# **Rezoning Application:**

Zoning Hearing Master Date:

RZ-STD 24-0877

August 19, 2024

October 08, 2024

Hillsborough County Florida

**Development Services Department** 

# **BOCC Land Use Meeting Date:**

Applicant:	Florida Home Partnership, Inc.
FLU Category:	R-6
Service Area:	Urban
Site Acreage:	1.98 +/-
Community Plan Area:	Wimauma
Overlay:	Wimauma Downtown Subdistrict B – Downtown Center



#### Introduction Summary:

The applicant requests to rezoning the property located at 5902 Bassa Street in Wimauma from RSC- 6 MH to RMC-6 for a proposed subdivision.

Zoning:	Existing	Proposed
District(s)	RSC-6 (MH)	RMC-6
Typical General Use(s)	Single-Family Residential Conventional	Residential, Multi-Family Conventional
Acreage	1.95 +/-	1.95 +/-
Density/Intensity	6 DU per GA/ FAR: NA	6 DU per GA/ FAR: NA
Mathematical Maximum*	11 DU per GA/ FAR: NA	11 DU per GA/ FAR: NA

\*Number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	RSC-6	RMC-6	RMC – 6 Rowhouse, LDC Sec. 3.23.06
Lot Size / Lot Width	7,000 Sq. Ft. / 70'	21,780 sq. Ft. / 70'	1,800/3,840 Sq. Ft./ 16'/32'
	• Front & Rear: 25'	• Front: 25'	• Front: 0'/15'
Setbacks/Buffering and	• Side: 7.5'	• Rear: 20'	<ul> <li>Rear: 15' (table 5-2 Note7)</li> </ul>
Screening	<ul> <li>Buffering &amp;</li> </ul>	• Side: 10'	• Side: 0'
	Screening: NA	Buffering & Screening: 5'/A	<ul> <li>Buffering &amp; Screening: 5'/A</li> </ul>
Height	35'	35'	2/3; 35' (table 5-2 Note4)

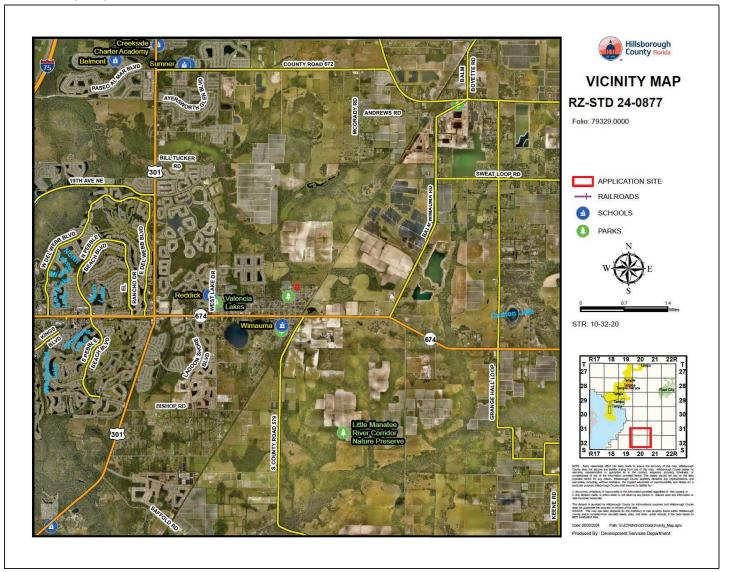
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Carolanne Peddle

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



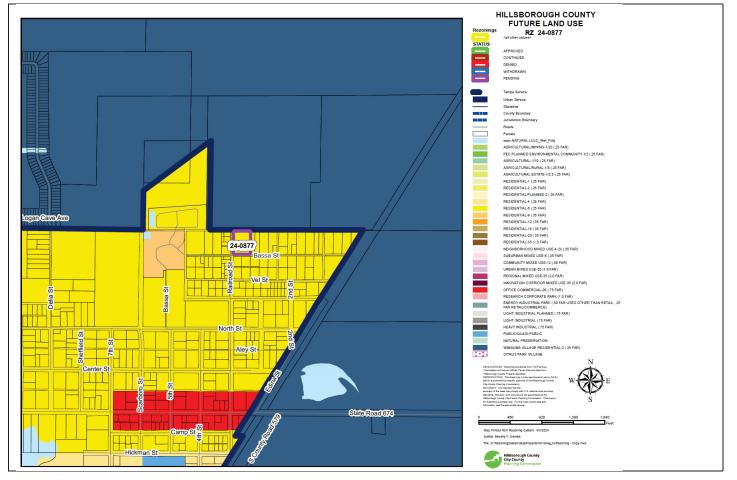
#### **Context of Surrounding Area:**

The site is located on the corner of Railroad Street and Bassa Street in an area which is comprised of mobile homes, single family detached, and multi-family residential uses at various lot sizes. The adjacent properties to the east, south, and west are zoned RSC-6 while the adjacent property to the north is zoned Planned Development (PD 19-0093) with approval for a maximum of 674 single-family detached units. Two properties to the west of the subject parcel are zoned RMC-6 and RMC-9 under multi-family uses.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

Г



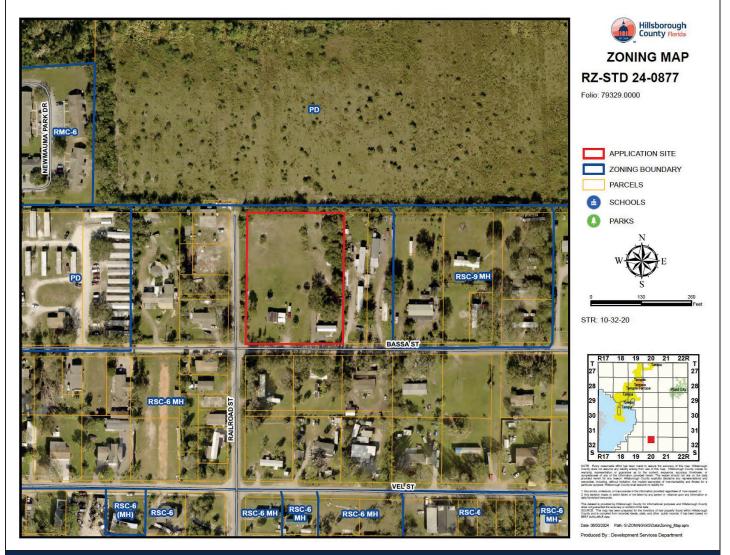
Subject Site Future Land Use Category:	Residential - 6 (RES-6)
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

