

Rezoning Application: RZ-STD 24-0877

Zoning Hearing Master Date: August 19, 2024

BOCC Land Use Meeting Date: October 08, 2024



Hillsborough County Florida

Development Services Department

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		Proposed
	RSC-6	RMC-6	RMC – 6 Rowhouse, LDC Sec. 3.23.06
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'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> Front & Rear: 25' Side: 7.5' Buffering & Screening: NA 	<ul style="list-style-type: none"> Front: 25' Rear: 20' Side: 10' Buffering & Screening: 5'/A 	<ul style="list-style-type: none"> Front: 0'/15' Rear: 15' (table 5-2 Note7) Side: 0' Buffering & Screening: 5'/A
Height	35'	35'	2/3; 35' (table 5-2 Note4)

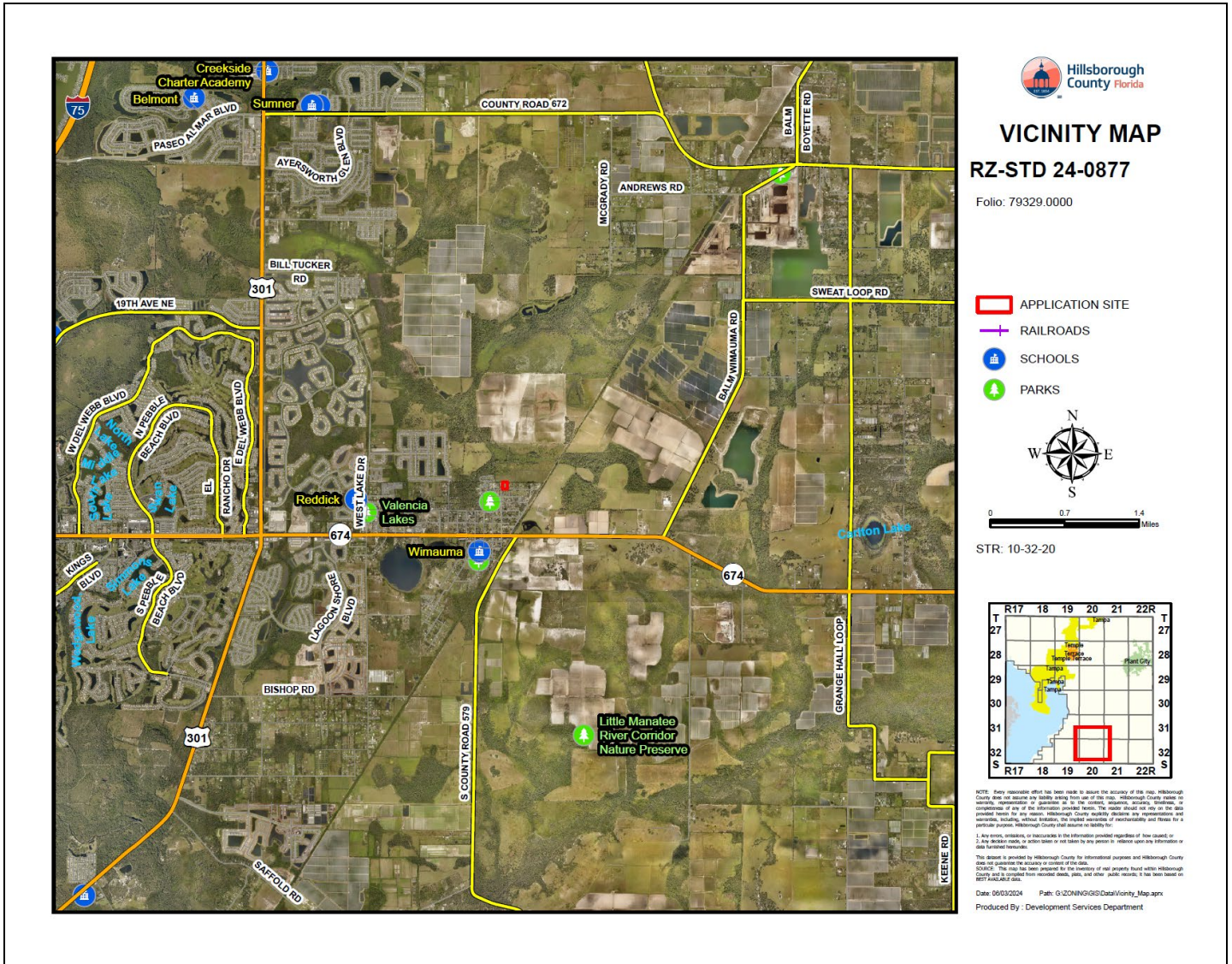
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

