

Rezoning Application: 23-0902

Zoning Hearing Master Date: 12/18/2023

BOCC Land Use Meeting Date: 2/13/2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Noralva Santosa
 FLU Category: R-6
 Service Area: Urban
 Site Acreage: +/- 1.61 acres
 Community Plan Area: Wimauma
 Overlay: Wimauma Downtown Overlay
 Request: Rezone from AS -1 to RSC-6.



Introduction Summary:

The owner of the property is requesting a rezoning to permit a subdivision of the property into two residential lots. The current zoning district Agricultural – Single Family (AS-1) requires a minimum lot size of 43,560 square feet, whereas the proposed zoning district Residential – Single Family Conventional – 6 (RSC-6) permits a minimum lot size of 7,000 square feet. Single-family residential development is not required to comply with the Wimauma Downtown Overlay requirements.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	+/- 1.61 acres	+/- 1.61 acres
Density/Intensity	1 dwelling unit (du) / gross acre	6 du / gross acre
Mathematical Maximum*	1 dwelling unit	9 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	RSC-6
Lot Size / Lot Width	43,560 sf / 150'	7,000 / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

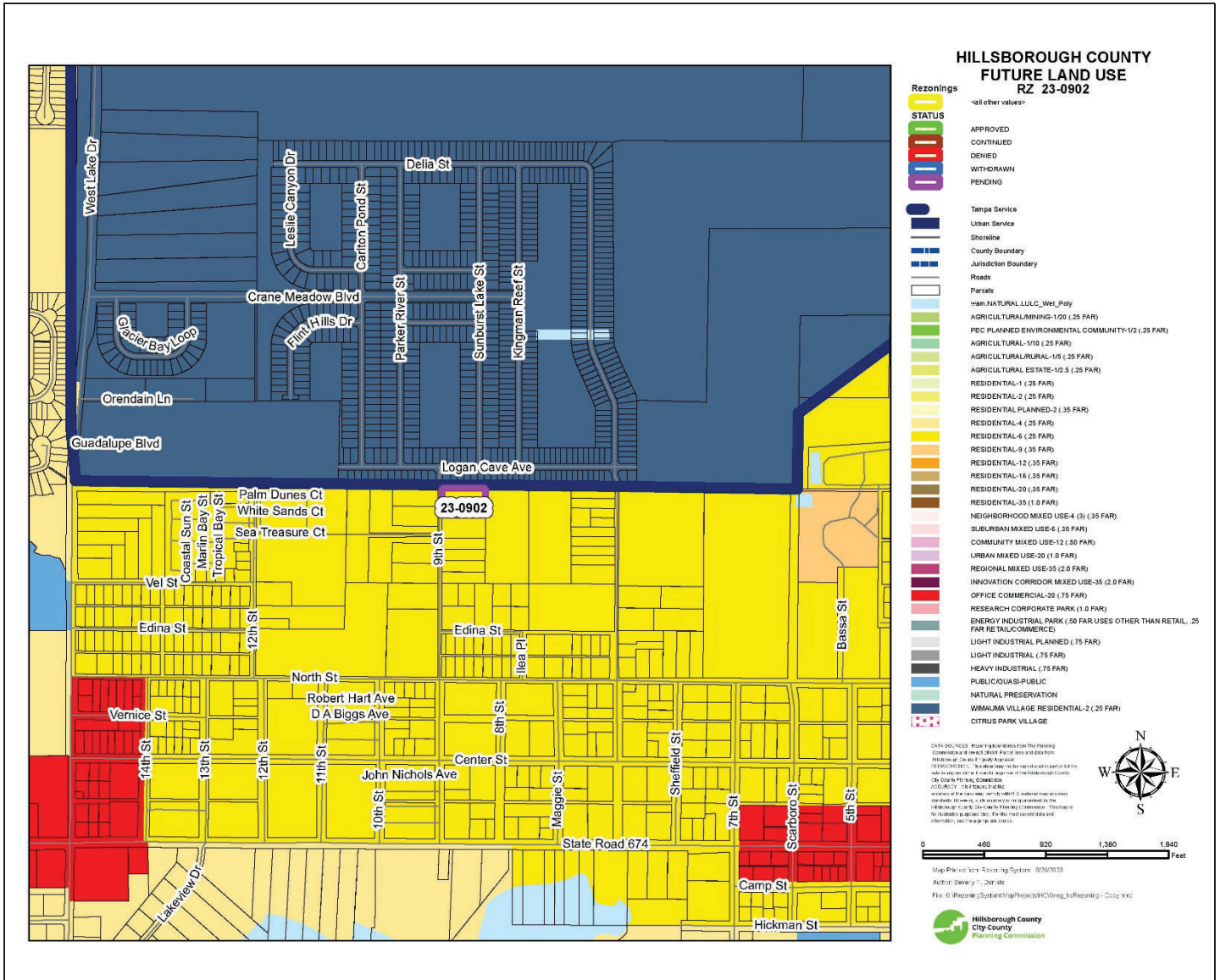
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

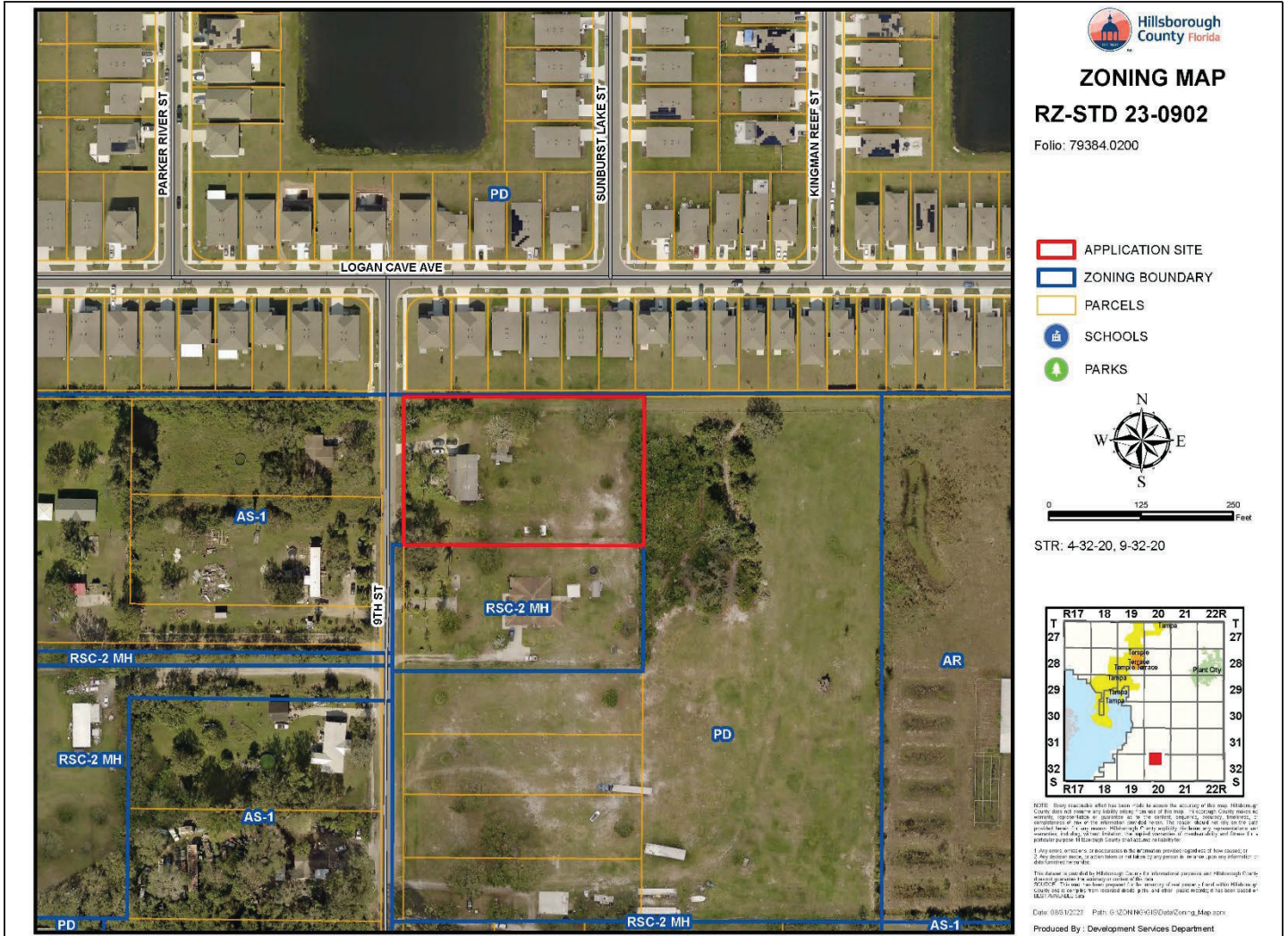
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-6
Maximum Density/F.A.R.:	6 DU per GA / 0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose, 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	2 DU / GA	Single-Family Residential	Single-Family Residential
South	RSC-2 MH	2 DU / GA	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential
East	PD 92-0367	6 DU / GA or maximum .25 FAR	Church, RV Park, Community Residential Home, Single-Family	Vacant
West	AS-1	1 DU / GA	Single-Family Residential, Agriculture	Single-Family Residential (Mobile Home)

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

N/A

APPLICATION NUMBER: RZ-STD 23-0902

ZHM HEARING DATE: December 18th, 2023

BOCC LUM MEETING DATE: February 13th, 2024

Case Reviewer: Michelle Montalbano

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	15	3	1
Proposed	110	8	10
Difference (+/-)	+95	+5	+9

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

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	Connection to County wastewater required.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property located at 102 9th Street in Wimauma, is requesting a rezoning from AS-1 to RSC-6 in order to subdivide the property into two residential lots. The surrounding area consists of single-family conventional, mobile homes, and agricultural properties with varying densities. In the vicinity are several lots zoned for a Planned Development allowing churches, RV parks, community residential homes, or single-family residences.


The majority of the area surrounding the site is of residential uses, and thus, the proposed rezoning will keep the parcel consistent with the surrounding uses. The proposed size of the subject parcel in relation to other adjacent residential uses is in line with the development trends in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed rezoning to the RSC-6 district **Approvable**.

6.0 PROPOSED CONDITIONS

None proposed as part of this application.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Dec 8 2023 16:25:37</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 12/06/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0902

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.5 acres from Agricultural Single Family – 1 (AS-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located on the east side of 9th street +/- 160 feet south of the intersection of Logan Cave Ave and 9th Street. The Future Land Use designation of the site is Residential - 6 (R-6).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 1 Single Family Dwelling Unit (ITE Code 210)	15	3	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 9 Single Family Dwelling Units (ITE Code 210)	110	8	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+95	+5	+9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 9th Street. 9th Street is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway. 9th Street does not have sidewalks on either side of the roadway within the vicinity of the project. 9th Street lies within +/- 32 feet of Right of Way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

9th Street is not a regulated roadway and as such was not included in the Hillsborough County Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 18, 2023 Report Prepared: December 6, 2023	Petition: RZ 23-0902 Folio 79384.0200 <i>North of State Road 674 , east of West Lake Drive, and 9th Street, and north of Edina Street</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	SouthShore Areawide Systems Plan, and Wimauma Village
Request	Rezoning from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-6 (RSC-6) to allow for single-family residential development
Parcel Size	1.51 ± acres
Street Functional Classification	9 th Street - Local Edina Street – Local State Road 674- Principal Arterial West Lake Drive- Collector
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately ± 1.51 acre subject site is located on the north of State Road 674 , east of West Lake Drive, and east of 9th Street, and north of Edina Street. The subject site is located within the Urban Service Area and is within the limits of the Southshore Areawide Systems Plan and the Wimauma Village Community Plan.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of a 0.25 Floor Area Ratio (FAR). The RES-6 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land uses.
- The RES-6 Future Land Use category surrounds the subject site to the east, west, and south. To the north is Wimauma Village Residential-2 (WVR-2). A pocket of the Residential-9 (RES-9) Future Land Use category is located further east.
- There is a single-family residential use on the subject site. Single family residential uses are also located directly to the north, south, and west. Vacant land is located east and further south of the subject site. Further north are existing HOA land uses and further west are multi-family land uses.
- The subject site is currently zoned as Agricultural Single Family-1 (AS-1). AS-1 is located to the west and southwest of the subject site. Residential Single Family Conventional-2 (RSC-2) zoning exists to the south and southwest of the subject site. To the north, east, and southeast of the subject site is the Planned Development (PD) zoning district.
- The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-6 (RSC-6) to allow for single-family residential development.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: Minimum Density

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

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

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

Land Use Categories

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

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the*

placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

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

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

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

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: Southshore 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.

- *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

- Support the principles of Livable Neighborhood Guidelines established in adopted community plans in SouthShore
- 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.

LIVABLE COMMUNITIES ELEMENT: Wimauma Village Community Plan

Wimauma Downtown Overlay Districts

Downtown Center

- *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.*
 - *Live-work units and mixed-use buildings are encouraged*
 - *Includes the Wimauma Downtown TDR Receiving Zone*

Staff Analysis of Goals, Objectives, and Policies:

The approximately ± 1.51 acre subject site is located north of State Road 674 , east of West Lake Drive, 9th Street and north of Edina Street. The subject site is located in the Urban Service Area. It is located within the limits of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. The subject site’s Future Land Use category is Residential-6 (RES-6). The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-6 (RSC-6) to allow two residential lots.

The subject site is within 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. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan policy 1.4.

The subject site is currently zoned AS-1. The applicant is proposing to rezone the subject site to RSC-6 to allow for residential development. The subject site is within the Residential-6 (RES-6) Future Land Use category, which allows for consideration of up to 6 dwelling units per acre. The proposed rezoning meets FLUE Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, 16.8, and 16.10 which relate to neighborhood protection. Policy 16.10 states that any density increase shall be compatible with existing, proposed or planned surrounding development. The subject site is within the Residential-6 (RES-6) Future Land Use category. RES-6 surrounds the property to the east, west, and south. Wimauma Village Residential-2 (WVR-2) exists to the north of the subject site. The proposed change is compatible with the existing development pattern of the surrounding area, due to existing single-family homes to the north, west, southwest, and further south of the subject site, along 9th Street. A rezoning to RSC-6 would complement the residential development pattern for the area and is consistent with FLUE Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, 16.8, and 16.10.

The subject site is within the limits of the Wimauma Village Community Plan and SouthShore Areawide Systems Plan. The subject site is specifically within the Downtown Center area designated on the Wimauma Downtown Boundary map. According to the Wimauma Village Community Plan's Downtown Center, higher density residential is encouraged as it serves as a transition of uses between Downtown Residential, suburban residential neighborhoods, and Main Street uses. Additionally, the SouthShore Areawide Systems Plan seeks to increase housing opportunities for all income groups. A rezoning to RSC-6 is consistent with the vision of the Southshore Areawide Systems Plan and the Wimauma Village Community Plan.

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

Recommendation

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