

Rezoning Application: 23-0081

Zoning Hearing Master Date: April 17, 2023

BOCC Land Use Meeting Date: June 13, 2023

**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Arnulfo Flores Palacios / Joel Avial Perez

FLU Category: Residential -6 (Res-6)

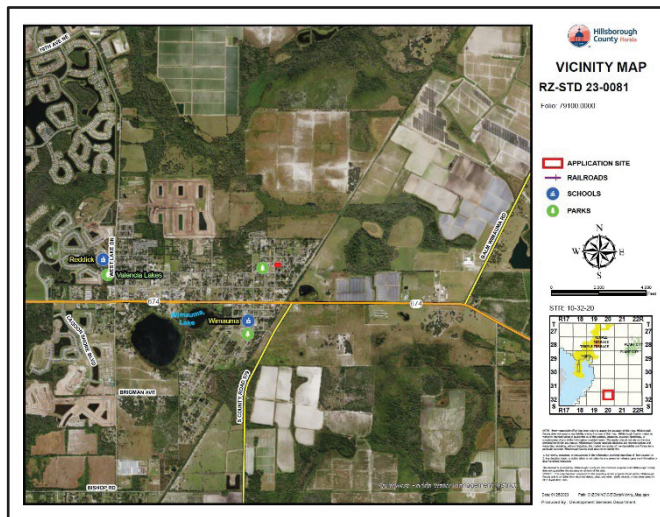
Service Area: Urban

Site Acreage: 0.4221+/-

Community Plan Area: Wimauma

Overlay: Wimauma Downtown Overlay

Request: Rezone from **Residential- Single-Family Conventional – 6 – (RSC-6)** to **Residential- Single-Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH)**.

**Request Summary:**

The request is to rezone from the existing Residential- Single-Family Conventional – 6 (RSC-6) zoning district to the proposed Residential- Single-Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH) zoning district. The proposed zoning for RSC-6 (MH) permits single-family conventional and mobile home development on lots containing a minimum area of 7,000 square feet (sf).

Zoning:

Uses	Current RSC-6 Zoning	Proposed RSC-6 MH Zoning
	Single-Family Residential (Conventional Only)	Residential (Conventional/Mobile Home)
Acreage	0.42+/- Acres; 18,382 sf	0.42+/- ac
Density / Intensity	1 du/ 7, 000 sf	1 du/ 7, 000 sf
Mathematical Maximum*	2 dwelling units	2 dwelling units

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

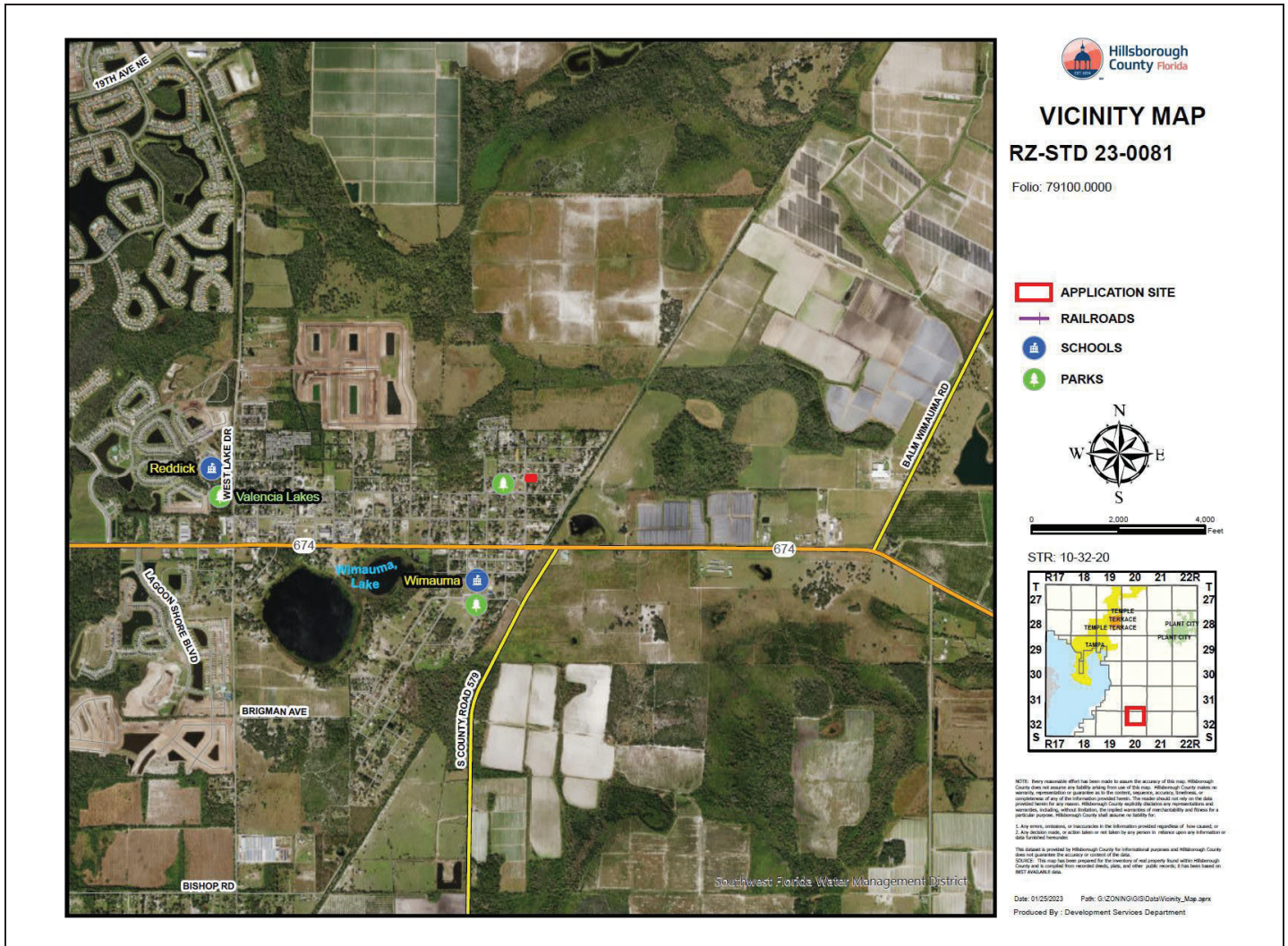
	Current RSC-6 Zoning	Proposed RSC-6 MH Zoning
Density/ Intensity	1 du/ 7, 000 sf	1 du/ 7, 000 sf
Lot Size / Lot Width	7, 000 sf / 70'	7, 000 sf/ 70'
Setbacks/Buffering and Screening	25' - Front 7.5' – Sides 25' - Rear	25' - Front 7.5' – Sides 25' - Rear
Height	35'	35'

Additional Information:

PD Variations	N/A	
Waiver(s) to the Land Development Code	None	
Planning Commission Recommendation	Consistent	
Development Services Department Recommendation	Approvable	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

