

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



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Florida Home Development

FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 11.74 MOL

Community Plan Area: Wimauma, SouthShore Areawide Systems

Overlay: Wimauma Downtown



Introduction Summary:

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

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

*number represents a pre-development approximation

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

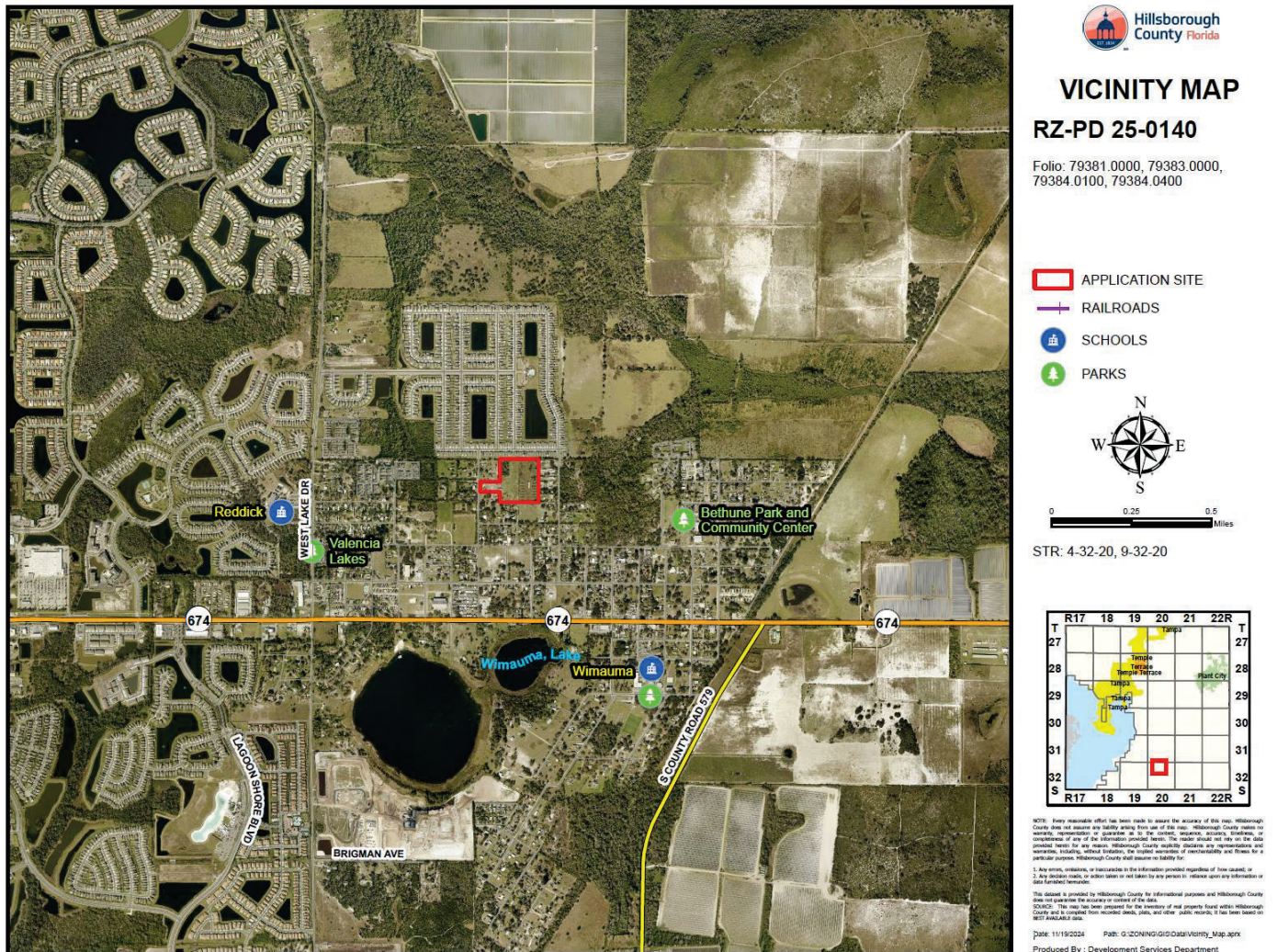
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
----------------------------------------------------------	-------------------------------------------------------------------------------------------

