

Rezoning Application: RZ STD 25-0867**Zoning Hearing Master Date:** 07/21/2025**BOCC Land Use Meeting Date:** 09/09/2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Mosaic Fertilizer, LLC

FLU Category: LI

Service Area: Urban

Site Acreage: 3.14 acres +/-

Community Plan Area: Riverview + SouthShore Areawide Systems

Overlay: None

Request: Rezone from AI to M

**Introduction Summary:**

The applicant is requesting to rezone property from AI (Agricultural Industrial) to M (Manufacturing). The rezoning request includes the entire parcel folio 49000.0000 and the portion of parcel folio 49035.0000 currently zoned AI.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural Industrial/Manufacturing	Industrial/Manufacturing
Acreage	3.14 +/-	3.14 +/-
Density/Intensity	0.75 FAR	0.75 FAR
Mathematical Maximum*	102,584 sq ft	102,584 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	1 acre / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 30' Sides: No buffering/screening required Rear: No buffering/screening required
Height	50'	110'

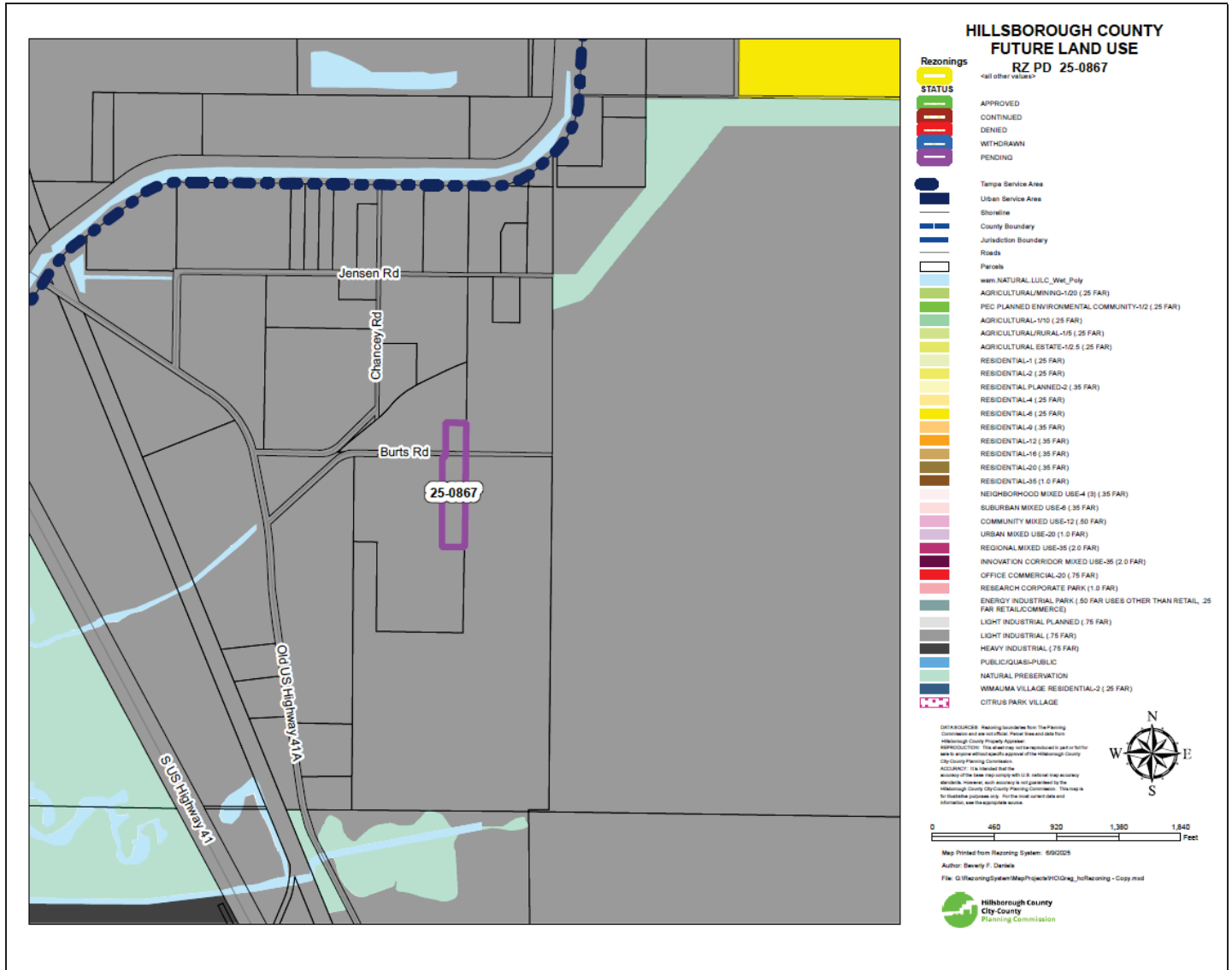
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:	LI (Light Industrial)
Maximum Density/F.A.R.:	Density: NA; limited accessory residential FAR: 0.75 FAR; retail and neighborhood-serving commercial uses will be limited to a maximum FAR of 0.25.
Typical Uses:	Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales, offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments, and recreational facilities. Free standing neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 sq ft).