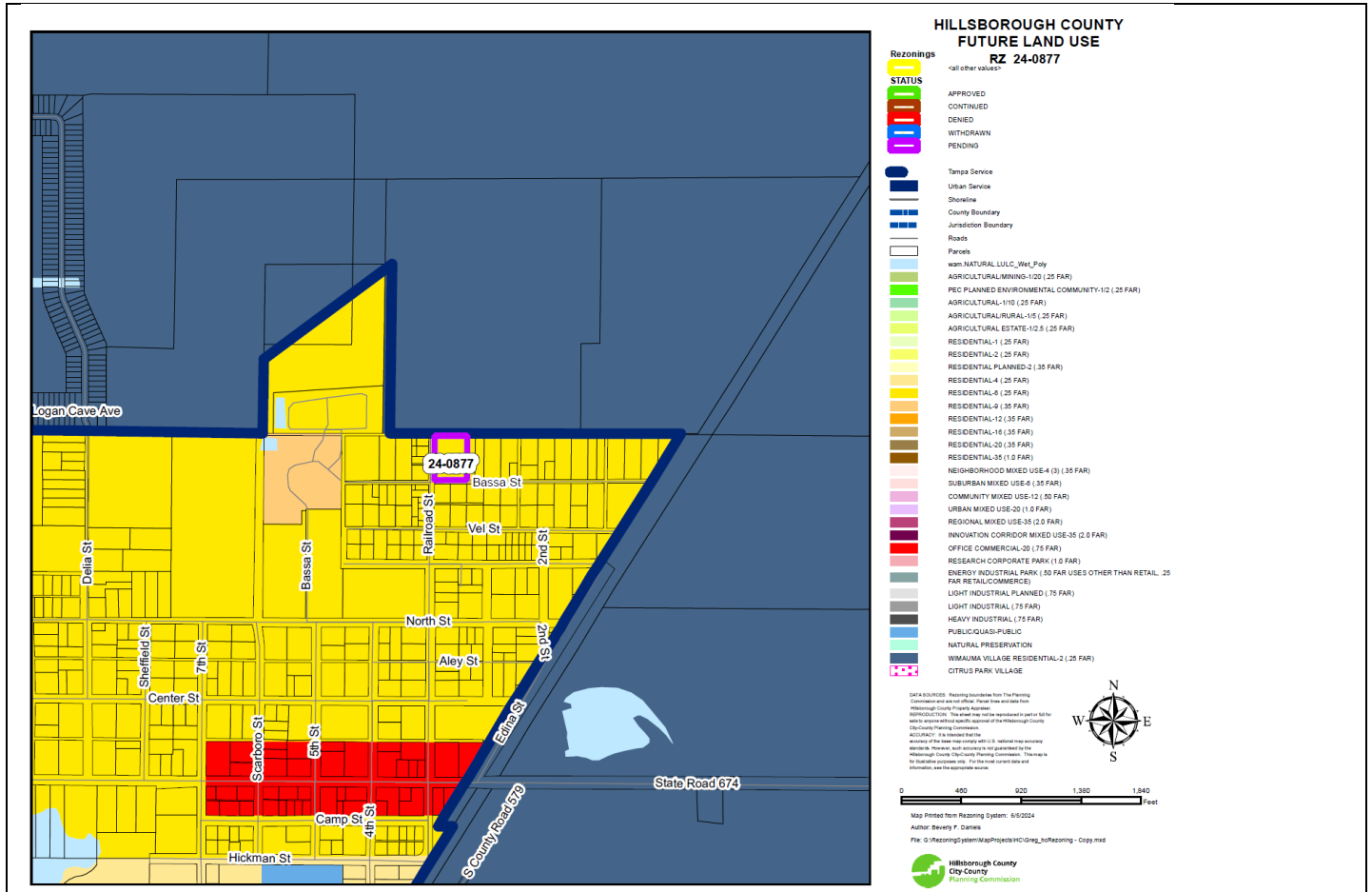


Context of Surrounding Area:

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

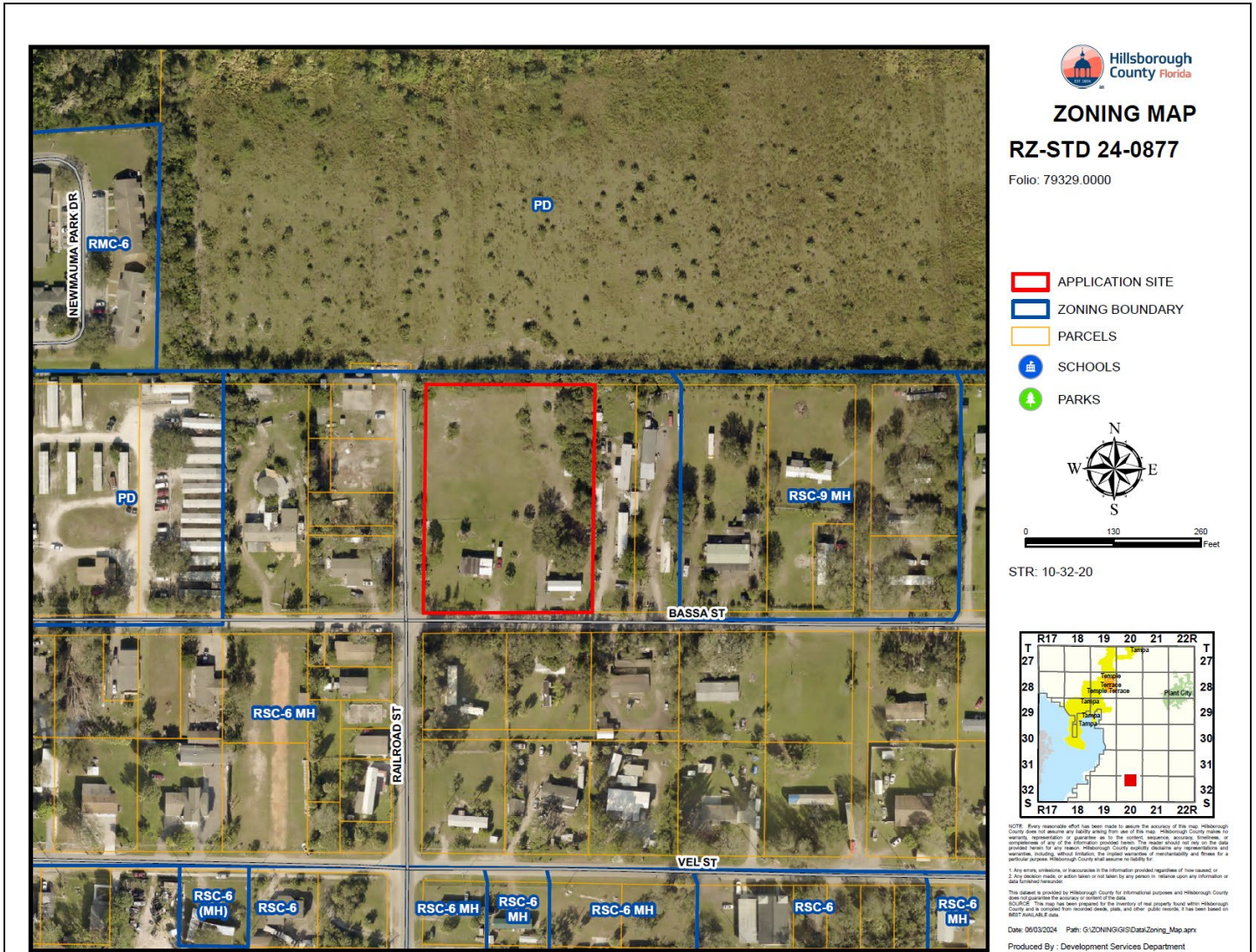
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 6 (RES-6)
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25
Typical Uses:	<p>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.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	MH
East	RSC-6 (MH)	6 DU per GA/ FAR: NA	Residential, Single-Family Conventional, Mobile Homes	MH
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)

N/A

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
Railroad Street	County Local - Urban	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 type="checkbox"/> Other
Bassa St	County Local - Urban	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 type="checkbox"/> 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.