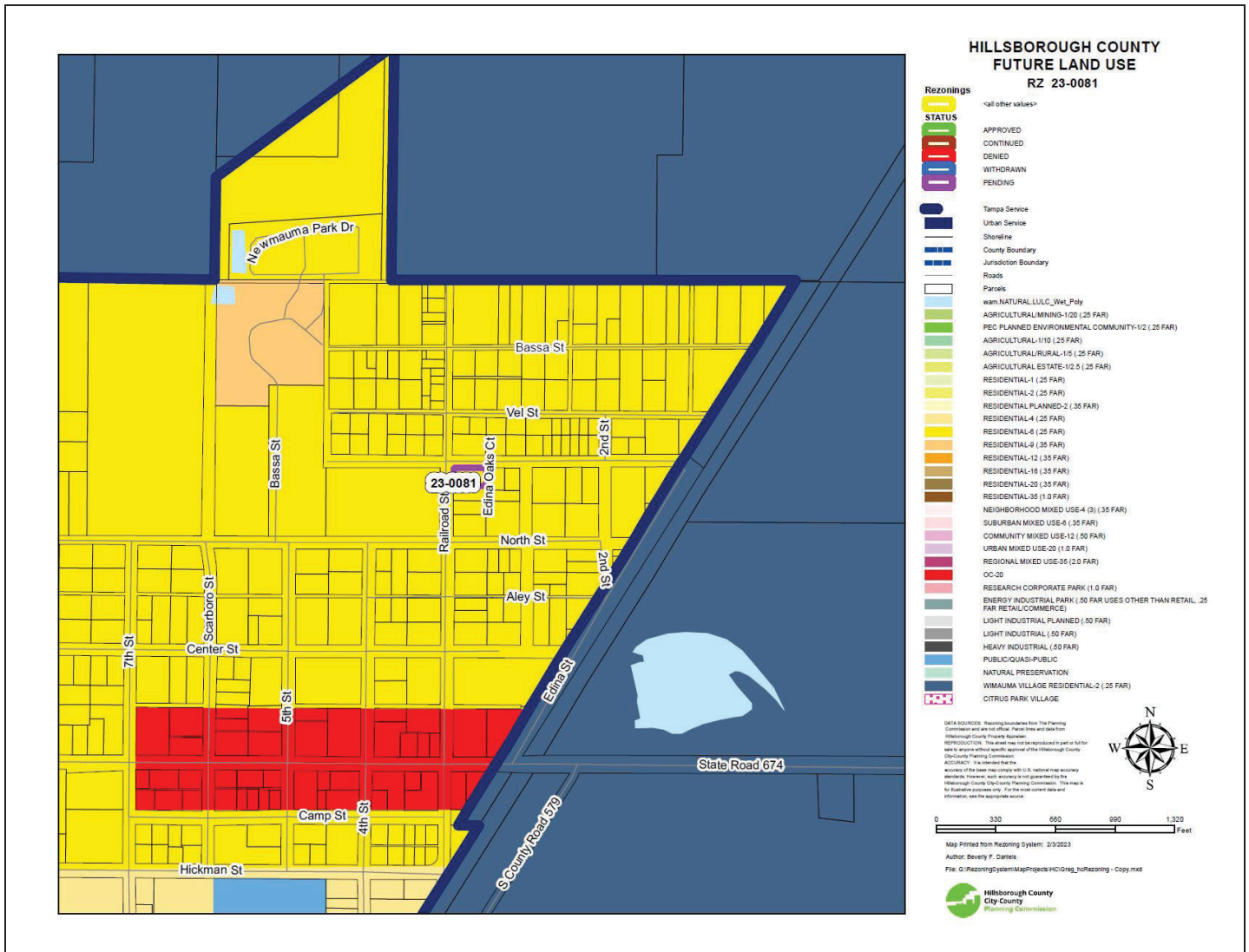


Context of Surrounding Area:

The site is located in an area comprised of rural low-density residential and rural low-density residential with Mobile Home Overlay. The subject site's immediate surrounding area consists of properties within the Res-6 FLU category. Surrounding properties are zoned as follows: RSC-6 and RSC-6 MH to the north and south, RSC-6 to the west, and RSC-6 MH to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

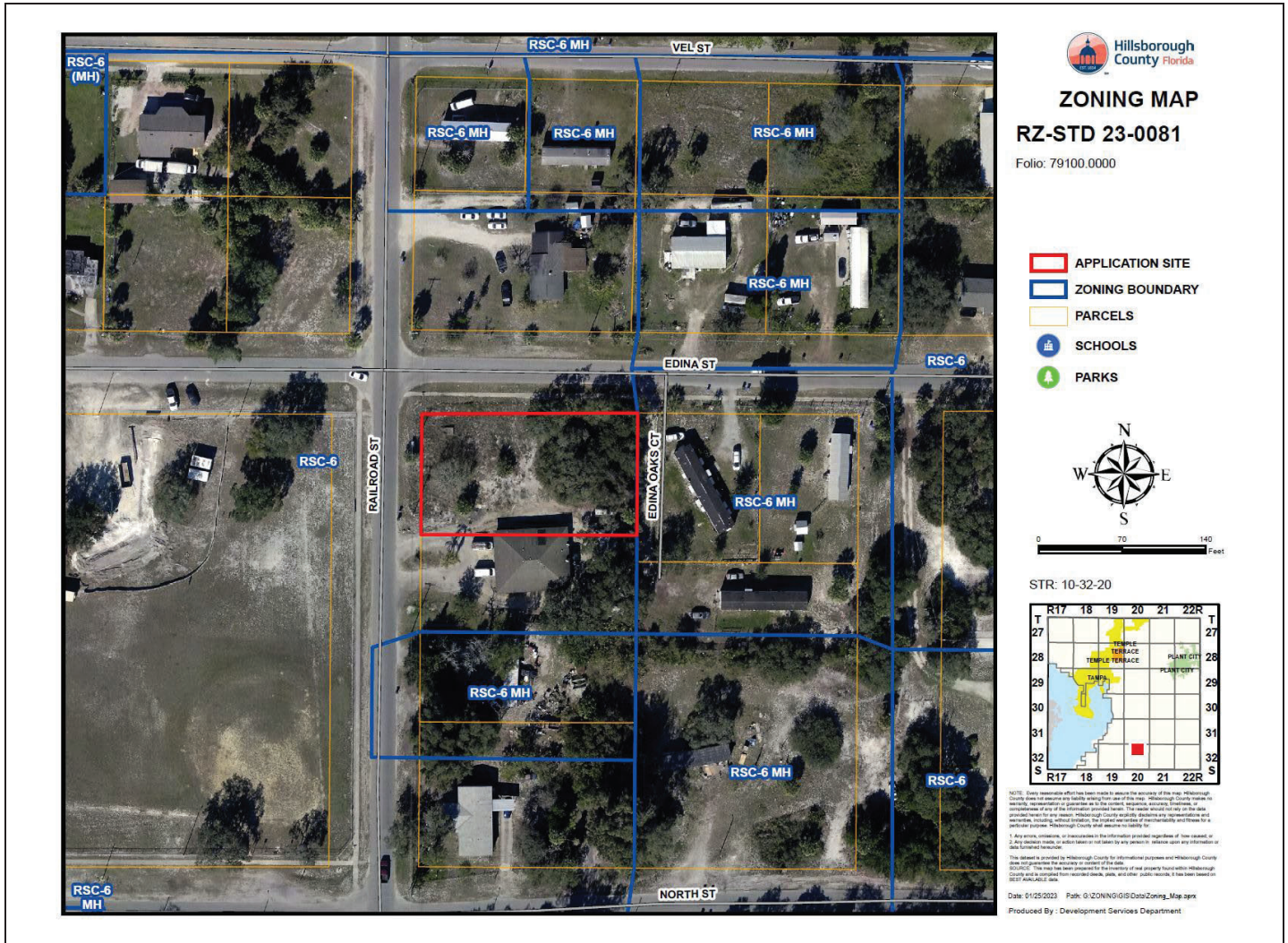
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential
	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
South	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential
	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
West	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential
East	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Railroad Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Edina 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	2	2
Proposed	19	2	2
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	"No wetlands onsite"
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Wimauma Downtown Overlay District</u>			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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 type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	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 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 site is surrounded by properties zoned: RSC-6 and RSC-6 MH to the north and south, RSC-6 to the west, and RSC-6 MH to the east. The immediate surrounding area consists of properties within the Res-6 FLU category (to the north, south, east, and west). The Res-6 FLU category has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.

The site is located on an area comprised of rural low-density residential, rural low-density residential with Mobile Home Overlay. A majority of the area surrounding the site is of residential uses with Mobile Home Overlay; and thus, the proposed rezoning is consistent with the surrounding development pattern.

The property is located within 500 feet of a mapped Potable Water Well. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the Land Development Code. Additionally, the subject parcel is in the Downtown Center District of the Wimauma Downtown Overlay District but pursuant to LDC Section 3.23.02.B.1 is not subject to the design standards of the overlay and may develop under the standards of the RSC-6 (MH) district.

The site is located in the Hillsborough County Urban Service Area and should be serviced by the county with water and wastewater. An 8-inch water main exists approximately 70 feet from the site and is located west of the subject property within the west Right-of-Way of Railroad Street. Additionally, A 3-inch wastewater low pressure force main exists adjacent to the site and is located within the east Right-of-Way of Railroad Street.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-6 (MH) zoning district is compatible with the existing zoning districts and development pattern in the area. Staff finds the request **Approvable**.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Apr 10 2023 07:59:55

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/07/2023
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Wimauma/South	PETITION NO.: STD 23-0081

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in any increase of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.42 acres from Residential Single Family Conventional – 6 to Residential Single Family Conventional – 6 Mobile Home Overlay (RSC-6 MH). The site is located on the southeast corner of the intersection of Edina Street and Railroad Street. The Future Land Use designation of the site is Residential-6 (RES-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	19	2	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 (MH), 2 Single Family Dwelling Units (ITE Code 210)	19	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Edina Street and Railroad Street. Edina Street is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Edina Street lies within +/- 70 feet of Right of Way in the vicinity of the project. Edina Street has sidewalk on the south side of the roadway and no bike or curb on either side of the roadway within the vicinity of the project. Railroad Street is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Railroad Street lies within +/- 70 feet of Right of Way in the vicinity of the project. Railroad Street has sidewalk on the western side only and no bike lanes or curb on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Edina Street and Railroad Street are both nonregulated roadways and as such were not included in the Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 23-0081
DATE OF HEARING:	April 17, 2023
APPLICANT:	Arnulfo Flores Palacios / Joel Avial Perez
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to RSC-6 (MH)
LOCATION:	302 Railroad Street
SIZE OF PROPERTY:	0.39 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: Arnulfo Flores Palacios / Joel Avial Perez

FLU Category: Residential -6 (Res-6)

Service Area: Urban

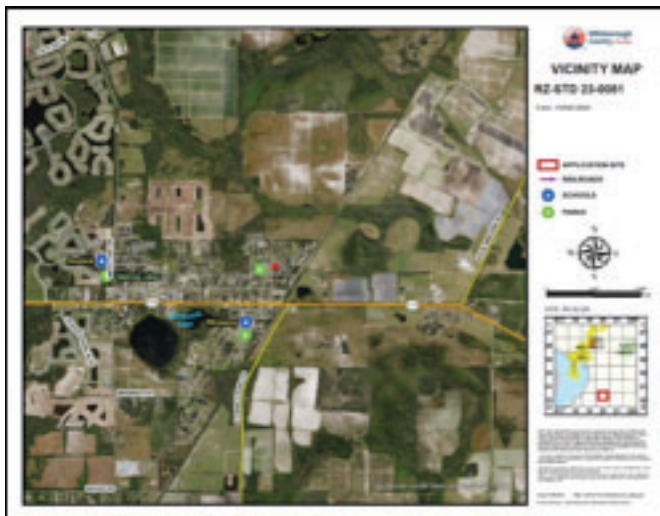
Site Acreage: 0.4221+/-

Community Plan Area: Wimauma

Overlay: Wimauma Downtown Overlay

Request: Rezone from **Residential- Single- Family Conventional – 6 – (RSC-6)** to **Residential- Single-Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH)**.

Development Services Department



Request Summary:

The request is to rezone from the existing Residential- Single-Family Conventional – 6 (RSC-6) zoning district to the proposed Residential- Single-

Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH) zoning district. The proposed zoning for RSC-6 (MH) permits single-family conventional and mobile home development on lots containing a minimum area of 7,000 square feet (sf).

Zoning:

Uses	Current RSC-6 Zoning	Proposed RSC-6 MH Zoning
	Single-Family Residential (Conventional Only)	Residential (Conventional/Mobile Home)
Acresage	0.42+/- Acres; 18,382 sf	0.42+/- ac
Density / Intensity	1 du/ 7, 000 sf	1 du/ 7, 000 sf
Mathematical Maximum*	2 dwelling units	2 dwelling units

** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

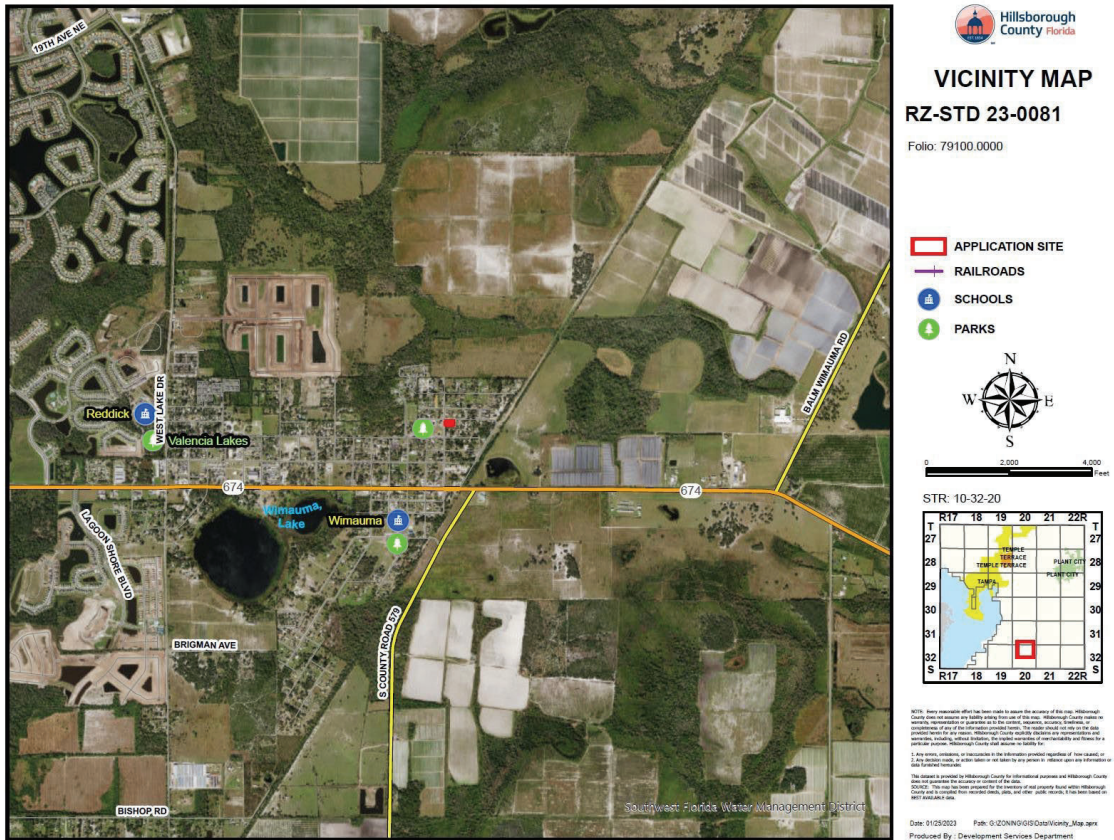
Development Standards:

	Current RSC-6 Zoning	Proposed RSC-6 MH Zoning
Density/ Intensity	1 du/ 7, 000 sf	1 du/ 7, 000 sf
Lot Size / Lot Width	7, 000 sf / 70'	7, 000 sf/ 70'
Setbacks/Buffering and Screening	25' - Front 7.5' – Sides 25' - Rear	25' - Front 7.5' – Sides 25' - Rear
Height	35'	35'

Additional Information:

PD Variations	N/A
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

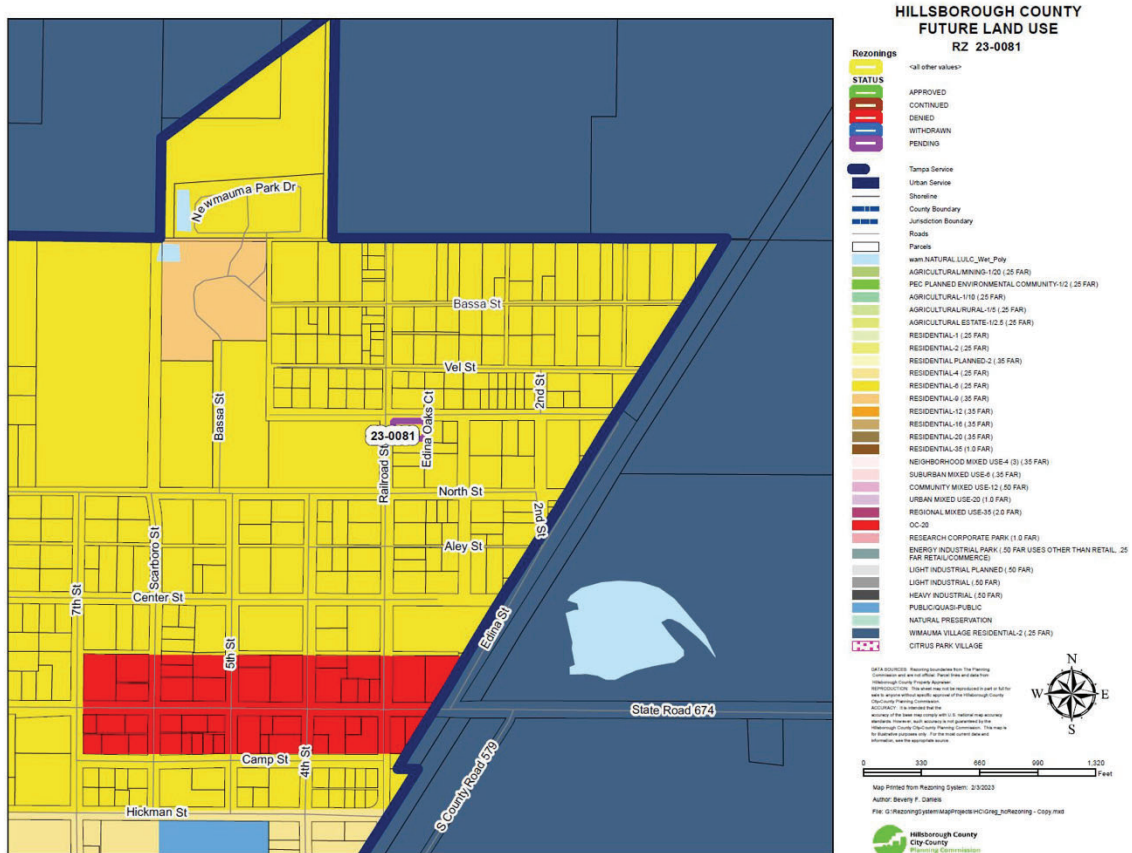
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area comprised of rural low-density residential and rural low-density residential with Mobile Home Overlay. The subject site's immediate surrounding area consists of properties within the Res-6 FLU category. Surrounding properties are zoned as follows: RSC-6 and RSC-6 MH to the north and south, RSC-6 to the west, and RSC-6 MH to the east.

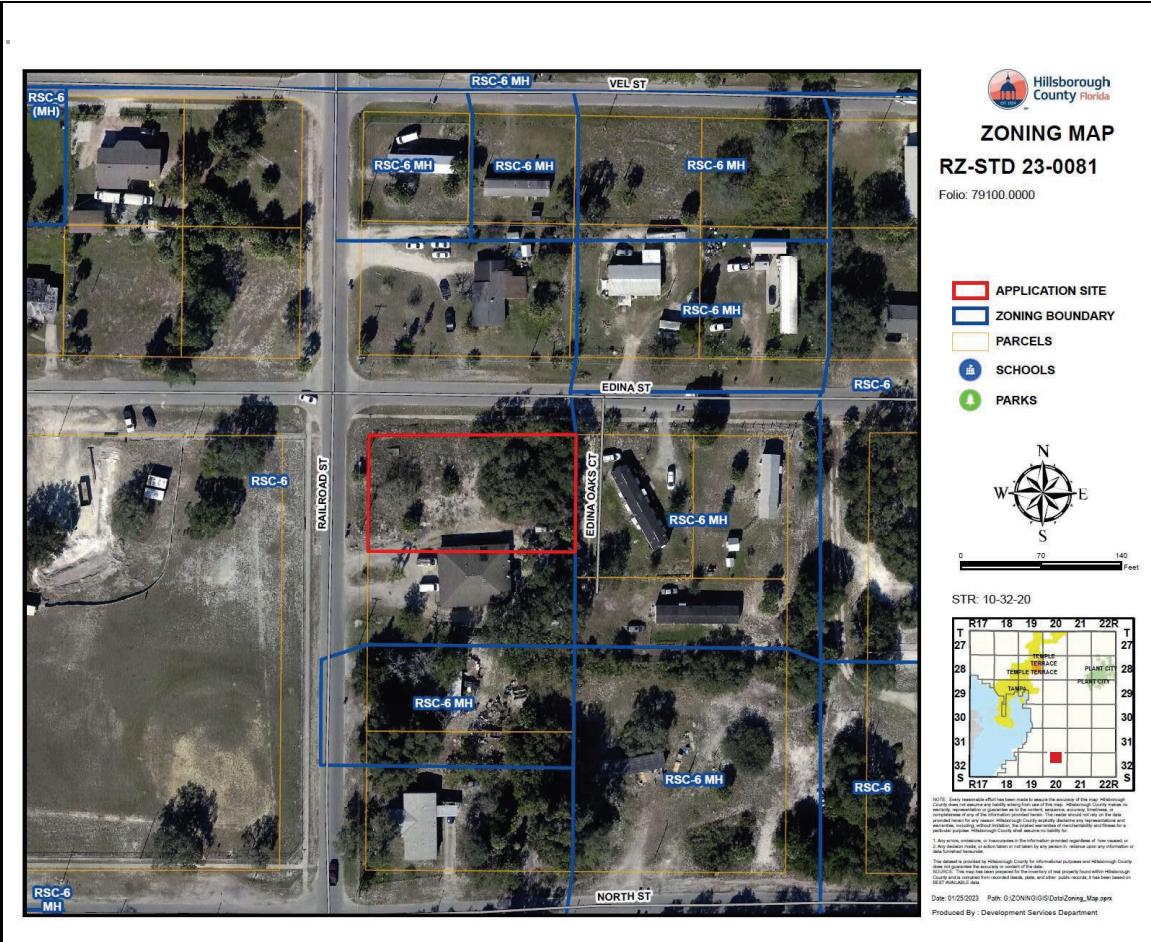
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses

may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential

	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
South	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential
	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
West	RSC -6	1 du/ 7, 000 sf	Single-Family Residential (Conventional)	Single Family Residential
East	RSC -6 (MH)	1 du/ 7, 000 sf	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Railroad Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Edina 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	19	2	2
Proposed	19	2	2
Difference (+/-)	+0	+0	+0

*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

INFORMATION/REVIEWING AGENCY	Objections	Conditions Requested	Additional Information/Comments
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	"No wetlands onsite"
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided

Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Wimauma Downtown Overlay District</u>			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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 type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Impact/Mobility Fees N/A			

Comprehensive Plan:	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 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 site is surrounded by properties zoned: RSC-6 and RSC-6 MH to the north and south, RSC-6 to the west, and RSC- 6 MH to the east. The immediate surrounding area consists of properties within the Res-6 FLU category (to the north, south, east, and west). The Res-6 FLU category has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.

The site is located on an area comprised of rural low-density residential, rural low-density residential with Mobile Home Overlay. A majority of the area surrounding the site is of residential uses with Mobile Home Overlay; and thus, the proposed rezoning is consistent with the surrounding development pattern.

The property is located within 500 feet of a mapped Potable Water Well. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the Land Development Code. Additionally, the subject parcel is in the Downtown Center District of the Wimauma Downtown Overlay District but pursuant to LDC Section 3.23.02.B.1 is not subject to the design standards of the overlay and may develop under the standards of the RSC-6 (MH) district.

The site is located in the Hillsborough County Urban Service Area and should be serviced by the county with water and wastewater. An 8-inch water main exists approximately 70 feet from the site and is located west of the subject property within the west Right-of-Way of Railroad Street. Additionally, A 3-inch wastewater low pressure force main exists adjacent to the site and is located within the east Right-of-Way of Railroad Street.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-6 (MH) zoning district is compatible with the existing zoning districts and development pattern in the area. Staff finds the request **Approvable**.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 17, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Alexa Vargas 115 Railroad Street testified as the translator for her father who owns the subject property located at 302 Railroad Street. She stated that the request is to rezone the property from RSC-6 to RSC-6 MH to allow a mobile home to be developed on-site as a home is too expensive.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from RSC-6 to RSC-6 with a mobile home overlay. She testified that the site is designated Residential-6 by the Comprehensive Plan and is location within 500 feet of a potable well and therefore uses may be restricted in accordance with the Land Development Code. She added that the property is also located within the Downtown Central District of the Wimauma Downtown Overlay but that the parcel is not subject to the standards.

Ms. Melissa Lienhard, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Leinhard stated that the subject property is within the Residential-6 Future Land Use classification and also located within the Urban Service Area and the Wimauma Community Plan and SouthShore Areawide Systems Plan. Ms. Lienhard described the surrounding area and testified that the request meets Objective 16 and 20 and accompanying Policy 20.2 regarding the encouragement of new development and redevelopment of residential housing for special target groups. Ms. Lienhard concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Ms. Vargas not have additional comments.

The hearing was then concluded.

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 property is 0.39 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Wimauma Community Plan and SouthShore Areawide Systems Plan.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 with a Mobile Home Overlay (RSC-6 MH) zoning district to develop a mobile home on-site.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is compatible with Objective 16 regarding the surrounding development pattern and Objective 20 and accompanying Policy 20.2 regarding the encouragement of new development and redevelopment of residential housing for special target groups. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The property is surrounded by parcels zoned RSC-6 MH to the north, south and east. The area is developed with a mixture of single-family conventional and mobile homes.
5. The proposed rezoning will result in development that is consistent with the Comprehensive Plan and the surrounding 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 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

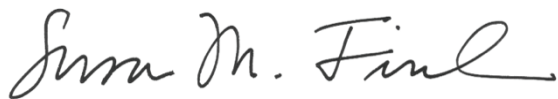
The applicant is requesting a rezoning to the RSC-6 MH zoning district. The property is 0.39 acres in size and is currently zoned RSC-6 and designated RES-6 by the Comprehensive Plan.

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

The subject property is located in an area with a mixture of single-family conventional and mobile home dwelling units. The proposed rezoning is compatible with the neighborhood and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

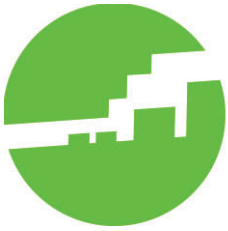
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 MH rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



May 8, 2023

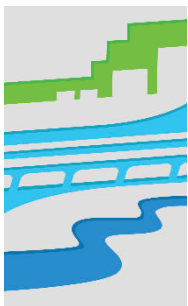
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 Report Prepared: April 5, 2023	Petition: RZ 23-0081 302 Railroad Street <i>Southeast corner of 302 Railroad Street and Edina Street intersection</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	Wimauma & SouthShore Areawide Systems Plan
Request	Rezoning from Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Mobile Home Overlay (RSC-6) (MH).
Parcel Size	0.42 ± acres
Street Functional Classification	Edina Street - Local Railroad Street - Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 0.42 ± acre subject site is located on the southeast corner of the Edina Street and Railroad Street intersection.
- The site is located within the Urban Service Area and is located within the limits of both 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 acre and a maximum intensity of 0.25 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-6 surround the subject site. To the northwest is a small pocket of Residential-9 (RES-9) and further to the south is Office Commercial-20 (OC-20). To the east is the Wimauma Village Residential-2 (WVR-2) Future Land Use category.
- The subject site is currently vacant. Existing single family residential uses are located directly to the north, west and south. The area is residential in character with public institutional uses to the northwest and west of the site. There are also vacant uses interspersed throughout.
- The subject site is currently zoned as Residential Single Family Conventional-6 (RSC-6). RSC-6 surrounds the immediate area around all sides of the subject site. Agricultural Residential (AR) uses are located further west and east of the site. A Planned Development (PD) zoning is located further north and south. Residential Multi-Family Conventional 9 (RMC-9) and Residential Multi-Family 6 (RMC-6) uses are located further northwest, and Residential Single Family Conventional-3 (RSC-3) is located further northeast.
- The applicant is requesting to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Conventional-6 with a Mobile Home Overlay (RSC-6) (MH).

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 1.4: *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.*

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.*

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

Residential-Targeted Groups and Incentives

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.1: *The provision of affordable housing shall be given high priority consideration by Hillsborough County. By 2009, development incentives shall be explored and implemented by Hillsborough County that will increase the housing opportunities for very low, low-income households and workforce housing that are consistent with and further the goals, objectives and policies within the Housing Element.*

Policy 20.3: *Manufactured housing shall be recognized as a viable means to provide affordable housing.*

Innovative Housing Options

Objective 21: *The County will encourage innovative means of providing housing.*

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

Affordable Housing and Neighborhoods

- *Implement incentives to encourage affordable housing*
- *Encourage housing to accommodate a diverse population and a range of income levels*
- *Implement housing rehabilitation assistance to lower income homeowners and mobile homes*
- *Allow stacking of affordable housing bonus densities and the Transfer of Development Rights within the Wimauma Downtown TDR Receiving Zone*

Staff Analysis of Goals, Objectives, and Policies:

The approximate 0.42 acre subject site is located on the southeast corner of the Edina Street and Railroad Street intersection. The subject site is 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 classification on the Future Land Use Map (FLUM) is Residential-6 (RES-6). The applicant is requesting to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Conventional-6 with Mobile Home Overlay (RSC-6) (MH).

The subject site sits 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. The proposed request is therefore consistent with this policy direction.

FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently zoned for RSC-6. The applicant is proposing to rezone the subject

site to allow for the use of a mobile home overlay. The proposed change is compatible with the existing character development of the area. There are currently several mobile homes in the vicinity of the subject site.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, 16.10 and 16.11. The development pattern of the surrounding area shows several other mobile homes and mobile home overlays along Railroad Street and Edina Street. A rezoning to RSC-6 (MH) would reflect a development pattern that is in keeping with the existing development pattern, consistent with the policy direction of the surrounding area.

Objective 20 of the FLUE encourages new development and redevelopment of residential housing for special target groups. Policy 20.1 recommends giving high priority consideration to affordable housing provisions that increase housing opportunities for very low, low-income households and workforce housing that are consistent with and further the goals, objectives, and policies within the Housing Element. The proposed project will provide a housing opportunity that is attainable and affordable, as well as is consistent with the development pattern of the surrounding area. Also, Policy 20.2 recognizes manufactured housing as a viable means to providing affordable housing. Therefore, the proposed rezoning from RSC-6 to RSC-6 (MH) would be consistent with this policy.

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

The subject site meets the intent of the Cultural/Historic goals and strategies of the SouthShore Areawide Systems Plan. The Plan seeks to promote sustainable growth and maintain housing opportunities for all income groups throughout the SouthShore area. A rezoning from RSC-6 to RSC-6 (MH) would facilitate this goal, especially in an area where the development pattern currently consists of residential uses.

The subject site also meets the intent of the Affordable Housing and Neighborhoods goals and strategies of the Wimauma Village Community Plan. The plan seeks to encourage affordable housing that accommodates a diverse population and a wide range of income levels. The applicants have stated that a mobile home would be much more affordable than constructing a traditional single-family home on the subject site.

Overall, the proposed rezoning would allow for development that 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*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0081

Rezoning

<all other values>

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

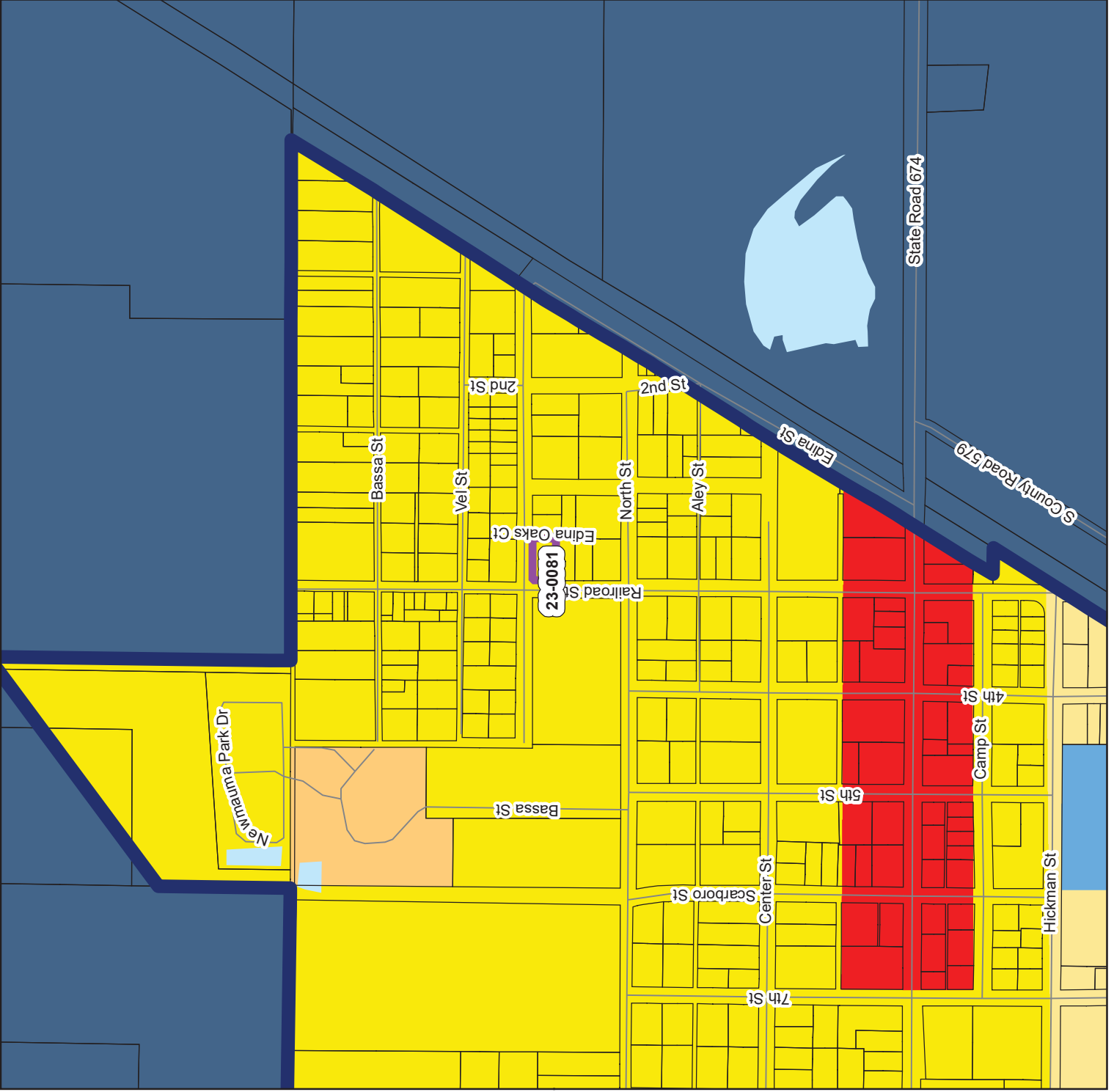
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER
- NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-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. The information on this map is for informational purposes only. It is intended that the user will verify the accuracy of the information on this map by asking for a specific parcel or address to be reviewed by the Hillsborough County Planning Commission.

ACCURACY: It is intended that the user will verify the accuracy of the information on this map by asking for a specific parcel or address to be reviewed by the Hillsborough County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/3/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HIC\Gen_Hil\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 04/07/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0081

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in any increase of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.42 acres from Residential Single Family Conventional – 6 to Residential Single Family Conventional – 6 Mobile Home Overlay (RSC-6 MH). The site is located on the southeast corner of the intersection of Edina Street and Railroad Street. The Future Land Use designation of the site is Residential-6 (RES-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	19	2	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 (MH), 2 Single Family Dwelling Units (ITE Code 210)	19	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Edina Street and Railroad Street. Edina Street is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Edina Street lies within +/- 70 feet of Right of Way in the vicinity of the project. Edina Street has sidewalk on the south side of the roadway and no bike or curb on either side of the roadway within the vicinity of the project. Railroad Street is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Railroad Street lies within +/- 70 feet of Right of Way in the vicinity of the project. Railroad Street has sidewalk on the western side only and no bike lanes or curb on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Edina Street and Railroad Street are both nonregulated roadways and as such were not included in the Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Railroad Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Edina 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	19	2	2
Proposed	19	2	2
Difference (+/-)	+0	+0	+0

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 20, 2023 PETITION NO.: 23-0081 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: January 27, 2023 PROPERTY ADDRESS: 302 Railroad Street, Wimauma FOLIO #: 0791000000 STR: 10-32S-20E
REQUESTED ZONING: From RSC-6 to RSCMH-6	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	January 27, 2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No onsite wetlands
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

kmh / app

ec: julitochofer@hotmail.com

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

PETITION NO.: STD23-0081 REVIEWED BY: Randy Rochelle DATE: 2/9/2023

FOLIO NO.: 79100.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 70 feet from the site) and is located west of the subject property within the west Right-of-Way of Railroad 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 3 inch wastewater low pressure force main exists (adjacent to the site), (approximately _____ feet from the site) and is located within the east Right-of-Way of Railroad Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 27 January 2023

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

APPLICANT: Antonia Abarca

PETITION NO: RZ-STD 23-0081

LOCATION: _____

FOLIO NO: 79100.0000

SEC: _____ TWN: _____ RNG: _____

- 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: _____.



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next item is Item C.3, Standard
2 Re-Zoning 23-0081. The applicant is requesting to rezone
3 property currently zoned RSC-6 to RSC-6 with a mobile home
4 overlay. Isis Brown will present staff findings after applicant
5 presentation.

6 HEARING MASTER: Good evening. How are you?

7 MS. VARGAS: Good.

8 HEARING MASTER: Give us your name and address to
9 start.

10 MS. VARGAS: Yeah. My name is Alexa Vargas. And
11 before we begin, I'm going to translate. My stepdad -- we -- we
12 live in 115 Railroad Street, Wimauma, Florida. And we're here
13 asking to rezone the property 302 Railroad Street, Wimauma,
14 Florida 33598. And we're asking to rezone RSC-6 to RSC-6 mobile
15 home. We would like to put a mobile home because to build a
16 home on this property is too expensive for us. We appreciate
17 your attention. Thank you.

18 HEARING MASTER: Thank you very much. I appreciate
19 it. If you could please sign-in with the Clerk's Office.

20 MS. VARGAS: Yeah.

21 HEARING MASTER: Development Services. Good evening.

22 MS. BROWN: Good evening. Isis Brown,
23 Development Services. As stated by the applicant, the request is
24 to rezone from RSC-6 to RSC-6 with mobile home overlay. The --
25 sorry. The surrounding property is zoned RSC-6 and RSC-6 with a

1 mobile home overlay to the north and south. To the west is
2 RSC-6 and to the east is RSC-6 with a mobile home overlay as
3 well. The Future Land Use Category is Residential-6. Besides,
4 although located in a -- in an area comprised of rural
5 low-density residential and low-density residential with a
6 mobile home overlay. The site is located within the
7 Hillsborough County service -- Urban Service Area and should be
8 serviced by County for water and wastewater.

9 I'd like to note that the property is also located
10 within a 500 feet of a potable water well and therefore
11 allowable uses may be further prohibited, restricted in
12 accordance with LDC part 3.05.05. And additionally, the subject
13 parcel is also located within a downtown central district of
14 Wimauma Downtown Overlay District. But pursuant to LDC Section
15 3.2 -- 23.02.B.1, if the subject parcel does not -- is not
16 subjected to the standards within that overlay district of
17 Wimauma Downtown.

18 Based on the consideration above stated, Staff finds
19 the request approvable.

20 HEARING MASTER: Thank you so much. I appreciate it.
21 Planning Commission.

22 MS. LIENHARD: Thank you. Melissa Lienhard, Planning
23 Commission Staff. The subject property is located in the
24 Residential-6 Future Land Use Category. It is in the Urban
25 Service Area. And the subject property is also located within

1 the limits of the Wimauma Community Plan and the Southshore
2 Areawide Systems Plan.

3 The Residential-6 Future Land Use Category's intended
4 to designate areas that are suitable for low density residential
5 development. The Residential-6 Future Land Use Category
6 surrounds the subject site. To the northwest is a small pocket
7 of Residential-9 and further south is the office commercial 20
8 Future Land Use Category. To the east is the Wimauma Village
9 Residential-2 or WVR-2 Future Land Use Category.

10 The proposed rezoning meets the intent of the
11 neighborhood protection policies of Future Land Use Element
12 Objective 16 and its accompanied policies. The development
13 pattern of the surrounding area shows several other mobile homes
14 and mobile home overlays along Railroad Street and Edina Street.
15 A rezoning to RSC-6 with a mobile home overlay would reflected
16 the development pattern that is in keeping with the existing
17 development pattern consistent with this policy direction.

18 In addition, Future Land Use Element Objective 20
19 encourages new development and redevelopment of residential
20 housing for special target groups. Policy 20.2 recognizes
21 manufactured housing as a viable means to provide affordable
22 housing. Rezoning the subject property to include a mobile home
23 overlay is consistent with this policy of direction.

24 And based upon those considerations, Planning
25 Commission Staff finds the proposed rezoning consistent with the

1 Unincorporated Hillsborough County Comprehensive Plan. Thank
2 you.

3 HEARING MASTER: Thank you. I appreciate it. Is
4 there anyone that would like to speak in support, in the room or
5 online? I'm seeing no one. Anyone in opposition to this
6 request? No one.

7 Development Services, Ms. Heinrich.

8 MS. HEINRICH: Nothing further. Thank you.

9 HEARING MASTER: Okay. Go back to the applicant whom
10 has the last word. All right. I don't see any comments. All
11 right. And -- all right. Thank you. Then we'll close Rezoning
12 23-0081 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1 Zoning Hearing Master Hearing.

2 Item A22, Rezoning Standard 22-1681. This application
3 is out of order to be heard and is being continued to the
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A23, Rezoning PD 22-1688. This application is
6 out of order to be heard and is being continued to the
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A24, Rezoning PD 22-1701. This application is
9 out of order to be heard and is being continued to the
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A25, Rezoning PD 22-1702. This application is
12 out of order to be heard and is being continued to the
13 April 17, 2023 Zoning Hearing Master Hearing.

14 Item A26, Rezoning PD 22-1703. This application is
15 out of order to be heard and is being continued to the
16 April 17, 2023 Zoning Hearing Master Hearing.

17 Item A27, Rezoning PD 22-1706. This application is
18 out of order to be heard and is being continued to the
19 April 17, 2023 Zoning Hearing Master Hearing.

20 Item A28, Rezoning Standard 23-0081. This application
21 is out of order to be heard and is being continued to the
22 April 17, 2023 Zoning Hearing Master Hearing.

23 And Item A29, Rezoning Standard 23-0082. This
24 application is out of order to be heard and is being
25 continued to the April 17, 2023 Zoning Hearing Master



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Wednesday, April 5, 2023 8:46 AM
To: Rome, Ashley
Subject: FW: RZ-STD 23-0081

From: DENISE CARTER <niecypc@yahoo.com>
Sent: Tuesday, April 4, 2023 8:44 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RZ-STD 23-0081

External email: Use caution when clicking on links, opening attachments or replying to this email.

Applicant - Arnulfo Flores Palacios and/or Joel Avila Perez

My brother Myron Levins and myself Denise Porter @ 220 Railroad St Wimauma, FL vehemently disagree with the rezoning for a mobile home @ 302 Railroad St Wimauma, FL 33598.

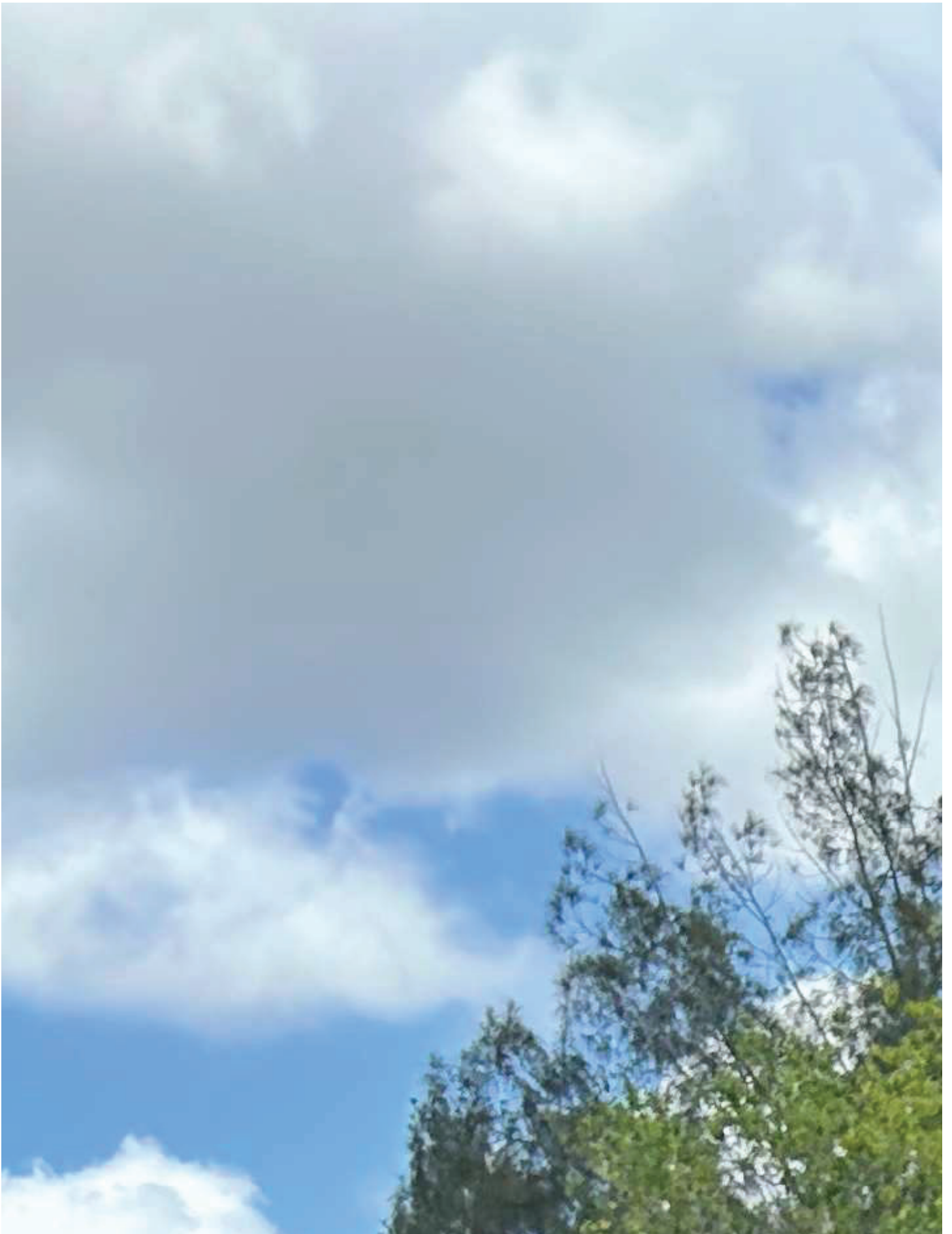
The applicant current resident @ 115 Railroad St Wimauma is an eye soar front, side and back. I'm certain that code enforcement has overlooked that property many, many times "intentionally as other properties that are owned by Hispanics.

The property @ 302 Railroad Street is directly across the street from the Boys and Girls Club.











[Sent from Yahoo Mail for iPad](#)

Rome, Ashley

From: Hearings
Sent: Tuesday, April 11, 2023 8:43 AM
To: Rome, Ashley
Subject: FW: Application #RZ-STD 23-0081

From: Ladreda Spencer <westallenspenc45@icloud.com>
Sent: Monday, April 10, 2023 6:59 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application #RZ-STD 23-0081

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

I am writing this notice to voice my concerns regarding above referenced application number. The property is located at 302 Railroad St. Wimauma, FL 33598. I am currently a resident of Wimauma Community and has lived in this community for over 65 years. We take pride in our community. I

Strongly appose the approval of this application based upon the current living condition of the applicant (see below picture). We have a lot of youth in this community and this mobile home being on the main road is a safety hazard. The community park is located on Railroad street. I am concern about the youth, and every one else. This has to be a code validation.

Thanking you in advance,
Gwendolyn West















Sent from my iPhone