

**Rezoning Application:** PD 25-0140  
**Zoning Hearing Master Date:** March 24, 2025  
**BOCC Hearing Meeting Date:** May 13, 2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Florida Home Development

**FLU Category:** Residential-6 (R-6)

**Service Area:** Urban

**Site Acreage:** 11.74 MOL

**Community Plan Area:** Wimauma, SouthShore Areawide Systems

**Overlay:** Wimauma Downtown



### Introduction Summary:

The applicant proposes to rezone a 11.74-acre property containing 4 parcels from PD 92-0367 (Planned Development) and AR (Agricultural – Rural) to PD 25-0140 (Planned Development) to allow for 40 single-family detached dwelling units (3.4 units per acre) with a minimum 50-foot lot width. The subject site is located within the Wimauma Downtown Subdistrict B – Downtown Center overlay, however it will be developed per the PD conditions of approval and not from the optional overlay. A companion minor modification PRS 25-0420 has been filed that will remove the three parcels located in PD 92-0367 from the Planned Development.

	Existing		Proposed
District(s)	PD 92-0367	AR	PD 25-0140
Typical General Use(s)	Camping/Recreational Area	Single-Family Residential/Agricultural	Single-Family Residential Detached
Acreage	6.54 MOL	5.2 MOL	11.74 MOL
Density/Intensity	n/a	1 du/ 5 ga	3.4 du/ga
Mathematical Maximum*	n/a	1 unit	40 units

\*number represents a pre-development approximation

Development Standards:		Existing	Proposed
District(s)	PD 92-0367	AR	PD 25-0140
Lot Size / Lot Width	n/a	217,800 sf / 150'	6,000 sf / 50'
Setbacks/Buffering and Screening	n/a	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	n/a	50'	35'

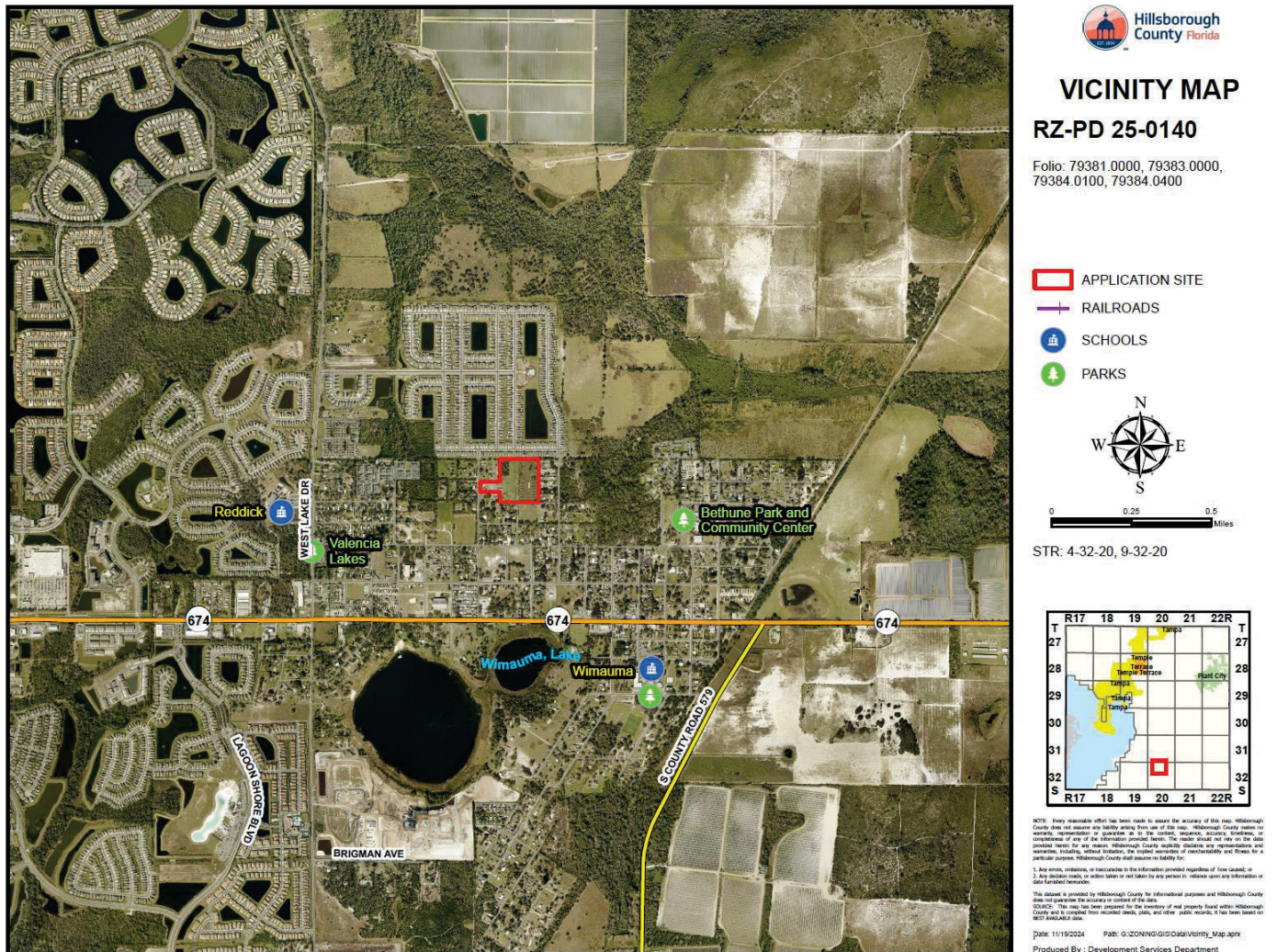
### Additional Information:

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> Consistent	<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



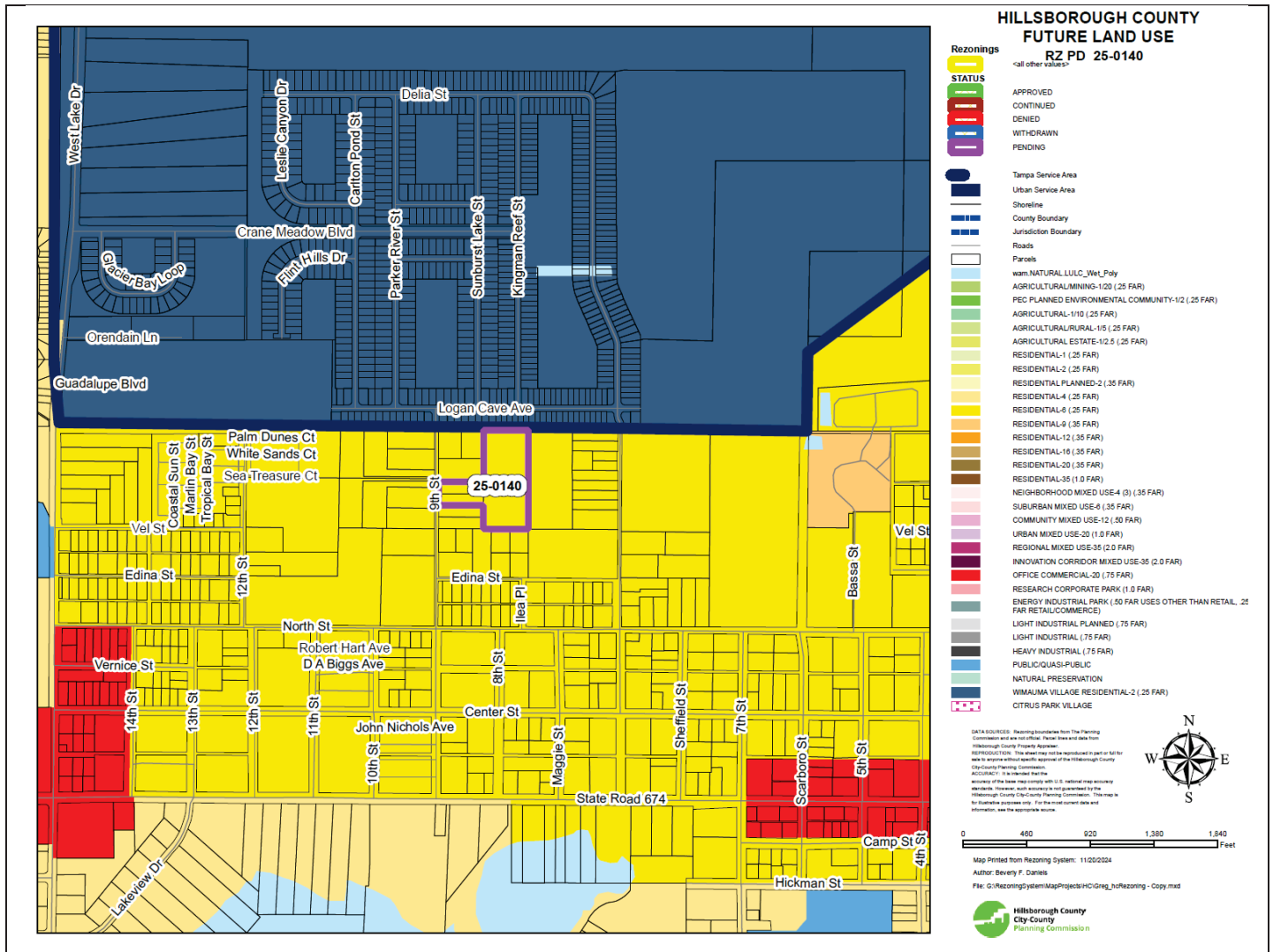
### Context of Surrounding Area:

The subject property is generally located 700 feet south of the intersection of Logan Cave Avenue and 9<sup>th</sup> Street on the east side of 9<sup>th</sup> Street. The area consists of single-family residential. Adjacent to the north is single-family residential zoned PD 19-0093 and RSC-2 (MH). Adjacent to the east is single-family residential zoned RSC-2 (MH) and RSC-6 (MH). Adjacent to the south is single-family residential zoned RSC-2 (MH) and AS-1 and vacant property zoned PD 92-0367. Adjacent to the west is single-family residential zoned RSC-6, RSC-2 (MH) and vacant property zoned PD 92-0367. Across 9<sup>th</sup> Street to the west are single-family residential lots zoned RSC-2 (MH) & AS-1.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

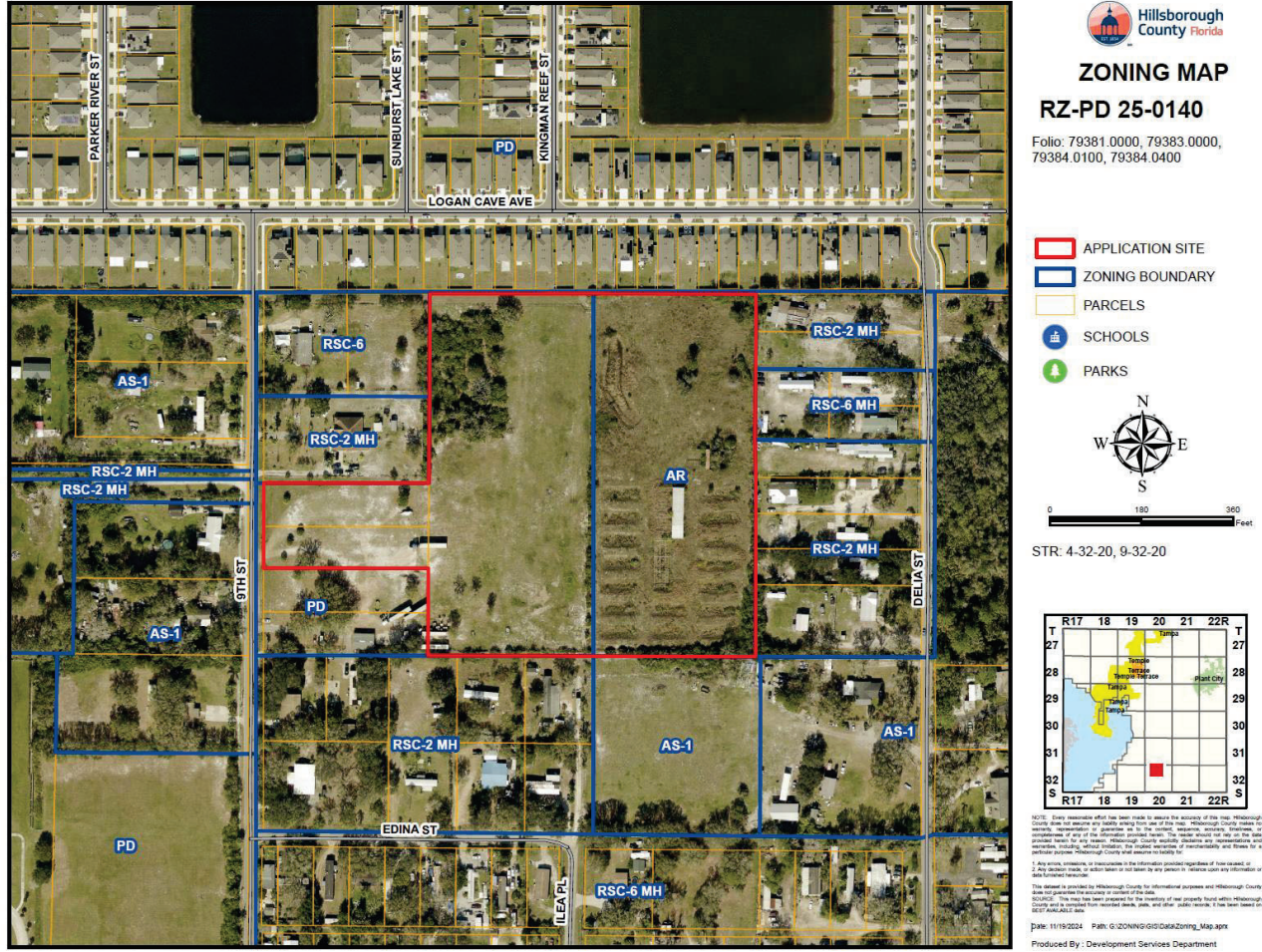
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

## 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	PD 19-0093, RSC-2 (MH)	3.16 du/ga, 2 du/ga	Single-Family Residential Conventional, SFR (Conventional/Mobile Home)	Single-Family Residential, SFR
South	PD 92-0367, RSC-2 (MH), AS-1	n/a, 2 du/ga, 1 du/ga	Recreation Area, SFR (Conventional/Mobile Home), SFR	Vacant, Single-Family Residential, SFR
East	RSC-2 (MH), RSC-6 (MH)	2 du/ga, 6 du/ga	SFR (Conventional/Mobile Home), SFR	Single-Family Residential, SFR
West	RSC-6, RSC-2 (MH), PD 92-0367, AS-1	6 du/ga, 2 du/ga, n/a, 1 du/ga	SFR (Conventional), SFR (Conventional/Mobile Home), Recreation Area, SFR	Single-Family Residential, SFR, Vacant, SFR



<b>APPLICATION NUMBER:</b>	<b>PD 25-0140</b>	
ZHM HEARING DATE:	March 24, 2025	
BOCC HEARING DATE:	May 13, 2025	Case Reviewer: Chris Grandlienard, AICP

### 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
9 <sup>TH</sup> St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	360	28	36
Proposed	434	32	42
Difference (+/-)	+74	+4	+6

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

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



APPLICATION NUMBER: PD 25-0140

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Case Reviewer: Chris Grandlienard, AICP

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present.
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	
Natural Resources	<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	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<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>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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>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	Individual Permit Required.
<b>Impact/Mobility Fees</b> Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 40 = \$367,320 School: \$8,227 * 40 = \$329,080 Total per House: \$19,890 Parks: \$2,145 * 40 = \$85,800 Fire: \$335 * 40 = \$13,400 Total @ 40 Homes: \$795,600				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject property is generally located 700 feet south of the intersection of Logan Cave Avenue and 9th Street on the east side of 9th Street. The area consists of single-family residential. Adjacent to the north is single-family residential zoned PD 19-0093 and RSC-2 (MH). Adjacent to the east is single-family residential zoned RSC-2 (MH) and RSC-6 (MH). Adjacent to the south is single-family residential zoned RSC-2 (MH) and AS-1 and vacant property zoned PD 92-0367. Adjacent to the west is single-family residential zoned RSC-6, RSC-2 (MH) and vacant property zoned PD 92-0367. Across 9th Street to the west are single-family residential lots zoned RSC-2 (MH) & AS-1. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. A companion minor modification PRS 25-0420 has been filed that will remove the three parcels located in PD 92-0367 from the Planned Development.

The surrounding uses are similar to the request, single-family residential. Therefore, the rezoning of the subject parcel from PD 92-0367 (Planned Development) and AR (Agricultural – Rural) to PD 25-0140 (Planned Development) to allow for 40 single-family detached dwelling units (3.4 units per acre) with a minimum 50-foot lot width would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area, pending the approval of companion minor modification PRS 25-0420.

### 5.2 Recommendation

**Approval**, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

**PRIOR TO CERTIFICATION**, the applicant will be required to amend the PD site plan to:

1. The developer shall remove the linework indicating the proposed path of internal circulation shown on Page 4 of the site plan.
2. Add the term “Minimum” to Setbacks on the Project Data Table on the site plan.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 12, 2025.

1. Development shall be limited to 40 single-family detached dwelling units (3.4 units per acre) with a minimum 50-foot lot width.
2. Development shall proceed with the following standards:

Minimum Lot Area: 6,000 sf  
Minimum Lot Width: 50 Feet  
Maximum Building Height: 35 Feet  
Maximum Building Coverage: 55 %

Minimum Setbacks:

Front: 20 Feet  
Side: 5 Feet  
Rear: 20 Feet

3. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
4. As 9th St is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to 9th St and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation

Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

5. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.
6. The developer will be required to construct any improvements identified by the County as necessary to comply with the LDC and other applicable regulations or as otherwise described in Conditions 4 and 5, above.
7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
8. Except as may be otherwise specified herein these conditions, the project shall comply with and be subject to all applicable sections of Part 3.23.00 of the LDC, i.e. the Wimauma Downtown Overlay District standards, and all other applicable provisions of the Hillsborough County LDC, Transportation Technical Manual (TTM), and other applicable rules and regulations.
9. Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.
10. 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.
11. The site plan depicts impacts to an other surface water (OSW) for the construction of a detention pond. Be advised, this OSW may qualify for a noticed exemption. As such, please submit a request for the NE determination - WEA10 - Exempt Activities in Wetlands. If it is determined the OSW does not qualify, an impact review may be required.
12. 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.
13. 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).

14. 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.
15. 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.
16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:****SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

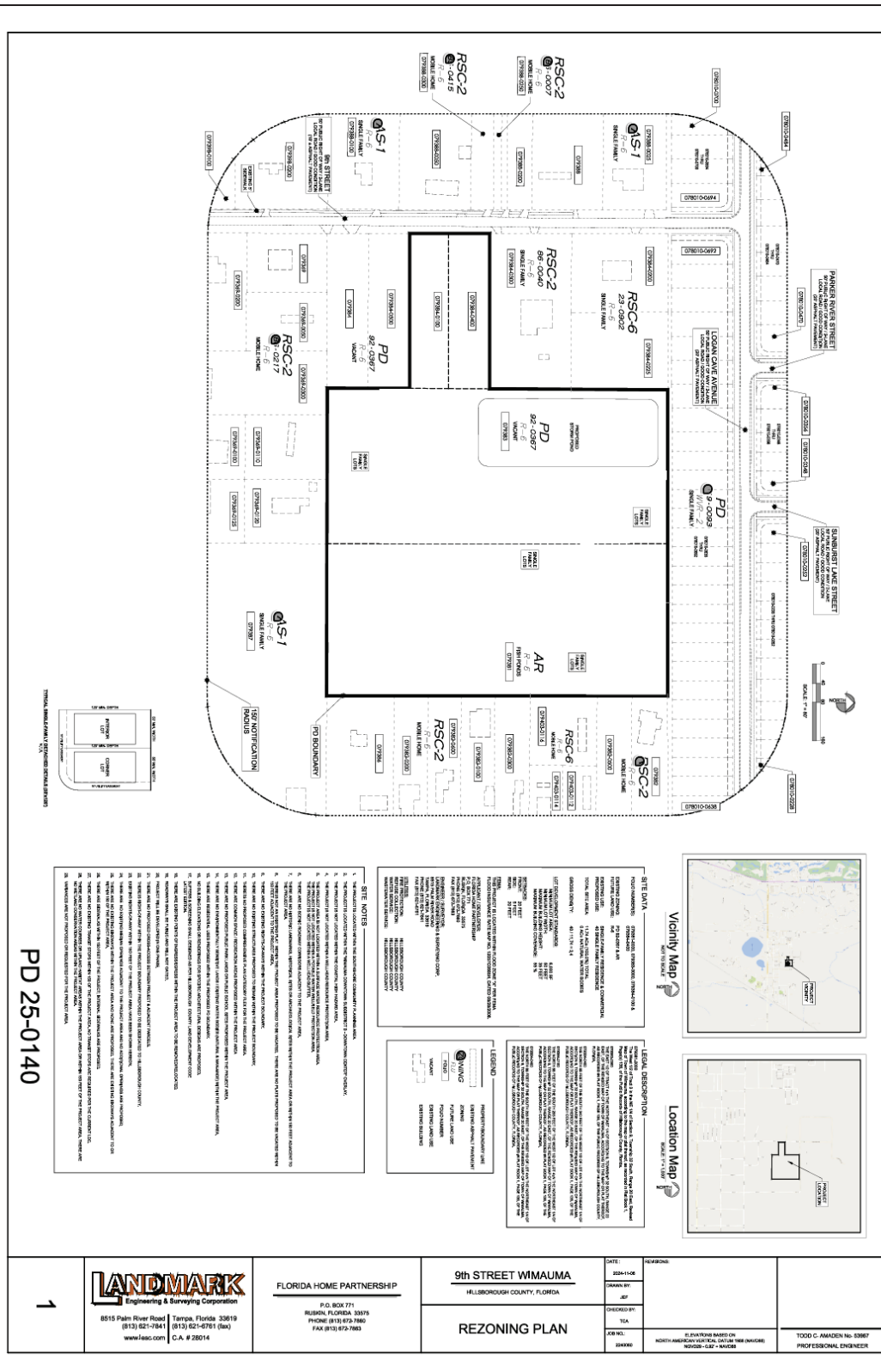


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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

## 8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Wimauma

PETITION NO: RZ 25-0140

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

**CONDITIONS OF APPROVAL**

1. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
2. As 9<sup>th</sup> St is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to 9<sup>th</sup> St and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.



3. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.
4. The developer will be required to construct any improvements identified by the County as necessary to comply with the LDC and other applicable regulations or as otherwise described in Conditions 2 and 3, above.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
6. Except as may be otherwise specified herein these conditions, the project shall comply with and be subject to all applicable sections of Part 3.23.00 of the LDC, i.e. the Wimauma Downtown Overlay District standards, and all other applicable provisions of the Hillsborough County LDC, Transportation Technical Manual (TTM), and other applicable rules and regulations.
7. Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.

*PRIOR TO CERTIFICATION*, the applicant will be required to amend the PD site plan to:

- The developer shall remove the linework indicating the proposed path of internal circulation shown on Page 4 of the site plan.

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone four parcels totaling +/- 12.39 acres from Planned Development (PD) and Agricultural Rural (AR) to Planned Development (PD). The subject parcels under Folio No. 79384.0100, Folio No. 79384.0400, and Folio No. 79383.0000 fall within

“Parcel N” of the currently approved PD 92-0367. Under the currently approved PD, Parcel N is approved for a campground and outdoor recreational uses to RSC-2 standards as outlined in condition 2.I. subject parcel under Folio No. 79381.0000 is currently zoned AR. The proposed Planned Development is seeking approval for 40 single family detached units at 3.4 units per acre. The site is located within the Downtown Center portion of the Wimauma Downtown Overlay District (WDOD) The site is located +/- 540ft south of the intersection of Logan Cave Ave. and 9<sup>th</sup> St. The Future Land Use designation of the site is Residential 6 (R-6).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario.

Consistent with the applicant’s request to defer site access location and determination of site access improvements if any, staff included a condition which requires the applicant to submit additional analysis at the time of plat/site/construction review to address same.

As previously stated in this report and outlined in the conditions of approval for the currently approved Planned Development, Parcel N is to be built to RSC-2 standards. Additionally, as outlined in section 6.11.20 of the Land Development Code which addresses campground uses, every ten campers shall constitute one dwelling unit. As the subject parcels which fall under the currently approved Planned Development equal +/- 6.47 acres, a total of 12.9 dwelling units would be permitted under the RSC-2 standard. With ten campers constituting one dwelling unit the subject parcels which fall within Parcel N of the currently approved Planned Development would permit a total of 129 campers. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel N, Campground (ITE Code 416) 129 Campers	350	27	35
AR, Single Family Detached (ITE Code 210) 1 Unit	10	1	1

<b>Total</b>	<b>360</b>	<b>28</b>	<b>36</b>
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**Proposed Uses:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 40 Units	434	32	42

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+74</b>	<b>+4</b>	<b>+6</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on 9<sup>TH</sup> St. 9<sup>TH</sup> St is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 30 ft of the right of way.

**SITE ACCESS AND CONNECTIVITY/ COMPLIANCE WITH WIMAUMA DOWNTOWN OVERLAY DISTRICT STANDARDS**

The subject parcel is currently taking access to 9<sup>th</sup> St.

In alignment with recent policy changes, the applicant has chosen to defer the type and location of access to the time of plat/site/construction review at which time the type and location of access as well as any roadway stub out connections that might be required will be determined in accordance with parts 6.02.00, 6.04.00 and 3.23.00 of the Land Development Code.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

9<sup>th</sup> St is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

9<sup>th</sup> St is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674 is for information purposes only.



**APPLICATION NUMBER: PD 25-0140**

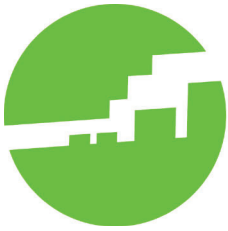
**ZHM HEARING DATE:** March 24, 2025

**BOCC HEARING DATE:** May 13, 2025

Case Reviewer: Chris Grandlienard, AICP

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US HWY 301	CR 579	D	C

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



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> March 24, 2025  <b>Report Prepared:</b> March 13, 2025	<b>Case Number:</b> PD 25-0140  <b>Folio(s):</b> 79381.0000, 79383.0000, 79384.0100 & 79384.0400  <b>General Location:</b> North of State Road 674, east of 9 <sup>th</sup> Street and West Lake Drive and west of Balm Wimauma Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-6 (6 du/ga;0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Wimauma Village + SouthShore Areawide Systems
<b>Rezoning Request</b>	Agricultural Rural (AR) and Planned Development (PD) to PD to develop 40 single-family detached dwelling units
<b>Parcel Size</b>	+/- 11.74 acres
<b>Street Functional Classification</b>	9 <sup>th</sup> Street – <b>Local</b> State Road 674 – <b>State Principal Arterial</b> West Lake Drive – <b>County Collector</b> Balm Wimauma Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Not applicable

<b>Evacuation Area</b>	None

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Residential-6	PD + AR	Vacant
<b>North</b>	Wimauma Village Residential-2	PD	Single-Family Residential + HOA/Common Property
<b>South</b>	Residential-6	RSC-2 + AS-1	Single- Family Residential + Vacant
<b>East</b>	Residential-6	RSC-2 + RSC-6	Single- Family Residential + Vacant
<b>West</b>	Residential-6	RSC-6 + RSC-2 + AS1	Single- Family Residential + Vacant

**Staff Analysis of Goals, Objectives and Policies:**

The 11.74 ± acre subject site is located north of State Road 674, east of 9<sup>th</sup> Street and West Lake Drive, and west of Balm Wimauma Road. The site is in the Urban Service Area and is located within the limits of the Wimauma Village and SouthShore Areawide Systems Community Plans. The applicant is requesting a Planned Development (PD) to develop 40 single-family detached dwelling units (3.4 units per acre) with a minimum 50-foot lot width.

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.2 requires all new development within the USA and in categories allowing 4 units per acre or greater to occur at a density of least 75% of the allowable density of the land use category. The proposed units for the subject site do not meet 75% of the allowable density of the Residential-6 Future Land Use category. Policy 1.3 outlines cases in which less than 75% of the allowable density is permitted. In this case, although the site does not meet the minimum density standards, the density and lot sizes are compatible with the surrounding area. Reducing the lot sizes to accommodate more units would not be compatible with the existing uses surrounding the site. Therefore, the proposal meets the intent of FLUE Policy 1.2 and 1.3. Policy 1.4 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 site currently has vacant land. There are vacant and single-family residential uses surrounding the subject site on all sides. There are public/quasi-public/institutional uses further to the east, south, and west of the site, as well as HOA/Common Property uses to the north. The proposal to allow single-family uses is compatible with the surrounding area and meets the intent of Objective 1 and FLUE Policy 1.4.

FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-6 (RES-6) Future Land Use category. The RES-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. As the language states above, residential is allowed, therefore; it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). 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 proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, and 16.3 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family; therefore, the proposed residential use will complement the surrounding area and meets the intent of FLUE Objective 16 and its accompanying policies.

The site is within the limits of the Wimauma Village and SouthShore Areawide Systems Community Plans. The Wimauma Village Community Plan encourages a range of uses in the Downtown Center area of the community, which is where the site is located. The residential character of this area includes a mix of housing types including single family attached and detached homes and multi-family units. The single family detached dwelling units being proposed therefore meets this intent of the Wimauma Village Community Plan. The Southshore Areawide Systems Community Plan desires to support a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage. The Cultural/Historic Objective outlines the importance of promoting sustainable growth that is clustered and well planned to preserve the area’s environment, cultural identity and livability. The objective also mentions maintaining housing opportunities for all income groups. The proposal for adding 40 single-family detached dwelling units aligns with the intent of the SouthShore Areawide Systems Community Plan.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object,



Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

Overall, staff finds that the proposed use is an allowable use in the RES-6 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Wimauma Village Community Plan and the Southshore Areawide Systems Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

#### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

**Objective 1:** *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

##### **Policy 1.2: Minimum Density**

*All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support the densities.*

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

**Policy 1.3:** *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000-foot radius of the proposed development;*
- *Infrastructure (including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in a Coastal High Hazard Area.*

- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

**Policy 1.4:** 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.

### **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** 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.

### **Relationship to Land Development Regulations**

**Objective 9:** All 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 as 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.

**Policy 9.1:** 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 9.2:** 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.

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.2:** Gradual transitions of intensities 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.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

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

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

#### **Environmental Considerations**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

## **LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN**

### **Downtown Center**

*Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.*

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN**

### **Cultural/Historic Objective:**

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

1. *Promote sustainable growth that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
4. *Maintain housing opportunities for all income groups.*

- *Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.*



HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ PD 25-0140

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wam NATURAL/LULC\_Wet\_Poly
- AGRICULTURAL/MINING-1/20 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-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 RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 11/20/2024

Author: Beverly F. Daniels

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