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, subject to listed or attached conditions.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input 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 checked="" 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 checked="" type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> 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	See staff report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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	
Hillsborough County School Board 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input 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 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:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services

DATE: 08/8/2024

REVIEWER: Alexander Steady, AICP

AGENCY/DEPT.: Transportation

PLANNING AREA/SECTOR: Wimauma/South

PETITION NO.: STD 24-0877

- This agency has no comments.
- 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 Hour Trips	
		AM	PM
RSC-6, 11 Single Family Dwelling Units (ITE Code 210)	132	9	13

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
		5	7

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		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 non-binding 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 Center, 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.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Railroad Street	County Local - Urban	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 type="checkbox"/> Other
Bassa St	County Local - Urban	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 type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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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:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: RZ 24-0877 Folio(s): 79329.0000 General Location: 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 – Local Railroad Street – Local
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. Public/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. Their 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*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0877

<all other values>

- Rezoning**
STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

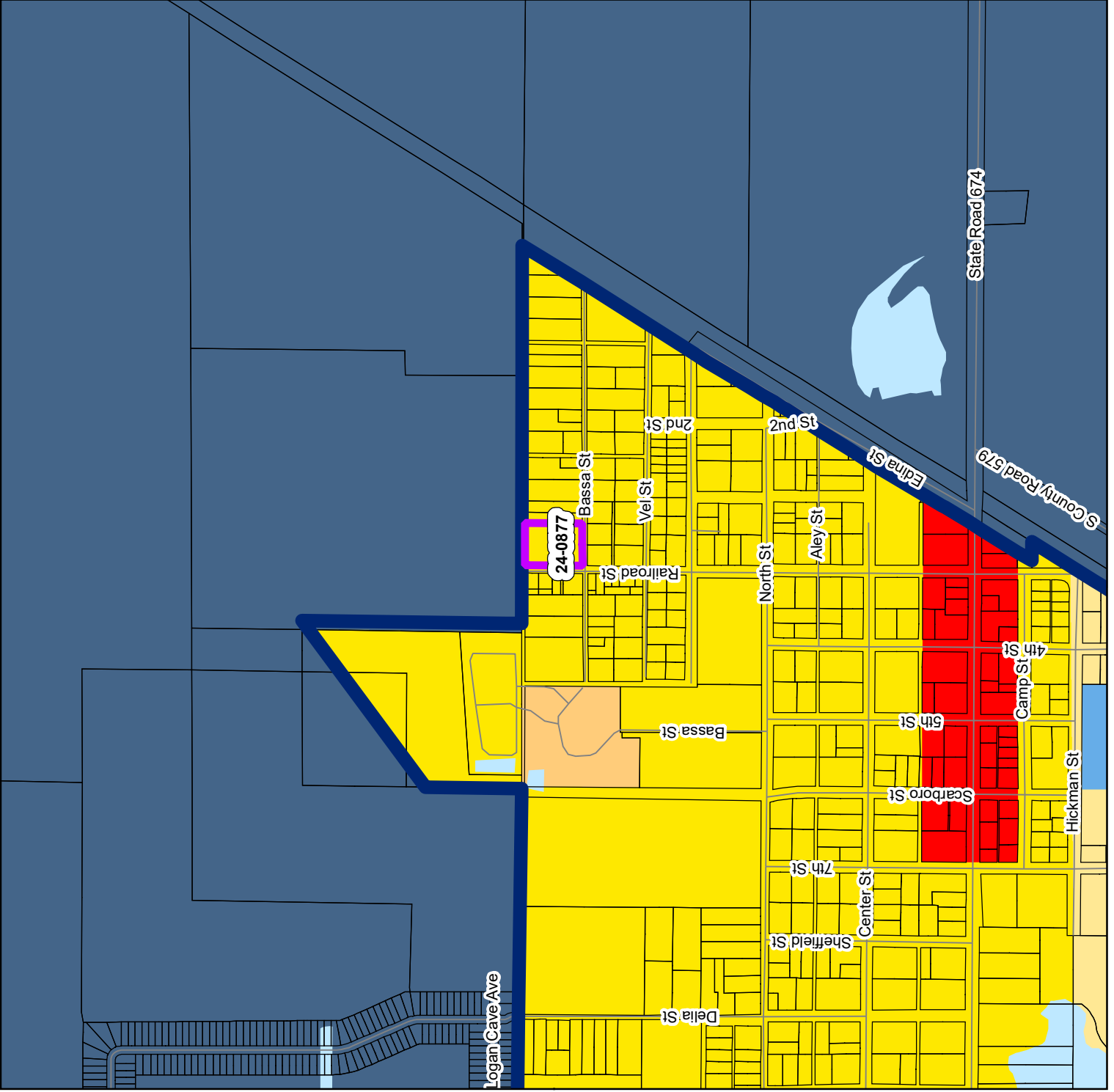
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER
- NATURAL LULC
- 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 (7.5 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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezone boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the ACCURACY of this map is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 6/6/2024
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HCG\Rea_Hil\Rezoning - Copy.mxd



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