

# Rezoning Application: RZ-STD 23-0469

Zoning Hearing Master Date: June 20, 2023

BOCC Land Use Meeting Date: August 8, 2023



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership, Inc.

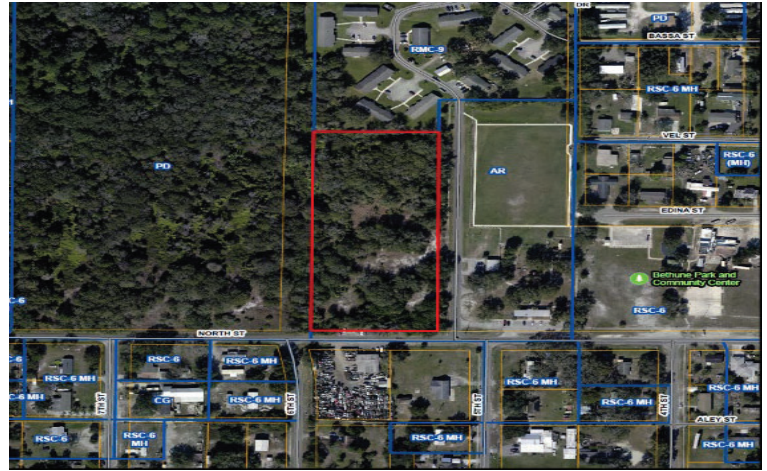
FLU Category: R-6

Service Area: Urban

Site Acreage: 4.91 +/- Acres

Community Plan Area: South Shore

Overlay: Wimauma Downtown



### Introduction Summary:

The request is to rezone one 4.91-acre parcel zoned AR (Agricultural Rural) to RMC-6 (Residential, Multi-Family Conventional). The parcel is located on the SW corner of Bassa St. and North St. The Future Land Use designation for the parcel is Residential-6 (RES-6). A maximum of 29 lots could be considered within the RMC-6 zoning district. The parcel is subject to the Wimauma Downtown Overlay district regulations as such the applicant will comply with the development standards of the LDC 3.23.00 and RMC-6 zoning districts.

Zoning:	Existing	Proposed
District(s)	AR	RMC-6
Typical General Use(s)	Agricultural Rural	Residential, Multi-Family Conventional
Acreage	4.91 +/- Acres	4.91 +/- Acres
Density/Intensity	1 dwelling unit / 5 Acres, 217,800 sq. ft.	6 dwelling units / Per gross acre
Mathematical Maximum*	1 dwelling unit	29 dwelling units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	RMC-6
Lot Size / Lot Width	217,800 sq. ft. / 150'	7,260 sq. ft. / 70'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front: 25' Rear: 20' Sides: 10'
Height	50'	35'

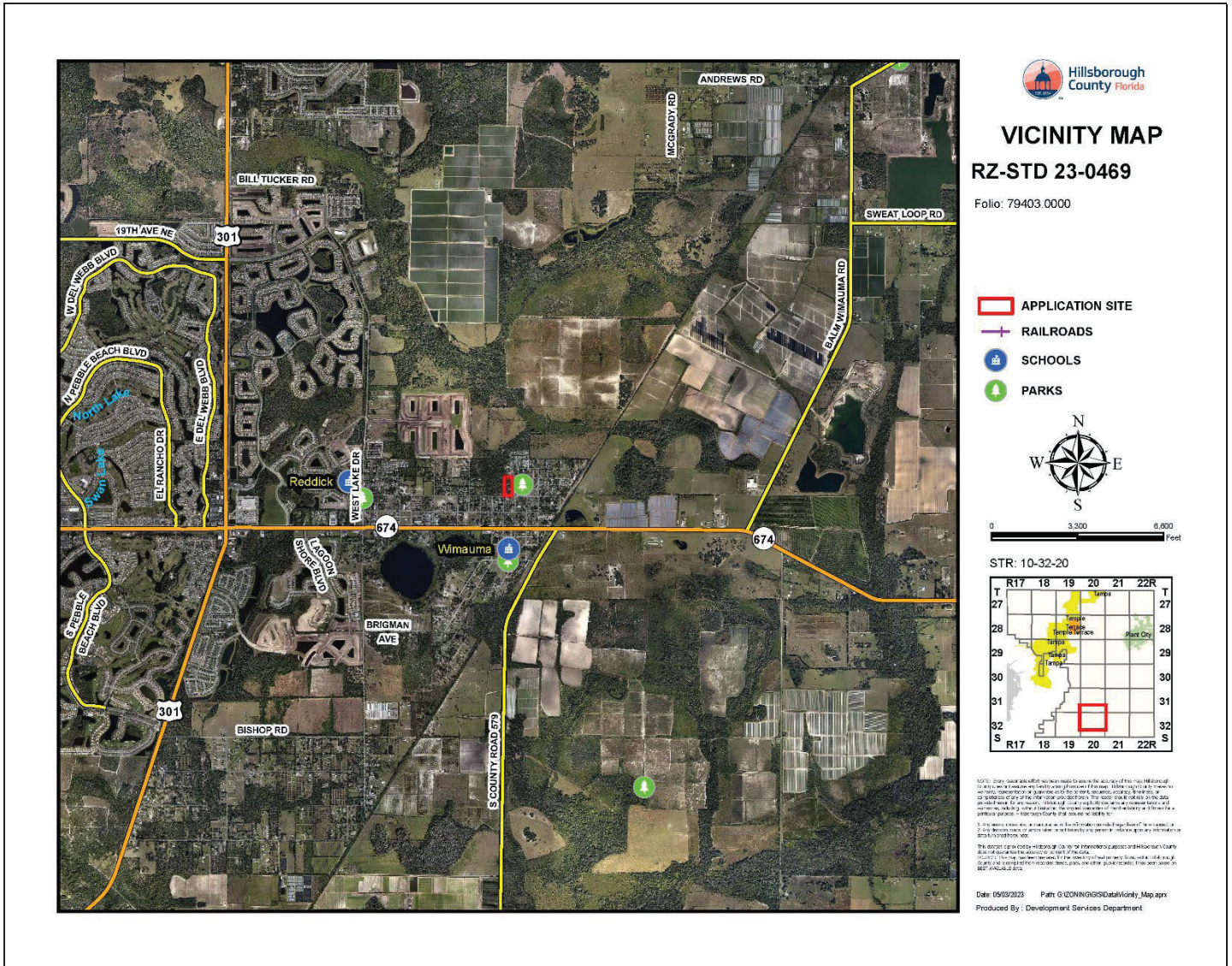
### Additional Information:

PD Variation(s)	N/A
Waiver(s) to the Land Development Code	None requested

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

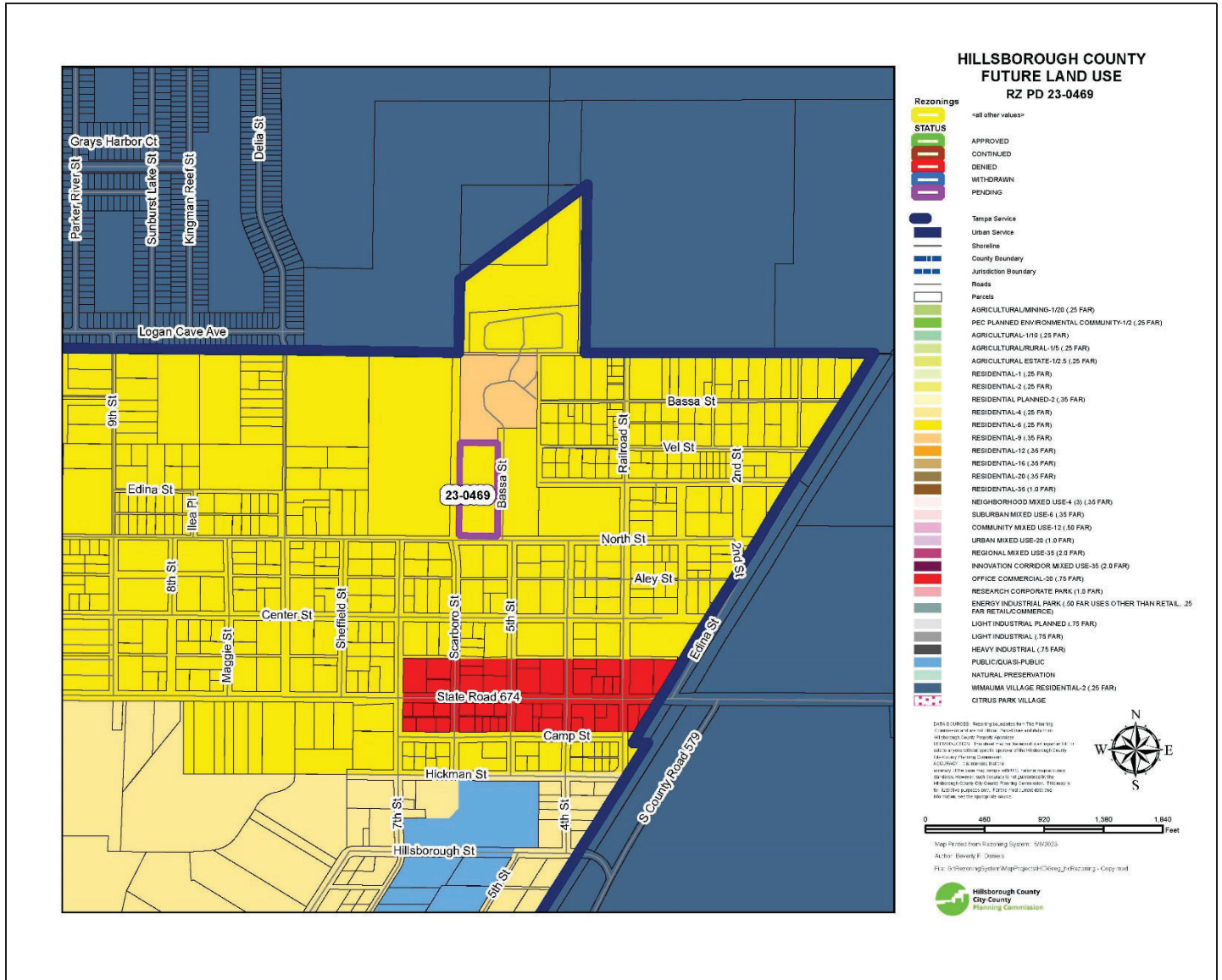


#### Context of Surrounding Area:

The site is surrounded by a mix of Rural-Agricultural and Low to Medium Density Residential. The subject property is in close proximity to Bethune Park. Directly East the parcel is zoned PD 19-0093, a planned residential community that would create 674 single-family conventional detached dwellings; however, the parcel is currently undeveloped.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

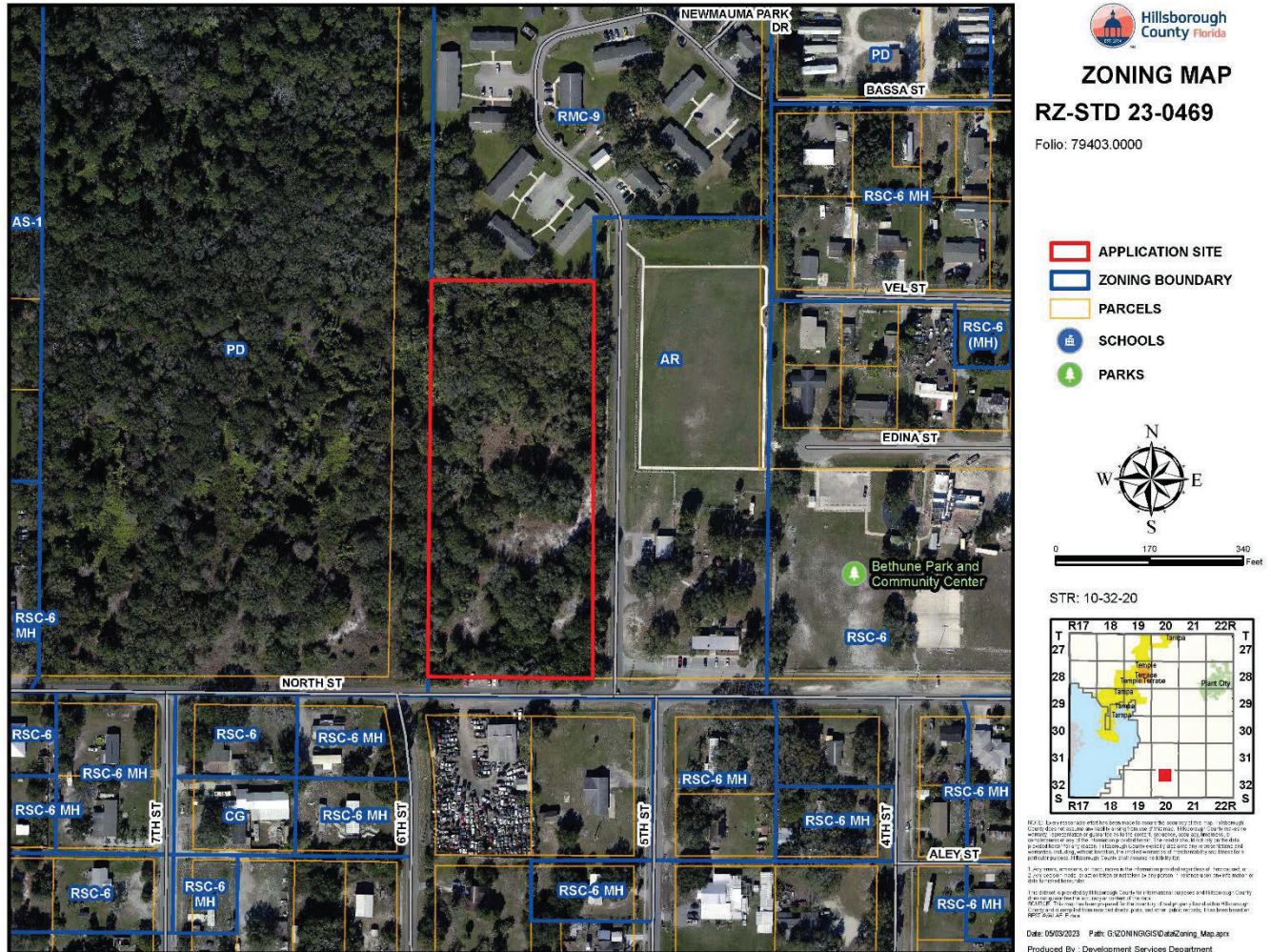
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	Maximum of 6.0 dwelling units per gross acre. FAR is limited to 175,000 sq. ft. or .25 FAR; whichever is less intense.
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.

## 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	RMC-9	9 dwelling units per acre	Residential, Multi-Family Conventional	Multi-Family
South	RSC-6	6 dwelling units per acre	Residential, Single - Family Conventional	Comm/Office and Single-Family Conventional
West	PD 10-0147	2.3 dwelling units per acre	Residential, Single - Family Conventional	Undeveloped
East	AR	1 dwelling unit / 5 Acres	Rural-Agricultural, Dwelling, Single-family conventional /manufactured/mobile home	Agricultural- Single Family

## 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)

Not Applicable

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

**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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input 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 new development of Single-Family Attached dwellings (townhouses) and Multi-Family dwellings shall be developed utilizing the applicable Wimauma Downtown Overlay standards. The selected Lot Type for the new development shall be governed by the use and Wimauma Downtown Overlay district permissibility (Table 5-1) along with Sec. 3.23.06. - Wimauma Downtown Overlay Standards. A. Table 5-2 provides the development standards for permitted Lot Types. Yard orientations shall be per Land Development Code Section 6.01.03.C.

The size and depth of the subject parcel in relation to other adjacent agricultural and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.

The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements

### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RMC-6 (Residential, Multi-Family Conventional) zoning district is compatible with the existing zoning districts and development patterns in the area; therefore, staff recommends approval of this rezoning request.



## 6.0 PROPOSED CONDITIONS

None

**Zoning Administrator Sign-Off:**



J. Brian Grady  
Fri Jun 9 2023 14:48:18

**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 obtaining all necessary building permits for on-site structures.

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

## 8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

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

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Wimauma/ South

**DATE:** 06/01/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 23-0469

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 200 average daily trips, 13 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 4.9 acres from Agricultural Residential (AR) to Residential Multi Family Conventional – 6 (RMC-6). The site is located on the northwest corner of the intersection of North Street and Bassa Street. The Future Land Use designation of the site is Residential-6 (R-6).

#### *Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-6, 29 Multi Family Dwelling Units (ITE Code 215)	209	14	17

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+200</b>	<b>+13</b>	<b>+16</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on North Street and Bassa Street. North Street is a 2 lane, undivided, substandard, Hillsborough County maintained, collector roadway. North Street lies within +/- 81 feet of Right of Way in the vicinity of the project. North Street does not have bicycle facilities or sidewalks on either side of the roadway within the vicinity of the project. Bassa Street is 2 lane, undivided, substandard, Hillsborough County maintained, local roadway. Bassa Street lies within +/- 51 feet of Right of Way in the vicinity of the project. Bassa Street has an existing sidewalk along the western side of the roadway within the vicinity of the project. Bassa Street does not have bicycle facilities on either side of the roadway and does not have any sidewalk on the eastern side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to Bassa Street and/or North Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

North Street and Bassa Street are not regulated Hillsborough County roadways and as such were not included in the Hillsborough County Level of Service (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
North Street	County Collector - 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 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	209	14	17
Difference (+/-)	+200	+13	+16

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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	

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 23-0469
<b>DATE OF HEARING:</b>	June 20, 2023
<b>APPLICANT:</b>	Florida Home Partnership, Inc.
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from AR to RMC-6
<b>LOCATION:</b>	Northwest corner of Bassa Street and North Street
<b>SIZE OF PROPERTY:</b>	4.91 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	AR
<b>FUTURE LAND USE CATEGORY:</b>	RES-6
<b>SERVICE AREA:</b>	Urban

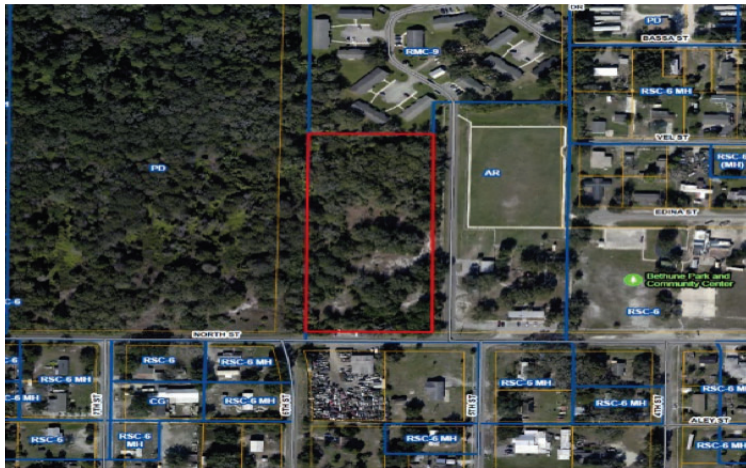


## DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

### 1.0 APPLICATION SUMMARY

#### Development Services Department



Applicant: Florida Home Partnership, Inc.

FLU Category: R-6

Service Area: Urban

Site Acreage: 4.91 +/- Acres

Community Plan Area: South Shore

Overlay: Wimauma Downtown

**Introduction Summary:**

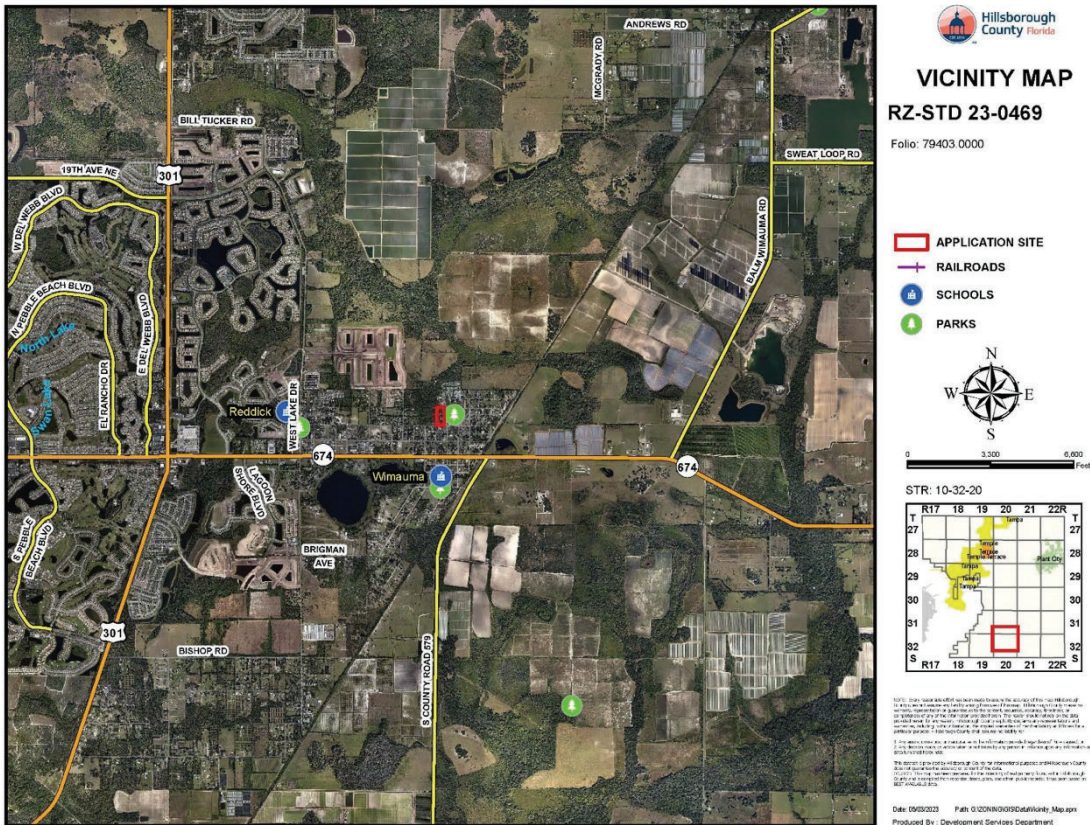
The request is to rezone one 4.91-acre parcel zoned AR (Agricultural Rural) to RMC-6 (Residential, Multi-Family Conventional). The parcel is located on the SW corner of Bassa St. and North St. The Future Land Use designation for the parcel is Residential-6 (RES-6). A maximum of 29 lots could be considered within the RMC-6 zoning district. The parcel is subject to the Wimauma Downtown Overlay district regulations as such the applicant will comply with the development standards of the LDC 3.23.00 and RMC-6 zoning districts.

Waiver(s) to the Land Development Code: None Requested

**Planning Commission Recommendation:** Consistent

**Development Services Recommendation:** Approvable

**2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map**

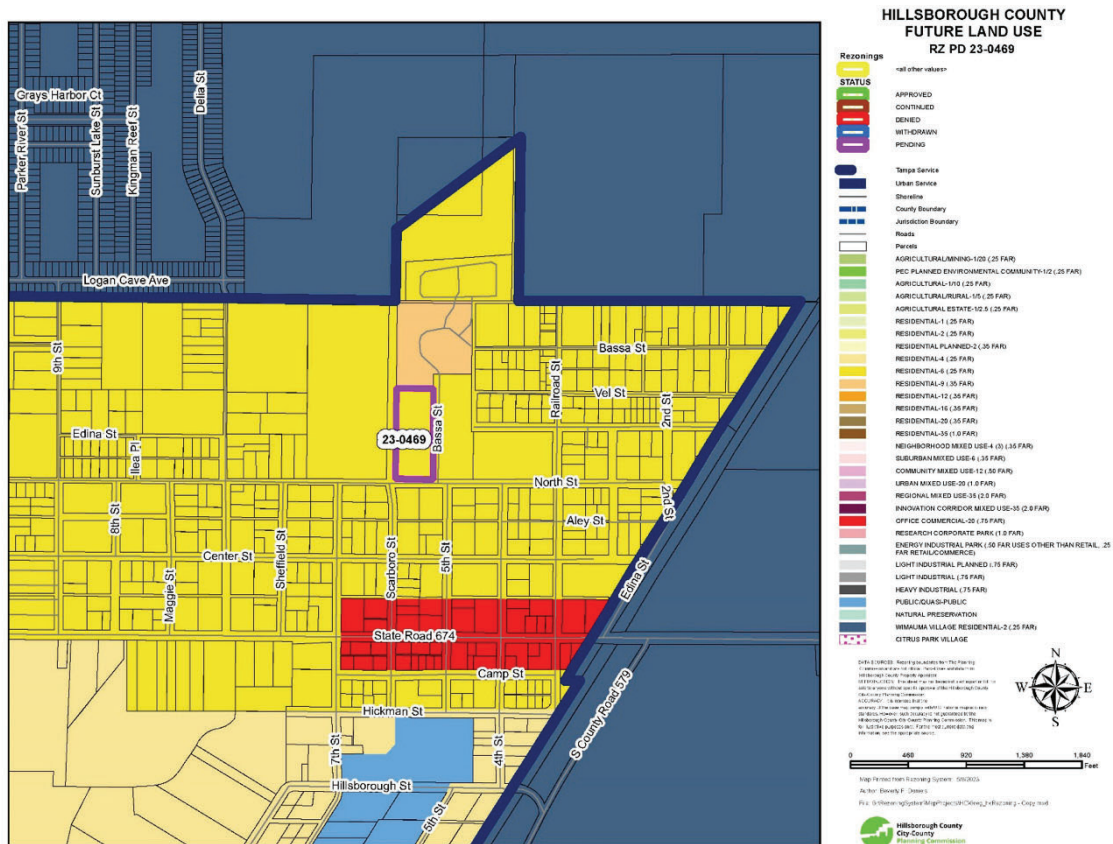


## Context of Surrounding Area:

The site is surrounded by a mix of Rural-Agricultural and Low to Medium Density Residential.

The subject property is in close proximity to Bethune Park. Directly East the parcel is zoned PD 19-0093, a planned residential community that would create 674 single-family conventional detached dwellings; however, the parcel is currently undeveloped.

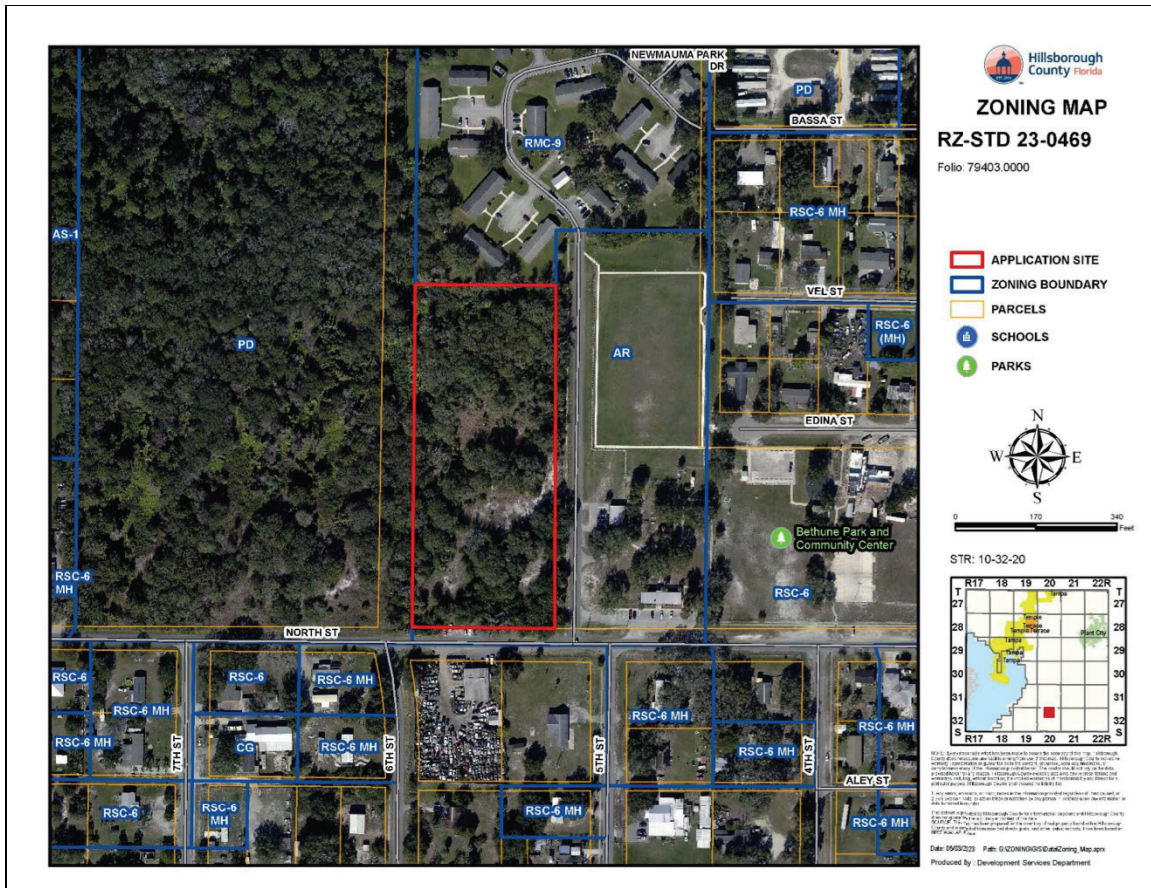
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	Maximum of 6.0 dwelling units per gross acre. FAR is limited to 175,000 sq. ft. or .25 FAR; whichever is less intense.
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.

## 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:
:	:	:	:	:

## 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)

Not Applicable

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

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

Environmental Protection Commission Natural Resources  
Conservation & Environ. Lands Mgmt.

Yes  No

Check if Applicable: <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 type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property  <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>  <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>  <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>Hillsborough County School Board</b>  Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b>  <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input 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 new development of Single-Family Attached dwellings (townhouses) and Multi-Family dwellings shall be developed utilizing the applicable Wimauma Downtown Overlay standards. The selected Lot Type for the new development shall be governed by the use and Wimauma Downtown Overlay district permissibility (Table 5-1) along with Sec. 3.23.06. - Wimauma Downtown Overlay Standards. A. Table 5-2 provides the development standards for permitted Lot Types. Yard orientations shall be per Land Development Code Section 6.01.03.C.

The size and depth of the subject parcel in relation to other adjacent agricultural and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.

The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements

## **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RMC-6 (Residential, Multi-Family Conventional) zoning district is compatible with the existing zoning districts and development patterns in the area; therefore, staff recommends approval of this rezoning request.

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 20, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Dallas Evans 3810 Northdale Blvd. testified on behalf of the applicant Florida Home Partnership and stated that he is a licensed engineer and certified planner. Mr. Evans submitted copies of a revised survey into the record to correct a folio number.

Ms. Margaret Tassone 3810 Northdale Blvd testified on behalf of the applicant regarding land planning issues. Ms. Tassone stated that the request is to rezone to the RMC-6 zoning district. She added that the parcel is currently vacant and zoned agricultural. Ms. Tassone described the surrounding land uses and stated that the property is located within the Residential-6 Future Land Use category. The rezoning to RMC-6 would permit the development of a maximum of 29 dwelling units and would be subject to the Wimauma Downtown Overlay standards. Ms. Tassone concluded her presentation by stating that the Planning Commission supports the request and there were no objections from reviewing agencies.

Ms. Camille Krochta of the Development Services staff, testified regarding the County's staff report. Ms. Krochta stated that the request is to rezone 14.9 acres from AR to RMC-6. She described the surrounding area as being a mix of rural agricultural, commercial and medium density residential. She stated that staff found the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-6 Future Land Use classification and the Urban

Service Area and the Wimauma Village Community Planning area. Ms. Papandrew testified that the rezoning meets Policy 1.2 of the Future Land Use Element regarding minimum density. The request is also consistent with Policy 1.4 regarding neighborhood protection and Objective 16 regarding compatibility. Ms. Papandrew concluded her presentation by stating that the request is consistent with the Wimauma Village Community Plan, specifically Goal 5, as it encourages housing to accommodate a diverse population. The Planning Commission found the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Evans did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Mr. Evans submitted a revised survey into the record.

### **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

### **FINDINGS OF FACT**

1. The subject property is 4.91 acres in size and is currently zoned Agricultural Rural (AR) is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Wimauma Village Community Planning Area and SouthShore Areawide Systems Plan.
2. The applicant is requesting a rezoning to the Residential Multi-Family Conventional-6 (RMC-6) zoning district.
3. The Planning Commission staff supports the request meets Policy 1.2 of the Future Land Use Element regarding minimum density as well as Policy 1.4 regarding neighborhood protection and Objective 16 regarding compatibility. Planning Commission staff testified that the request is consistent with the Wimauma Village Community Plan,



specifically Goal 5, as it encourages housing to accommodate a diverse population. The Planning Commission found the application consistent with the Comprehensive Plan.

4. The surrounding parcels are zoned RMC-9, RSC-6, AR and PD for residential uses. The area is developed with a mixture of single-family, agricultural, multi-family and commercial land uses.
5. No waivers are requested.
6. The proposed rezoning will result in residential development compatible with the development pattern in the area and consistent with the Wimauma Downtown Overlay standards and the Comprehensive Plan.

### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### **SUMMARY**

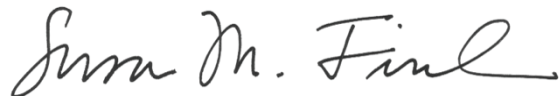
The applicant is requesting a rezoning to the RMC-6 zoning district. The property is 4.91 acres in size and is currently zoned Agricultural Rural (AR) and designated Residential-6 (RES-6) by the Comprehensive Plan.

The Planning Commission found that the request is consistent with the surrounding area and the Comprehensive Plan.

The proposed rezoning will result in residential development compatible with the development pattern in the area and consistent with the Wimauma Downtown Overlay standards and the Comprehensive Plan.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RMC-6 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

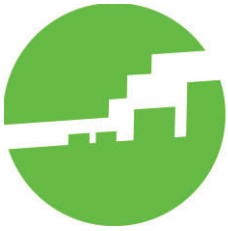


July 12, 2023

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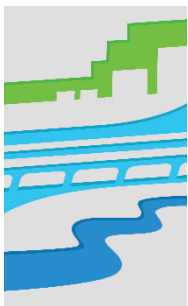
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 20, 2023	<b>Petition: RZ 23-0469</b>
<b>Report Prepared:</b> June 8, 2023	<b>Folio 79403.0000</b> <i>Directly north of North Street and west of Bassa Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-6 (6 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>SouthShore Areawide Systems and Wimauma Village</b>
<b>Requested Zoning</b>	Agricultural Rural (AR) to Residential Multi-Family Conventional (RMC-6)
<b>Parcel Size</b>	4.91 +/- acres
<b>Street Functional Classification</b>	North Street – <b>Local</b> Bassa Street – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The approximately 4.91 +/- acre subject site is located north of North Street and west of Bassa Street.
- The subject site is located within the Urban Service Area and is located within the limits of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan.
- The subject site is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of up to 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is intended for areas that are suitable for low density residential development. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.
- RES-6 surrounds the site to the west, south, and east. The property directly to the north is classified as Residential-9 (RES-9). Further north and east is the Wimauma Village Residential-2 (WVR-2) Future Land Use category. Further south, there are the Office Commercial-20 (OC-20), Public/Quasi-Public (P/Q-P), Residential-4 (RES-4) and RES-6 Future Land Use categories that are interspersed throughout the area.
- The subject site is currently vacant. Multi-family uses extend directly north of the site. To the east, there are public institutional uses that include the Wimauma Senior Center and Bethune Park. The property to the west also utilizes public institutional use as a conservation area owned by Hillsborough County. To the south, there is one property that utilizes heavy commercial use. Single family uses are interspersed to the south across North Street as well as further northeast and west of the subject site. The overall character of the area is residential in nature with public institutional uses located occasionally throughout.
- The subject site is currently zoned as Agricultural Rural (AR). The property directly to the east is also zoned as AR followed by extensive Residential Single-Family Conventional (RSC-6) zoning. Residential Multi-Family Conventional (RMC-9 & RMC-6) is located directly north of the subject site. Planned Development (PD) zoning is located directly west of the subject site and also extends further north and northeast. To the south, there is extensive RSC-6 zoning with one notable property to the southwest that is zoned as Commercial General (CG). CG, Commercial Neighborhood (CN), and Commercial Intensive (CI) are located further south of the subject site along State Road 674.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Residential Multi-Family Conventional (RMC-6) with the intent to develop 29 townhome units on the property.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area (USA)***

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

**Policy 1.2: Minimum Density** All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**Policy 1.4:** 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 a 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 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

**Policy 16.11:** *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.*

## **Community Design Component**

### **4.2 SUBURBAN RESIDENTIAL CHARACTER**

**GOAL 8:** *Preserve existing suburban uses as viable residential alternatives to urban and rural areas*

### **5.1 COMPATIBILITY**

**GOAL 12:** *Design neighborhoods which are related to the predominant character of the surroundings.*

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

## **LIVABLE COMMUNITIES ELEMENT: Wimauma Village Community Plan**

### **Goals and Strategies**

## 5. Affordable Housing and Neighborhoods

- Encourage housing to accommodate a diverse population and a range of income levels

### LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

#### *Cultural/Historic Objective*

#### **4. Maintain housing opportunities for all income groups.**

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

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

The approximately 4.91 +/- acre subject site is located north of North Street and west of Bassa Street. The subject site is located in the Urban Service Area. It is located within the limits of the Wimauma Village Community Plan and the SouthShore Areawide Systems Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-6 (RES-6). The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Residential Multi-Family Conventional (RMC-6).

The subject site is located 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. Similarly, FLUE Policy 1.2 establishes minimum density requirements for all land use categories within the Urban Service Area that allow 4 units per acre or greater. The proposed rezoning to RMC-6 to allow for the consideration of 29 dwelling units is consistent with this policy direction. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as."* Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed change from AR to RMC-6 zoning is compatible with the existing character of development in the area, as the current development pattern to the north contains parcels that are zoned as Residential Multi-Family Conventional (RMC-6 & RMC-9).

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, 16.10, and 16.11. The development pattern of the surrounding area shows several other residential uses with varying lot sizes. A rezoning to RMC-6 would reflect a development pattern that compatible with the existing development pattern and consistent with the aforementioned policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to RMC-6 would be consistent with this policy direction as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

As part of the Livable Communities Element, the Wimauma Village Community Plan establishes guidance on residential development. Goal 5 of the community plan encourages housing to accommodate a diverse population and a range of income levels. The proposed rezoning would allow for compatible multi-family development and is consistent with this goal.

The subject site is also located within the limits of the SouthShore Areawide Systems Plan. Goal 4 of the plan's Cultural/Historic Objective seeks to maintain housing opportunities for all income groups. The proposed rezoning to RMC-6 would add a variety of housing opportunities for the surrounding area and is therefore consistent with this goal.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0469

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

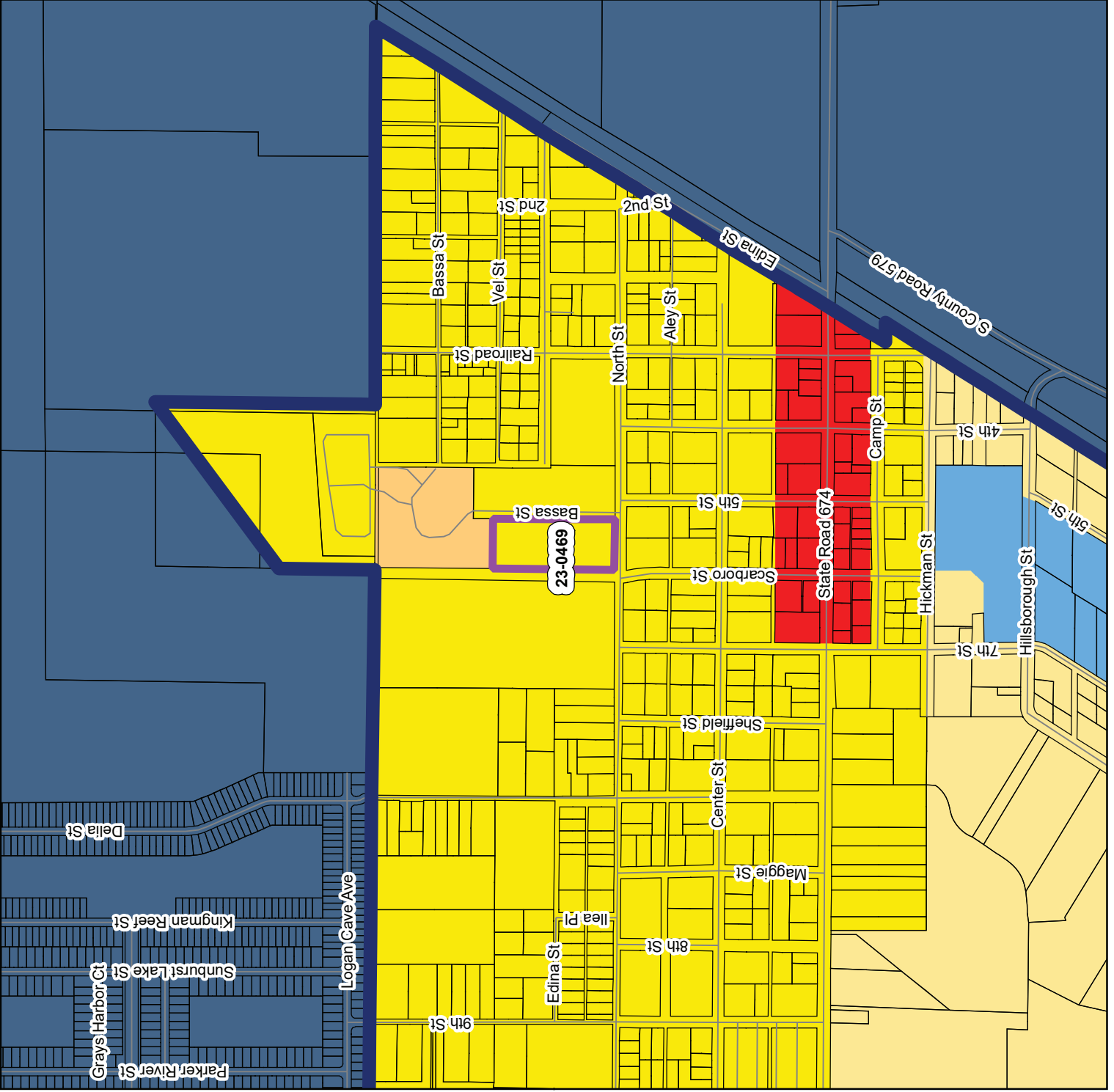
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission.  
 ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/6/2023  
 Author: Beverly F. Daniels  
 File: C:\Rezoning\System\MapProjects\HC\Gis\ReZoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Wimauma/ South

**DATE:** 06/01/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 23-0469

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 200 average daily trips, 13 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 4.9 acres from Agricultural Residential (AR) to Residential Multi Family Conventional – 6 (RMC-6). The site is located on the northwest corner of the intersection of North Street and Bassa Street. The Future Land Use designation of the site is Residential-6 (R-6).

#### *Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-6, 29 Multi Family Dwelling Units (ITE Code 215)	209	14	17

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+200</b>	<b>+13</b>	<b>+16</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on North Street and Bassa Street. North Street is a 2 lane, undivided, substandard, Hillsborough County maintained, collector roadway. North Street lies within +/- 81 feet of Right of Way in the vicinity of the project. North Street does not have bicycle facilities or sidewalks on either side of the roadway within the vicinity of the project. Bassa Street is 2 lane, undivided, substandard, Hillsborough County maintained, local roadway. Bassa Street lies within +/- 51 feet of Right of Way in the vicinity of the project. Bassa Street has an existing sidewalk along the western side of the roadway within the vicinity of the project. Bassa Street does not have bicycle facilities on either side of the roadway and does not have any sidewalk on the eastern side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to Bassa Street and/or North Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

North Street and Bassa Street are not regulated Hillsborough County roadways and as such were not included in the Hillsborough County Level of Service (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
North Street	County Collector - 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 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	209	14	17
Difference (+/-)	+200	+13	+16

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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	

**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Gwendolyn "Gwen" W. Myers  
 Michael Owen



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 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> June 20, 2023</p> <p><b>PETITION NO.:</b> 23-0469</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> May 31, 2023</p> <p><b>PROPERTY ADDRESS:</b> NW corner of North St. and Bassa St., Wimauma, FL</p> <p><b>FOLIO #:</b> 079403-0000</p> <p><b>STR:</b> 10-32-20</p>
<p><b>REQUESTED ZONING:</b> AR to RMC-6</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	05/31/2023
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No on-site wetlands
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p>	

jpc

ec: [devans@landisevans.com](mailto:devans@landisevans.com)  
[mike@flhome.org](mailto:mike@flhome.org)



**Adequate Facilities Analysis: Rezoning**

**Date:** 5/12/2023 **Acreage:** 4.91 (+/- acres)  
**Jurisdiction:** Hillsborough County **Proposed Zoning:** RMC-6  
**Case Number:** RZ STD 23-0469 **Future Land Use:** R-6  
**HCPS #:** RZ- 525 **Maximum Residential Units:** 29  
**Address:** Northwest corner of the intersection of North Street and Bassa Street **Residential Type:** Multi-family  
**Parcel Folio Number(s):** 79403.0000

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	2289
<b>2022-23 Enrollment</b> K-12 enrollment on 2022-23 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	498	1866	3828
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	51%	120%	167%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/2/2023	432	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	4	2	2
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	96%	120%	167%

**Notes:** Wimauma Elementary school currently has adequate capacity to accommodate the maximum residential impact of the project. While Shields Middle and Sumner High Schools are projected to be over capacity, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, there is no adjacent capacity available at the middle or high 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](mailto:andrea.stingone@hcps.net)

P: 813.272.4429 C: 813.345.6684



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

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PETITION NO.: RZ-STD 23-0469    REVIEWED BY: Clay Walker    DATE: 5/12/2023

FOLIO NO.: 79403.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located adjacent to the subject property within the west Right-of-Way of Bassa Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located adjacent to the subject property within the west Right-of-Way of Bassa Street. 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.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

-----X  
  )  
IN RE:  )  
  )  
ZONE HEARING MASTER                                      )  
HEARINGS  )  
  )  
-----X

ZONE HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:  Susan Finch  
  Zoning Hearing Master

DATE:  Tuesday, June 20, 2023

TIME:  Commencing at 6:32 p.m.  
  Concluding at 10:28 p.m.

PLACE:  Hillsborough County Board of  
  Commissioners  
  601 East Kennedy Boulevard  
  Second Floor  
  Tampa, Florida 33601

Reported via Zoom Videoconference by:  
Jennifer Cope, Court Reporter No. GG 187564

1 residential neighborhoods that remain suburban in  
2 nature.

3 Planning commission staff finds the proposed  
4 rezoning consistent with the Unincorporated  
5 Hillsborough County Comprehensive Plan.

6 HEARING MASTER FINCH: Thank you so much. Is  
7 there anyone in the room or online that would like  
8 to speak in support? Anyone in favor?

9 All right. Seeing no one, anyone is  
10 opposition to this request?

11 No one.

12 Ms. Heinrich, anything else?

13 MS. HEINRICH: No, ma'am.

14 HEARING MASTER FINCH: All right. Mr.  
15 LaRocca?

16 MR. LAROCCA: Nothing else.

17 HEARING MASTER FINCH: All right. Thank you  
18 for that. I appreciate it. We'll close Rezoning  
19 23-0442 and go to the next case.

20 MS. HEINRICH: Our next item is Item C-7,  
21 Standard Rezoning 23-0469. The applicant is  
22 requesting to rezone property to RMC-6. Camille  
23 Krochta with Hillsborough County Development  
24 Services will provide staff findings after the  
25 applicant.

1 HEARING MASTER FINCH: Good evening.

2 MR. EVANS: Thank you. Good evening. My name  
3 is Dallas Evans. I'm a licensed professional  
4 engineer and certified planner with the firm of  
5 Landis Evans & Partners. Our address is 3810  
6 Northdale Boulevard in Tampa. And I've been sworn.

7 With me today is our planner, Margaret Tassone  
8 who will be providing an overview of the proposed  
9 rezoning. We're here tonight on behalf of the  
10 applicant, Florida Home Partnership.

11 As an administrative item, a minor correction  
12 to update a folio number has been made to the  
13 survey per coordination with staff. I have three  
14 copies with me tonight that I'll provide to the  
15 clerk.

16 HEARING MASTER FINCH: Perfect. Thank you.

17 MS. TASSONE: Good evening. My name is  
18 Margaret Tassone. Address is 3810 Northdale  
19 Boulevard in Tampa, Florida. I've been sworn.

20 The applicant is requesting a Standard  
21 District Rezoning to RMC-6. The subject parcel is  
22 located in the northwest corner of North and Bassa  
23 Street in Wimauma, Florida. The property is  
24 currently vacant and zoned agricultural.

25 Adjacent uses include apartments to the north

1 and acquired environmental ELAPP site that will  
2 perpetually be undeveloped to the west, and single  
3 family detached and commercial uses to the south,  
4 and the Wimauma Senior Center and Bethune Park to  
5 the east.

6 The property is within the Residential-6  
7 Future Land Use Category as are all the surrounding  
8 properties with the exception of the Residential-9  
9 future land uses to the north.

10 The current zoning -- the apartment complex to  
11 the north is zoned RMC-9. The ELAPP land to the  
12 west was dedicated through a planned development.  
13 Zoning of the adjacent single-family residential  
14 properties is RSC-6. And the park and senior  
15 center is zoned AR.

16 The current request is to rezone the property  
17 from AR agricultural to RMC-6, Residential  
18 Multifamily Conventional. This would allow  
19 development of up to maximum 29 dwelling units.  
20 The development would be subject to the RMC-6  
21 development standards and the Wimauma Downtown  
22 Overlay District Regulations. The property will be  
23 served by Hillsborough County Water and Sewer.

24 To summarize the key findings from the staff  
25 report, staff has found the request to be

1 compatible with nearby development patterns. The  
2 Planning Commission has found the proposed  
3 development to be consistent with the comprehensive  
4 plan.

5 There are no objections from any reviewing  
6 agencies. And the staff has found the request to  
7 be approvable. With that, I'll conclude our  
8 presentation. And we respectfully request your  
9 recommendation for approval. We are available to  
10 answer any questions that you may have.

11 HEARING MASTER FINCH: No questions at this  
12 time. I appreciate it. If you could, please sign  
13 in.

14 MS. TASSONE: Thank you.

15 HEARING MASTER FINCH: Development services?  
16 Thank you.

17 MS. KROCHTA: Good evening. Camille Krochta,  
18 Development Services for Standard Rezone 23-0469.  
19 The applicant is requesting to rezone 14.9, 1-acre  
20 parcel zoned A-1 -- I'm sorry, AR, agricultural  
21 rural to RMC-6, Residential Multifamily  
22 Conventional, to allow the development of up to 29  
23 townhomes.

24 The site is located at the southwest corner of  
25 Bassa Street and North Street and is within the

1 urban service area. The immediate area surrounding  
2 the property is a mix of rural agricultural  
3 commercial low to medium density residential.

4 And directly to the east the parcel is zoned  
5 PD 19-0093, the plan development residential  
6 community that was approved to allow for up to 674  
7 single-family conventional detached dwellings.

8 The subject property is also close proximity  
9 to Bethune Park. The future land use  
10 classification is Residential-6. Currently there  
11 are no restrictions from any other agencies or  
12 objections.

13 Based on the stated considerations, including  
14 existing development patterns, staff finds the  
15 request approvable.

16 This concludes my staff report and I'm  
17 available for questions.

18 HEARING MASTER FINCH: None at this time.  
19 Thank you so much.

20 Planning commission?

21 MS. PAPANDREW: Andrea Papandrew, Planning  
22 Commission staff. This site is in the Residential-  
23 6 Future Land Use Category and is within the  
24 Wimauma Village Community Plan and the Southshore  
25 Areawide Systems Plan.



1           The site is in the urban system area where  
2           according to Objective 1 of the Future Land Use  
3           Element 80 percent of the county's growth is to be  
4           directed. Proposed rezoning for 29 units is  
5           consistent with Policy 1.2 on the minimum density  
6           requirements, for all land use categories allow  
7           four units per acre or greater in the urban service  
8           area.

9           The proposed rezoning meets the intents of  
10          Policy 1.4 and the neighborhood protections  
11          policies under Objective 16 of the Future Land Use  
12          Element. Development pattern of the surrounding  
13          area shows several other residential uses with  
14          varying lot sizes.

15          It is also compatible with the existing  
16          character of the development as the development  
17          pattern to the north has parcels that are zoned  
18          Residential Multifamily Conventional.

19          The site also meets the intent of Goal 8, Goal  
20          12, and Objective 12-1 under the Community Design  
21          Component in the Future Land Use Element which  
22          provides guidance on residential developments.

23          The Wimauma Village Community Plan establishes  
24          guidance in residential development, specifically  
25          Goal 5, which encourages housing to accommodate a

1 diverse population and a range of incomes. And the  
2 proposed would be compatible -- would allow for  
3 compatible multifamily development.

4 The site is also within the Southshore  
5 Areawide Systems Plan and meets Goal 4, which seeks  
6 to maintain housing opportunities for all income  
7 groups. The proposed would add a variety of  
8 housing opportunities for the surrounding area.

9 The Planning Commission staff finds the  
10 proposed rezoning consistent with the  
11 Unincorporated Hillsborough County Comprehensive  
12 Plan.

13 HEARING MASTER FINCH: Thank you so much.

14 Is there anyone in the room or online that  
15 would like to speak in support? Anyone in favor?

16 Seeing no one, anyone is opposition to this  
17 request?

18 No one.

19 Ms. Heinrich?

20 MS. HEINRICH: Nothing further, ma'am.

21 HEARING MASTER FINCH: All right. Mr. Evans,  
22 anything else?

23 MR. EVANS: Nothing. Thank you.

24 All right. I appreciate it. Then we'll close  
25 rezoning 23-0469 and go to the next case.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/20/2023 HEARING MASTER: Susan Finch  
6:00 pmPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  23-0115	PLEASE PRINT NAME <u>Dilip Agarwal</u> MAILING ADDRESS <u>301 WILCAT 7 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>812-421-5719</u>
APPLICATION #  23-0115  VS	PLEASE PRINT NAME <u>James Paul</u> MAILING ADDRESS <u>8323 King Blossom Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3215</u> PHONE _____
APPLICATION #  23-0203	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>607 S. Alexander St #101</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-747-9100</u>
APPLICATION #  23-0203	PLEASE PRINT NAME <u>Rodney Smith</u> MAILING ADDRESS <u>10016 Ohio Ave</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813-494-5048</u>
APPLICATION #  23-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 24 Ave S #451</u> CITY <u>T. Petersburg</u> STATE <u>FL</u> ZIP <u>32714</u> PHONE <u>904-727-1760</u>
APPLICATION #  23-0351	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 24 Ave S #451</u> CITY <u>T. Petersburg</u> STATE <u>FL</u> ZIP <u>32714</u> PHONE <u>904-727-1760</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

PAGE 2 OF 3

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

**PLEASE PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0351</u>	PLEASE PRINT NAME <u>Lynelle Creech</u> MAILING ADDRESS <u>2210 E College Ave</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813-525-8888</u>
APPLICATION # <u>23-0442</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S. MacDi/1 Ave #129-320</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-695-0469</u>
APPLICATION # <u>23-0469</u>	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd, Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7449</u>
APPLICATION # <u>23-0469</u>	PLEASE PRINT NAME <u>Margaret Tassone</u> MAILING ADDRESS <u>2810 Northdale Blvd Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7449</u>
APPLICATION # <u>22-1390</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>22-1390</u>	PLEASE PRINT NAME <u>Don Hampton</u> MAILING ADDRESS <u>16692 Carlton Road St.</u> CITY <u>Wintersville</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

**PLEASE PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>22-1390</u></p>	<p>PLEASE PRINT NAME <u>STEVEN J Henry</u></p> <p>MAILING ADDRESS <u>5023 W. LAMAR ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Jaime Maier</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. Ste 3700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 506 5184</u></p>
<p>APPLICATION # <u>22-1639</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Matthew Norman</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd. Ste 3700</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Mary Brigham</u></p> <p>MAILING ADDRESS <u>18050 S US 301</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-503-6530</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Rina Tabak</u></p> <p>MAILING ADDRESS <u>4812 Bay Crest Dr</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>727-365-7239</u></p>
<p>APPLICATION # <u>22-1639</u></p>	<p>PLEASE PRINT NAME <u>Kathryn Burges S</u></p> <p>MAILING ADDRESS <u>16029 Goose Ribbon Pl</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>803-589-2659</u></p>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

DATE/TIME: 6/20/2023  
6:00 pm

HEARING MASTER: Susan Finch PAGE 4 OF 6

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-1639</u>	PLEASE PRINT NAME <u>John D Hooker</u> MAILING ADDRESS <u>John @ JohnDHooker.com</u> <u>8621 N Willow Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-503-1802</u>
APPLICATION # <u>22-1639</u> <u>VS</u>	PLEASE PRINT NAME <u>Mike Alfieri</u> MAILING ADDRESS <u>13620 Metropolis Ave., Ste. 110</u> CITY <u>Fort Myers</u> STATE <u>FL</u> ZIP <u>33912</u> PHONE <u>(239) 264-5300</u>
APPLICATION # <u>22-1639</u>	PLEASE PRINT NAME <u>Eric Bae</u> MAILING ADDRESS <u>4914 SANDY STOKES</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>8133103954</u>
APPLICATION # <u>22-1701</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W Cass</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>239 904 2771</u>
APPLICATION # <u>22-1701</u>	PLEASE PRINT NAME <u>Patricia Macatee</u> MAILING ADDRESS <u>3102 Thonotajassa Dr</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33565</u> PHONE <u>727-543-6134</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 6/20/2023

HEARING MASTER: Susan Finch

PAGE 5 OF 6  
6:00 pm

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>1019 Kennel Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>STEVEN Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>STEVE LUCE</u> MAILING ADDRESS <u>111 S. ARMENIA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-267-5763</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>JOHN RECAN</u> MAILING ADDRESS <u>5051 SANDY BROOK CIR</u> CITY <u>WIMAUWA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4058</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>Don Hampton</u> MAILING ADDRESS <u>16692 Carlton Road St</u> CITY <u>Geneva</u> STATE <u>FL</u> ZIP <u>33928</u> PHONE <u>86-286-0655</u>
APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>Bill Martinez</u> MAILING ADDRESS <u>Wimauma PSC</u> <u>5229 SR 674</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>754-226-4773</u>



SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 6

DATE/TIME: 6/20/2023  
6:00pm

HEARING MASTER: Susan Finch

**PLEASE PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0041</u>	PLEASE PRINT NAME <u>MIKE LAMARCA</u> MAILING ADDRESS <u>10759 STANDING STONE DR</u> CITY <u>WIMAUWA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813 3804890</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

**ZHM**, PHM, VRH, LUHO

DATE: 06/20/2023

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0330	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0351	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0469	Dallas Evans	1. Applicant Presentation Packet	No
RZ 22-1390	Kami Corbett	1. Applicant Presentation Packet	No
RZ 22-1390	Steve Henry	2. Applicant Presentation Packet	No
MM 22-1639	Michelle Heinrich	1. Revised Staff Report	Yes (copy)
MM 22-1639	Jaime Maier	2. Applicant Presentation Packet	No
MM 22-1639	John D. Hooker	3. Opponent Presentation Packet	No
RZ 22-1701	Colin Rice	1. Applicant Presentation Packet	No
RZ 23-0041	Michelle Heinrich	1. Revised Staff Report	Yes (copy)
RZ 23-0041	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 23-0041	John Regan	3. Proponent Presentation Packet	No
RZ 23-0041	Gil Martinez	4. Proponent Presentation Packet	No

JUNE 20, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, June 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

📄 Susan Finch, ZHM, after a delay, called the meeting to order at 6:31 p.m., led in the pledge of allegiance to the flag, and introduced Development Services.

A. WITHDRAWALS AND CONTINUANCES

📄 Michelle Heinrich, Development Services, introduced staff, and reviewed changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

📄 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0648

📄 Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1681

📄 Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

C.2. RZ 23-0115

📄 Michelle Heinrich, Development Services, called RZ 23-0115.

📄 Testimony provided.


📄 Susan Finch, ZHM, closed RZ 23-0115.

TUESDAY, JUNE 20, 2023

C.3. RZ 23-0203

 Michelle Heinrich, Development Services, called RZ 23-0203.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0203.


C.4. RZ 23-0330

 Michelle Heinrich, Development Services, called RZ 23-0330.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0330.

C.5. RZ 23-0351

 Michelle Heinrich, Development Services, called RZ 23-0351.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0351.

C.6. RZ 23-0442

 Michelle Heinrich, Development Services, called RZ 23-0442.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0442.

C.7. RZ 23-0469

 Michelle Heinrich, Development Services, called RZ 23-0469.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0469.


TUESDAY, JUNE 20, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 22-1390

 Michelle Heinrich, Development Services, called RZ 22-1390.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 22-1390.

D.2. MM 22-1639

 Michelle Heinrich, Development Services, called MM 22-1639.


 Testimony provided.

 Susan Finch, ZHM, closed MM 22-1639.

D.3. RZ 22-1701

 Michelle Heinrich, Development Services, called RZ 22-1701.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 22-1701.

D.4. RZ 23-0041

 Michelle Heinrich, Development Services, called RZ 23-0041.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0041.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:28 pm.

RZ-ST17 23-0469

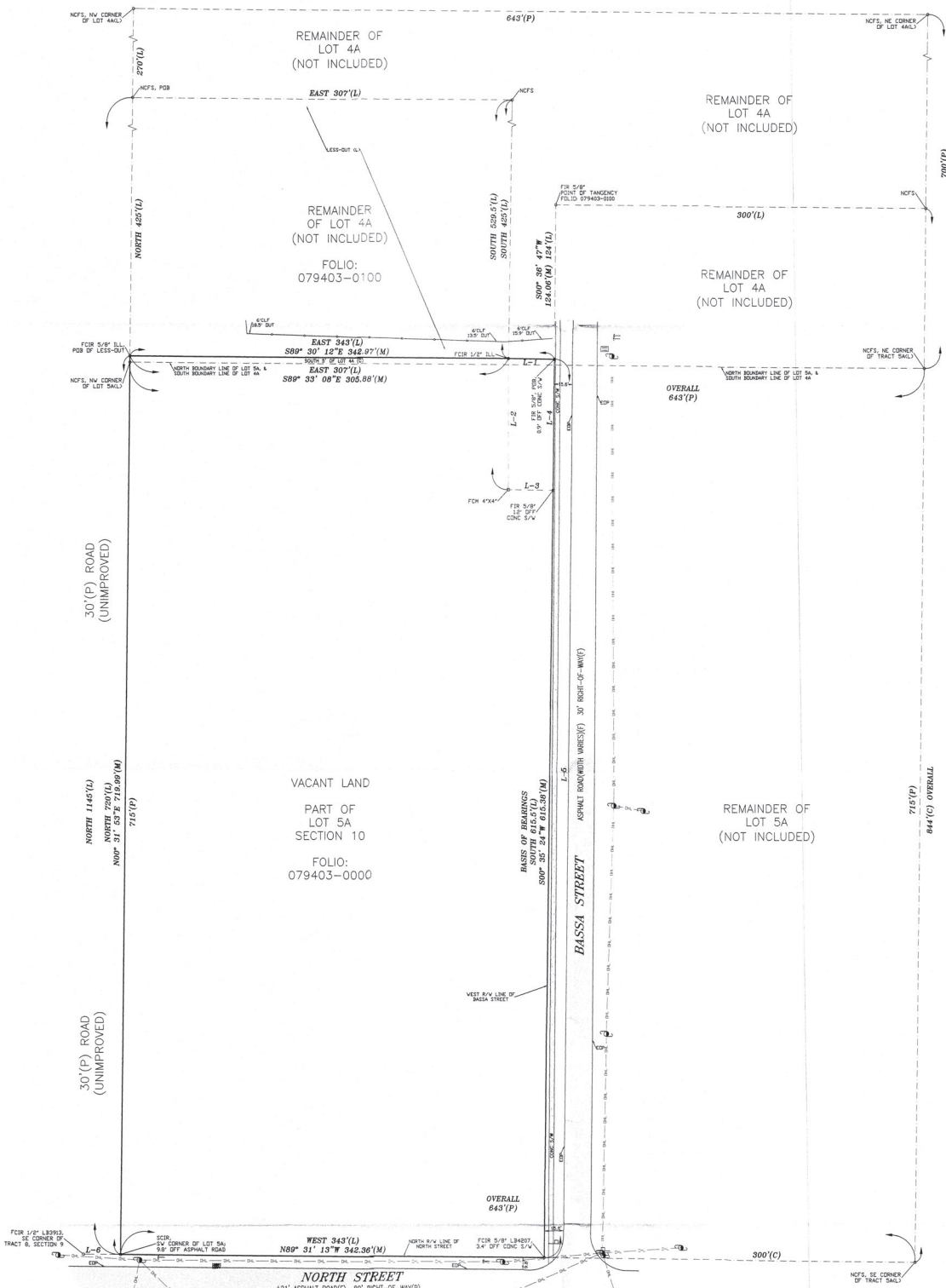
Application No. RZ 23-0469  
Name: Dallas Evans  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 6/20/2023

**SECTION 10 - TOWNSHIP 32 SOUTH - RANGE 20 EAST -  
HILLSBOROUGH COUNTY - FLORIDA**

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF S00°35'24"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE).

**BOUNDARY SURVEY**  
FOLIO: 079403-0000

**NO PHYSICAL ADDRESS, LOCATED ON:  
NORTHEAST CORNER OF BASSA STREET  
& NORTH STREET  
WIMAUVA, FLORIDA 33858**



**LEGAL DESCRIPTION:**  
(WEST) LAND TITLE INSURANCE COMPANY, COMMITMENT AGENT / PLANT FILE #23-1091, DATED MARCH 1, 2023 @ 8:00 AM)  
LOT BEGINNING AT A POINT 270 FEET SOUTH OF THE NW CORNER OF LOT 4-A OF REVISED MAP OF TOWN OF WIMAUVA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE EAST 307 FEET; THENCE SOUTH 529.5 FEET; THENCE EAST 38 FEET; THENCE SOUTH 615.5 FEET; THENCE WEST 143 FEET TO THE SW CORNER OF LOT 5-A; THENCE NORTH 1145 FEET TO THE POINT OF BEGINNING, BEING IN THE NW 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**TOGETHER WITH THE FOLLOWING PARCEL DESCRIBED AS:**  
A PARCEL OF LAND IN LOTS 4A AND 5A OF THE REVISED MAP OF TOWN OF WIMAUVA, (PLAT BOOK 1, PAGE 136, HILLSBOROUGH COUNTY RECORDS) IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 20 EAST, IN HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A, THENCE SOUTH 124 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 104.5 FEET TO A CORNER; THENCE WEST 36 FEET TO A CORNER; THENCE SOUTH 104.5 FEET TO A CORNER; THENCE EAST 38 FEET TO A POINT OF BEGINNING AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**LESS THE FOLLOWING PARCEL DESCRIBED AS:**  
A TRACT OF LAND IN LOT 4A OF THE REVISED MAP OF TOWN OF WIMAUVA, (PLAT BOOK 1, PAGE 136 OF HILLSBOROUGH COUNTY RECORDS) IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 20 EAST, IN HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS: BEGINNING AT A POINT 720 FEET NORTH OF THE SE CORNER OF LOT 5A FOR THE POINT OF BEGINNING OF PARCEL; THENCE NORTH 433 FEET TO A CORNER; THENCE EAST 307 FEET TO CORNER; THENCE SOUTH 425 FEET TO A CORNER; THENCE WEST 307 FEET TO THE POINT OF BEGINNING AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ALL LAND LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
1. PLAT INFORMATION CONFLICTS WITH LEGAL INFORMATION AS SHOWN HEREON.  
2. THERE APPEARS TO BE A SURVEYOR'S ERROR IN THE LEGAL DESCRIPTION SHOWN HEREON IN WHICH IT STATES "BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A" AND SHOULD STATE "BEGINNING AT A POINT OF 844 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A".

**LINE DATA:**

- L-1: S 89°05'57" E 37.09(M) EAST 38(L)
- L-2: S 00°31'11" W 104.51(M) SOUTH 104.5(L)
- L-3: S 89°19'29" E 38.06(M) EAST 36(L)
- L-4: S 00°02'38" E 104.66(M) SOUTH 104.5(L)
- L-5: S 00°34'47" W 719.89(M) SOUTH 720(L)
- L-6: N 89°31'14" W 30.00(M) 30(P)

LEGEND	
	AS CONSTRUCTED
	BOUNDARY POINT
	TRENCH MEASUREMENT
	EASEMENT
	CENTER LINE
	COVERED WALK
	ELECTRIC SERVICE
	ELECTRIC BOX
	FIRE DEPARTMENT CONNECTION
	GAS METER
	SEWER METER
	STORM SEWER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT POLE
	TELEPHONE POLE
	TRAFFIC SIGN POLE
	UTILITY POLE
	WATER POLE
	SEWER POLE
	STORM WATER POLE
	GAS POLE
	FIRE HYDRANT
	GAS METER
	SEWER METER
	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT POLE
	TELEPHONE POLE
	TRAFFIC SIGN POLE
	UTILITY POLE
	WATER POLE
	SEWER POLE
	STORM WATER POLE
	GAS POLE
	FIRE HYDRANT
	GAS METER
	SEWER METER
	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
	GAS VALVE
	GAS METER
	FIRE HYDRANT
	STREET LIGHT POLE
	TELEPHONE POLE
	TRAFFIC SIGN POLE
	UTILITY POLE
	WATER POLE
	SEWER POLE
	STORM WATER POLE
	GAS POLE
	FIRE HYDRANT
	GAS METER
	SEWER METER
	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
	GAS VALVE
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	FIRE HYDRANT
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	FIRE HYDRANT
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	SEWER METER
	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
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	FIRE HYDRANT
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	SEWER METER
	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
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	STORM WATER METER
	WATER METER
	STORM WATER VALVE
	SEWER VALVE
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	STREET LIGHT POLE
	TELEPHONE POLE
	TRAFFIC SIGN POLE
	UTILITY POLE
	WATER POLE
	SEWER POLE
	STORM WATER POLE
	GAS POLE

<p><b>TERMINUS SURVEYING</b></p> <p>10011 N. HAWK CREEK ROAD, SUITE 200, TAMPA, FL 33634 (813) 987-1481</p>	<p><b>TERMINUS SURVEYING, LLC.</b></p>	<p align="center">CERTIFIED TO:</p> <p>— THELMA L. BERREN — LANDIS EVANS PARTNERS, INC. — FLORIDA HOME PARTNERSHIP, INC.</p>		<p><b>JOB INFORMATION</b></p> <p>CREW CHIEF: BB FIELD DATE: 4/27/2023 FIELD BOOK: E1 PAGE: 13</p>	<p align="center">THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTERS 9-D-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 40-221, FLORIDA STATUTES.</p> <p align="right">6/16/2023</p>
		<p>2752 Jason Street Tampa, Florida 33619 (813) 481-1481 www.TerminusSurveying.com FrontDesk@TerminusSurveying.com</p>	<p align="center"><b>JOB# 230361</b></p> <p>REVISIONS:</p> <p>CHECKED BY: JJM</p> <p>DATE: 6/16/2023</p>		
		<p>PROFESSIONAL SEAL:</p> <p>REGISTERED PROFESSIONAL SURVEYOR &amp; MAPPER #3300</p>	<p align="center">DATE: 6/16/2023</p> <p align="center">SIGNATURE: </p> <p align="center">MICHAEL P. MOODY</p>		
		<p>PROFESSIONAL SEAL:</p> <p>REGISTERED PROFESSIONAL SURVEYOR &amp; MAPPER #3358</p>	<p align="center">DATE: 6/16/2023</p> <p align="center">SIGNATURE: </p> <p align="center">MICHAEL P. MOODY</p>		

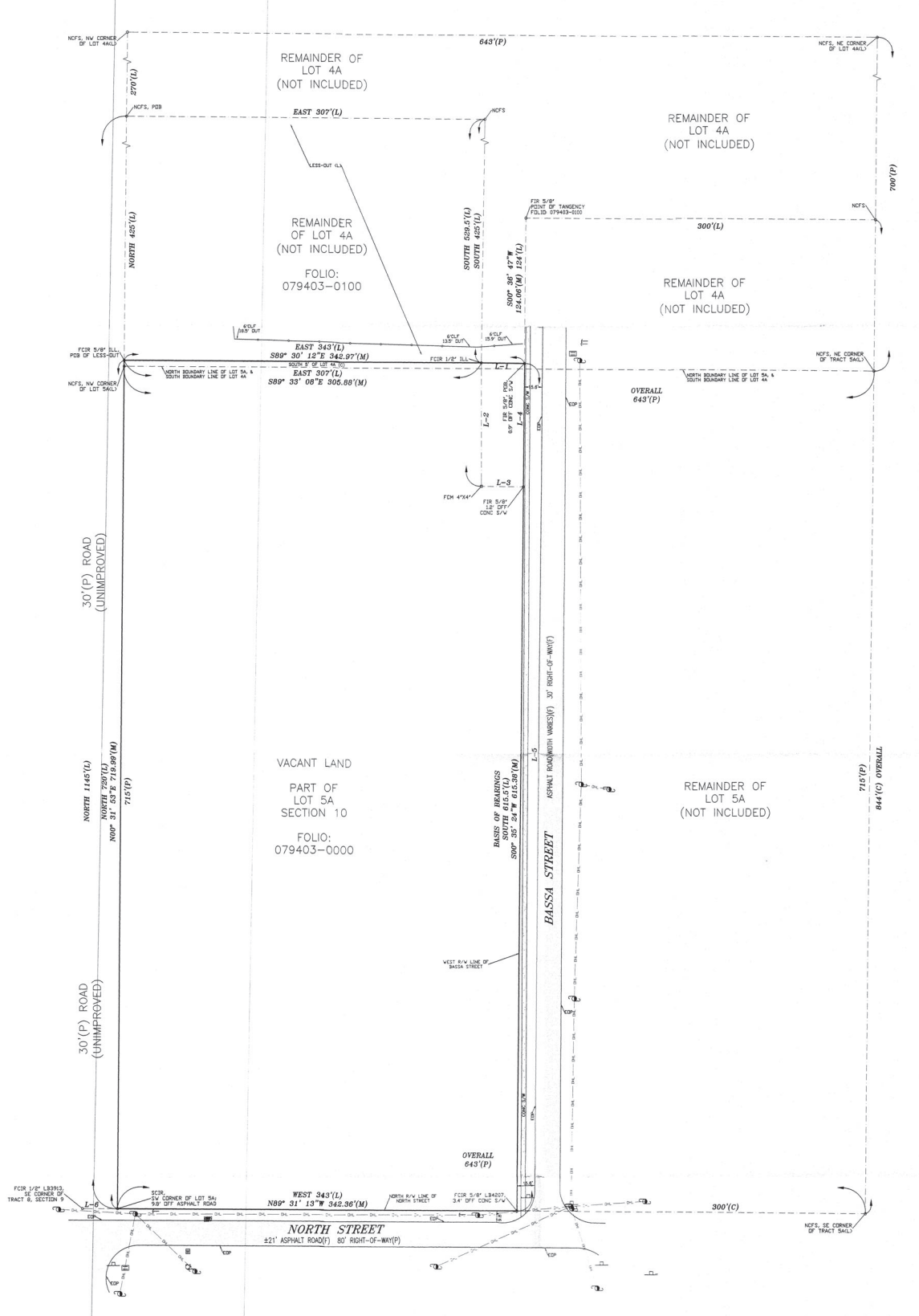
SECTION 10 – TOWNSHIP 32 SOUTH – RANGE 20 EAST  
HILLSBOROUGH COUNTY – FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF S00° 35' 24"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

BOUNDARY SURVEY

FOLIO: 079403-0000

NO PHYSICAL CORNER LOCATED ON:  
NORTHEAST CORNER OF BASSA STREET  
& NORTH STREET  
WIMAUMA, FLORIDA 33508



LEGEND

[Symbol]	AS CORNER	[Symbol]	AS CORNER
[Symbol]	BOUNDARY PROPERTY	[Symbol]	BOUNDARY PROPERTY
[Symbol]	BOUNDARY BEARING	[Symbol]	BOUNDARY BEARING
[Symbol]	BOUNDARY DISTANCE	[Symbol]	BOUNDARY DISTANCE
[Symbol]	BOUNDARY LINE	[Symbol]	BOUNDARY LINE
[Symbol]	BOUNDARY POINT	[Symbol]	BOUNDARY POINT
[Symbol]	BOUNDARY PLAT	[Symbol]	BOUNDARY PLAT
[Symbol]	BOUNDARY SURVEY	[Symbol]	BOUNDARY SURVEY
[Symbol]	BOUNDARY CORNER	[Symbol]	BOUNDARY CORNER
[Symbol]	BOUNDARY CENTERLINE	[Symbol]	BOUNDARY CENTERLINE
[Symbol]	BOUNDARY WIDTH	[Symbol]	BOUNDARY WIDTH
[Symbol]	BOUNDARY HEIGHT	[Symbol]	BOUNDARY HEIGHT
[Symbol]	BOUNDARY AREA	[Symbol]	BOUNDARY AREA
[Symbol]	BOUNDARY PERIMETER	[Symbol]	BOUNDARY PERIMETER
[Symbol]	BOUNDARY VOLUME	[Symbol]	BOUNDARY VOLUME
[Symbol]	BOUNDARY WEIGHT	[Symbol]	BOUNDARY WEIGHT
[Symbol]	BOUNDARY TEMPERATURE	[Symbol]	BOUNDARY TEMPERATURE
[Symbol]	BOUNDARY HUMIDITY	[Symbol]	BOUNDARY HUMIDITY
[Symbol]	BOUNDARY PRESSURE	[Symbol]	BOUNDARY PRESSURE
[Symbol]	BOUNDARY WIND	[Symbol]	BOUNDARY WIND
[Symbol]	BOUNDARY LIGHT	[Symbol]	BOUNDARY LIGHT
[Symbol]	BOUNDARY SOUND	[Symbol]	BOUNDARY SOUND
[Symbol]	BOUNDARY VIBRATION	[Symbol]	BOUNDARY VIBRATION
[Symbol]	BOUNDARY ACCELERATION	[Symbol]	BOUNDARY ACCELERATION
[Symbol]	BOUNDARY DECELERATION	[Symbol]	BOUNDARY DECELERATION
[Symbol]	BOUNDARY ROTATION	[Symbol]	BOUNDARY ROTATION
[Symbol]	BOUNDARY TRANSLATION	[Symbol]	BOUNDARY TRANSLATION
[Symbol]	BOUNDARY DISTORTION	[Symbol]	BOUNDARY DISTORTION
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[Symbol]	BOUNDARY TRANSFORMATION	[Symbol]	BOUNDARY TRANSFORMATION
[Symbol]	BOUNDARY INTERSECTION	[Symbol]	BOUNDARY INTERSECTION
[Symbol]	BOUNDARY JUNCTION	[Symbol]	BOUNDARY JUNCTION
[Symbol]	BOUNDARY DIVISION	[Symbol]	BOUNDARY DIVISION
[Symbol]	BOUNDARY UNION	[Symbol]	BOUNDARY UNION
[Symbol]	BOUNDARY SEPARATION	[Symbol]	BOUNDARY SEPARATION
[Symbol]	BOUNDARY CONNECTION	[Symbol]	BOUNDARY CONNECTION
[Symbol]	BOUNDARY ISOLATION	[Symbol]	BOUNDARY ISOLATION
[Symbol]	BOUNDARY PROTECTION	[Symbol]	BOUNDARY PROTECTION
[Symbol]	BOUNDARY SECURITY	[Symbol]	BOUNDARY SECURITY
[Symbol]	BOUNDARY DEFENSE	[Symbol]	BOUNDARY DEFENSE
[Symbol]	BOUNDARY ATTACK	[Symbol]	BOUNDARY ATTACK
[Symbol]	BOUNDARY SURRENDER	[Symbol]	BOUNDARY SURRENDER
[Symbol]	BOUNDARY RESISTANCE	[Symbol]	BOUNDARY RESISTANCE
[Symbol]	BOUNDARY COMPLIANCE	[Symbol]	BOUNDARY COMPLIANCE
[Symbol]	BOUNDARY VIOLATION	[Symbol]	BOUNDARY VIOLATION
[Symbol]	BOUNDARY VIOLATION	[Symbol]	BOUNDARY VIOLATION
[Symbol]	BOUNDARY VIOLATION	[Symbol]	BOUNDARY VIOLATION
[Symbol]	BOUNDARY VIOLATION	[Symbol]	BOUNDARY VIOLATION
[Symbol]	BOUNDARY VIOLATION	[Symbol]	BOUNDARY VIOLATION

**LEGAL DESCRIPTION:**  
(WEST-CORNER TRACT 8, SECTION 10, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA) PLANT FILE #23-5019, DATED: MARCH 1, 2023 @ 8:00 AM

LOT BEGINNING AT A POINT 270 FEET SOUTH OF THE NW CORNER OF LOT 4-A OF REVISED MAP OF TOWN OF WIMAUMA, HILLSBOROUGH COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A, THENCE SOUTH 124 FEET TO THE SW CORNER OF LOT 5A, THENCE NORTH 114.6 FEET TO THE POINT OF BEGINNING, BEING IN THE NW 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
1. PLAT INFORMATION CONFLICTS WITH LEGAL INFORMATION AS SHOWN HEREON.  
2. THESE APPEAR TO BE A SURVEYOR'S ERROR IN THE LEGAL DESCRIPTION SHOWN HEREON IN WHICH IT STATES BEGINNING AT A POINT OF 720 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A AND SHOULD STATE BEGINNING AT A POINT OF 844 FEET NORTH AND 300 FEET WEST OF THE SE CORNER OF TRACT 5A.

**GENERAL NOTES:**  
1. THE BOUNDARY SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC MAKES NO GUARANTEE OR REPRESENTATIONS REGARDING DEEDS, CLAIMS OF BOUNDARY LINE, DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY GOVERNMENT.  
2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.  
3. ADDITIONS OR DELETIONS TO BOUNDARY MAPS OR REPORTS BY OTHER THAN THE SURVEYOR PARTY OR PARTIES IS PROHIBITED UNLESS THE WRITTEN CONSENT OF THE SURVEYOR PARTY OR PARTIES.  
4. THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A WARRANTY OF BOUNDARY LINE. THE SURVEYOR'S OBLIGATION IS LIMITED TO THE BOUNDARY SURVEY AS SHOWN ON THE BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.  
5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY SURVEY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/STATE BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS OR BOUNDARIES.  
6. NO UNDESIRABLE FLOODING OR RESTRICTIONS HAVE BEEN LOCATED OR IDENTIFIED AS SHOWN.  
7. THERE ARE NO KNOWN ENCUMBRANCES OR OTHER THAN SHOWN.  
8. ALL MEASUREMENTS ARE IN FEET AND INCHES, UNLESS OTHERWISE NOTED. (FEET AND INCHES MEASURED IN SIZES)  
9. LOGO AND ADDRESS SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE 'X', ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COUNTY 120122, PANEL NUMBER 120270888E, EFFECTIVE 8/28/2008.

CERTIFIED TO: - THELMA L. BERRIN - LANDIS EVANS & PARTNERS, INC. - FLORIDA HOME PARTNERSHIP, INC.	2752 Jason Street Tampa, Florida 33619 (813) 681-4481 www.TerminusSurveying.com FloridaCS@TerminusSurveying.com	JOB# 230361 REVISED: _____ DRAWN: _____ CHECKED BY: JSM DATE: 6/16/2023	THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 111, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 418.07(2) FLORIDA STATUTES. MICHAEL P. MOONEY PROFESSIONAL SURVEYOR # MAPPER 8330 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
	TERMINUS SURVEYING, LLC SURVEYOR'S LICENSE NO. 125270888E		







**PARTY OF  
RECORD**

**NONE**