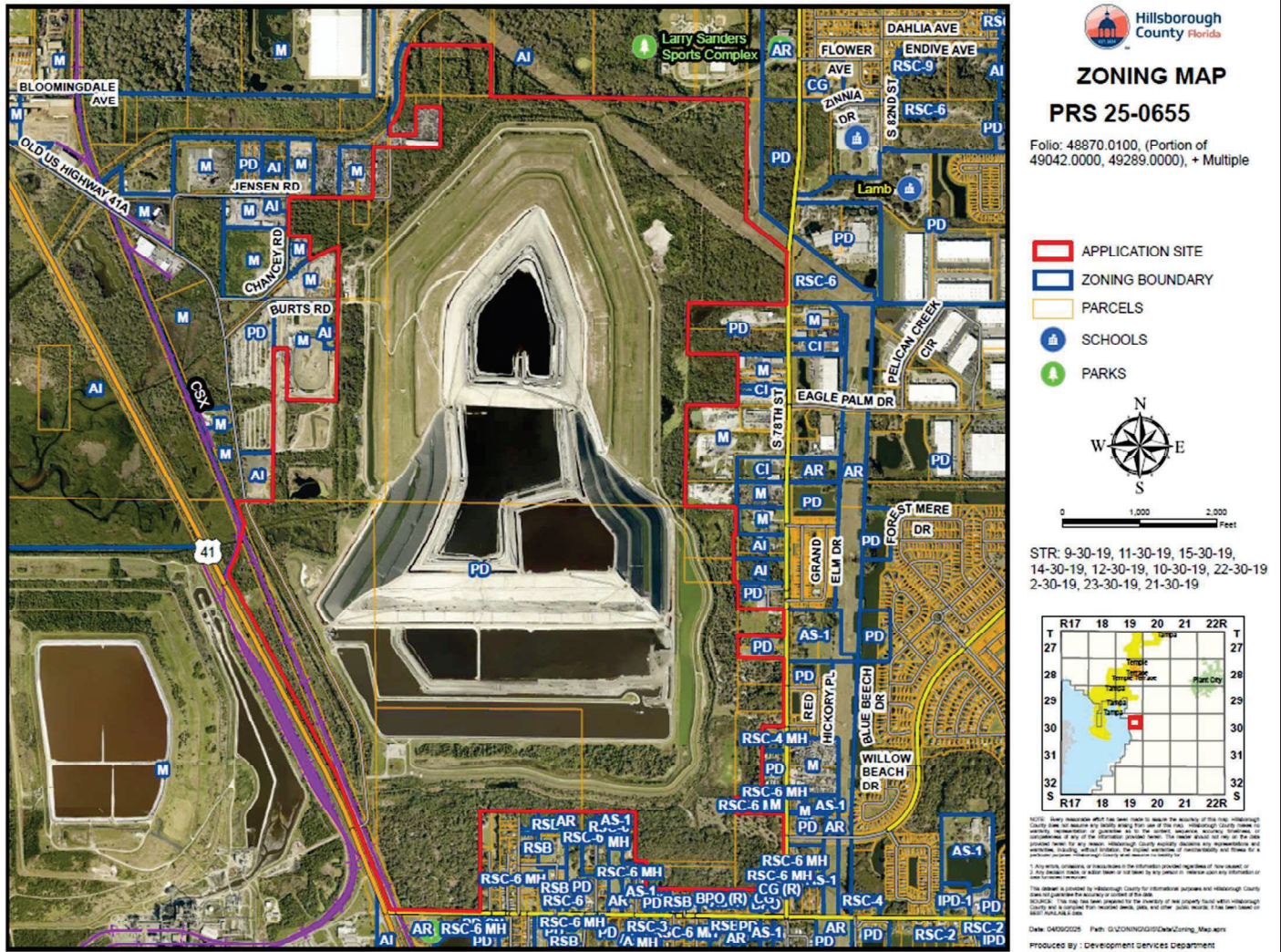


Context of Surrounding Area:

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 that 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