1

Case Reviewer: Carolanne Peddle

# 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	3.5 DU per GA/ FAR:NA	674 single-family conventional	COUNTY OWNED Preservation (ELAPP).
South	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	МН
East	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	МН
West	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	SINGLE FAMILY R, VACANT RESIDENTIAL, MH

Case Reviewer: Carolanne Peddle

#### 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)



ZHM HEARING DATE:

RZ-STD 24-0877 August 19, 2023

#### 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	
		2 Lanes	Corridor Preservation Plan	
Railroad Street	County Local -	Substandard Road	Site Access Improvements	
Kalli Odu Street	Urban	$\Box$ Sufficient ROW Width	Substandard Road Improvements	
			🗆 Other	
		2 Lanes	Corridor Preservation Plan	
Bassa St	County Local	Substandard Road	Site Access Improvements	
Urban	$\Box$ Sufficient ROW Width	Substandard Road Improvements		
			🗆 Other	

Project Trip Generation   Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	132	9	13	
Proposed	34	5	7	
Difference (+/-)	-98	-4	-6	

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

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.

<b>Design Exception/Administrative Variance</b> ⊠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:				

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

#### INFORMATION/REVIEWING AGENCY

INFORMATION/REVIEWING AGENCT				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	□ Yes	□ Yes	
		No No	⊠ No	
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
	⊠ Yes			
Conservation & Environ. Lands Mgmt.	□ No	No, subject to listed or attached conditions.	□ Yes ⊠ No	
Check if Applicable:	Potable V	Vater Wellfield Pro	tection Area	
United Strates Waters	Significan	t Wildlife Habitat		
□ Use of Environmentally Sensitive Land	🗆 Coastal H	igh Hazard Area		
Credit	🗆 Urban/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	🛛 Adjacent	to ELAPP property		
□ Surface Water Resource Protection Area	□ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation         □ Design Exc./Adm. Variance Requested         □ Off-site Improvements Provided         ⊠N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See staff report.
Service Area/ Water & Wastewater Urban City of Tampa Rural City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate☑ K-5□6-8□9-12□N/AInadequate□ K-5☑ 6-8☑ 9-12□N/A	⊠ Yes □ No	□ Yes □ No	□ Yes ⊠ No	
Impact/Mobility Fees				
	I		Conditions	Additional
Comprehensive Plan:	Comments Received	Findings	Requested	Information/Comments
Comprehensive Plan: Planning Commission		Findings		
•			Requested	
Planning Commission	Received		Requested	

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The site is located on the corner of Railroad Street and Bassa Street in an area which is comprised of mobile homes, single family detached, and multi-family residential uses at various lot sizes. The adjacent properties to the east, south, and west are zoned RSC-6 MH while the adjacent property to the north is zoned Planned Development (PD 19-0093) with approval for a maximum of 674 single-family detached units. Two properties to the west of the subject parcel are zoned RMC-6 and RMC-9 under multi-family uses. The surrounding properties south of the PD 19-0093 boundary and west of Edina Street have a future land use designation of R-6 while the properties to the north and east have a designation of WVR-2 (Wimauma Village Planned-2).

Additionally, the standard rezoning will not allow non-compliance with the overlay requirements of Wimauma Downtown Subdistrict B – Downtown Center. The overlay district was created to encourage a walkable downtown with small town character. The project will be required to meet height/setback and buffering/screening requirements within the overlay district which address compatibility with the surrounding residential uses. Where multi-family uses are adjacent to a single-family uses an additional setback of 2 feet for every 1 foot over 20 feet of building height shall be required to provide increased privacy for the single-family homes. The project must also meet additional parking requirements for to reduce the visual impact from the right of way.

#### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RMC - 6 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

ZHM HEARING DATE: Au BOCC LUM MEETING DATE: O

August 19, 2023 October 08,<del>2023 <u>2024</u></del>

Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

# N/A

ZHM HEARING DATE: Aug BOCC LUM MEETING DATE: Oct

August 19, 2023 October 08, <del>2023</del> <u>2024</u>

Case Reviewer: Carolanne Peddle

# 8.0 PROPOSED SITE PLAN (FULL)



# APPLICATION NUMBER: RZ-STD 24-0877

ZHM HEARING DATE:August 19, 2023BOCC LUM MEETING DATE:October 08, 2023 2024

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

# **AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services

**DATE:** 08/8/2024

<b>REVIEWER:</b> Alexander Steady, AICP	<b>AGENCY/DEPT.:</b> Transportation
PLANNING AREA/SECTOR: Wimauma/South	PETITION NO.: STD 24-0877

This agency has no comments.

 $[\checkmark]$  This agency has no objection.

This agency objects for the reason set forth below.

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.95 acres from Residential Single Family Conventional (RSC-6) to Multi-Family Conventional (RMC-6). The site is located on the northeast corner of the intersection of Railroad Street and Bassa Street. The Future Land Use designation of the site is Residential-6 (RES-6). The rezoning is located in the Wimauma Downtown Overlay District and must comply with all applicable standards per Hillsborough County Land Development Code Section 3.23.00 during the site review process. Based on the review of the submitted documentation; Transportation Staff does not object to the proposed rezoning.

# 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 with and without the applicant's proposed restriction, utilizing a generalized worst-case scenario. 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 Ho	our Trips
RSC-6, 11 Single Family	132	AM	РМ
Dwelling Units (ITE Code 210)	102	9	13

# **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Ho	our Trips
RMC-6, 11 Multi-Family Residential Dwelling Units	34	AM	PM
(ITE Code 215)		5	7

# **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Ho	ur Trips
Difference*	-98	AM	PM
		-4	-6

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Railroad Street and Bassa Street. Railroad Street is a substandard 2-lane, undivided, county-maintained, urban local roadway. The roadway is characterized by +/- 19 ft of pavement width, within +/- 30 ft of the right of way. Bassa Street is a substandard 2-lane, undivided, county-maintained, urban local roadway. The roadway is characterized by +/- 20 ft of pavement width, within +/- 35 ft of the right of way.

# SITE ACCESS

It is anticipated that the site will have access to Bassa Street or Railroad Street. 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, 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.