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

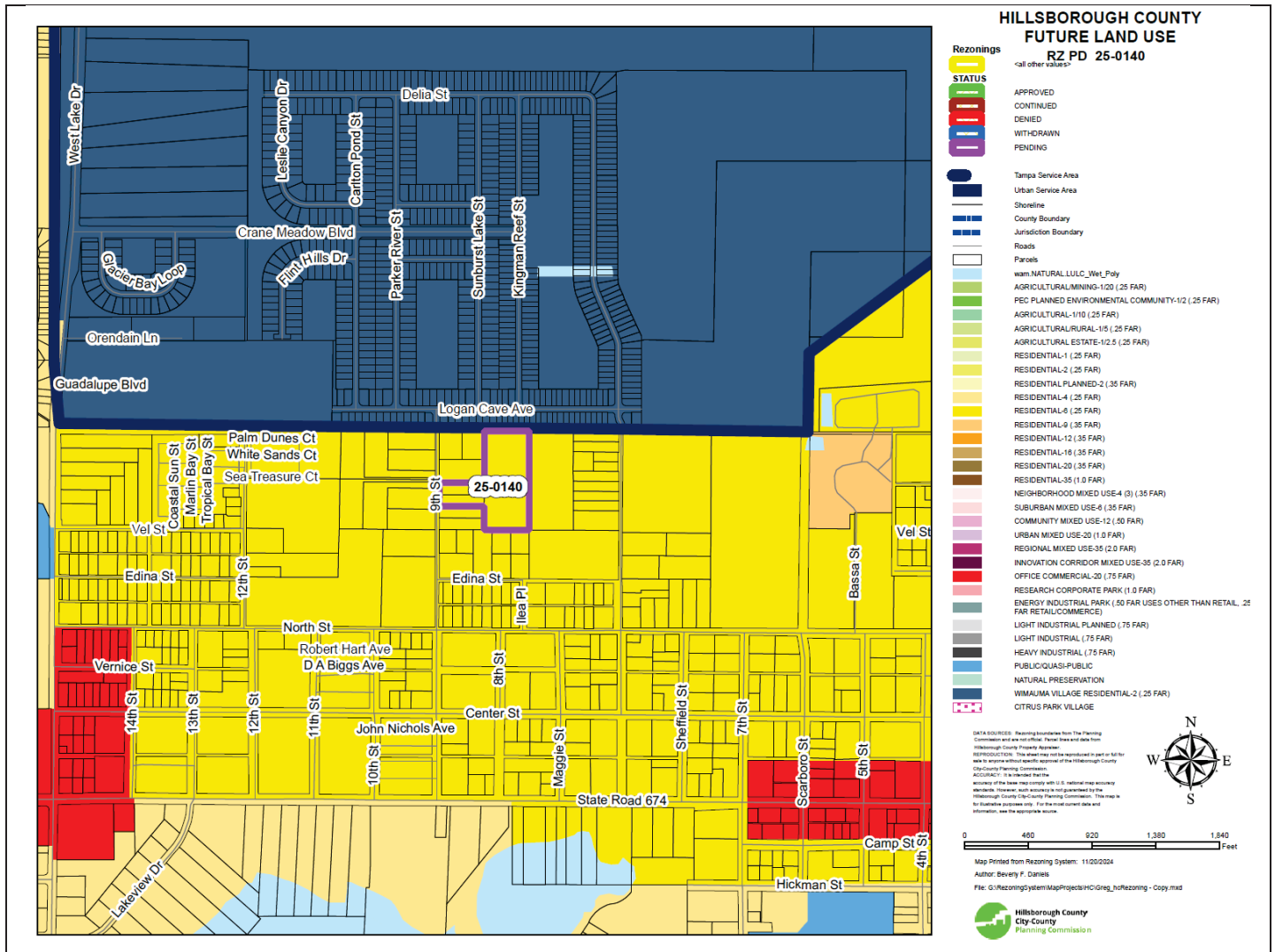


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

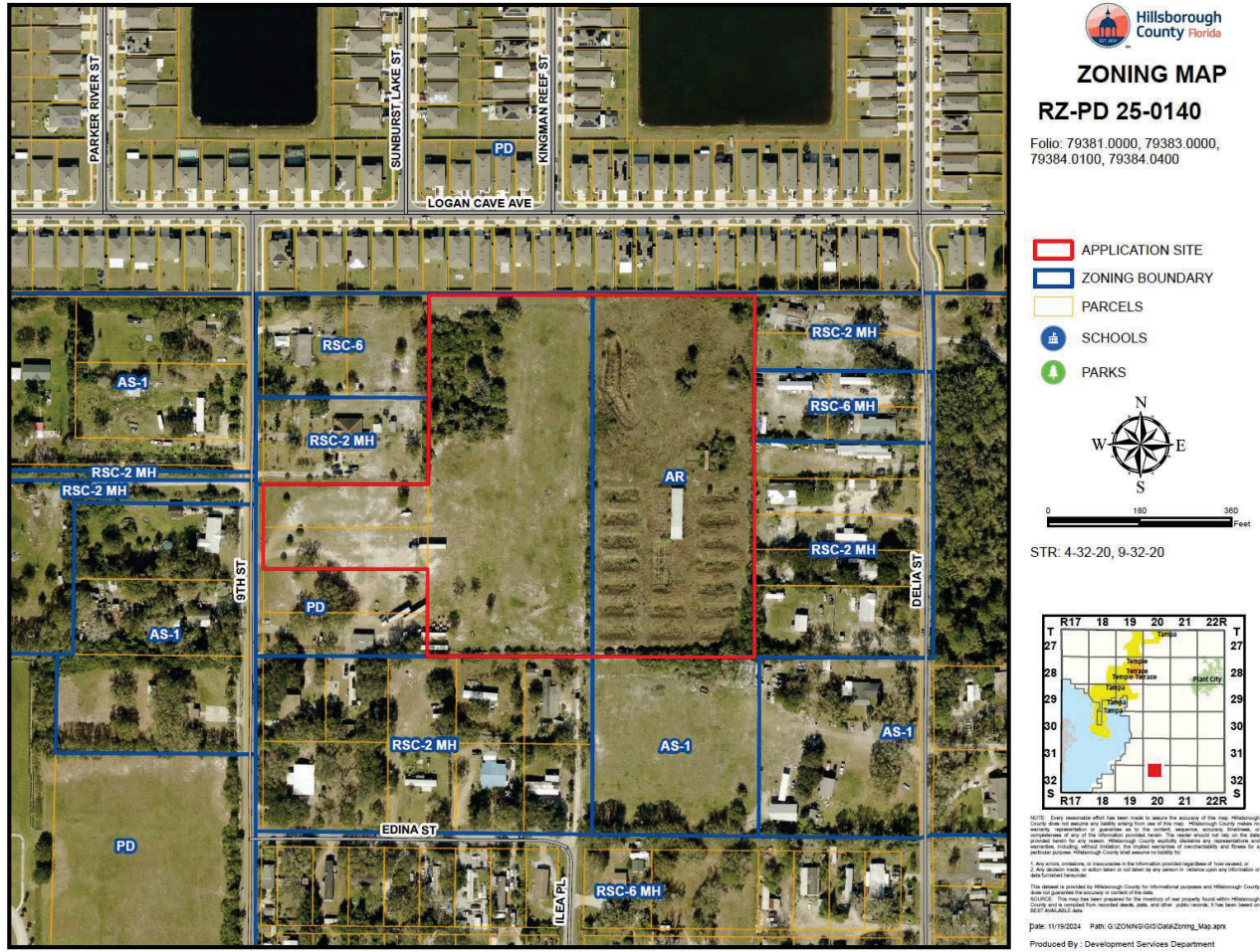
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 19-0093, RSC-2 (MH)	3.16 du/ga, 2 du/ga	Single-Family Residential Conventional, SFR (Conventional/Mobile Home)	Single-Family Residential, SFR
South	PD 92-0367, RSC-2 (MH), AS-1	n/a, 2 du/ga, 1 du/ga	Recreation Area, SFR (Conventional/Mobile Home), SFR	Vacant, Single-Family Residential, SFR
East	RSC-2 (MH), RSC-6 (MH)	2 du/ga, 6 du/ga	SFR (Conventional/Mobile Home), SFR	Single-Family Residential, SFR
West	RSC-6, RSC-2 (MH), PD 92-0367, AS-1	6 du/ga, 2 du/ga, n/a, 1 du/ga	SFR (Conventional), SFR (Conventional/Mobile Home), Recreation Area, SFR	Single-Family Residential, SFR, Vacant, SFR