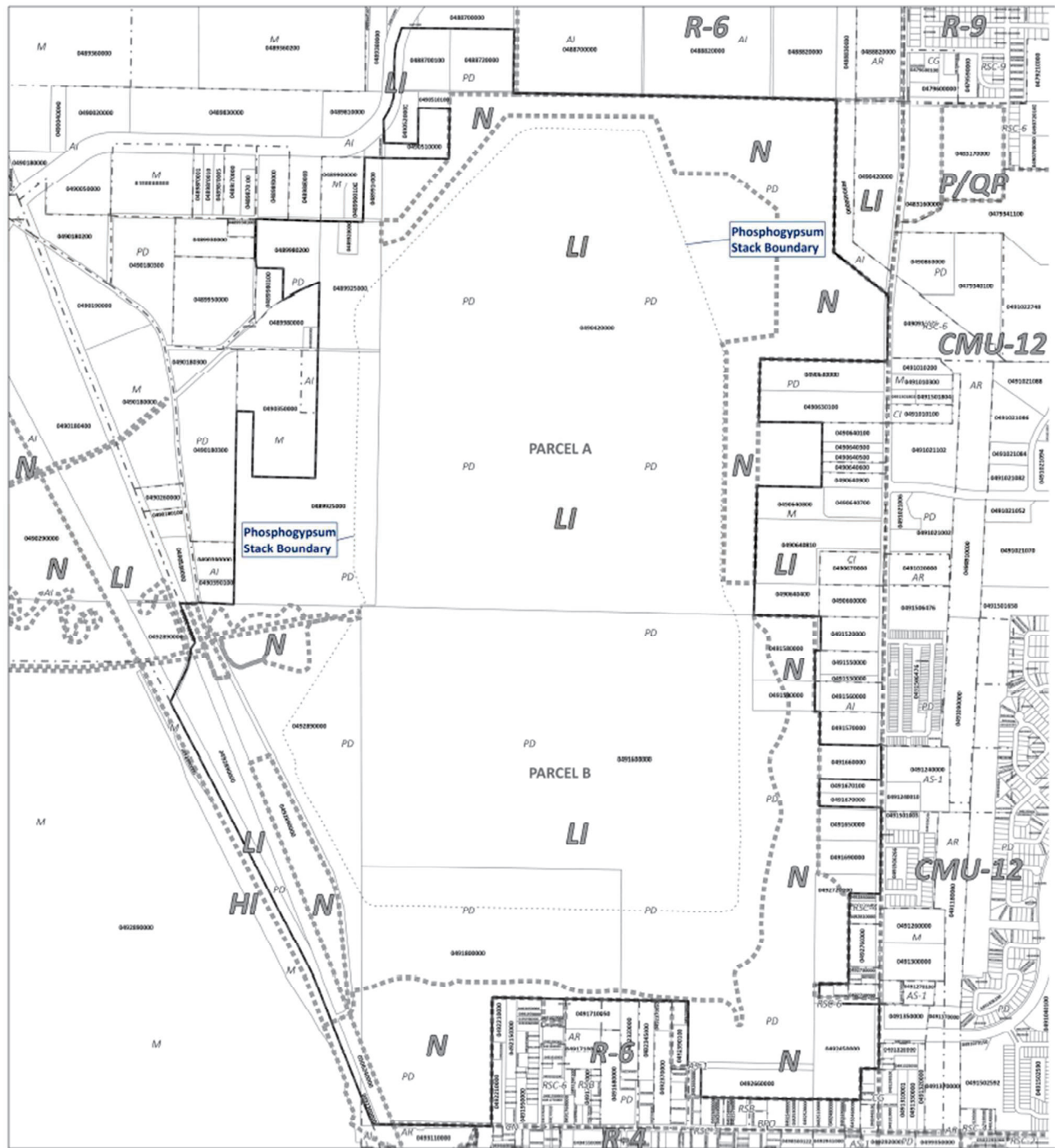
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AI M	AI – FAR: NA/1 DU per GA M – FAR: 0.75/ NA	AI – Agriculture & Industrial M - Manufacturing	Vehicle Salvage, Open Storage, Miscellaneous Automotive, Electrical Transmission, Vacant Lands, Outdoor Recreation.
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)



APPLICATION NUMBER: PRS 25-0655

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Sam Ball

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 U.S. Highway 41	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <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 checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	N/A	N/A
Proposed	200	N/A	N/A
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		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
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <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 checked="" 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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 11-foot increase to the allowable height, which would continue to be required to settle at a final maximum height not to exceed 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, 2024~~ May 6, 2025.

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, 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 phosphogypsum stack with a temporary maximum height of ~~264~~275 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 phosphogypsum stack with a temporary maximum height of ~~264~~275 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 shall be ~~264~~275 feet (elevation ~~274~~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.
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.
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.
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.
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 25-0655

ZHM HEARING DATE: NA

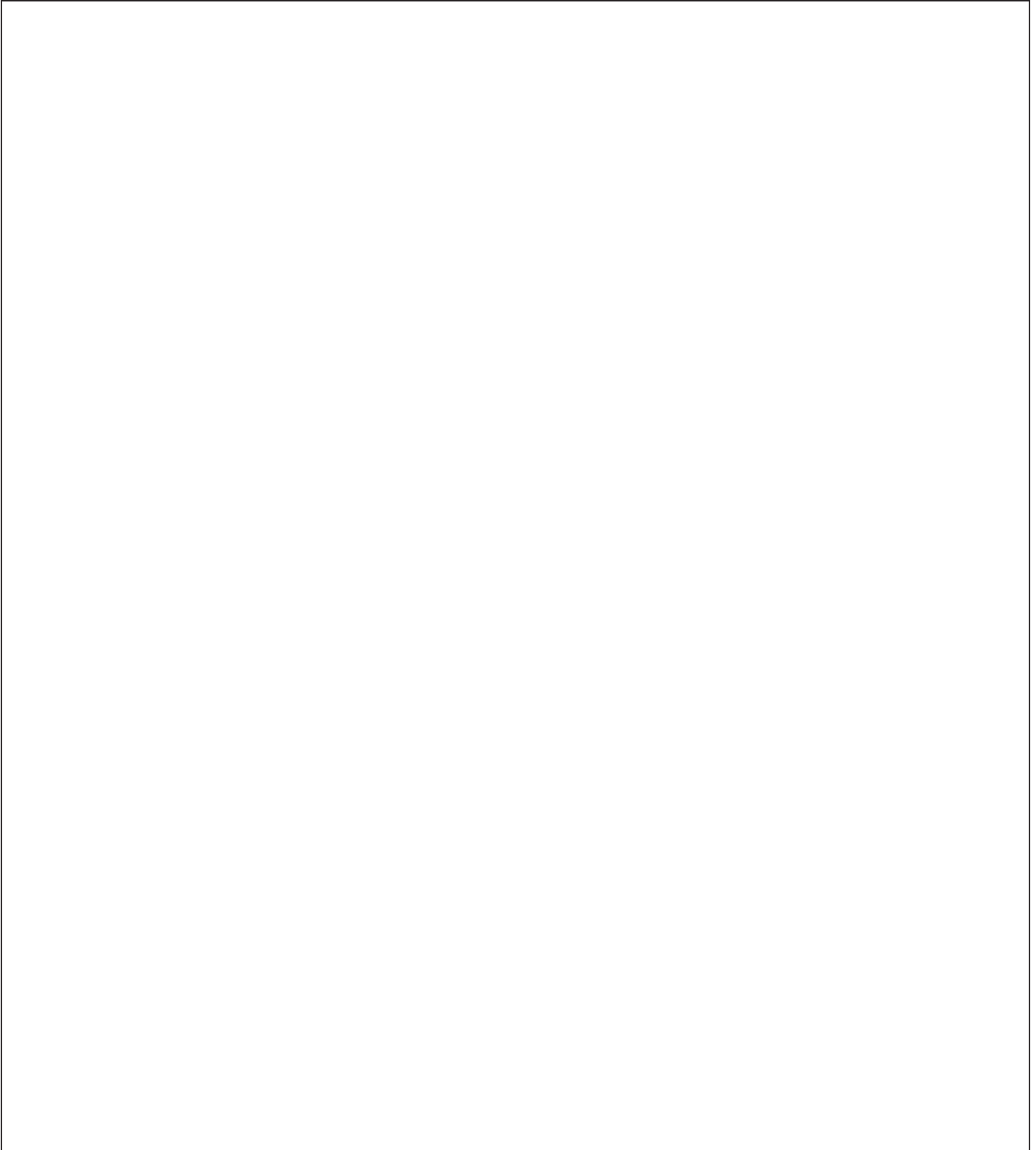
BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)





Folio #

0488700100
0488720000
0489910000
0489920000
0489925000
0489980200
0490420000*
0490510100
0490520000
0491580000
0491590000
0491600000
0491650000
0491660000
0491690000
0491800000
0492450000
0492660000
0492720000
0492890000*

*A portion of

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

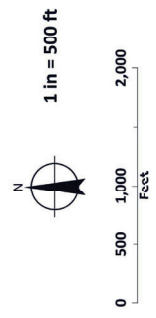
GENERAL NOTES:

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

**Gypsum Stack Expansion
General Site Plan**

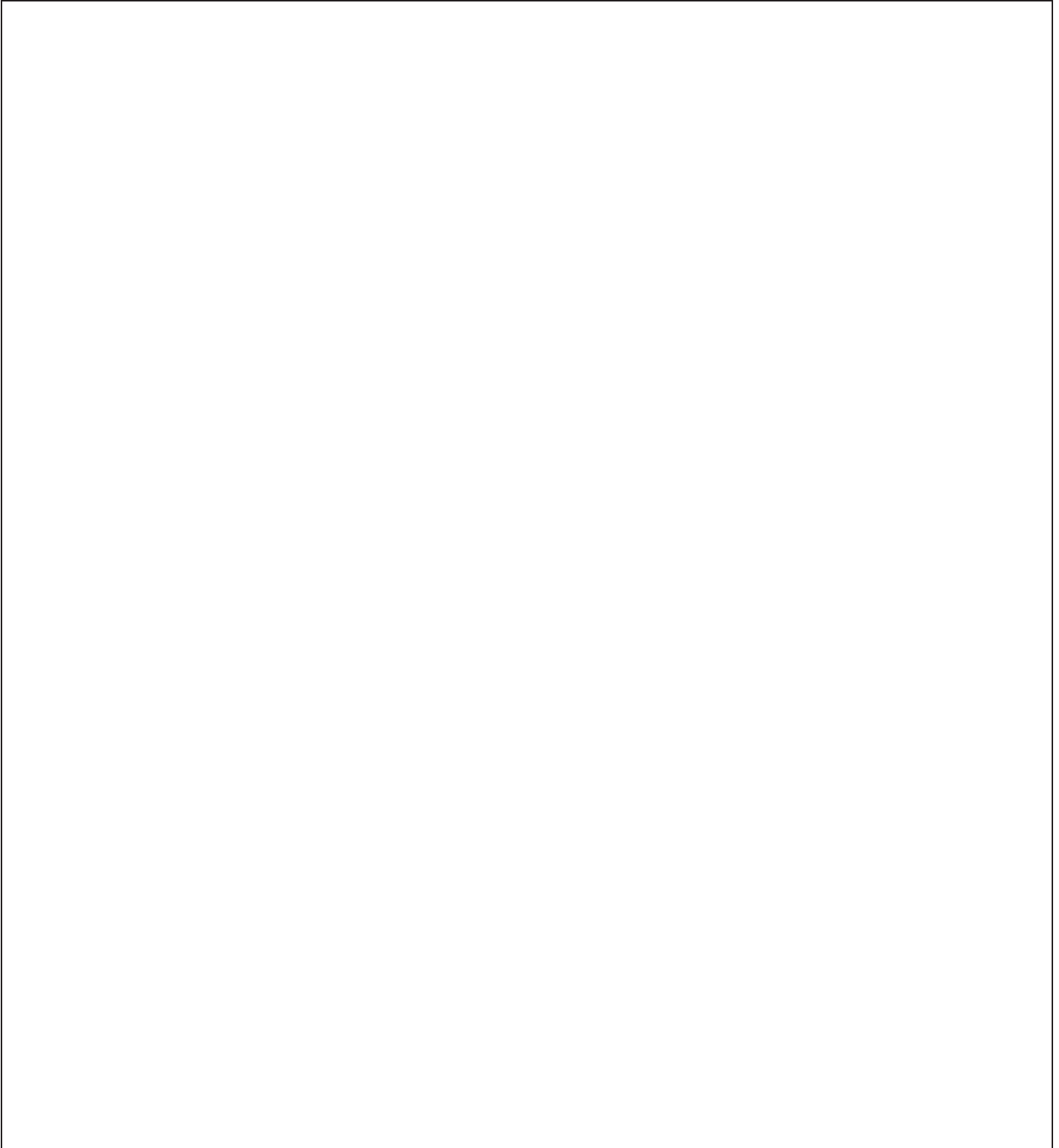
LEGEND

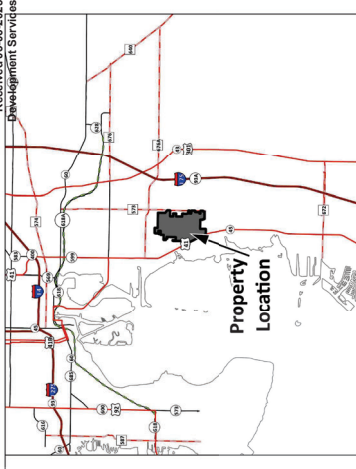
- 0491600000 Folio Number
- LI Property Boundary
- Future Land Use Category
- Future Land Use Boundary
- PD Zoning District Category
- Zoning District Boundary
- Parcel Boundaries
- Existing Stack Area



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)





Property
Location

Folio #
0488700100
0488720000
0489910000
0489920000
0489925000
0489980200
0490420000*
0490510100
0490520000
0491580000
0491590000
0491600000
0491650000
0491660000
0491690000
0491800000
0492450000
0492660000
0492720000
0492890000*

*A portion of

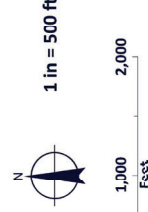
Land Use and Development Summary			
Parcel	Acres	Zoning	Use
A	649.6 Ac.	PD	Gypsum Stack
B	633.1 Ac.	PD	Gypsum Stack
Total	1282.7 Ac.		

Roadway Access Connections Table					
Road Name	Public/Private	Fun. Class	ROW Width	Lanes	Surface
Burts Road	Public	Local	±30'	2	±11 Asphalt (portions)
Old US Highway 41	Public	Local	±67'	2	±20 Asphalt (portions)
					Fair

GENERAL NOTES:

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

Gypsum Stack Expansion
General Site Plan



- LEGEND**
- Property Boundary/PD
 - Future Land Use Category
 - Future Land Use Boundary
 - Zoning District Category
 - Zoning District Boundary
 - Parcel Boundaries
 - Existing Stack Area
 - Streets
 - Vehicular Access

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

APPLICATION NUMBER: PRS 25-0655

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/14/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: RV & PR

PETITION NO: PRS 25-0655

☐

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, also known as a Personal Appearance (PRS) to a Planned Development (PD) 99-1153, most recently modified by PRS 24-1129. The existing PD is approved for entitlements which permits a phosphogypsum stack.

The applicant is proposing to modify the temporary maximum gypsum conveyances system height from 264 feet (274 feet NGVD) to 275 feet (285 feet NGVD). No changes to the approved final settled height of 250 feet (260 feet NGVD) are proposed.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site.

Trip Generation Analysis

Data for this use is not available in the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition*. The Development Order (R10-004) for this project restricts the number of trucks exiting the site to an average of 200 in a 24-hour period (Specific Condition No. 27). This modification is not proposing to increase the transportation impacts.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts Old 41A Highway and Burts Road.

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

Burts Road is a 2-lane, undivided, rural, County maintained local roadway. The roadway is characterized by +/- 11-foot travel lanes in fair condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 30 feet of right of way.

SITE ACCESS

The site has existing access to Old 41A Highway and Burts Road. This zoning modification is not requesting to intensify the use or make any changes to the existing access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Old 41A Highway and Burts Road are not regulated roadways and were not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

The roadway level of service provided for Riverview Drive is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Riverview Drive	U.S. Highway 41	U.S. Highway 301	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Old U.S. Highway 41	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <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 checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	N/A	N/A
Proposed	200	N/A	N/A
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	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 <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 13, 2024.

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, 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 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 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 Development Services 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 shall be 264 feet (elevation 274 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.

-
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.
 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.
 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/14/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: RV & PR

PETITION NO: PRS 25-0655

☐

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, also known as a Personal Appearance (PRS) to a Planned Development (PD) 99-1153, most recently modified by PRS 24-1129. The existing PD is approved for entitlements which permits a phosphogypsum stack.

The applicant is proposing to modify the temporary maximum gypsum conveyances system height from 264 feet (274 feet NGVD) to 275 feet (285 feet NGVD). No changes to the approved final settled height of 250 feet (260 feet NGVD) are proposed.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site.

Trip Generation Analysis

Data for this use is not available in the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition*. The Development Order (R10-004) for this project restricts the number of trucks exiting the site to an average of 200 in a 24-hour period (Specific Condition No. 27). This modification is not proposing to increase the transportation impacts.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts Old 41A Highway and Burts Road.

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

Burts Road is a 2-lane, undivided, rural, County maintained local roadway. The roadway is characterized by +/- 11-foot travel lanes in fair condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 30 feet of right of way.

SITE ACCESS

The site has existing access to Old 41A Highway and Burts Road. This zoning modification is not requesting to intensify the use or make any changes to the existing access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Old 41A Highway and Burts Road are not regulated roadways and were not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

The roadway level of service provided for Riverview Drive is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Riverview Drive	U.S. Highway 41	U.S. Highway 301	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Old U.S. Highway 41	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <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 checked="" type="checkbox"/> Site Access Improvements Not Required <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	N/A	N/A
Proposed	200	N/A	N/A
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	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 <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 10, 2025	COMMENT DATE: May 7, 2025
PETITION NO.: 25-0655	PROPERTY ADDRESS: 8150 Old 41 Hwy, Riverview
EPC REVIEWER: Kim Tapley	FOLIO #: Multiple Folios
CONTACT INFORMATION: (813) 627-2600 ext. 1359	STR: 02, 11-30S-19E
EMAIL: tapleyk@epchc.org	
REQUESTED ZONING: Mod to PD- Increase stack height of an existing phosphogypsum stack	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	December 3 rd & 4 th , 2024
WETLAND LINE VALIDITY	Pending FDEP approval of wetland survey for a portion of the site
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands onsite adjacent to existing stack
<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.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- 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 buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- 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.
- 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).

Kmt/cb

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

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

PETITION NO.: PRS 25-0655

REVIEWED BY: Randy Rochelle

DATE: 4/22/2025

FOLIO NO.: 48870.0100, 48872.0000, 48991.0000, 48992.0000, 48992.5000 Plus Multiple

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 16 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located within the west Right-of-Way of S. 78th Street. 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 16 inch wastewater forcemain exists ☒ (approximately 80 feet from the project site), ☐ (adjacent to the site) and is located east of the subject property within the east Right-of-Way of S. 78th Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



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:** 4/4/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2025

PROPERTY OWNER: Mosaic Fertilizer, LLC c/o Russell Schweiss **PID:** 25-0655

APPLICANT: Vinette Godelia - Sterns Weaver Miller

LOCATION: 8150 Old Highway Riverview, FL 33619
6348 Jensen Road Tampa, FL 33619
Jensen Road Tampa, FL 33619
6335 Burts Road Riverview, FL 33578
78th Road Riverview, FL 33578
78th Street Riverview, FL 33578
Old 41a Highway Riverview, FL 33578
7805 South 78th Street Riverview, FL 33578
7403 South 78th Street Riverview, FL 33578
7809 South 78th Street Riverview, FL 33578
8150 Old 41a Highway Riverview, FL 33578
Moore St. Riverview, FL 33578
8813 South 41 Highway Riverview, FL 33578

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 is not 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). At this time, Hillsborough County EVSD has no objections to the applicant's request.