Staff notes that, regardless of this review, the developer/property owner must 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 nonbinding and will have no regulatory value at the time of plat/site/construction plan review.

# WIMAUMA DOWNTOWN OVERLAY

The subject rezoning is located in the Wimauma Downtown Overlay District. The rezoning is subject to all requirements found in Hillsborough County LDC section 3.23.00. based on the overlay district. These standards include but are not limited to Sec. 3.23.08. - Street Network Design, Sec. 3.23.09. - Substandard Roadways Sec. 3.23.10. - Mobility, Parking, and Access for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown West, and Wimauma Downtown East Sec. 3.23.11. - Screening for Main Street Core, Downtown Residential, Government District, Wimauma Downtown East, and Wimauma Downtown West and other applicable standards.

# **ROADWAY LEVEL OF SERVICE**

Railroad Street and Bassa Street are not regulated roadways and, as such, were not included in the 2020 LOS Report.

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
	21		Corridor Preservation Plan
Railroad Street	County Local -	County Local - Urban 2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Site Access Improvements
Urban	Urban		Substandard Road Improvements
			🗆 Other
		2 4 6 9 6 6	Corridor Preservation Plan
Bassa St County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Site Access Improvements	
		Substandard Road Improvements	
		🗆 Other	

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

Project Trip Generation   Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	132	9	13	
Proposed	34	5	7	
Difference (+/-)	-98	-4	-6	

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

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.

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul> <li>Design Exception/Adm. Variance Requested</li> <li>Off-Site Improvements Provided</li> <li>N/A</li> </ul>	□ Yes □N/A ⊠ No	□ Yes ⊠N/A □ No	See staff report.

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 24-0877
Hearing date:	August 19, 2024
Applicant:	Florida Home Partnership, Inc.
Request:	Rezone to RMC-6
Location:	5902 Bassa Street, Wimauma
Parcel size:	1.98 acres +/-
Existing zoning:	RSC-6 (MH)
Future land use designation:	Res-6 (6 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Wimauma Village Community Plan and Southshore Areawide Systems Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

# **Rezoning Application:**

Zoning Hearing Master Date:

RZ-STD 24-0877

August 19, 2024

October 08, 2024



**Development Services Department** 

# BOCC Land Use Meeting Date:

1.0 APPLICATION SUMMARY		
Applicant:	Florida Home Partnership, Inc.	
FLU Category:	R-6	
Service Area:	Urban	
Site Acreage:	1.98 +/-	
Community Plan Area:	Wimauma	
Overlay:	Wimauma Downtown Subdistrict B – Downtown Center	



#### Introduction Summary:

The applicant requests to rezoning the property located at 5902 Bassa Street in Wimauma from RSC- 6 MH to RMC-6 for a proposed subdivision.

Zoning:	Existing	Proposed
District(s)	RSC-6 (MH)	RMC-6
Typical General Use(s)	Single-Family Residential Conventional	Residential, Multi-Family Conventional
Acreage	1.95 +/-	1.95 +/-
Density/Intensity	6 DU per GA/ FAR: NA	6 DU per GA/ FAR: NA
Mathematical Maximum*	11 DU per GA/ FAR: NA	11 DU per GA/ FAR: NA

\*Number represents a pre-development approximation

Development Standards:	Existing	Ρ	roposed
District(s)	RSC-6	RMC-6	RMC – 6 Rowhouse, LDC Sec. 3.23.06
Lot Size / Lot Width	7,000 Sq. Ft. / 70'	21,780 sq. Ft. / 70'	1,800/3,840 Sq. Ft./ 16'/32'
	• Front & Rear: 25'	• Front: 25'	• Front: 0'/15'
Setbacks/Buffering and	• Side: 7.5'	• Rear: 20'	<ul> <li>Rear: 15' (table 5-2 Note7)</li> </ul>
Screening	<ul> <li>Buffering &amp;</li> </ul>	• Side: 10'	• Side: 0'
	Screening: NA	Buffering & Screening: 5'/A	<ul> <li>Buffering &amp; Screening: 5'/A</li> </ul>
Height	35'	35'	2/3; 35' (table 5-2 Note4)

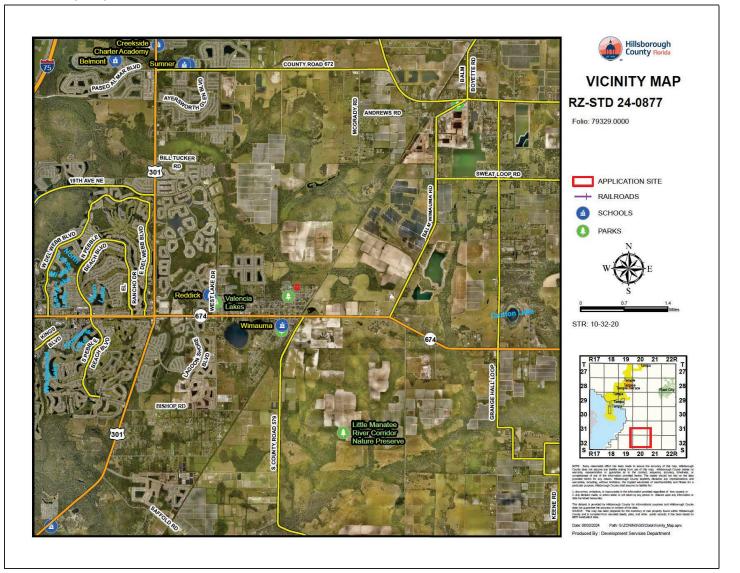
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Carolanne Peddle

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

The site is located on the corner of Railroad Street and Bassa Street in an area which is comprised of mobile homes, single family detached, and multi-family residential uses at various lot sizes. The adjacent properties to the east, south, and west are zoned RSC-6 while the adjacent property to the north is zoned Planned Development (PD 19-0093) with approval for a maximum of 674 single-family detached units. Two properties to the west of the subject parcel are zoned RMC-6 and RMC-9 under multi-family uses.