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

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
9 TH St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

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

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

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

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

APPLICATION NUMBER: PD 25-0140

ZHM HEARING DATE: March 24, 2025

BOCC HEARING DATE: May 13, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

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

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

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

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

Minimum Setbacks:

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

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

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

5. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which analyzes total project trips and shall be used to determine whether turn lanes are required pursuant to Sec. 6.04.04.D. This may require the developer to preserve, dedicate and convey or otherwise acquire additional right-of-way where necessary to construct required turn lanes. Inability to construct or otherwise accommodate required turn lanes may result in the developer being unable to construct to its maximum entitlement.
6. The developer will be required to construct any improvements identified by the County as necessary to comply with the LDC and other applicable regulations or as otherwise described in Conditions 4 and 5, above.
7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
8. Except as may be otherwise specified herein these conditions, the project shall comply with and be subject to all applicable sections of Part 3.23.00 of the LDC, i.e. the Wimauma Downtown Overlay District standards, and all other applicable provisions of the Hillsborough County LDC, Transportation Technical Manual (TTM), and other applicable rules and regulations.
9. Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
11. The site plan depicts impacts to an other surface water (OSW) for the construction of a detention pond. Be advised, this OSW may qualify for a noticed exemption. As such, please submit a request for the NE determination - WEA10 - Exempt Activities in Wetlands. If it is determined the OSW does not qualify, an impact review may be required.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

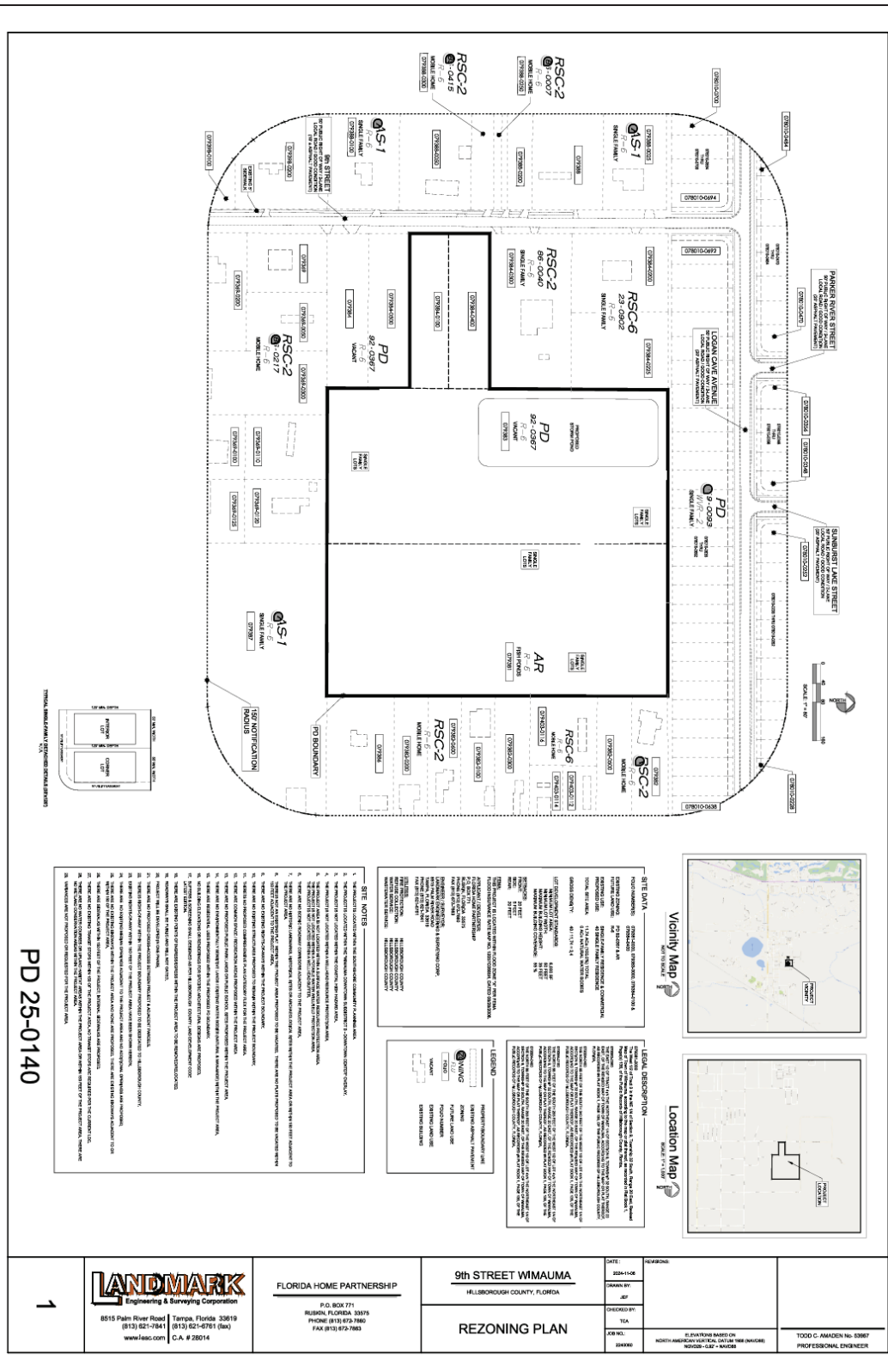
Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