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 25-0867

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Michelle Montalbano

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Burts Road	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,130	269	303
Proposed	1,348	111	19
Difference (+/-)	-782	-158	-184

*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		Choose an item.	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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

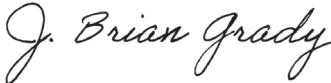
The applicant is rezoning approximately 3.14 acres of property across two parcel folios from AI to M to match the existing zoning designations of the surrounding properties. Parcel folio 49035.0000, partially included in the rezoning, is currently split zoned AI and M. The site is currently vacant after the closure of an off-road racetrack venue. Parcel folio 49000.0000 is currently non-conforming in lot size for the AI district, while if successfully rezoned it will meet the minimum lot size of the M zoning district.

The site is located in the middle of an industrial area and surrounded by manufacturing, processing, or commercial intensive uses, such as the gypsum stack use and vehicle salvage facilities. Each property abutting the subject site is zoned M or PD 99-0655, which permits the Mosaic Fertilizer gypsum stack.

Due to these considerations, the rezoning the subject site from AI to M is consistent with the intensive zoning districts, uses, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**.

Zoning Administrator Sign Off:	
Reviewed MH	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/15/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Riverview

PETITION NO: RZ 25-0867

- ☐ 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 to rezone a parcel totaling +/- .74 acre and a portion of a second parcel in the amount of +/- 2.45 acres from Agricultural Industrial (AI) to Manufacturing (M). The portion of the subject parcel being re-zoned site is located +/- 1,500ft north-east of the intersection of Old U.S. Highway 41A and Burts Road. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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, 11th Edition.

Staff notes that the following analysis only studies the subject area being rezoned and does not reflect the possible trips generated by the subject parcels in their entirety.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 104,217sqft	1,024	173	201

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Landscape Contractor's Nursery (ITE Code 180) 104,217sqft	1,024	173	201

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Burts Road. Burts Road is a 2-lane, undivided, rural local roadway. The roadway is characterized by +/- 15ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 30ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Burts Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based

on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Burts Road is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	RZ-STD 25-0867
Hearing date:	July 21, 2025
Applicant:	Mosaic Fertilizer, LLC
Request:	Rezone to M
Location:	6309 and 6334 Burts Road, located on the south and north sides of Burts Road, east of Old U.S. Highway 41A, Tampa
Parcel size:	3.136 acres +/-
Existing zoning:	AI
Future land use designation:	LI (0.75 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: RZ STD 25-0867**Zoning Hearing Master Date:** 07/21/2025**BOCC Land Use Meeting Date:** 09/09/2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Mosaic Fertilizer, LLC
FLU Category: LI
Service Area: Urban
Site Acreage: 3.14 acres +/-
Community Plan Area: Riverview + SouthShore Areawide Systems
Overlay: None
Request: Rezone from AI to M

**Introduction Summary:**

The applicant is requesting to rezone property from AI (Agricultural Industrial) to M (Manufacturing). The rezoning request includes the entire parcel folio 49000.0000 and the portion of parcel folio 49035.0000 currently zoned AI.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural Industrial/Manufacturing	Industrial/Manufacturing
Acreage	3.14 +/-	3.14 +/-
Density/Intensity	0.75 FAR	0.75 FAR
Mathematical Maximum*	102,584 sq ft	102,584 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	1 acre / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 30' Sides: No buffering/screening required Rear: No buffering/screening required
Height	50'	110'

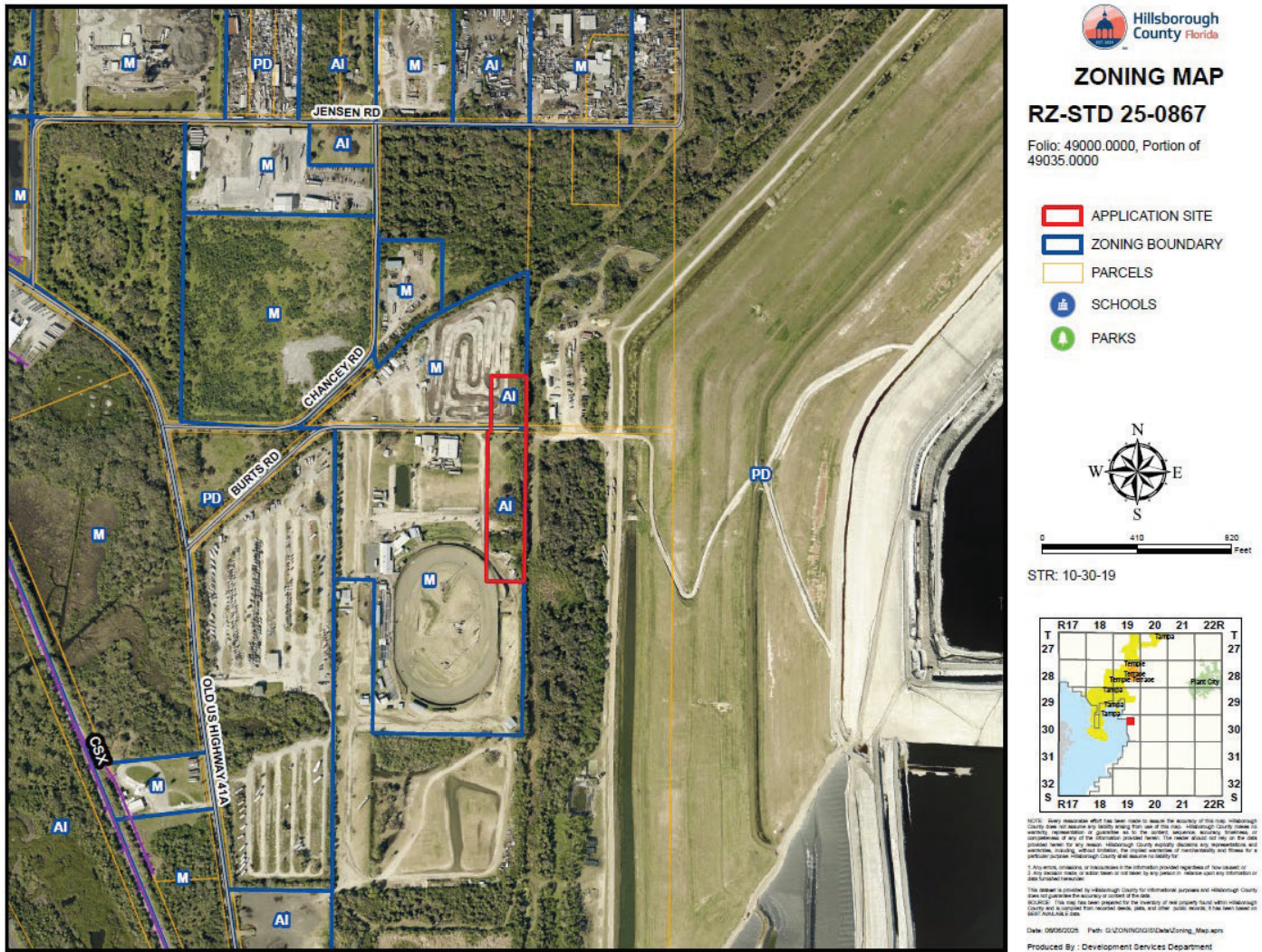
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 FAR	Industrial/Manufacturing	Vacant Industrial (per Property Appraiser)
South	M	0.75 FAR	Industrial/Manufacturing	Vacant Industrial
East	PD 99-1153 (PRS 25-0655)	0.75 FAR	Phosphogypsum Stack	Mineral Processing
West	M	0.75 FAR	Industrial/Manufacturing	Vacant Industrial (per Property Appraiser)

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 25-0867

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Michelle Montalbano

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Burts Road	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,130	269	303
Proposed	1,348	111	19
Difference (+/-)	-782	-158	-184

*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		Choose an item.	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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is rezoning approximately 3.14 acres of property across two parcel folios from AI to M to match the existing zoning designations of the surrounding properties. Parcel folio 49035.0000, partially included in the rezoning, is currently split zoned AI and M. The site is currently vacant after the closure of an off-road racetrack venue. Parcel folio 49000.0000 is currently non-conforming in lot size for the AI district, while if successfully rezoned it will meet the minimum lot size of the M zoning district.

The site is located in the middle of an industrial area and surrounded by manufacturing, processing, or commercial intensive uses, such as the gypsum stack use and vehicle salvage facilities. Each property abutting the subject site is zoned M or PD 99-0655, which permits the Mosaic Fertilizer gypsum stack.

Due to these considerations, the rezoning the subject site from AI to M is consistent with the intensive zoning districts, uses, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**.

Zoning Administrator Sign Off:	
Reviewed MH	
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.	

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Annie Barnes spoke on behalf of the applicant. Ms. Barnes presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Michelle Montalbano, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Mr. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record and provided testimony as reflected in the hearing transcript.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Ms. Barnes stated the applicant had nothing further.

The zoning master closed the hearing on RZ-STD 25-0867.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of folio parcel 49000.0000 and a portion of folio parcel 49035.0000, with a total of approximately 3.136 acres at 6309 and 6334

Burts Road, located on the south and north sides of Burts Road, east of Old U.S. Highway 41A, Tampa.

2. The Subject Property is designated LI on the Future Land Use Map and is zoned AI.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems Plan.
4. The general area surrounding the Subject Property consists of manufacturing and intensive commercial uses. The Subject Property is surrounded on the north, west, east, and south by properties zoned M that are owned and operated by Mosaic Fertilizer LLC. There is a vehicle salvage operation on a parcel zoned PD to the west of folio parcel 49035.0000.
5. The applicant is requesting to rezone the Subject Property to M.
6. Development Services Department staff found the M zoning consistent with the intensive zoning districts, uses, and development pattern of the surrounding area. Staff concluded the proposed rezoning is approvable.
7. Hillsborough County Transportation Review staff stated no objections.
8. Planning Commission staff found the proposed development is an allowable use in the LI Future Land Use category, is compatible with the existing development pattern of the surrounding area, and supports the vision of the Riverview Community Plan and Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with

the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

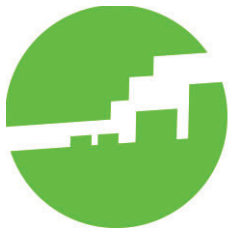
The applicant is requesting to rezone the Subject Property to M.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to M.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

August 11, 2025
Date:



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 21, 2025 Report Prepared: July 10, 2025	Case Number: RZ 25-0867 Folio(s): 49000.0000, 49035.0000 General Location: East of Old US Highway 41 A, south of Madison Avenue and Jensen Road, and east of 78 th Street South
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (No residential permitted; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Rezoning Request	Rezone from Agricultural Industrial (AI) to M (Manufacturing)
Parcel Size	3.14 acres subject to request
Street Functional Classification	Burts Road – Local Old Us Highway 41 A – Local South US Highway 41 – State Principal Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	AI	Vacant + Heavy Industrial
North	Light Industrial	M + PD	Vacant + Heavy Industrial
South	Light Industrial	M + PD	Heavy Industrial
East	Light Industrial	PD	Heavy Industrial + Mining
West	Light Industrial	M + PD	Heavy Industrial + Heavy Commercial + Vacant

Staff Analysis of Goals, Objectives and Policies:

The 22.85 ± acre subject site is located east of Old US Highway 41 A, south of Madison Avenue and Jensen Road, east of 78th Street South, and sits along both sides of Burts Road. Of the total acreage, approximately 3.14 acres of the site are subject to this rezoning request. The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan. The applicant is requesting to rezone the 3.14-acre portion of the site from Agricultural Industrial (AI) to M (Manufacturing). The remainder of the site is already zoned for Manufacturing and is not included in this request.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently occupied by heavy industrial uses and vacant land. Surrounding uses include additional vacant and heavy industrial uses, as well as heavy commercial uses to the west. Further east, existing mining uses are present. Some of the properties in proximity to the site include an auto auction facility to the west and a Phosphogypsum Stack located to the south and east. The proposed rezoning, which seeks to rezone from AI to M, is consistent with the intent of FLUS Objective 1.1 and aligns with the character and pattern of surrounding land uses.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Light Industrial Future Land Use category, which is intended for potentially suitable industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. This category will be used in transportation routes, areas where without a concentration of industrial uses and areas where various concerns and impacts to adjacent development can be addressed through site planning. The LI Future Land Use category allows for the consideration of agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses. This category does not permit any residential dwelling units and has a maximum Floor Area Ratio (FAR) of 0.75. Retail and neighborhood-serving commercial uses will be limited to a maximum FAR of 0.25. Given the subject site's area of approximately 3.14 acres, the maximum square feet that may be considered for this site would be 102,583 square feet (3.14 ac x 43,560 square feet = 136,778 square feet x 0.75 FAR = 102,583 square feet). The proposed rezoning from Agricultural Industrial (AI) to Manufacturing (M) is consistent with the permitted and intended uses under the LI Future Land Use category and aligns with Objective 2.2 and its associated policies in the Comprehensive Plan.

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

The subject site is located within the Coastal High Hazard Area (CHHA). According to Policy 4.3.6 of the Future Land Use Section (FLUS), development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times. Policy 4.3.7 states that within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process. This policy only applies to commercial or industrial developments that are on more than five acres of land or residential subdivisions exceeding ten lots. As the subject rezoning request pertains to a 3.14-acre site and does not meet the thresholds outlined in Policy 4.3.7, it is not subject to the PUD process and is therefore consistent with the applicable policies in the Future Land Use Section.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of vacant, heavy commercial, and heavy industrial uses. The portion of the site not included in this rezoning request is already zoned for Manufacturing (M), as is the property immediately to the north. Given the surrounding industrial and commercial context, the proposed rezoning aligns with the established development pattern and is compatible with adjacent uses. Therefore, the request is consistent with the intent and requirements of FLUS Objective 4.4 and Policy 4.4.1. Additionally, Goal 7 of the FLUS seeks land use and development patterns which will promote employment and economic growth. Specifically, Policy 7.1.3 identifies competitive sites and existing office/industrial uses as important to the economic future of Unincorporated Hillsborough County. The policy also encourages the location of targeted business and industry jobs in proximity to residential areas, along with the provision of site design flexibility to support workforce accessibility and adaptability to market needs. In alignment with these policies, the request to retain land for industrial purposes, particularly those typically permitted within

the M zoning district, is supported by both Goal 7 and Policy 7.1.3. The inclusion of manufacturing parcels contributes to the area's long-term economic vitality by fostering job creation and sustaining industrial activity within an appropriately planned framework.

The subject site is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. Goal 2 of the Riverview Community Plan seeks to reflect the vision of Riverview using the Riverview District Concept Map. This concept map illustrates the unique qualities and land uses related to distinct geographic areas identified as "districts". The subject site for this request is located within the Industrial District of Riverview, an area intended to attract employment centers and desirable industries supported by appropriate infrastructure, while minimizing conflicts with surrounding land uses. The proposed rezoning to Manufacturing (M) is consistent with the vision and intent of the Industrial District. This alignment is further reinforced by the fact that the remainder of the site is already zoned for Manufacturing, and surrounding properties are similarly characterized by industrial and compatible uses. The Economic Development Objective of the SouthShore Areawide Systems Plan encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance prosperity and improve quality of life. The request also aligns well with this plan.

Overall, staff finds that the proposed zoning district is allowable in the Light Industrial Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the visions of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The proposed Rezoning allows for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Compatibility

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

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

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

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Development

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

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

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

Policy 4.1.6: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Land Use Suitability

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

Policy 4.3.7: Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

Neighborhood/Community Development

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

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

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Economic Development

Goal 7: Seek land use and development patterns which will promote employment and economic growth.

Objective 7.1: The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an

appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.

Policy 7.1.3: *Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

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

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

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

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

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

 Tampa Service Area
 Urban Service Area
 Shoreline
 County Boundary
 Jurisdiction Boundary
 Roads

varm NATURAL LUU_C_Wet_Poly	AGRICULTURAL MINING-1/20 (.25 FAR)
	PEC PLANNED ENVIRONMENTAL COMMUNITY-1/25 (12 FAR)
	AGRICULTURAL-1/10 (.25 FAR)
	AGRICULTURAL RURAL-1/15 (.25 FAR)
	AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
	RESIDENTIAL-1 (.25 FAR)
	RESIDENTIAL-2 (.25 FAR)
	RESIDENTIAL PLANNED-2 (.35 FAR)
	RESIDENTIAL-4 (.25 FAR)
	RESIDENTIAL-6 (.25 FAR)
	RESIDENTIAL-9 (.35 FAR)
	RESIDENTIAL-12 (.35 FAR)
	RESIDENTIAL-16 (.35 FAR)
	RESIDENTIAL-20 (.35 FAR)
	RESIDENTIAL-35 (1.0 FAR)
	NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
	SUBURBAN MIXED USE-.6 (.35 FAR)
	COMMUNITY MIXED USE-12 (.50 FAR)
	URBAN MIXED USE-20 (1.0 FAR)
	REGIONAL MIXED USE-35 (2.0 FAR)
	INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
	OFFICE COMMERCIAL-20 (.75 FAR)
	RESEARCH CORPORATE PARK (1.0 FAR)
	ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RE FAR RETAIL/COMMERCE)
	LIGHT INDUSTRIAL PLANNED (.75 FAR)
	LIGHT INDUSTRIAL (.75 FAR)
	HEAVY INDUSTRIAL (.75 FAR)
	PUBLIC/QUASI-PUBLIC
	NATURAL PRESERVATION
	WIMAUNA VILLAGE RESIDENTIAL-2 (.25 FAR)
	CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from the Hillsborough County Property Appraiser's Office. **REPRODUCTION:** This map may not be reproduced in part or full for any purpose without the specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 6/9/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greq_hcRezoning - Copy.mxd

Hillsborough County
City-County
Planning Commission



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/15/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Riverview

PETITION NO: RZ 25-0867

- ☐ 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 to rezone a parcel totaling +/- .74 acre and a portion of a second parcel in the amount of +/- 2.45 acres from Agricultural Industrial (AI) to Manufacturing (M). The portion of the subject parcel being re-zoned site is located +/- 1,500ft north-east of the intersection of Old U.S. Highway 41A and Burts Road. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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, 11th Edition.

Staff notes that the following analysis only studies the subject area being rezoned and does not reflect the possible trips generated by the subject parcels in their entirety.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 104,217sqft	1,024	173	201

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Landscape Contractor's Nursery (ITE Code 180) 104,217sqft	1,024	173	201

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Burts Road. Burts Road is a 2-lane, undivided, rural local roadway. The roadway is characterized by +/- 15ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 30ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Burts Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based

on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Burts Road is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2025	COMMENT DATE: July 1, 2025
PETITION NO.: RZ-STD-25-0867	PROPERTY ADDRESS: 6309 and 6334 Burts Rd, Tampa
EPC REVIEWER: Abbie Weeks	FOLIO #: 0490350000, and a portion of 0490000000
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 10-30S-19E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: From AI and M to M	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Valid through 2030 (Approved by FDEP)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands/Other Surface Waters exist within the project area which are not depicted on the site plan/survey.
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: • 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

- 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).
- 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.

- 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.

aow /

ec: vgodelia@stearnsweaver.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 07/02/2025

Agency: Natural Resources **Petition #:** 25-0867

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. 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 the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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:** 5/30/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/12/2025

PROPERTY OWNER: Mosaic Fertilizer, LLC **PID:** 25-0867

APPLICANT: Mosaic Fertilizer, LLC

LOCATION: 6309 Burts Road Tampa, FL 33619
6334 Burts Road Tampa, FL 33619

FOLIO NO.: 49000.0000 and portion of 49035.0000

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) 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).

At this time, 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

PETITION NO.: RZ-STD 25-0867 REVIEWED BY: Clay Walker, E.I. DATE: 5/30/2025

FOLIO NO.: 49000.0000, portion of 49035.0000

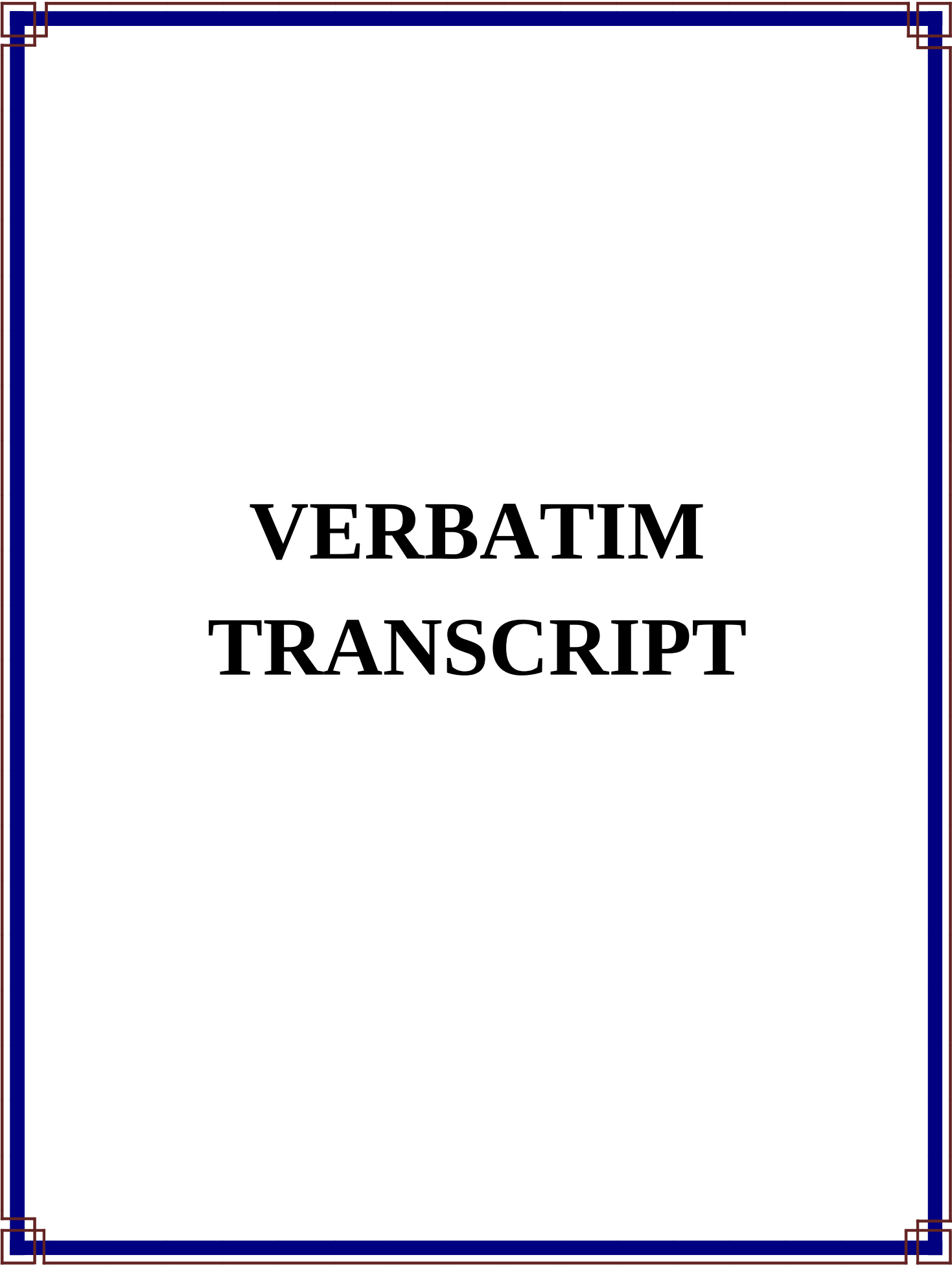
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☒ (approximately 8,100 feet from the site), ☐ (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Riverview Drive. 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 4 inch wastewater forcemain exists ☒ (approximately 11,100 feet from the project site), ☐ (adjacent to the site) and is located southwest of the subject property within the north Right-of-Way of Riverview Drive. 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.



VERBATIM TRANSCRIPT

Transcript of Proceedings
July 21, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zone Hearing Master

Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.
Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development
Services Dept. (LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

1 MS. HEINRICH: Our next item is Item C-1, Standard
2 Rezoning 25-0867. The applicant is requesting to zone property,
3 which is currently Zoned AI to M.

4 Michelle Montalbano with Development Services will
5 provide staff findings after the applicant's presentation.

6 HEARING MASTER: All right. Hi.

7 MS. BARNES: Good evening. Annie Barnes, associate
8 planner at Stearns Weaver Miller, 401 East Jackson Street, suite
9 2100, Tampa, Florida 33602, representing the applicant owner
10 Mosaic.

11 This is a rezoning request to rezone property from AI
12 to M. The portion of the property subject to this request is
13 approximately 3.14 acres in size and located east of old US
14 Highway 41A adjacent to Burts Road. The Future Land Use of the
15 property and surrounding property is LI, Light Industrial. The
16 zoning of the subject property is AI and M, however, this
17 request is for the portion of the property zoned AI.

18 Surrounding property rezoning is Manufacturing and PDs that
19 allow industrial uses.

20 Historically, this portion of the subject property had
21 Agricultural zoning. The area surrounding the property had
22 Agricultural and Manufacturing zoned properties. However, over
23 time, this area has turned strictly into an industrial area.

24 Planning Commission staff found the request consistent
25 with the underlying Future Land Use and Comprehensive Plan.

1 Development Services staff also found this rezoning request
2 consistent with the intensive zoning districts, uses, and
3 development pattern of the surrounding area.

4 Therefore, we respectfully request a recommendation of
5 approval. Our team -- our team is available for any questions.

6 HEARING MASTER: All right. Thank you. No questions
7 for you. Thank you.

8 MS. MONTALBANO: Good evening. Michelle Montalbano,
9 Development Services.

10 The applicant is requesting to rezone property from AI
11 or Agricultural Industrial to M, Manufacturing. The site is
12 located in Riverview, in the middle of an industrial area and
13 surrounded by manufacturing, processing, or commercial intensive
14 uses. Each property abutting the subject site is zoned M or
15 within PD 990655, which permits the Mosaic phosphogypsum stack
16 to the east. Therefore, staff finds the rezoning request
17 approval. Rezoning the subject site from AI to M is consistent
18 with the zoning District's uses and development of the area.
19 Thank you.

20 HEARING MASTER: All right. Thank you. All right.
21 Is there anyone here or online who -- I'm sorry, I skipped
22 Planning Commission.

23 Planning Commission, please. Thank you.

24 MR. ROYAL: Good evening. Tyreck Royal, Planning
25 Commission staff. The proposal meets intent for FLU Objective

1 4.4, FLU Policy 4.4.1 that require new development to be
2 compatible with the surrounding neighborhood. In this case, the
3 surrounding land use patterns comprise mostly vacant, heavy
4 commercial, and heavy industrial uses. The portion of the site
5 not included in this rezoning request is already zoned for
6 manufacturing as it is -- as is the property immediately to the
7 north.

8 Given the surrounding industrial and commercial
9 context, the proposed rezoning aligns with established
10 development pattern and is compatible with the adjacent uses.
11 Therefore, the request is consistent with the intent and
12 requirement for FLU Objective 4.4 and Policy 4.4.1.