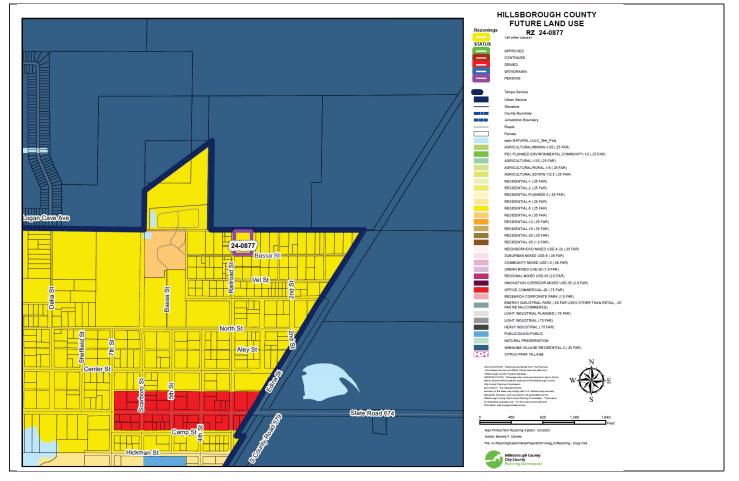
1

#### Case Reviewer: Carolanne Peddle

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

Г

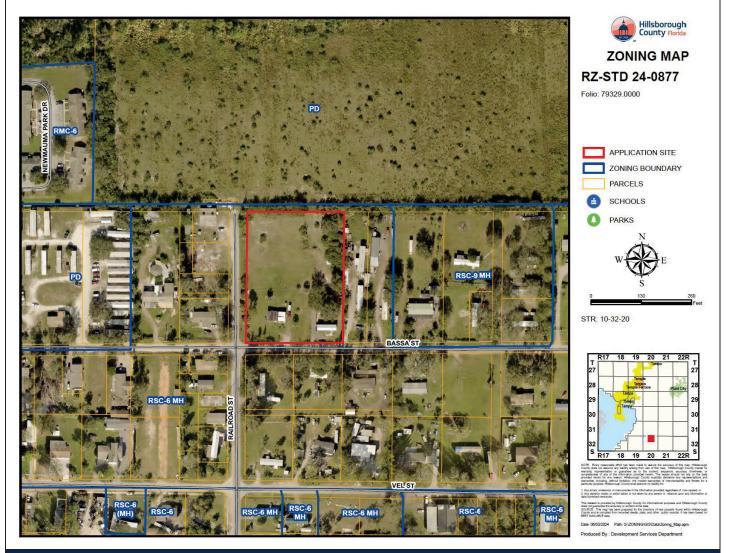


Subject Site Future Land Use Category:	Residential - 6 (RES-6)
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Case Reviewer: Carolanne Peddle

#### 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	3.5 DU per GA/ FAR:NA	674 single-family conventional	COUNTY OWNED Preservation (ELAPP).
South	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	МН
East	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	МН
West	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single- Family Conventional, Mobile Homes	SINGLE FAMILY R, VACANT RESIDENTIAL, MH

#### 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)



ZHM HEARING DATE:

RZ-STD 24-0877 August 19, 2023

#### 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
		2 Lanes	Corridor Preservation Plan
Railroad Street	County Local -	Substandard Road	Site Access Improvements
Urban	Urban	Sufficient ROW Width	Substandard Road Improvements
			Other
		2 Lanes	Corridor Preservation Plan
Bassa St County Local - Urban	County Local -	Substandard Road Sufficient ROW Width	Site Access Improvements
	Urban		Substandard Road Improvements
			🗆 Other

Project Trip Generation   Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	9	13
Proposed	34	5	7
Difference (+/-)	-98	-4	-6

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

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.

<b>Design Exception/Administrative Variance</b> ⊠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:			

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

# INFORMATION/REVIEWING AGENCY

Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	□ Yes ⊠ No	□ Yes	
	□ No □ Yes		⊠ No □ Yes	
Natural Resources	🖾 No	🗆 No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	<ul> <li>☐ Yes</li> <li>☑ No, subject</li> <li>to listed or</li> <li>attached</li> <li>conditions.</li> </ul>	□ Yes ⊠ No	
Check if Applicable:	🛛 Potable V	Vater Wellfield Pro	otection Area	
Wetlands/Other Surface Waters	🗌 Significan	t Wildlife Habitat		
Use of Environmentally Sensitive Land	🗌 Coastal H	igh Hazard Area		
Credit	🗆 Urban/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	🛛 Adjacent	to ELAPP property		
□ Surface Water Resource Protection Area	🗌 Other			1
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided ⊠N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See staff report.
Service Area/ Water & Wastewater⊠ Urban□ City of Tampa□ Rural□ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate🛛 K-5 $\square 6-8$ $\square 9-12$ $\square N/A$ Inadequate $\square K-5$ $\square 6-8$ $\square 9-12$ $\square N/A$	⊠ Yes □ No	□ Yes □ No	□ Yes ⊠ No	
Impact/Mobility Fees	·			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria	🛛 Yes	□ Inconsistent	🗆 Yes	
Locational Criteria Waiver Requested		🛛 Consistent	🖾 No	

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The site is located on the corner of Railroad Street and Bassa Street in an area which is comprised of mobile homes, single family detached, and multi-family residential uses at various lot sizes. The adjacent properties to the east, south, and west are zoned RSC-6 MH while the adjacent property to the north is zoned Planned Development (PD 19-0093) with approval for a maximum of 674 single-family detached units. Two properties to the west of the subject parcel are zoned RMC-6 and RMC-9 under multi-family uses. The surrounding properties south of the PD 19-0093 boundary and west of Edina Street have a future land use designation of R-6 while the properties to the north and east have a designation of WVR-2 (Wimauma Village Planned-2).

Additionally, the standard rezoning will not allow non-compliance with the overlay requirements of Wimauma Downtown Subdistrict B – Downtown Center. The overlay district was created to encourage a walkable downtown with small town character. The project will be required to meet height/setback and buffering/screening requirements within the overlay district which address compatibility with the surrounding residential uses. Where multi-family uses are adjacent to a single-family uses an additional setback of 2 feet for every 1 foot over 20 feet of building height shall be required to provide increased privacy for the single-family homes. The project must also meet additional parking requirements for to reduce the visual impact from the right of way.

#### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RMC - 6 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

#### **6.0 PROPOSED CONDITIONS**

N/A

Zoning Administrator Sign Off:	J. Brian Grady
SITE, SUBDIVISION AND BUILDING CONSTRUCT & BUILDING REVIEW AND APPROVAL.	ON IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

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 August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

# Applicant

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

# **Development Services Department**

Ms. Carolanne Peddle, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

# Planning Commission

Mr. David Hey, 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.

# 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. Kowal stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-STD 24-0877.

# C. EVIDENCE SUMBITTED

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

# D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 1.98 acres situated at 5902 Bassa Street in Wimauma.
- 2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned RSC-6(MH)

- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Wimauma Village Community Plan and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of residential singlefamily detached, multi-family, and mobile home uses on a variety of lot sizes, and conservation lands. Adjacent properties include residential single-family conventional and mobile home uses to the west across Railroad Street; conservation land owned by Hillsborough County to the north; residential mobile home uses to the east; and residential mobile home uses to the south across Bassa Street.
- 5. The applicant is requesting to rezone the Subject Property to RMC-6 to allow development of a residential subdivision.
- 6. Development Services Department staff found the proposed RMC-6 zoning compatible with the existing zoning districts and development pattern in the surrounding area. Staff found the proposed rezoning approvable.
- 7. Hillsborough County Transportation staff stated no objection to the proposed RMC-6 rezoning.
- 8. The Planning Commission staff found the proposed rezoning compatible with the existing development pattern in the surrounding area and supportive of the Wimauma Community Plan and Southshore Areawide Systems Plan. Staff found the proposed RMC-6 rezoning 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 furthers 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. (2022). 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 RMC-6 to allow development of a residential subdivision.

# **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 RMC-6.

Pamela Oo Hatley Pamela Jo Hatley PhD, JD

September 10, 2024

Land Use Hearing Officer

Date:



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

Unincorporated Hillsborough County Special Use Consistency Review		
Hearing Date: August 19, 2024	Case Number: RZ 24-0877	
Report Prepared: August 8, 2024	Folio(s): 79329.0000	
	<b>General Location</b> : North of Bassa Street, east of Railroad Street	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	SouthShore Areawide Systems & Wimauma Village	
Rezoning Request	Planned Development (PD) to allow a single- family residential development of up to 40 units with 40-foot-wide minimum lots.	
Parcel Size	1.98 ± acres	
Street Functional Classification	Bassa Street – <b>Local</b> Railroad Street – <b>Local</b>	
Commercial Locational Criteria	Not applicable	
Evacuation Area	None	

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-6	Vacant Land
North	Wimauma Village Residential-2	PD	Public/Quasi- Public/Institutions + Multi- Family
South	Residential-6 + Office Commercial-20	RSC-6 + PD + BPO + CN	Single Family Residential + Public/Quasi- Public/Institutions
East	Residential-6 + Wimauma Village Residential-2	RSC-6 + RSC-9 + RSC- 3 + AR	Single Family Residential + Agriculture
West	Residential-6 + Residential- 9	RSC-6 + PD + RMC-9 + AR + RMC-6 + AS-1	Single Family Residential + Mobile Home Park + Multi-Family + Public/Quasi- Public/Institutions

# Staff Analysis of Goals, Objectives and Policies:

The 1.98 ± acre subject site is located north of Bassa Street and east of Railroad Street. The site is in the Urban Service Area and is located within the limits of the SouthShore Areawide Systems and Wimauma Village Community Plans. The applicant is requesting a rezoning from Residential Single Family Conventional (RSC-6) to Residential Multi-Family Conventional (RMC-6) to allow development of up to 11 rowhouse units.

The 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 1.4 requires all new development 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. Vacant land and single-family uses extend to the south, east and west. Multi-family uses are to the north and west. Pubic/Quasi-Public/Institutions are to the north, south and west. The proposal meets the intent of Objective 1 and Policy 1.4.

FLUE Objective 7, 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. Ther 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, multi-purpose projects and mixed use development. As the language states above, residential is allowed; therefore, it meets 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, 16.3, 16.5 and 16.10 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 SouthShore Areawide Systems and Wimauma Village Community Plans. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan promotes sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. Goal 5 of the Wimauma Village Community Plan encourages housing options to accommodate a diverse population and a range of income levels. The proposed rezoning from RSC-6 to RMC-6 would complement the surrounding area and provide a different housing option for the community.

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 SouthShore Areawide Systems and Wimauma Community Plans. 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 Planned Development **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 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 1.4:** 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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

#### **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.

#### 7.0 SITE DESIGN

#### 7.1 DEVELOPMENT PATTERN

**GOAL 17:** Develop commercial areas in a manner which enhances the County's character and ambiance.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

#### LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY 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.

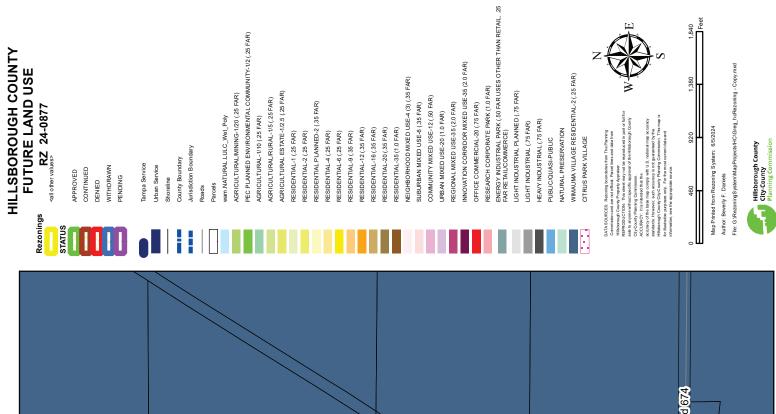
#### The community desires to:

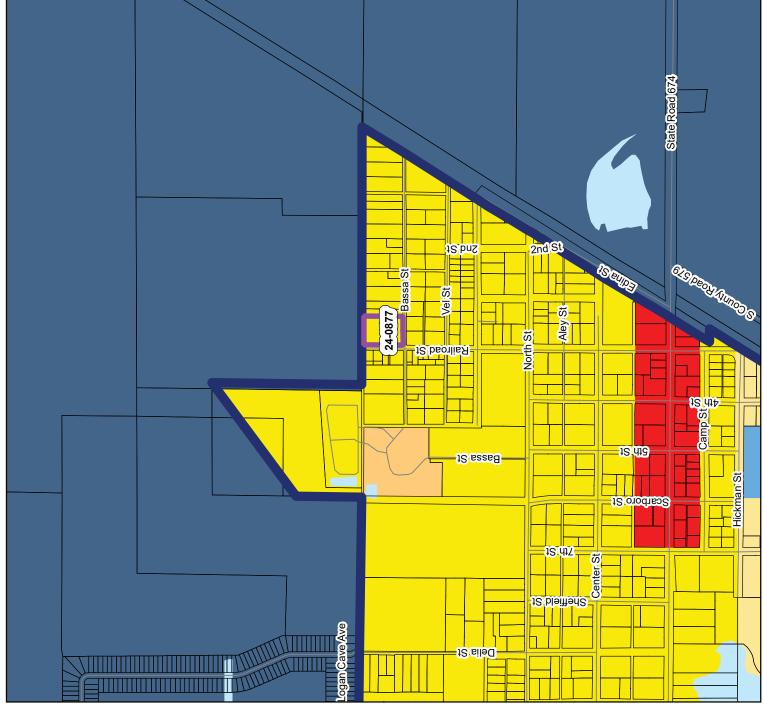
- 1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.
  - a. Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.
  - b. Support and assist the Southern Hillsborough County Historic Connections project facilitated by Hillsborough Community College

#### LIVABLE COMMUNITIES ELEMENT: WIMUAMA VILLAGE COMMUNITY PLAN

#### 5. Affordable Housing and Neighborhoods

- Implement incentives to encourage affordable housing
- Encourage housing to accommodate a diverse population and a range of income levels
- Implement housing rehabilitation assistance to lower income homeowners and mobile homes
- Allow stacking of affordable housing bonus densities and the Transfer of Development Rights within the Wimauma Downtown TDR Receiving Zone
- Gated subdivisions will not be permitted in order to foster an economically integrated community
- *Repair local streets within existing subdivisions*
- Encourage mixed-use residential with commercial development within the Wimauma Downtown district
- Increase enforcement of the "Hillsborough County Property Maintenance Code"
- Orient residential development to the conceptual Cross County Greenway Trail-Wimauma





# AGENCY COMMENTS

# **AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services

**DATE:** 08/8/2024

<b>REVIEWER:</b> Alexander Steady, AICP	<b>AGENCY/DEPT.:</b> Transportation
PLANNING AREA/SECTOR: Wimauma/South	PETITION NO.: STD 24-0877

This agency has no comments.

 $[\checkmark]$  This agency has no objection.

This agency objects for the reason set forth below.

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.95 acres from Residential Single Family Conventional (RSC-6) to Multi-Family Conventional (RMC-6). The site is located on the northeast corner of the intersection of Railroad Street and Bassa Street. The Future Land Use designation of the site is Residential-6 (RES-6). The rezoning is located in the Wimauma Downtown Overlay District and must comply with all applicable standards per Hillsborough County Land Development Code Section 3.23.00 during the site review process. Based on the review of the submitted documentation; Transportation Staff does not object to the proposed rezoning.

# 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 with and without the applicant's proposed restriction, utilizing a generalized worst-case scenario. 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 Ho	our Trips
RSC-6, 11 Single Family	132	AM	РМ
Dwelling Units (ITE Code 210)	102	9	13

### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Ho	our Trips
RMC-6, 11 Multi-Family Residential Dwelling Units	34	AM	PM
(ITE Code 215)		5	7

## **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Ho	ur Trips
Difference*	-98	AM	PM
		-4	-6

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Railroad Street and Bassa Street. Railroad Street is a substandard 2-lane, undivided, county-maintained, urban local roadway. The roadway is characterized by +/- 19 ft of pavement width, within +/- 30 ft of the right of way. Bassa Street is a substandard 2-lane, undivided, county-maintained, urban local roadway. The roadway is characterized by +/- 20 ft of pavement width, within +/- 35 ft of the right of way.

# SITE ACCESS

It is anticipated that the site will have access to Bassa Street or Railroad Street. 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, 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.

Staff notes that, regardless of this review, the developer/property owner must 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 nonbinding and will have no regulatory value at the time of plat/site/construction plan review.

# WIMAUMA DOWNTOWN OVERLAY

The subject rezoning is located in the Wimauma Downtown Overlay District. The rezoning is subject to all requirements found in Hillsborough County LDC section 3.23.00. based on the overlay district. These standards include but are not limited to Sec. 3.23.08. - Street Network Design, Sec. 3.23.09. - Substandard Roadways Sec. 3.23.10. - Mobility, Parking, and Access for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown West, and Wimauma Downtown East Sec. 3.23.11. - Screening for Main Street Core, Downtown Residential, Government District, Wimauma Downtown East, and Wimauma Downtown West and other applicable standards.

# **ROADWAY LEVEL OF SERVICE**

Railroad Street and Bassa Street are not regulated roadways and, as such, were not included in the 2020 LOS Report.

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
		210000	Corridor Preservation Plan	
Railroad Street	County Local -	2 Lanes ⊠Substandard Road	□ Site Access Improvements	
Urban	Urban	Sufficient ROW Width	Substandard Road Improvements	
			🗆 Other	
		2 4 6 9 6 6	Corridor Preservation Plan	
Bassa St County Local -	2 Lanes ⊠Substandard Road	□ Site Access Improvements		
	Urban	$\Box$ Sufficient ROW Width	Substandard Road Improvements	
		🗆 Other		

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

Project Trip Generation   Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	9	13
Proposed	34	5	7
Difference (+/-)	-98	-4	-6

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

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.

<b>Design Exception/Administrative Variance</b> ⊠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:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul> <li>Design Exception/Adm. Variance Requested</li> <li>Off-Site Improvements Provided</li> <li>N/A</li> </ul>	□ Yes □N/A ⊠ No	□ Yes ⊠N/A □ No	See staff report.

# COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp 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 22, 2024	COMMENT DATE: July 2, 2024		
<b>PETITION NO.:</b> 24-0877	<b>PROPERTY ADDRESS:</b> 5902 Bassa Street, Wimauma		
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0793290000		
CONTACT INFORMATION: (813) 627-2600 X 1222			
EMAIL: <u>hollandk@epchc.org</u>	STR: 10-30S-20E		

**REQUESTED ZONING:** Standard rezoning from RSC-6 to RMC-6

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	Desktop determination – 07-02-2024		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO,	No onsite wetlands		
SOILS SURVEY, EPC FILES)			

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.

### 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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

- Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.
- ec: Florida Home Partnership, Inc., Owner <u>Chad@FLHome.org</u> Landis, Evan and Partners, Inc., Agent – <u>jkowal@landisevans.com</u>

Environmental Excellence in a Changing World



#### Adequate Facilities Analysis: Rezoning

Future Land Use:

Date: 6/12/2024	Acreage: 1.98 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: RMC-6

**Case Number:** 24-0877

HCPS #: RZ 621

Maximum Residential Units: 11

#### Address: 5902 Bassa Street

Residential Type: Single Family attached

R-6

#### Parcel Folio Number(s): 79329.0000

School Data	Wimauma Elementary	Shields Middle	Sumner High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	975	1557	3301
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	485	1739	3738
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	50%	112%	113%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/29/2024	429	0	0
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	1
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	94%	112%	113%

**Notes:** At this time, adequate capacity exists at Wimauma Elementary School for the proposed rezoning. Although Shields Middle and Sumner High Schools are projected to be over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level. However, there is no adjacent capacity available at the middle school level. The applicant is advised to contact the school district for more information.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea a Stingone

Andrea A. Stingone, M.Ed. Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools E: andrea.stingone@hcps.net P: 813.272.4429 C: 813.345.6684



# **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	<b>REQUEST DATE:</b>	5/31/2024
<b>REVIEWER:</b>	Kim Cruz, Environmental Supervisor	<b>REVIEW DATE:</b>	6/12/2024
<b>PROPERTY OWNER:</b>	Florida Home Partnership, Inc.	PID:	24-0877
APPLICANT:	Florida Home Partnership, Inc.		
LOCATION:	5902 Bassa Street Wimauma, FL 33598		
FOLIO NO.:	79329.0000		

# **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC) and 62-521.400, Florida Administrative Code. The site is subject to the prohibitions and restrictions applicable to the PWWPA. For Prohibited and Restricted activities within PWWPA, an Operating and/or Closure Permit is required and shall comply with requirements of <u>Section 3.05.08</u> of the LDC.

The applicant proposes to rezone from residential, single-family conventional (RSC-6) to Residential, Multi-Family Conventional (RMC-6). Based on the information provided in the application at this time, a Restricted or Prohibited Activity does not appear to be proposed within the PWWPA.

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



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

PETITION NO.: <u>RZ-STD 24-0877</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>6/10/2024</u>

FOLIO NO.: 79329.0000

#### WATER

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>6</u> inch water main exists (approximately <u>feet from the site</u>), (adjacent to the site), <u>and is located south of the subject property within the south Right-of-Way of Bassa Street</u>. 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 <u>3</u> inch wastewater forcemain exists (approximately <u>feet from the project</u> site), (adjacent to the site) <u>and is located south of the subject property within the</u> <u>north Right-of-Way of Bassa Street</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- □ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_\_ and will need to be completed by the \_\_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.
- COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

#### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Gr	owth ManagementDATE: 3 June 2024
REVIEWER: Bernard W. Kaiser, Conserv	ation and Environmental Lands Management
APPLICANT: Landis Evans	PETITION NO: RZ-STD 24-0877
LOCATION: 5902 Bassa St., Wimauma, FL	33598
FOLIO NO: <u>79329.0000</u>	SEC: <u>10</u> TWN: <u>32</u> RNG: <u>20</u>

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

COMMENTS: The subject application is adjacent to the Balm Scrub Addition Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

# VERBATIM TRANSCRIPT

### Zoning Hearing Master Hearing August 19, 2024

	OROUGH COUNTY, FLORIDA f County Commissioners
	-
IN RE:	X ) )
ZONE Hearing Master HEARINGS	)
	) X
	Hearing Master HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, August 19, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 8:57 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department- Second Floor Boardroom 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654

#### Zoning Hearing Master Hearing August 19, 2024

1 MS. HEINRICH: Our next application is Item C.3, Standard Rezoning 24-0877. The applicant is requesting to 2 rezone property from RSC-6 MH to RMC-6. Carolanne Peddle with 3 4 Development Services will provide staff findings after the 5 applicant's presentation. 6 MS. KOWAL: Good evening. My name is Jessica Kowal with Landis Evanst and Partners. Our address is 3810 North Dale 7 Boulevard in Tampa. I'm here today on behalf of the applicant, 8 Florida Home Partnership. 9 The site is -- the subject site is approximately 1.9 10 11 acres. The property is located within the Wimauma Overlay District. It is located on the northeast corner of Bassa Street 12

13 and Railroad Street. The property is currently just contains 14 some vacant residential structures and is zoned RSC-6, 15 residential single-family conventional with a mobile home 16 overlay. The adjacent uses include an acquired environmental 17 elap property to the north, mobile homes to the east and south 18 and single family detached to the southwest and west. The 19 property is within the Residential-6 Future Land Use Category as 20 all of the surrounding residential properties are, with the 21 exception of the north elap property, which currently has the 22 Wimauma Village Residential-2 Future Land Use.

The elap land to the north was dedicated through a planned development zoning district. The zoning of the adjacent single-family residential properties are all RSC-6 with the 1 mobile home overlay.

The current request is to rezone the property to -from RSC-6 with the mobile overlay to RMC-6, residential multifamily conventional. This would allow the development of a maximum 11 mul -- town home units. The development will be subject to the RMC development standards and the Wimauma Downtown Overlay District regulations. This project will be served by Hillsborough County water and sewer.

9 To summarize some of the findings, staff has found the 10 request to be compatible with a nearby development patterns. 11 The Planning Commission has on proposed development to be 12 consistent with the comprehensive plan. There are no objections 13 from any of the reviewing agencies. And staff has found this 14 request approvable.

With that, I conclude the presentation and respectfully request any recommendation for approval. And I'm here for any questions you may have.

HEARING MASTER: All right. Thank you. I've reviewed the file. And I understand your request. And I have no questions for you. Thank you. Be sure and sign in with clerk right over here.

MS. PEDDLE: Good evening. Carolanne Peddle withDevelopment Services. Standard Rezoning 24-0877.

24The applicant requests to rezone the property from25RSC-6 MH to RMC-6 for proposed subdivision. The surrounding

#### Zoning Hearing Master Hearing August 19, 2024

1 properties south of PD 19-0093 boundary and west of Adina Street 2 has future land use designation of R-6 while the properties to 3 the north and east have a designation of WVR-2.

The site is located in the corner of Railroad Street and Bassa Street in an area which is comprised of mobile homes, single-family detached and multifamily residential uses of various lot sizes. The adjacent properties to the east, south and west are zoned RSC-6 MH while the other property to the north is zoned PD with approved for a maximum 674 single-family detached units.

11 Additionally, the standard rezoning will not allow 12 with noncompliance with the overlay requirements of Wimauma downtown subdistrict B and downtown center. 13 The Overlay 14 District was created in (indiscernible) for one downtown small 15 town, excuse me, small town character. The project will be 16 required to meet height setback and buffering and screening 17 requirements which within the overlay district, which address compatibility with the surrounding residential uses. Where a 18 multifamily uses are adjacent to single-family uses, an 19 additional setback of two feet for every one-foot over 20 feet 20 21 of building height shall be required to provide increased 22 privacy for single-family homes.

The project must also meet additional parking requirements to reduce the visual impact from the right-of-way. Based on the previous considerations, staff finds the

# Zoning Hearing Master Hearing August 19, 2024

1	proposal or excuse me, proposed RMC-6 zoning district
2	compatible with the existing zoning districts and development
3	pattern in the area. Therefore, we found it approvable.
4	HEARING MASTER: All right. Thank you.
5	MS. PEDDLE: Thank you.
6	HEARING MASTER: Planning Commission.
7	MR. HEY: Thank you. David Hey again with the
8	Planning Commission staff.
9	The site is located within the Residential-6 Future
10	Land Use Category. It falls within the urban service area and
11	also falls within the boundaries of the South Shore Areawide
12	Systems Plan and the Wimauma Village Community Plan.
13	This site, again, it's within that Residential-6
14	Future Land Use Category. The Residential-6 category allows for
15	the consideration of residential suburban scale neighborhood
16	commercial office uses, multipurpose projects, mixed use
17	developments. That's the language that states in the report.
18	Residential is allowed. Therefore, it meets FLUE Objective 7,
19	FLUE Objective 8 and each of their respective policies. It also
20	meets the intent of FLUE Objective 16 and it's accompanying
21	Policy 16.1 through 16.3, 16.5 and 16.10 that require new
22	development to be compatible to the surrounding neighborhood.
23	Goal 12 and Objective 12-1 of the community design component of
24	the Future Land Use Element require new developments to
25	recognize the existing community and be designed to relate to

1 and be compatible with the predominant character of the 2 surrounding area.

In this case, the surrounding land use pattern is 3 most -- mostly single-family. Therefore, the proposed 4 5 residential use will complement the surrounding area and meets the intent of FLUE Objective 16 and it's accompanying policies. 6 7 The site is within the limits of that South Shore Areawide Systems Plan and the Wimauma Village Community Plan. Goal 1 one 8 under the cultural historic objective of the South Shore 9 Areawide Systems Community Plan promotes sustainable growth and 10 11 development that is clustered and well planned to preserve the area's environment, cultural identity and the ability. Goal 5 12 13 of the Wimauma Village Community Plan encourages housing options 14 to accommodate a diverse population in ar -- at a range of 15 income levels.

Proposed rezoning from RSC-6 to RMC- would compliment 16 17 the surrounding area and provide a different housing option for 18 the community. Overall, staff finds that the proposed use is an allowable use in the Residential-6 Future Land Use Category. 19 20 It's compatible with the existing development pattern found within that surrounding area and does support the vision of the 21 22 South Shore Areawide Systems and Wimauma Community Plans. The 23 proposed rezoning would allow for development that is consistent with the goals, objectives and policies of the Future Land Use 24 Element of the Unincorporated Hillsborough County Comprehensive 25

Plan. 1 So based on those considerations and the goals, 2 objectives and policies listed within the submitted staff 3 4 report, Planning Commission staff finds the proposed rezoning 5 consistent with the Unincorporated Hillsborough County 6 Comprehensive Plan. Thank you. 7 HEARING MASTER: All right. Thank you. All right. Is there anyone here or online who wishes to speak in support of 8 9 this application? I don't hear anyone. Is there one here or online who wishes to speak in 10 opposition to this application? All right, I do not hear 11 12 anyone. Development Services, anything further? 13 14 MS. HEINRICH: Nothing further, ma'am. 15 HEARING MASTER: All right. And applicant, did you 16 have anything further you wish to add? MS. KOWAL: Jessica Kowal, for the record. We have 17 18 nothing further. Thank you. 19 HEARING MASTER: All right. Thank you. This closes a hearing on Rezoning Standard 24-0877. 20 21 22 23 2.4 25

ZHM Meeting July 22, 2024	
HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners	
IN RE: ZONE HEARING MASTER HEARINGS	) ) ) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch
	Land Use Hearing Master
DATE:	Monday, July 22, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:32 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654

# ZHM Meeting July 22, 2024

1	to the August 19, 2024 ZHM Hearing.
2	Item A.19, Standard Rezoning 24-0877. This
3	application is out of order to be heard and is being continued
4	to the August 19, 2024 ZHM Hearing.
5	Item A.20, Standard Rezoning 24-0878. This
6	application is out of order to be heard and is being continued
7	to the August 19, 2024 ZHM Hearing.
8	And that concludes all the withdrawals and
9	continuances.
10	HEARING MASTER: Thank you so much. I appreciate it.
11	Let me start by going over our hearing procedures for
12	tonight's agenda. Our hearing today consists of agenda items
13	that require a public hearing by a zoning hearing master. I'll
14	conduct the hearing on each agenda item and we'll file a
15	recommendation within 15 business days following tonight's
16	hearing. Those recommendations are then sent to the Board of
17	County Commissioners, who will make the final decision on each
18	agenda item.
19	Our hearing tonight is informal. I'll ask questions
20	related to the scope of direct testimony. I may call and
21	question witnesses as I deem appropriate. And I'll decide all
22	questions of procedure. I'll take evidence, but will exclude
23	evidence that is irrelevant, immaterial or unduly repetitious.
24	Evidence may be presented in written form and all testimony must
25	be under oath. Hearsay evidence may be used to supplement or

# EXHIBITS SUBMITTED DURING THE ZHM HEARING



# PARTY OF RECORD