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

TO: Zoning Technician, Development Services Department

DATE: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Wimauma

PETITION NO: RZ 25-0140

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

CONDITIONS OF APPROVAL

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

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

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

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

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

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

Approved Zoning:

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

Total	360	28	36
--------------	------------	-----------	-----------

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

The subject parcel is currently taking access to 9th St.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

APPLICATION NUMBER: PD 25-0140

ZHM HEARING DATE: March 24, 2025

BOCC HEARING DATE: May 13, 2025

Case Reviewer: Chris Grandlienard, AICP

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

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0140
DATE OF HEARING:	March 24, 2025
APPLICANT:	Florida Home Development, Inc.
PETITION REQUEST:	A request to rezone property from AR and PD to PD to permit 40 single-family detached homes
LOCATION:	700 feet south of the intersection of Logan Cave Ave. and 9 th Street
SIZE OF PROPERTY:	11.74 acres, m.o.l.
EXISTING ZONING DISTRICT:	AR and PD 92-0367
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban
COMMUNITY PLAN:	Wimauma

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

Applicant: Florida Home Development

FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 11.74 MOL

Community Plan Area: Wimauma, SouthShore Areawide Systems

Overlay: Wimauma Downtown

Introduction Summary:

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

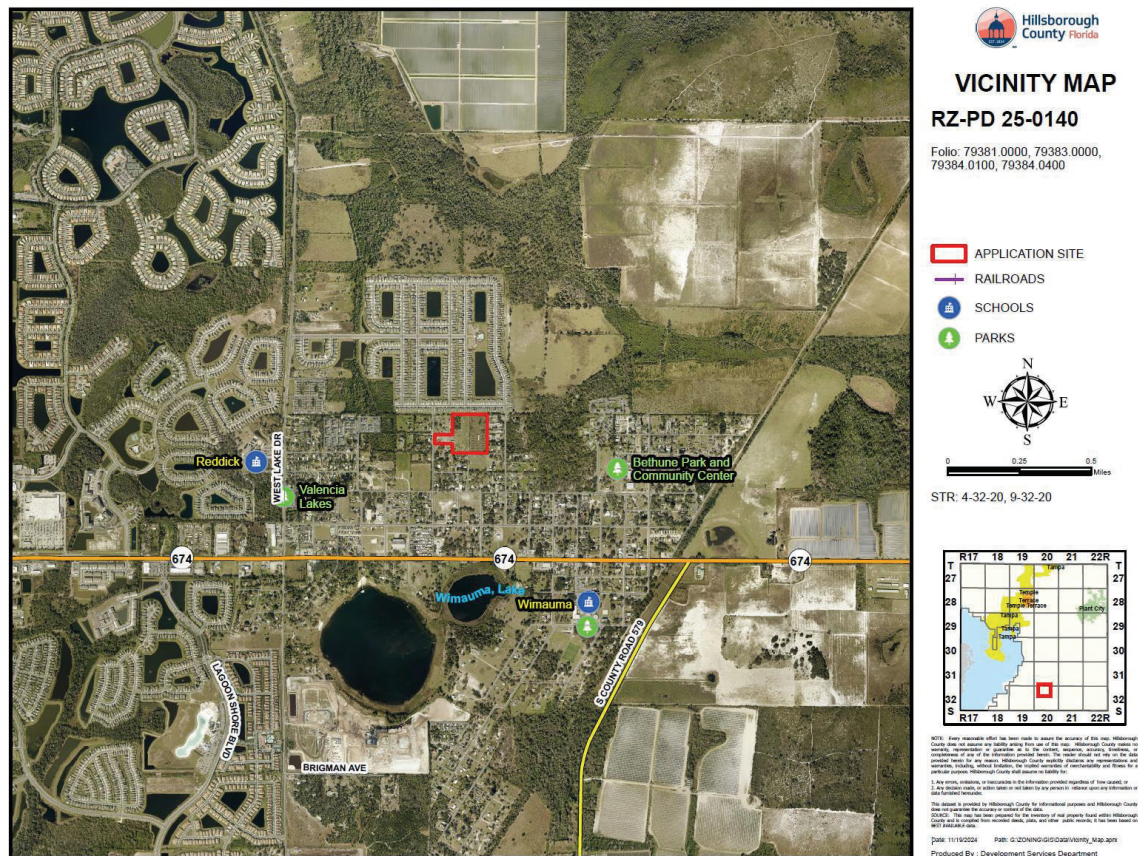
PD Variation(s): None requested as part of this application

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

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

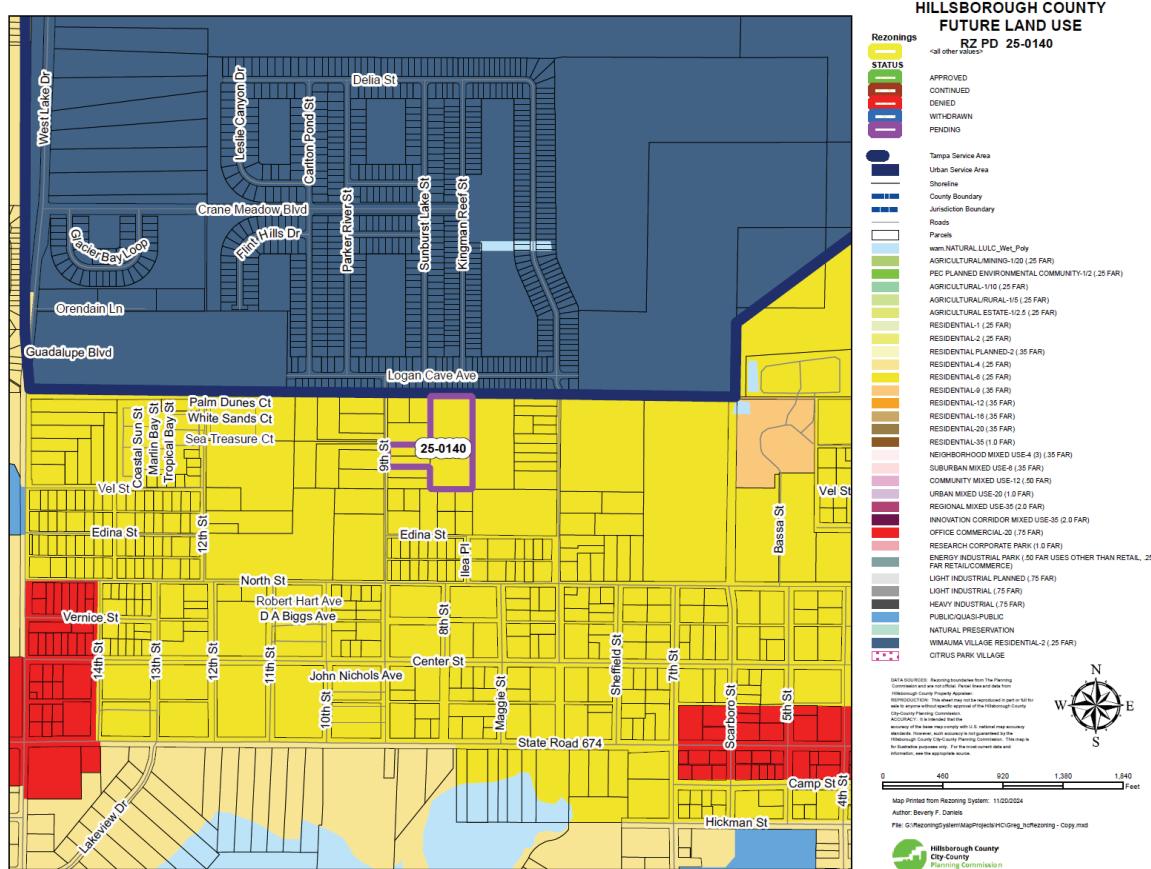
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

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

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



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

Hillsborough County Florida

ZONING MAP

RZ-PD 25-0140

Folio: 79381.000, 79383.000, 79384.010, 79384.040

LEGEND

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

Map Details:

- Map shows a large central parcel outlined in red, designated as the application site.
- Surrounding parcels are labeled with various zoning codes: AS-1, RSC-2 MH, RSC-6, PD, AR, and RSC-6 MH.
- Map includes a legend for application site, zoning boundary, parcels, schools, and parks.
- A north arrow and a scale bar (0 to 300 feet) are also present.

Map Title: ZONING MAP RZ-PD 25-0140

Map Date: 11/19/2024

Map Path: G:\ZONING\GIS\Zoning_Map.aprx

Map Source: Development Services Department

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



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

Adjoining Roadways (check if applicable)

Road Name Classification Current Conditions Select Future Improvements

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present.

Check if Applicable:

☒ Wetlands/Other Surface Waters

☐ Use of Environmentally Sensitive Land Credit

☐ Wellhead Protection Area

☐ Surface Water Resource Protection Area

☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat

☐ Coastal High Hazard Area

☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property

☐ Other

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A				
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Individual Permit Required.
Impact/Mobility Fees				
Single Family Detached (Fee estimate is based on a 2,000 s.f.)				
Mobility: \$9,183 * 40 = \$367,320 School: \$8,227 * 40 = \$329,080 Total per House: \$19,890				
Parks: \$2,145 * 40 = \$85,800 Fire: \$335 * 40 = \$13,400 Total @ 40 Homes: \$795,600				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

Approval, subject to proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 24, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert stated that the property is located on 9th Street in Wimauma and is 11.74 acres in size. She described the surrounding area and stated that the PD is to develop 40 single-family lots with lot widths of 50 feet. She stated that a

companion Personal Appearance application will be filed to remove the subject property from the existing Planned Development.

Mr. Chris Grandlienard Development Services Department testified regarding the County's staff report. Mr. Grandlienard described the rezoning request and stated that staff finds the request approvable.

Ms. Willow Michie of the Planning Commission staff testified regarding the following case on the agenda. The staff report was submitted by the Planning Commission regarding the subject rezoning and staff found the rezoning consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Ms. Albert did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

No documents were submitted 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 site is 11.74 acres in size and is zoned Agricultural Rural (AR) and Planned Development (PD 92-0367). The property is designated Residential-6 (RES-6) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Wimauma Community Plan.
2. The request to rezone from AR and PD to PD is for the purpose of developing 40 single-family detached homes.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff supports the rezoning request and found the application consistent with the Comprehensive Plan.

5. No testimony in opposition was presented at the Zoning Hearing Master hearing.
6. The surrounding property is zoned and developed with residential land uses.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department results in a compatible land use in the area.

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 Planned Development 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 request is to rezone 11.74 acres from AR and PD to PD to develop 40 single-family homes. No Planned Development Variations or waivers are requested.

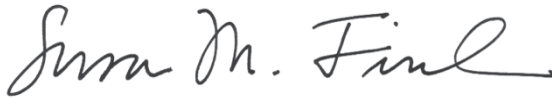
The Planning Commission staff supports the rezoning request and found the application consistent with the Comprehensive Plan.

No testimony in opposition was presented at the Zoning Hearing Master hearing

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department results in a compatible land use in the area.

RECOMMENDATION

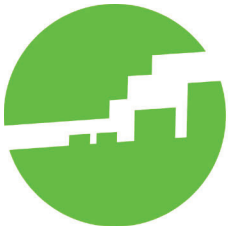
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 14, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

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

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

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

Staff Analysis of Goals, Objectives and Policies:

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

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.2 requires all new development within the USA and in categories allowing 4 units per acre or greater to occur at a density of least 75% of the allowable density of the land use category. The proposed units for the subject site do not meet 75% of the allowable density of the Residential-6 Future Land Use category. Policy 1.3 outlines cases in which less than 75% of the allowable density is permitted. In this case, although the site does not meet the minimum density standards, the density and lot sizes are compatible with the surrounding area. Reducing the lot sizes to accommodate more units would not be compatible with the existing uses surrounding the site. Therefore, the proposal meets the intent of FLUE Policy 1.2 and 1.3. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility

does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The site currently has vacant land. There are vacant and single-family residential uses surrounding the subject site on all sides. There are public/quasi-public/institutional uses further to the east, south, and west of the site, as well as HOA/Common Property uses to the north. The proposal to allow single-family uses is compatible with the surrounding area and meets the intent of Objective 1 and FLUE Policy 1.4.

FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-6 (RES-6) Future Land Use category. The RES-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. As the language states above, residential is allowed, therefore; it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

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

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

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

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

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

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

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

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

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

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

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and

screening techniques and control of specific land uses.

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Environmental Considerations

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

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

Downtown Center

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

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective:

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

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

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0140

<all other values>

Rezoning

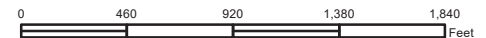
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

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

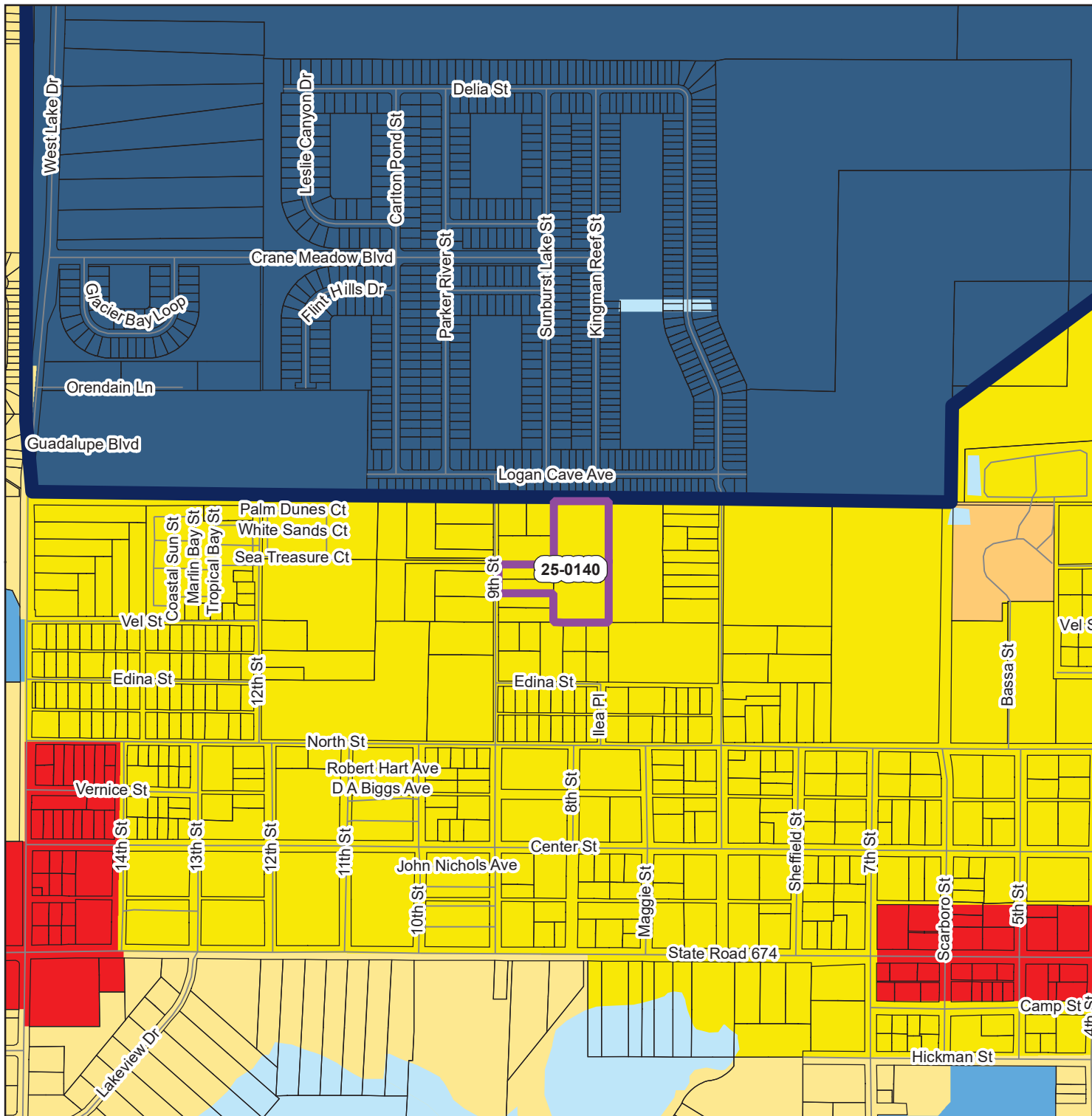
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 11/20/2024

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HCI\Greg_hcRezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 9th Street PD

Zoning File: RZ-PD (25-0140) Modification: None

Atlas Page: None Submitted: 04/16/25

To Planner for Review: 04/16/25 Date Due: ASAP

Contact Person: Isabelle Albert, Halff Associates, Inc. Phone: 813-331-0976/ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes ☐ No ☒

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 04/21/2025

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Wimauma

PETITION NO: RZ 25-0140

-
- | | |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |
-

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.

2. As 9th St is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to 9th St and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

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

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

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

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

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

Approved Zoning:

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

Total	360	28	36
--------------	------------	-----------	-----------

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

The subject parcel is currently taking access to 9th St.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

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

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

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

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

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

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

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

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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 2/18/2024	COMMENT DATE: 12/6/2024
PETITION NO.: 25-0140	PROPERTY ADDRESS: 9th St, Wimauma, FL 33598
EPC REVIEWER: Melissa Yanez	FOLIO #: 0793830000, 0793840100, and 0793840400
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 09-31S-20E and 09-32S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – West and South portion of folio 079381-0000, seen on site plan
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.The site plan depicts impacts to another surface water (OSW) for the construction of a detention pond. Be advised, this OSW may qualify for a noticed exemption. As such, please submit a request for the NE determination - WEA10-Exempt Activities in Wetlands. If it is determined the OSW does not qualify, an impact review may be required.The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the siteplan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/ egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: ialbert@halff.com / chad@flhome.org

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



Adequate Facilities Analysis: Rezoning

Date: December 17, 2024

Acreage: 11.74 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0140

Future Land Use: RES-6

HCPS #: RZ 659

Maximum Residential Units: 39

Address: 9th Street south of Logan Avenue

Residential Type: Single Family Detached

Parcel Folio Number(s): 79381.0000
79383.0000 79384.0100 79384.0400

School Data	Wimauma Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	975	1557	3301
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	570	1612	3653
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	58%	104%	111%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/16/2024	401	0	0
Students Generated 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	8	4	6
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	100%	104%	111%

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

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 03/12/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Florida Home Development

PETITION NO: 25-0140

LOCATION: 5598 Edina St

FOLIO NO: 79381.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: $\$9,183 * 40 = \$367,320$

Parks: $\$2,145 * 40 = \$85,800$

School: $\$8,227 * 40 = \$329,080$

Fire: $\$335 * 40 = \$13,400$

Total per House: \$19,890

Total @ 40 Homes: \$795,600

Project Summary/Description:

Urban Mobility, South Parks/Fire - 40 single family home

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

PETITION NO.: RZ-PD 25-0140 REVIEWED BY: Clay Walker, E.I. DATE: 1/21/2025

FOLIO NO.: 79381.0000, 79383.0000, 79384.0100, 79384.0400

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 ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located west of the subject property within the east Right-of-Way of 9th 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 12 inch wastewater forcemain exists ☒ (approximately 2,200 feet from the project site), ☐ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of State Road 674. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 2 Dec. 2024

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 25-0140

LOCATION: Not listed

FOLIO NO: 79383.0000, 79384.0100, 79384.0400,
79381.0000

SEC: 09 TWN: 32 RNG: 20

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 11/14/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/19/2024

PROPERTY OWNER: Fabian Martinez **PID:** 25-0140

APPLICANT: Florida Home Development, Inc

LOCATION: 5598 Edina St. Wimauma, FL 33598

FOLIO NO.: 79381.0000, 79383.0000, 79384.0100, 79384.0400

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our next application is Item D.5, PD
2 25-0140. The applicant is requesting to rezone property from AR
3 and PD to PD. And Chris Grandlienard with Development Services
4 will present staff findings after the applicant's presentation.

5 HEARING MASTER FINCH: All right. Is the applicant
6 here?

7 MS. ALBERT: Yes. Good evening. Isabelle Albert with
8 Halff, 1000 North Ashley Drive. This is a quick request. This
9 is on 9th Street in Wimauma. It's about 11.74 acres in the
10 urban service area. And the surrounding area is a, you know,
11 mixed use development of commercial and office in retail and --
12 and residential in the area.

13 Future land use is residential six, WBR-two is located
14 to the north. And the zoning is a mixture of planned
15 development during zoning conformance, agricultural rural with
16 some residential development surrounding the site.

17 The request is for 40 lots at 50-foot wide lots.
18 Development Services and Planning Commission staff both
19 recommended approval. There's no re -- objections from
20 reviewing agencies. And we have request for approval. And I'm
21 here if you have any question.

22 HEARING MASTER FINCH: No questions. Thank you so
23 much.

24 MS. ALBERT: I do -- I just want to clarify that we
25 are going to be doing a companion PRS to remove our site from

1 the PD that I'm just talked about.

2 HEARING MASTER FINCH: Understood. Thank you.

3 MS. ALBERT: I'm here if you have any questions.

4 HEARING MASTER FINCH: Appreciate it. If you could
5 sign in.

6 MS. ALBERT: Thank you.

7 HEARING MASTER FINCH: Development Services.

8 MR. GRANDLIENARD: Chris Grandlienard again,
9 Development Services here to present the 24 -- PD 25-140.

10 The applicant proposes to rezone 11.74 acre property
11 containing four parcels from PD and AR to PD 25-0140 to allow
12 for 40 single-family detached dwelling units. The minimum
13 50-foot lot width. As was stated previously, a companion -- a
14 companion minor modification, PRS 25-420, has been filed that
15 will remove the three parcels located in the old PD into this
16 new PD, if approved.

17 The area consists of single-family residential. The
18 subject property is designated residential six in the future
19 land use map. The Planning Commission finds the proposed use
20 consistent with the comprehensive plan. The surrounding uses
21 are similar to the request, single-family residential.
22 Therefore, the rezoning of the subject parcel from PD and AR to
23 PD 25-140 to allow for a sing -- 40 single-family detached
24 dwelling units would be consistent with the existing zoning
25 pattern of the area.

1 We find it approvable. I'd be glad to answer any
2 questions you might have.

3 HEARING MASTER FINCH: None at this time, but thank
4 you so much.

5 MR. GRANDLIENARD: Thank you.

6 HEARING MASTER FINCH: Planning Commission.

7 MS. MICHIE: Willow Michie, Planning Commission staff.

8 The subject site is in the residential 12 future land
9 use category in the sur -- urban service area and within the
10 East Lake Orion park community plan.

11 The proposal meets the intent of future land use
12 element objective 16, which requires new development to be
13 compatible to the surrounding neighborhood. Goal 12 and
14 objective 12-1 of the community design component of the future
15 land use element requires new developments to recognize the
16 existing community and the design to relate to and be compatible
17 with the predominant character of the surrounding area.

18 In this case, the surrounding land use pattern is
19 mostly single-family and two family uses. Therefore, the
20 proposed rezoning will compliment the surrounding area. Based
21 upon the above considerations and the following goals,
22 objectives and policies, Planning Commission staff finds the
23 proposed development consisted with the Unappropriated
24 Hillsborough County comprehensive plan, subject to the
25 conditions proposed by the Development Services Department.

Zoning Hearing Master Hearing
March 24, 2025

1 HEARING MASTER FINCH: Thank you so much. Is there
2 anyone in the room or online that would like to speak in
3 support? Anyone in favor. No.

4 Anyone in opposition? No one.

5 Ms. Heinrich?

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

7 HEARING MASTER FINCH: Ms. Albert? Nothing. Okay.

8 Then with that, we'll close Rezoning 25-0140.

9 Let me -- before -- let me just say real quick, we
10 have six cases left. The policy of the county is, I cannot open
11 a case past midnight. So I would urge you to try to make things
12 brief, short and make sure that the -- whoever that is on the
13 last on the agenda gets their hearing heard.

14 So with that, let's call the next case.

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

1 Item A.19, Major Mod 25-0136. This application is out
2 of order to be heard and is being continued to the
3 March 24, 2025 ZHM hearing.

4 Item A.20, PD 25-0140. This application is out of
5 order to be heard and is being continued to the March 24, 2025
6 ZHM hearing.

7 Item A.21, PD 25-0143. This application is out of
8 order to be heard and is being continued to the March 24, 2025
9 ZHM hearing.

10 Item A.22, PD 24-0144. This application is being
11 continued by the applicant to the March 24, 2025 ZHM hearing.

12 Item A.23, PD 25-0145. This application is be -- is
13 out of order and is being continued to the March 24, 2025 ZHM
14 hearing.

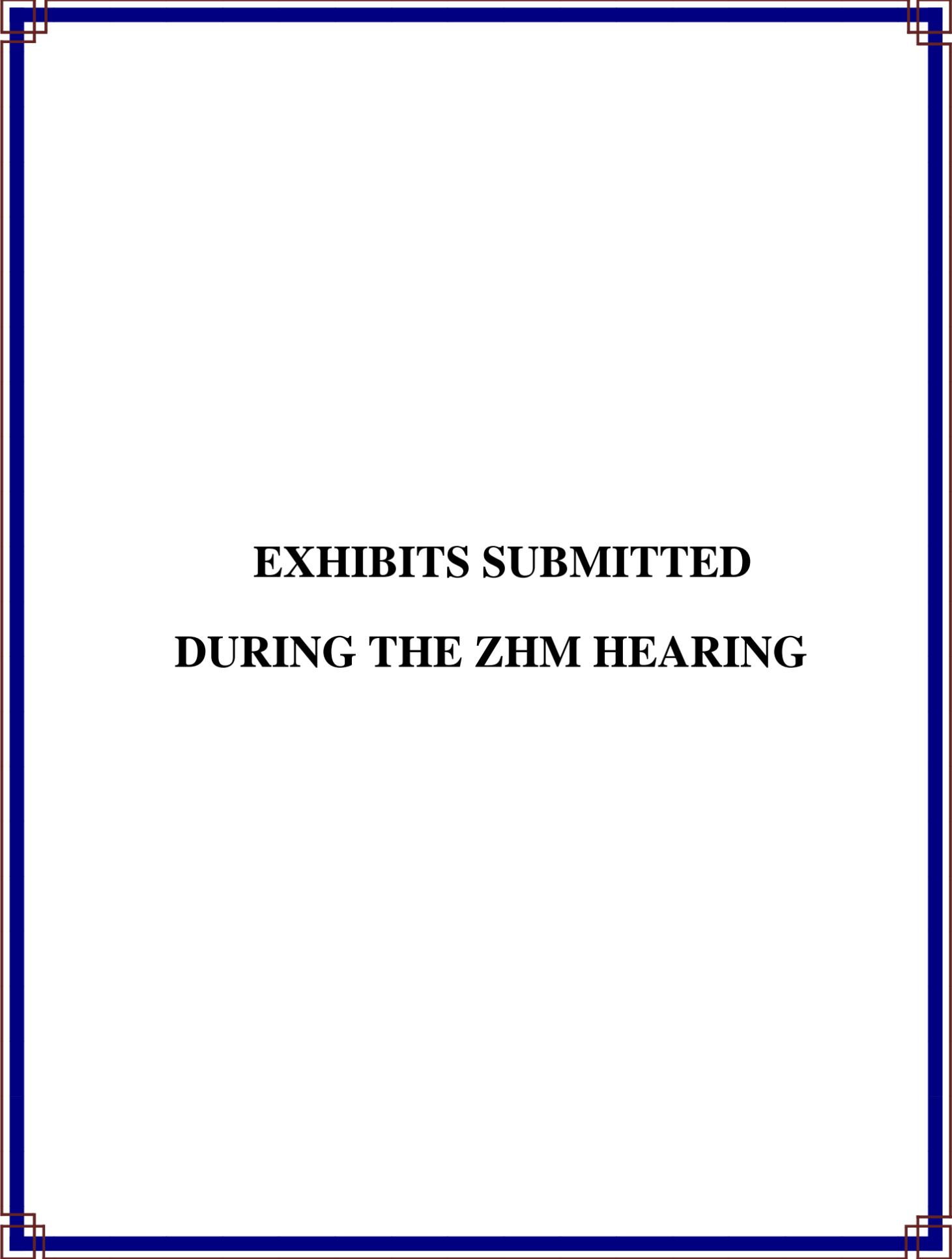
15 Item A.24, Special Use 25-0300, is being continued by
16 the applicant to the March 24, 2025 ZHM hearing.

17 And that concludes our published withdraws and
18 continuances.

19 HEARING MASTER: All right. Thank you very much.

20 Okay. Before we get started with the agenda, I'll go
21 over some -- the meeting procedures for tonight.

22 So the agenda consists of items that require a public
23 hearing before a hearing master before they go to the Board of
24 County Commissioners for a final decision. I will conduct a
25 hearing on each item today and will submit written



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE