

# PD Modification Application: PRS 26-0175

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: January 13, 2026



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Vinette Godelia,  
Esq. of Stears Weaver Miller

FLU Category: HI

Service Area: Urban

Site Acreage: 210.82 +/- Acres

Community  
Plan Area: Gibsonton

Overlay: None



### Introduction Summary:

The applicant requests to modify PD (Planned Development) 02-0213 as most recently modified as 09-0681 to update the DRI information and location of existing structures to provide clarity to the PD. The proposal will combine Parcels B1 and B2 into a single Parcel B. The site was previously under two DRIs referred to as DRI #23/47, which was subsequently replaced by DRI #245. No modification to DRI #245 is necessary.

Existing Approval(s):	Proposed Modification(s):
Development on Parcel A shall be governed by the development order issued for the Big Bend Terminal Transfer Co., LLC Sulfur Handling Facility (DRI #245).	Development on Parcel A shall be governed by the development order issued for the Big Bend Terminal Transfer Co., LLC Sulfur Handling Facility (DRI #245), if developed for sulfur handling.
PARCEL B1 (+ 61.9 acres) & Parcel B2 (24.7 acres): Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan. Development on shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).	Parcel B1 and B2 combined to create PARCEL B (+/- 86.6 acres): Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan. Removal of DRI reference.
Development on Parcel C shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).	Removal of DRI reference.
Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04).	Updated reference to the LDC Sec. 6.04.00.
Where applicable and subject to County standards, prior to concurrency approval, the developer may be required to submit additional information to determine the need to construct additional turn lanes into the projects	Removal of the language "prior to concurrency approval".

driveway and at intersections impacted by this development.	
Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Orders issued for DRI #47 and DRI #245, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.	Removed the reference for DRI # 47.
Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.	Removal of condition.

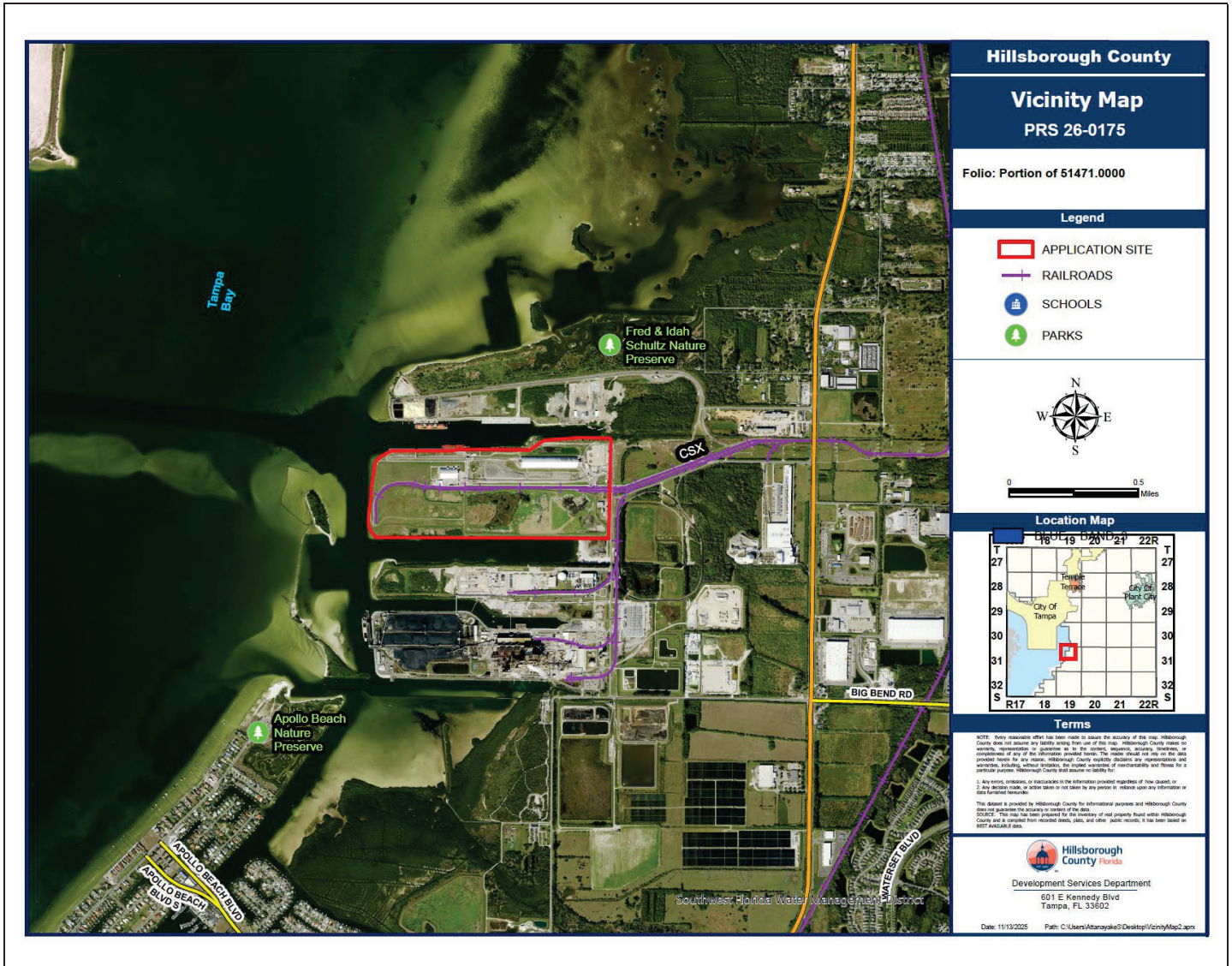
**Additional Information:**

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

<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



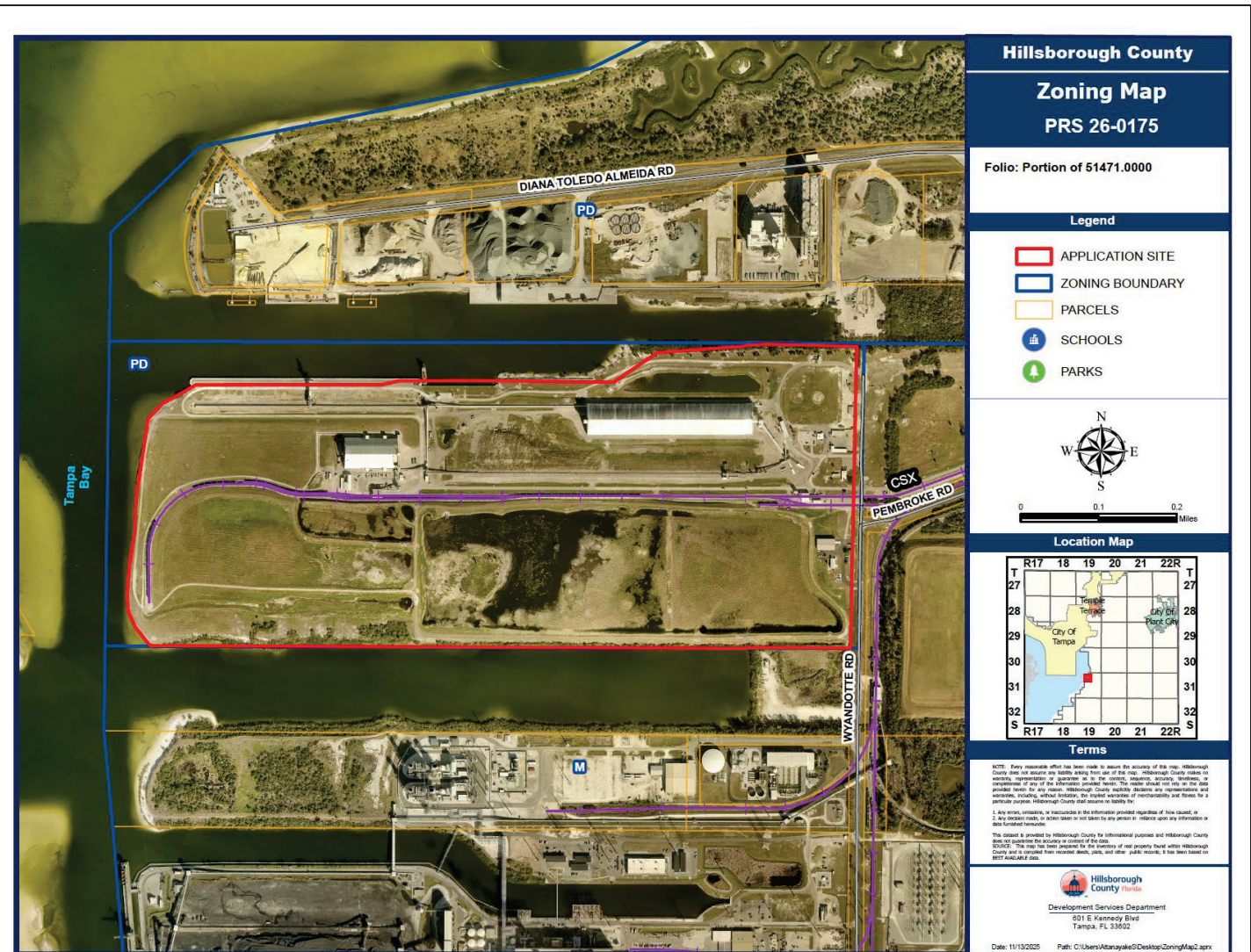
### Context of Surrounding Area:

The Planned Development is located on the western side of Wyandotte Road where the north end of the street meets Pembroke Road. The parcel is a peninsula that extends west into Tampa Bay in the Gibsonton Community Area. It is surrounded by ports to the north, manufacturing facilities, properties used for utilities to the east, and the Tampa Electric facility to the south.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



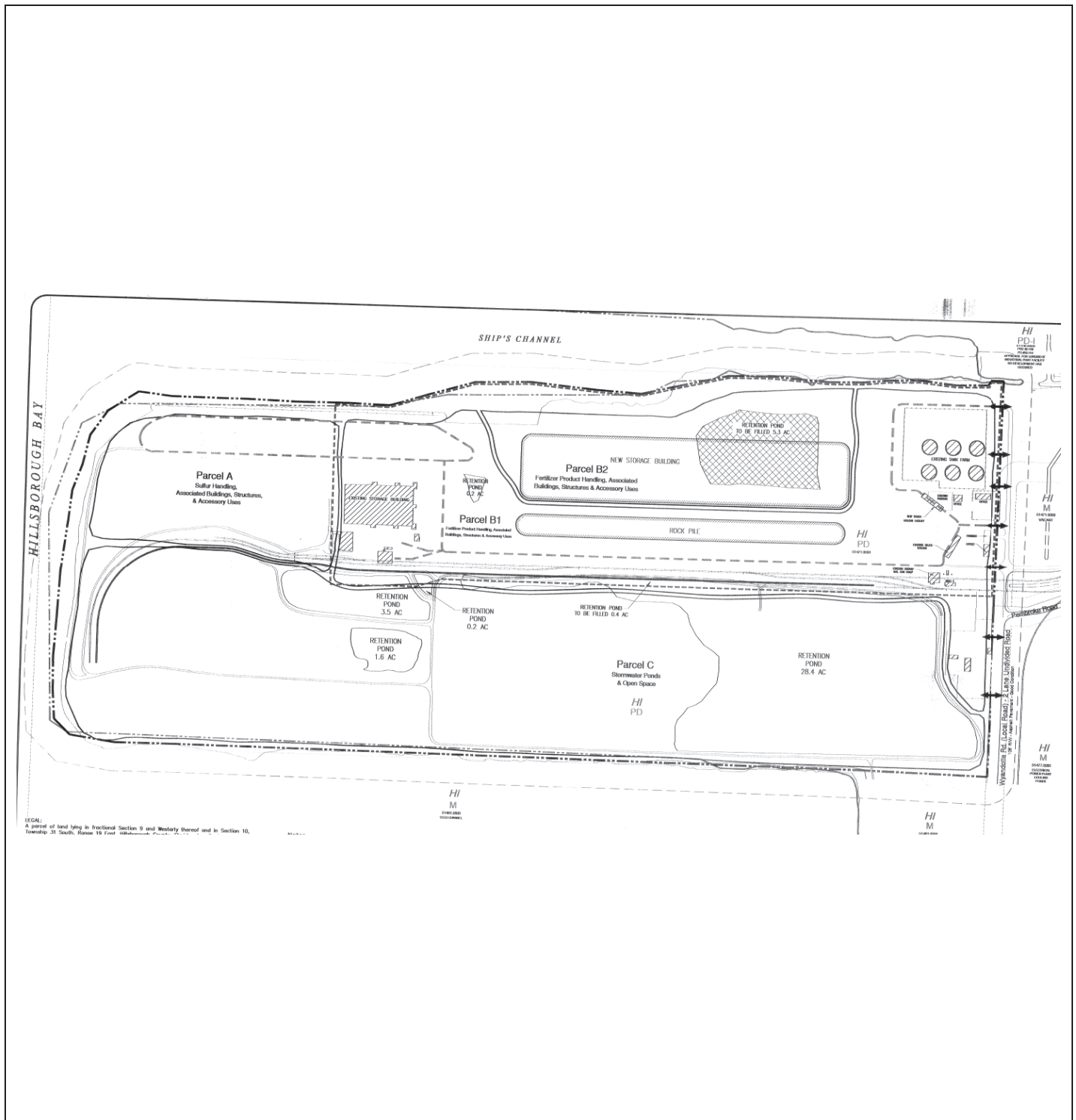
### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD (17-0055)	0 DU per GA/ FAR: 0.50	Manufacturing	Port
South	NA (TECO Channel)	NA	NA	NA
East	M	0 DU per GA/ FAR: 0.75	Manufacturing	Utility
West	NA (Tampa Bay)	NA	NA	NA



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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







**APPLICATION NUMBER: PRS 26-0175**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

**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
Wyandotte Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – TBD at Site Development

**Project Trip Generation** ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,420	409	643
Proposed	3,420	409	643
Difference (+/-)	0	0	0

\*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	X	Pedestrian & Vehicular	Choose an item.	Choose an item.
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 &amp; 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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 checked="" type="checkbox"/> Other <u>Eagles Nest Buffer</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input 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"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input 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

The Planned Development is located on a peninsula that extends west into Tampa Bay in the Gibsonton Community Area. It is surrounded by ports to the north, manufacturing facilities, properties used for utilities to the east, and the Tampa Electric facility to the south. The PD permits uses within the Manufacturing (M) zoning district and the practice of sulfur handling.

The proposed modification intends to combine Parcels B1 and B2 into a single Parcel B, remove the expired reference of DRI #47, and update locations of site infrastructure that has been improved since the last modification in 2009. Since these modifications should not result in impacts to roadways, utilities, or the environment staff finds the request combatable with the surrounding development pattern.

### 5.2 Recommendation

Approvable, subject to proposed conditions.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 05, 2025.

1. The following development shall be permitted:

A. PARCEL A (+/- 22.2 acres):

1. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and subject to M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.
2. Development on Parcel A shall be governed by the development order issued for the Big Bend Terminal Transfer Co., LLC Sulfur Handling Facility (DRI #245), as amended, if developed for sulfur handling.

B. PARCEL B ~~1~~ (+/- 86.6 acres):

1. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.
- ~~2. Development on Parcel B1 shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).~~

~~C. PARCEL B2 (+ 24.7 acres):~~

- ~~3. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and subject to M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.~~
- ~~4. Development on Parcel B2 shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).~~

~~D.C.~~ PARCEL C (+/- 102.0 acres):

1. Stormwater Ponds and Open Space, as shown on the attached General Development Plan.
- ~~2. Development on Parcel C shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).~~
2. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code, except (a) landscaping requirements of Section 6.06 of the Land Development Code shall be applied to only Parcel A (22.2 acres), (b) landscape materials shall be concentrated on the shoreline of Hillsborough Bay as conceptually shown on Exhibit A and (c) landscape material shall consist of a minimum of two species (Cabbage Plants and Oleander, or other species as approved by Hillsborough County).




3. The location of development and of the retention area shall be as generally shown on the general site plan.
4. New development requiring connection to a wastewater disposal system on Parcel B shall utilize the central sewer service.
5. A wildlife survey shall be transmitted to the Natural Resource Team of the ~~Planning and Growth Management~~ Development Services Department at the time of preliminary plan submittal through the County's Site Development Review process.
  - 5.1 Please be advised that the property proposed for development contains the invasive plant species Brazilian pepper (*Schinus terebinthifolius*), Australian Pine (*Casuarina* spp.). Invasive plants must be removed in accordance with the required Removal, Disposal and Maintenance Plan which shall be approved by the County prior to the issuance of the Land Alteration Permit.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
7. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04.00). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department, may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
8. The applicant shall be required to pave any portion of the access drive that lies within the existing right-of-way (Land Development Code Section 6.04.05).
  - 8.1 Where applicable and subject to County standards, ~~prior to concurrency approval~~, the developer may be required to submit additional information to determine the need to construct additional turn lanes into the projects driveway and at intersections impacted by this development. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
9. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands or air quality, and does not grant any implied or vested rights to environmental impact approval.
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. 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).
12. 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.
13. As Wyandotte Road is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- ~~1014.~~ Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Orders issued for ~~DRI #47~~ and DRI #245, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- ~~11. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PRS 26-0175 unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



<b>Zoning Administrator Sign Off:</b>	
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**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 26-0175**

ZHM HEARING DATE: NA

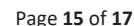
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

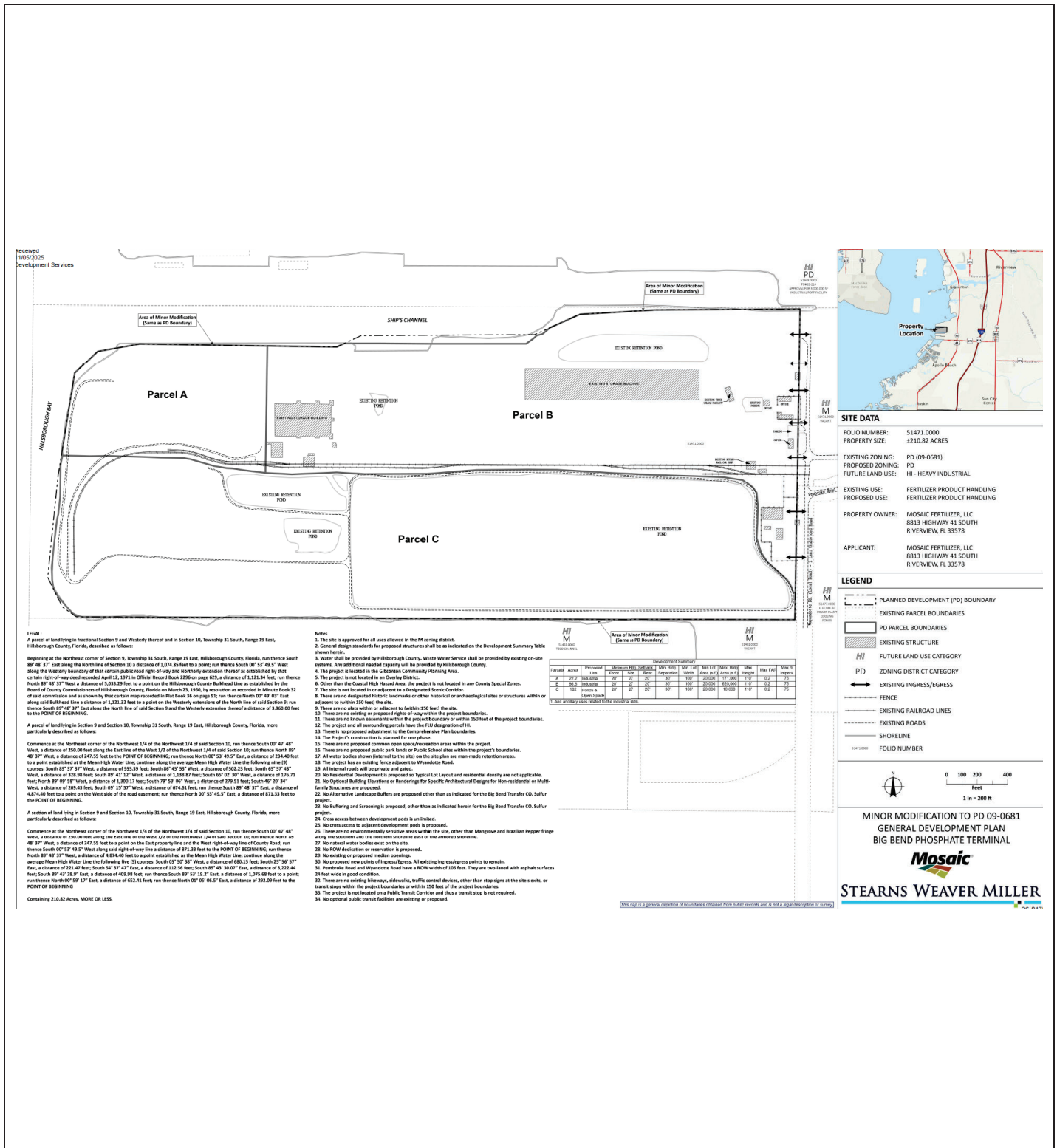
## 8.1 Approved Site Plan (Full)





## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: PRS 26-0175**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

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## **9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: Gibsonton

PETITION NO: PRS 26-0175

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

### CONDITIONS OF APPROVAL

- As Wyandotte Road is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 02-0213, as most recently amended by MM 09-0681, to:

- Remove references to the expired DRI 23/47
- Update the location of buildings and site infrastructure constructed since the Plan's last update in 2009,
- Recombine Parcels B1 and B2 into a single parcel "B", and
- Remove gaps between parcel lines to reflect the actual size of the parcels.

The PD is approved for 801,000 square feet of Manufacturing (M) uses on a +/- 210.8 ac. parcel. The proposed changes will not change the uses or maximum square footage. The future land use classification is HI – Heavy Industrial.

### ***Trip Generation Analysis***

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12<sup>th</sup> Edition.

### **Approved PD:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 801,000 sf – <u>Manufacturing</u> (ITE 140)	<b>3,420</b>	<b>409</b>	<b>643</b>

**Proposed PD Modification:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 801,000 sf –Manufacturing (ITE 140)	<b>3,420</b>	<b>409</b>	<b>643</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>0</b>	<b>0</b>	<b>0</b>

The proposed PD modification will not result in a change in trips potentially generated.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Wyandotte Rd. is a substandard, County, rural local roadway with +/-24 feet of pavement within +/-98 feet of right of way. There are no sidewalks or paved shoulders along the roadway.

According to the County Transportation Technial Manual (TTM), TS-7 Local Rural Roadway Typical Section calls for 8-foot paved shoulders.

While the proposed PRS does not change the approved uses, square footage or project access, the applicant will be required to address substandard roadway at the time of site consistent with County policy. The developer shall be required to improve the roadway, at the time of site construction plan review, to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.

**SITE ACCESS**

The PD is approved for access to Wyandotte Rd. Additional access is provided along the PD boundary where the larger parcel outside of the PD is zoned Manufacturing (M).

No changes are proposed to the project access.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

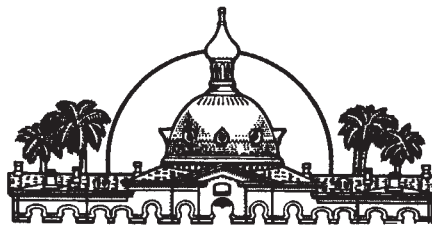
Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 41	BIG BEND RD	SYMMES	D	D

Source: Hillsborough County 2024 Level of Service Report.





**CURRENTLY  
APPROVED**



**Hillsborough County  
Florida**

Office of the County Administrator  
Patricia G. Bean

**BOARD OF COUNTY COMMISSIONERS**

Kevin Beckner  
Rose V. Ferlita  
Ken Hagan  
Al Higginbotham  
Jim Norman  
Mark Sharpe  
Kevin White

**ADMINISTRATORS**

Lucia E. Garsys  
Carl S. Harness  
Eric R. Johnson  
Michael S. Merrill  
Manus J. O' Donnell  
Edith M. Stewart

October 16, 2009

Reference: MM 09-0681 GB

Engelhardt Hammer & Associates  
Suite 220  
4343 Anchor Plaza Parkway  
Tampa, FL 33634

Dear Applicant:

At the regularly scheduled public meeting on October 13, 2009, the Board of County Commissioners granted your request for a Major Modification to PD 02-0213, with the attached amended final conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact our office at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director  
Planning and Zoning Division

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FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 09-0681 GB (02-0213)

MEETING DATE: October 13, 2009

DATE TYPED: October 14, 2009

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**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 18, 2009.

1. The following development shall be permitted:

A. PARCEL A (+ 22.22 acres):

1. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and subject to M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.
2. Development on Parcel A shall be governed by the development order issued for the Big Bend Terminal Transfer Co., LLC Sulfer Handling Facility (DRI #245), as amended.

B. PARCEL B1 (+ 61.9 acres):

1. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.
2. Development on Parcel B1 shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).

C. PARCEL B2 (+ 24.7 acres):

3. Development shall be allowed uses in accordance with the Manufacturing (M) zoning district and subject to M district development standards unless otherwise specified in the conditions set forth below and on the attached General Development Plan.
4. Development on Parcel B2 shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).

D. PARCEL C (+102.0 acres):

1. Stormwater Ponds and Open Space, as shown on the attached General Development Plan.
2. Development on Parcel C shall be governed by the development order issued for the Big Bend Terminal development of regional impact (DRI #47).

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 09-0681 GB (02-0213)

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2. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code, except (a) landscaping requirements of Section 6.06 of the Land Development Code shall be applied to only Parcel A (22.2 acres), (b) landscape materials shall be concentrated on the shoreline of Hillsborough Bay as conceptually shown on Exhibit A, and (c) landscape material shall consist of a minimum of two species (Cabbage Palms and Oleander, or other species as approved by Hillsborough County).
3. The location of development and of the retention area shall be as generally shown on the general site plan.
4. New development requiring connection to a wastewater disposal system on Parcel B shall utilize central sewer service.
5. A wildlife survey shall be transmitted to the Natural Resource Team of the Planning and Growth Management Department at the time of preliminary plan submittal through the County's Site Development Review process.
  - 5.1. Please be advised that the property proposed for development contains the invasive plant species Brazilian pepper (*Schinus terebinthifolius*), Australian Pine (*Casuarina* spp.). Invasive plants must be removed in accordance with the required Removal, Disposal, and Maintenance Plan which shall be approved by the County prior to issuance of the Land Alteration Permit.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
7. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department, may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
8. The applicant shall be required to pave any portion of the access drive that lies within the existing right-of-way (Land Development Code Section 6.04.05).
  - 8.1. Where applicable and subject to County standards, prior to concurrency approval, the developer may be required to submit additional information to determine the need to construct additional turn lanes into the project's driveway and at intersections impacted by this development. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 09-0681 GB (02-0213)

MEETING DATE: October 13, 2009

DATE TYPED: October 14, 2009

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9. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands or air quality, and does not grant any implied or vested rights to environmental impact approval.
10. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Orders issued for DRI # 47 and DRI #245, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
11. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: Gibsonton

PETITION NO: PRS 26-0175

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

### CONDITIONS OF APPROVAL

- As Wyandotte Road is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7. and other applicable sections of the TTM.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 02-0213, as most recently amended by MM 09-0681, to:

- Remove references to the expired DRI 23/47
- Update the location of buildings and site infrastructure constructed since the Plan's last update in 2009,
- Recombine Parcels B1 and B2 into a single parcel "B", and
- Remove gaps between parcel lines to reflect the actual size of the parcels.

The PD is approved for 801,000 square feet of Manufacturing (M) uses on a +/- 210.8 ac. parcel. The proposed changes will not change the uses or maximum square footage. The future land use classification is HI – Heavy Industrial.

### ***Trip Generation Analysis***

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12<sup>th</sup> Edition.

### **Approved PD:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 801,000 sf – <u>Manufacturing</u> (ITE 140)	<b>3,420</b>	<b>409</b>	<b>643</b>

**Proposed PD Modification:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 801,000 sf –Manufacturing (ITE 140)	<b>3,420</b>	<b>409</b>	<b>643</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>0</b>	<b>0</b>	<b>0</b>

The proposed PD modification will not result in a change in trips potentially generated.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Wyandotte Rd. is a substandard, County, rural local roadway with +/-24 feet of pavement within +/-98 feet of right of way. There are no sidewalks or paved shoulders along the roadway.

According to the County Transportation Technial Manual (TTM), TS-7 Local Rural Roadway Typical Section calls for 8-foot paved shoulders.

While the proposed PRS does not change the approved uses, square footage or project access, the applicant will be required to address substandard roadway at the time of site consistent with County policy. The developer shall be required to improve the roadway, at the time of site construction plan review, to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.

**SITE ACCESS**

The PD is approved for access to Wyandotte Rd. Additional access is provided along the PD boundary where the larger parcel outside of the PD is zoned Manufacturing (M).

No changes are proposed to the project access.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 41	BIG BEND RD	SYMMES	D	D

Source: Hillsborough County 2024 Level of Service Report.



## COMMISSION

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Harry Cohen VICE-CHAIR  
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Ken Hagan  
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Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> January 13, 2026	<b>COMMENT DATE:</b> December 5, 2025
<b>PETITION NO.:</b> 26-0175	<b>PROPERTY ADDRESS:</b> 12839 Wyandotte Rd, Gibsonston, FL 33534
<b>EPC REVIEWER:</b> Dessa Clock	<b>FOLIO #:</b> 0514710000
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1158	<b>STR:</b> 09-31S-19E
<b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a>	
<b>REQUESTED ZONING:</b> Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Other surface waters surrounding site and one wetland located in Parcel B
<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"><li>• 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.</li><li>• 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.</li><li>• 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</li></ul>	

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**Environmental Protection Commission - Roger P. Stewart Center**  
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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).

- 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.

- 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.
- 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.

ec: [Russell.schweiss@mosaicco.com](mailto:Russell.schweiss@mosaicco.com)  
[vgodelia@stearnsweaver.com](mailto:vgodelia@stearnsweaver.com)

**From:** [McMaugh, Andria](#)  
**To:** [Heinrich, Michelle](#)  
**Cc:** [Peddle, Carolanne](#)  
**Subject:** Re: PRS 26-0175 - Folio 51471.0000  
**Date:** Monday, December 29, 2025 1:31:32 PM  
**Attachments:** [Outlook-lf5rzy1.png](#)

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Hi Michelle,

No condition needed! If they do decide to alter any buildings down the line, our commercial team will likely ask them for an updated survey. Since no intensity or building location changes, we are not concerned.

Let me know if you have any follow up questions!

**Andria McMaugh**

**Lead Natural Resources Protection Specialist**

Natural Resources, Development Services Dept.

---

E: [mcmaugh@hcfl.gov](mailto:mcmaugh@hcfl.gov)

P: (813) 274-6737

W: [HCFL.gov](http://HCFL.gov)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

**From:** Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>  
**Sent:** Monday, December 29, 2025 12:15 PM  
**To:** McMaugh, Andria <[McMaughA@hcfl.gov](mailto:McMaughA@hcfl.gov)>  
**Cc:** Peddle, Carolanne <[PeddleC@hcfl.gov](mailto:PeddleC@hcfl.gov)>  
**Subject:** RE: PRS 26-0175 - Folio 51471.0000

Thanks Andria! Is any proposed condition needed?

**Michelle Heinrich, AICP**

**Executive Planner**

Development Services Department

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## Hillsborough County Florida

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**From:** McMaugh, Andria <McMaughA@hcfl.gov>  
**Sent:** Monday, December 22, 2025 8:01 AM  
**To:** Heinrich, Michelle <HeinrichM@hcfl.gov>  
**Cc:** Peddle, Carolanne <PeddleC@hcfl.gov>  
**Subject:** RE: PRS 26-0175 - Folio 51471.0000

Good morning Carolanne,

Based on the Audubon Florida surveys, it looks like this nest hasn't been active since 2014 and was last surveyed in 2017.

The applicant may want to reach out to USFW regarding the need to survey if there is going to be activity within 330ft of the nest, since we are within the breeding season for Bald Eagles here in Florida.

Please let me know if you have any follow up questions!

**Andria McMaugh**  
**Lead Natural Resources Protection Specialist**  
Developmental Services Department

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**Hillsborough County Florida**

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---

**From:** Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>  
**Sent:** Wednesday, December 17, 2025 2:21 PM  
**To:** McMaugh, Andria <[McMaughA@hcfl.gov](mailto:McMaughA@hcfl.gov)>  
**Cc:** Peddle, Carolanne <[PeddleC@hcfl.gov](mailto:PeddleC@hcfl.gov)>  
**Subject:** PRS 26-0175 - Folio 51471.0000

Good afternoon Andria. We're reviewing a PD modification that's pretty straightforward with no intensity or

building location changes. However, I see on GIS that the parcel is within an Eagles Nest buffer. My understanding is that most of these nests were mapped long ago and no longer active. But, I don't want to assume. Can you please advise?

Thanks,

**Michelle Heinrich, AICP**

**Executive Planner**

Development Services Department

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**Hillsborough County Florida**

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**From:** [McMaugh, Andria](#)  
**To:** [Heinrich, Michelle](#)  
**Cc:** [Peddle, Carolanne](#)  
**Subject:** RE: PRS 26-0175 - Folio 51471.0000  
**Date:** Monday, December 22, 2025 8:00:45 AM

---

Good morning Carolanne,

Based on the Audubon Florida surveys, it looks like this nest hasn't been active since 2014 and was last surveyed in 2017.

The applicant may want to reach out to USFW regarding the need to survey if there is going to be activity within 330ft of the nest, since we are within the breeding season for Bald Eagles here in Florida.

Please let me know if you have any follow up questions!

**Andria McMaugh**

**Lead Natural Resources Protection Specialist**

Developmental Services Department

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**Hillsborough County Florida**

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---

**From:** Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>

**Sent:** Wednesday, December 17, 2025 2:21 PM

**To:** McMaugh, Andria <[McMaughA@hcfl.gov](mailto:McMaughA@hcfl.gov)>

**Cc:** Peddle, Carolanne <[PeddleC@hcfl.gov](mailto:PeddleC@hcfl.gov)>

**Subject:** PRS 26-0175 - Folio 51471.0000

Good afternoon Andria. We're reviewing a PD modification that's pretty straightforward with no intensity or building location changes. However, I see on GIS that the parcel is within an Eagles Nest buffer. My understanding is that most of these nests were mapped long ago and no longer active. But, I don't want to assume. Can you please advise?

Thanks,

**Michelle Heinrich, AICP**

**Executive Planner**

Development Services Department

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## Hillsborough County **Florida**

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## 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:** 11/12/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 11/26/2025

**PROPERTY OWNER:** Mosaic Fertilizer, LLC      **PID:** 26-0175

**APPLICANT:** Vinette Godelia, Esq. of Stearns Weaver Miller

**LOCATION:** 12839 Wyandotte Rd. Gibsonton, FL 33534

**FOLIO NO.:** 51471.0000 (portion of)

### 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) 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, according to the Florida Department of Environmental Protection well location information, the site is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

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PETITION NO.: PRS 26-0175      REVIEWED BY: Clay Walker, E.I.      DATE: 12/1/2025

FOLIO NO.: 51471.0000 (portion of)

---

**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☐ (approximately \_\_\_ feet from the site), ☒ (adjacent to the site), and is located east of the subject property within the east Right-of-Way of Wyandotte Road. 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 8 inch wastewater forcemain exists ☒ (approximately 4,100 feet from the project site), ☐ (adjacent to the site) and is located east of the subject property within the west Right-of-Way of South U.S. Highway 301. 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 South County 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

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 25 Nov. 2025

**REVIEWER:** Bernard W. Kaiser, Conservation and Environmental Lands Management

**APPLICANT:** Vinette Godela

**PETITION NO:** PRS 26-0175

**LOCATION:** 12839 Wyandotte Rd., Gibsonton FL, 33534

**FOLIO NO:** 51471.0000 (PORTION OF)

**SEC:** 09 **TWN:** 31 **RNG:** 19

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

COMMENTS: \_\_\_\_\_.