13 Overall, staff finds the proposed zoning district is
14 allowable in the Light Industrial Future Land Use Category. It
15 is compatible with the existing Land Use development pattern
16 within the surrounding area. And based upon those
17 considerations Planning Commission staff find that the proposed
18 rezoning is consistent with the Unincorporated Hillsborough
19 County Governance Plan. Thank you.

20 HEARING MASTER: All right. Thank you.

21 Now, is there anyone here or online who wishes to
22 speak in support of this application? I do not hear anyone.

23 Is there anyone here or online who wishes to speak in
24 opposition to this application? I do not hear anyone.

25 County staff anything further?

1 MS. HEINRICH: No, ma'am.

2 HEARING MASTER: All right. Thank you. And
3 applicant, did you have anything further? All right. Applicant
4 says no. Alright. Thank you. This will close the hearing on
5 Rezoning Standard 25-0867.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

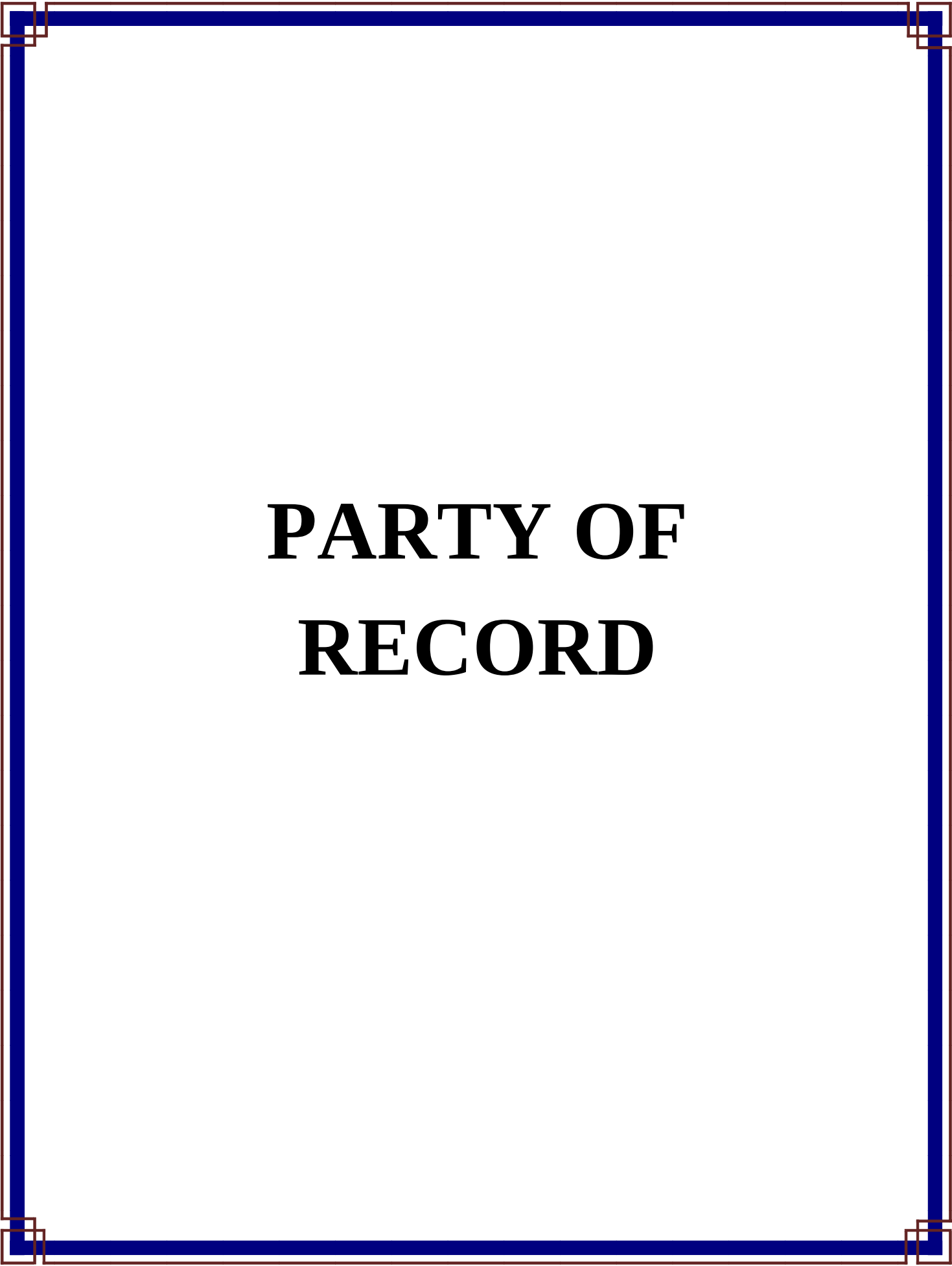
23

24

25

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE