| **Rezoning Application:** | RZ-STD 22-1449 |
|---|---|
| **Zoning Hearing Master Date:** | November 14, 2022 |
| **BOCC Land Use Meeting Date:** | January 10, 2023 |

Hillsborough County Florida

**Development Services Department**

## 1.0 APPLICATION SUMMARY

Applicant: Kelli Conte

FLU Category: Residential - 6 (RES-6)

Service Area: Urban

Site Acreage: 0.27 MOL

Community Plan Area: Wimauma Village and Southshore Areawide Systems

Overlay: Downtown Wimauma - TDR Receiving Zone, Wimauma Downtown Subdistrict B – Downtown Center

| Introduction Summary: |
|---|
| The existing zoning is Residential - Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) with Mobile Home Overlay (MH) which allows Single-Family Residential (Conventional/Mobile Home) uses pursuant to the development standards in the table below. |

| Zoning: | Existing | Proposed |
|---|---|---|
| District(s) | RSC-6 | RSC-6 (MH) |
| Typical General Use(s) | Single-Family Residential (Conventional Only) | Single-Family Residential (Conventional/Mobile Home) |
| Acreage | 0.27 MOL | 0.27 MOL |
| Density/Intensity | 6 du/gross acre | 6 du/gross acre |
| Mathematical Maximum* | 1 unit | 1 unit |

*number represents a pre-development approximation

| Development Standards | Existing | Proposed |
|---|---|---|
| District(s) | RSC-6 | RSC-6 MH |
| Lot Size / Lot Width | 7,000 sf / 70’ | 7,000 sf / 70’ |
| Setbacks/Buffering and Screening | 25’ Front<br>25’ Rear<br>7.5’ Sides | 25’ Front<br>25’ Rear<br>7.5’ Sides |
| Height | 35’ | 35’ |

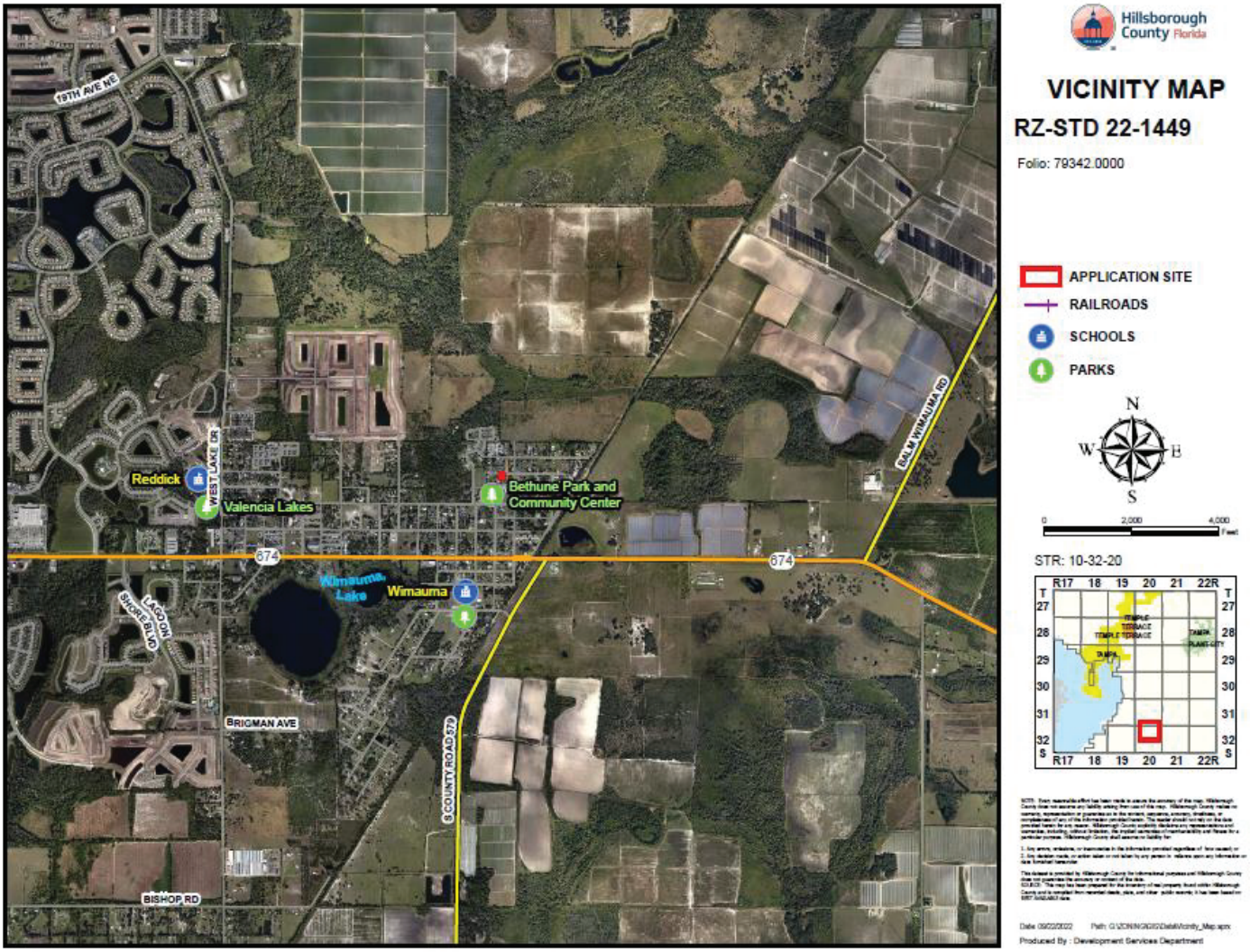
| **Planning Commission Recommendation:** | **Development Services Recommendation:** |
|---|---|
| Consistent | Approvable |



Created 8-17-21

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

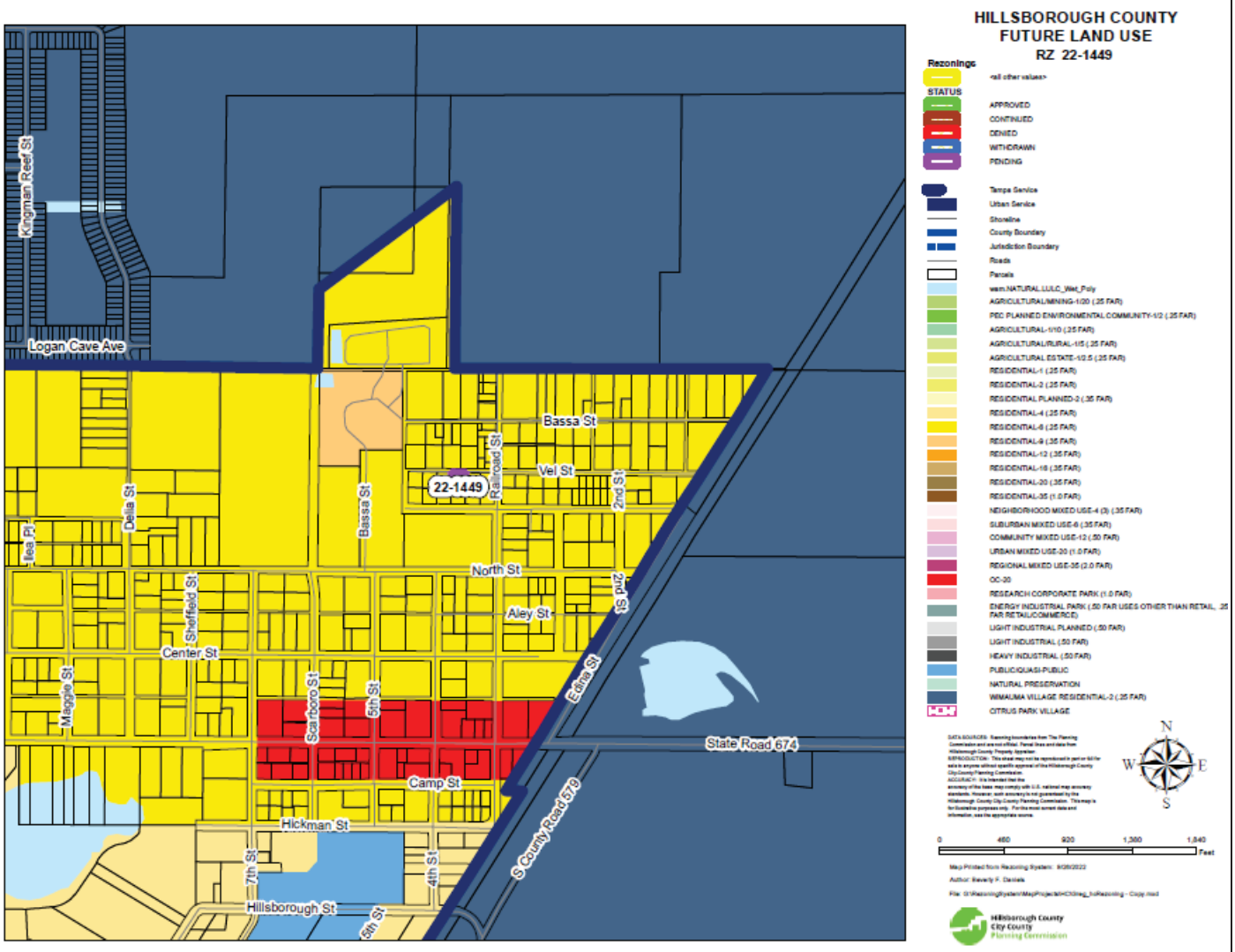



**Context of Surrounding Area:**

The area consists of single-family residential and multi-family residential. The subject parcel is directly adjacent to residential to the east, south and west zoned RSC-6. To the north across Vel Street is single-family residential zoned RSC-6 with a Mobile Home Overlay.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

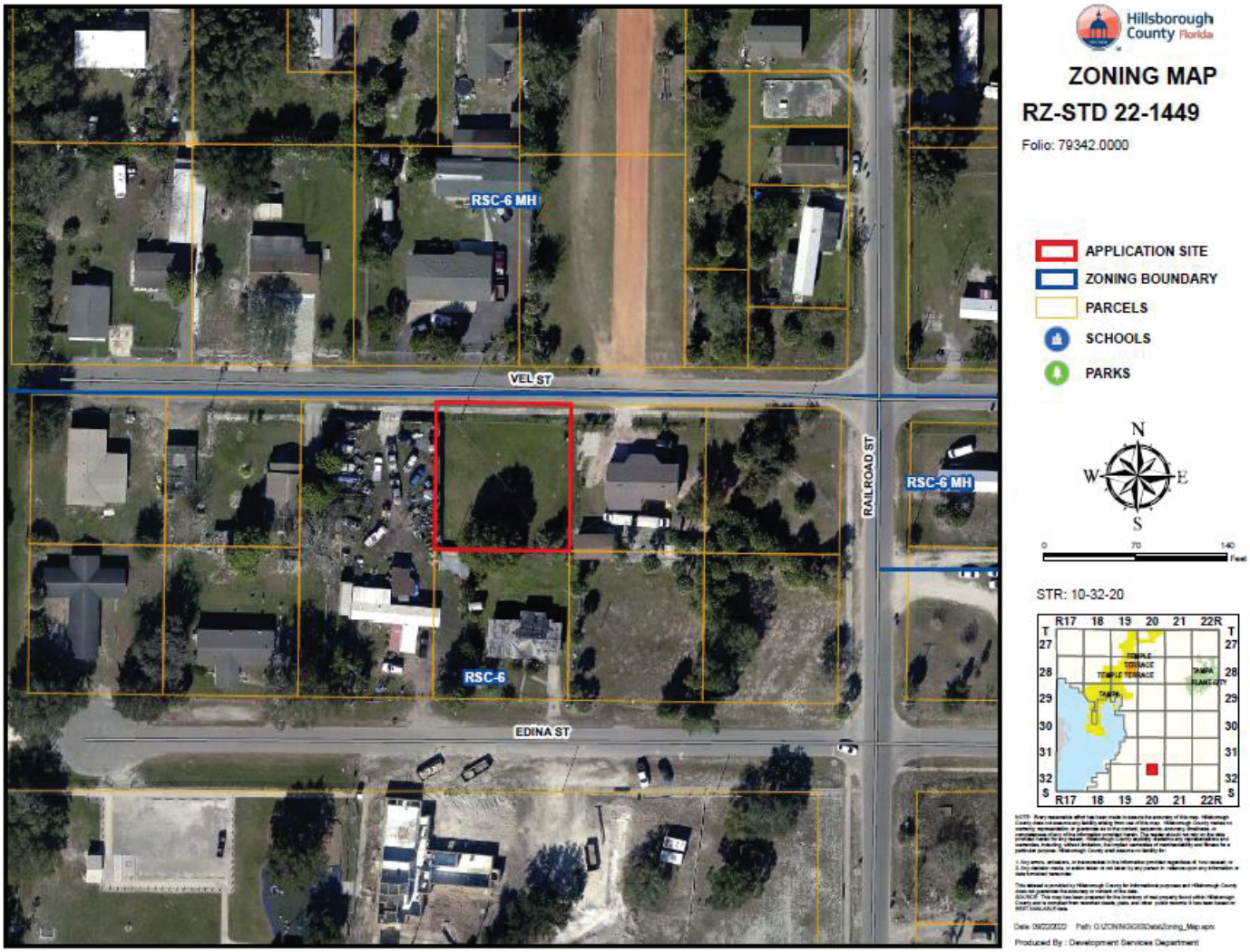
### 2.2 Future Land Use Map




| | |
|---|---|
| Subject Site Future Land Use Category: | Residential - 6 (RES-6) |
| Maximum Density: | 6.0 dwelling units per gross acre / 0.25 F.A.R. |
| Typical Uses: | Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map




| Adjacent Zonings and Uses | | | | |
|---|---|---|---|---|
| Location: | Zoning: | Maximum Density Permitted by Zoning District: | Allowable Use: | Existing Use: |
| North | RSC-6 MH | 6 du per ga | Single-Family Residential (Conventional/Mobile Home) | Single-Family Residential |
| South | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |
| East | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |
| West | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |

## 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** |
| Vel Street | County Local - Urban | 2 Lanes<br>☒Substandard Road<br>☐Sufficient ROW Width | ☐ Corridor Preservation Plan<br>☐ Site Access Improvements<br>☐ Substandard Road Improvements<br>☐ Other |

| Project Trip Generation ☐Not applicable for this request | | | |
|---|---|---|---|
| | **Average Annual Daily Trips** | **A.M. Peak Hour Trips** | **P.M. Peak Hour Trips** |
| Existing | 9 | 1 | 1 |
| Proposed | 9 | 1 | 1 |
| 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:** | **Comments Received** | **Objections** | **Conditions Requested** | **Additional Information/Comments** |
| Environmental Protection Commission | ☒ Yes<br>☐ No | ☐ Yes<br>☒ No | ☐ Yes<br>☒ No | No Wetlands Present |
| Conservation & Environ. Lands Mgmt. | ☐ Yes<br>☐ No | ☐ Yes<br>☐ No | ☐ Yes<br>☐ No | |
| Check if Applicable:<br>☐ Wetlands/Other Surface Waters<br>☐ Use of Environmentally Sensitive Land Credit<br>☐ Wellhead Protection Area<br>☐ Surface Water Resource Protection Area | ☐ Potable Water Wellfield Protection Area<br>☐ Significant Wildlife Habitat<br>☐ Coastal High Hazard Area<br>☐ Urban/Suburban/Rural Scenic Corridor<br>☐ Adjacent to ELAPP property<br>☐ Other | | | |
| **Public Facilities:** | **Comments Received** | **Objections** | **Conditions Requested** | **Additional Information/Comments** |
| **Transportation**<br>☐ Design Exc./Adm. Variance Requested<br>☐ Off-site Improvements Provided ☒N/A | ☒ Yes<br>☐ No | ☐ Yes<br>☒ No | ☐ Yes<br>☐ No<br>☒N/A | See Staff Report. |
| **Service Area/ Water & Wastewater**<br>☒Urban ☐ City of Tampa<br>☐Rural ☐ City of Temple Terrace | ☒ Yes<br>☐ No | ☐ Yes<br>☒ No | ☐ Yes<br>☒ No | Requires connection to the county's potable water and wastewater |
| **Comprehensive Plan:** | **Comments Received** | **Findings** | **Conditions Requested** | **Additional Information/Comments** |
| **Planning Commission**<br>☐ Meets Locational Criteria ☒N/A<br>☐ Locational Criteria Waiver Requested<br>☐ Minimum Density Met ☒ N/A | ☒ Yes<br>☐ No | ☐ Inconsistent<br>☒ Consistent | ☐ Yes<br>☒ No | |

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 0.27-acre vacant property is zoned RSC-6 (Residential - Single-Family Conventional). The subject parcel is located 310 feet southwest of the intersection of Vel Street and Railroad Street. The applicant proposes to place a manufactured home on the lot. The area consists of single-family residential and multi-family residential. The subject parcel is directly adjacent to residential to the east, south and west zoned RSC-6. To the north across Vel Street is single-family residential zoned RSC-6 (MH) (Residential - Single-Family Conventional with Mobile Home Overlay). The subject property is designated Residential - 6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; residential. Also, all the properties to the north across Vel Street include a Mobile Home Overlay. Therefore, the rezoning of the subject parcel from RSC-6 to RSC-6 (MH) would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 MH zoning district compatible with the existing zoning and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the request approvable.

| | |
|---|---|
| **Zoning Administrator Sign Off:** | IntegriSign Desktop<br>J. Brian Grady<br>Wed Nov 2 2022 14:50:47 |
| **SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**<br>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. | |

## 6.0 FULL TRANSPORATION REPORT (see following pages)

### AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/02/2022
**AGENCY/DEPT:** Transportation
**PETITION NO.:** STD 22-1449

[ ] This agency has no comments.

[X] This agency has no objection.

[ ] This agency objects for the reasons set forth below.

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would not result is any change 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 +/- 0.26 acres from Residential Single Family Convectional – 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located +/- 236 feet west of the intersection of Railroad St. and Vel St. 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, 1 Single Family Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

**Proposed Zoning:**

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|---|---|---|
| | | AM | PM |
| RSC-6 (MH), 1 Single Family Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

**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 Vel Street. Vel Street is a 2-lane, undivided, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Vel Street has sidewalks on the south side of the roadway in the vicinity of the project. Vel Street does not have bike facilities or curb and gutter on either side of the roadway within the vicinity of the project.

## SITE ACCESS

It is anticipated that the site will have access to Vel 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

Vel Street is not a Hillsborough County regulated roadway and as such was not included in the 2020 Level of Service (LOS) Report.

# COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

| | |
|---|---|
| **APPLICATION NUMBER:** | RZ STD 22-1449 |
| **DATE OF HEARING:** | November 14, 2022 |
| **APPLICANT:** | Kelli Conte |
| **PETITION REQUEST:** | The request is to rezone a parcel of land from RSC-6 to RSC-6 (MH) |
| **LOCATION:** | 310 feet Southwest of the Intersection of Vel Street and Railroad Street |
| **SIZE OF PROPERTY:** | 0.27 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: Kelli Conte

FLU Category: Residential - 6 (RES-6)

Service Area: Urban

Site Acreage: 0.27 MOL

Community Plan Area: Wimauma Village and Southshore Areawide Systems

Overlay: Downtown Wimauma - TDR Receiving Zone, Wimauma Downtown Subdistrict B – Downtown Center

| Introduction Summary: |
|---|
| The existing zoning is Residential - Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) with Mobile Home Overlay (MH) which allows Single-Family Residential (Conventional/Mobile Home) uses pursuant to the development standards in the table below. |

| Zoning: | Existing | Proposed |
|---|---|---|
| District(s) | RSC-6 | RSC-6 (MH) |
| Typical General Use(s) | Single-Family Residential (Conventional Only) | Single-Family Residential (Conventional/Mobile Home) |
| Acreage | 0.27 MOL | 0.27 MOL |

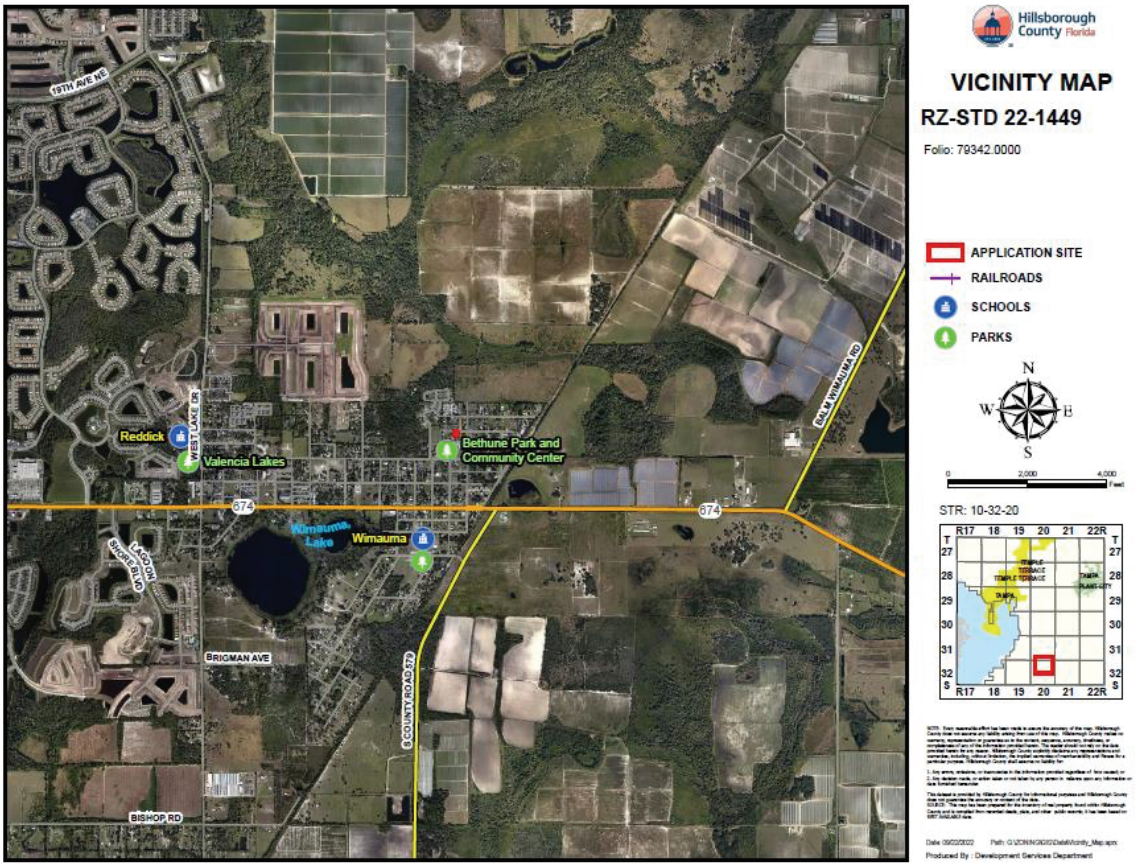
| | | |
|---|---|---|
| Density/Intensity | 6 du/gross acre | 6 du/gross acre |
| Mathematical Maximum* | 1 unit | 1 unit |

*number represents a pre-development approximation

| Development Standards | Existing | Proposed |
|---|---|---|
| District(s) | RSC-6 | RSC-6 MH |
| Lot Size / Lot Width | 7,000 sf / 70’ | 7,000 sf / 70’ |
| Setbacks/Buffering and Screening | 25’ Front 25’ Rear 7.5’ Sides | 25’ Front 25’ Rear 7.5’ Sides |
| Height | 35’ | 35’ |

| | |
|---|---|
| **Planning Commission Recommendation:**<br><br>Consistent | **Development Services Recommendation:**<br><br>Approvable |

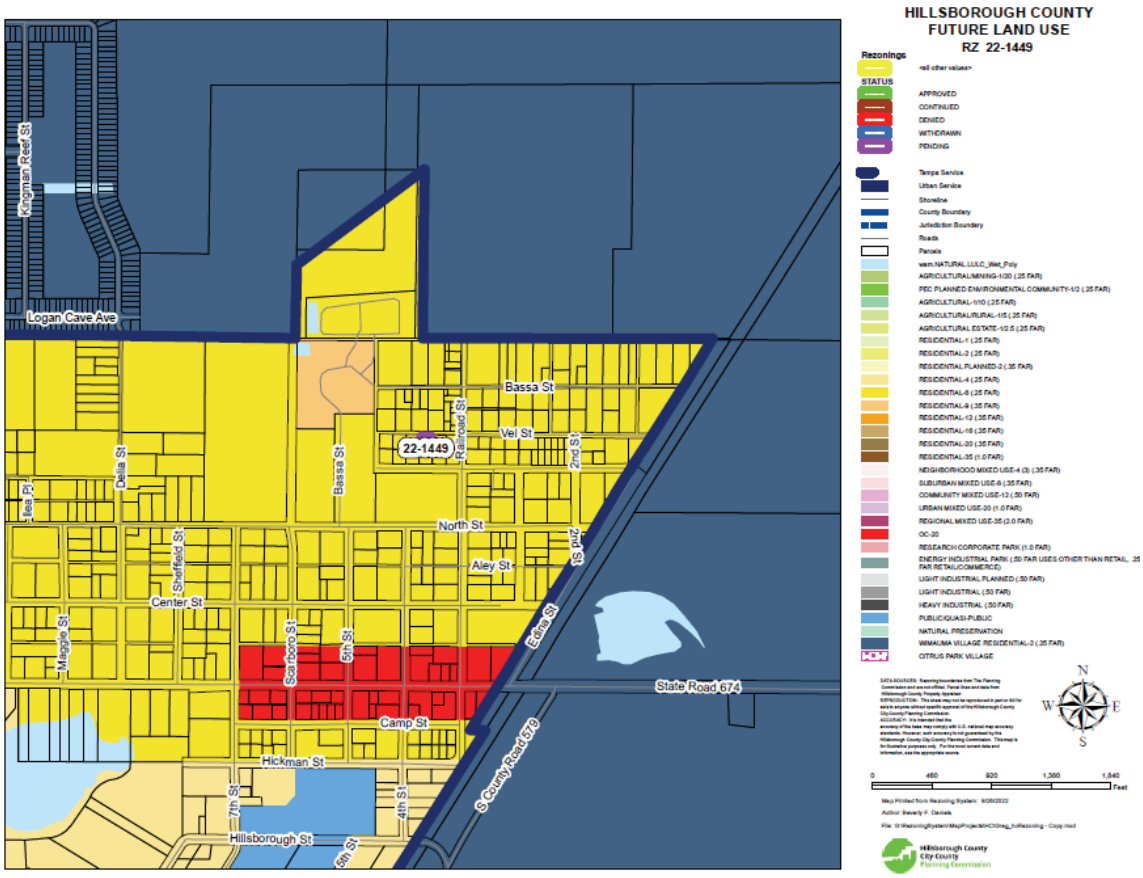
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map




### Context of Surrounding Area:

The area consists of single-family residential and multi-family residential. The subject parcel is directly adjacent to residential to the east, south and west zoned RSC-6. To the north across Vel Street is single-family residential zoned RSC-6 with a Mobile Home Overlay.

## 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: | 6.0 dwelling units per gross acre / 0.25 F.A.R. |
| Typical Uses: | Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. |

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

| Adjacent Zonings and Uses | | | | |
|---|---|---|---|---|
| Location: | Zoning: | Maximum Density Permitted by Zoning District: | Allowable Use: | Existing Use: |
| North | RSC-6 MH | 6 du per ga | Single-Family Residential (Conventional/Mobile Home) | Single-Family Residential |
| South | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |
| East | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |
| West | RSC-6 | 6 du per ga | Single-Family Residential (Conventional Only) | Single-Family Residential |

| 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** |
| Vel Street | County Local - Urban | 2 Lanes<br>☒Substandard Road<br>☐Sufficient ROW Width | ☐ Corridor Preservation Plan<br>☐ Site Access Improvements<br>☐ Substandard Road Improvements ☐ Other |

| **Project Trip Generation** ☐Not applicable for this request | | | |
|---|---|---|---|
| | **Average Annual Daily Trips** | **A.M. Peak Hour Trips** | **P.M. Peak Hour Trips** |
| Existing | 9 | 1 | 1 |
| Proposed | 9 | 1 | 1 |
| 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:** | **Comments Received** | **Objections** | **Conditions Requested** | **Additional Information/Comments** |
| Environmental Protection Commission | ☒ Yes ☐ No | ☐ Yes ☒No | ☐ Yes ☒No | No Wetlands Present |
| Conservation & Environ. Lands Mgmt. | ☐ Yes ☐No | ☐ Yes ☐No | ☐ Yes ☐No | |
| Check if Applicable:<br>☐ Wetlands/Other Surface Waters<br><br>☐ Use of Environmentally Sensitive Land Credit<br><br>☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat<br>☐ Coastal High Hazard Area<br>☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property<br><br>☐ Other | | | | |

| ☐ Wellhead Protection Area<br>☐ Surface Water Resource Protection Area | | | | |
|---|---|---|---|---|
| **Public Facilities:** | **Comments Received** | **Objections** | **Conditions Requested** | **Additional Information/Comments** |
| **Transportation**<br><br>☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☒N/A | ☒ Yes<br>☐No | ☐ Yes ☒No | ☐ Yes ☐ No ☒N/A | See Staff Report. |
| **Service Area/ Water & Wastewater**<br><br>☒Urban ☐ City of Tampa<br>☐Rural ☐ City of Temple Terrace | ☒ Yes<br>☐No | ☐ Yes ☒No | ☐ Yes<br>☒No | Requires connection to the county's potable water and wastewater |
| **Comprehensive Plan:** | **Comments Received** | **Findings** | **Conditions Requested** | **Additional Information/Comments** |
| **Planning Commission**<br><br>☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A | ☒ Yes ☐ No | ☐ Inconsistent<br>☒ Consistent | ☐ Yes<br>☒No | |

☐Density Bonus Requested ☒Consistent ☒Inconsistent

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 0.27-acre vacant property is zoned RSC-6 (Residential - Single-Family Conventional). The subject parcel is located 310 feet southwest of the intersection of Vel Street and Railroad Street. The applicant proposes to place a manufactured home on the lot. The area consists of single-family

residential and multi-family residential. The subject parcel is directly adjacent to residential to the east, south and west zoned RSC-6. To the north across Vel Street is single-family residential zoned RSC-6 (MH) (Residential - Single-Family Conventional with Mobile Home Overlay). The subject property is designated Residential - 6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; residential. Also, all the properties to the north across Vel Street include a Mobile Home Overlay. Therefore, the rezoning of the subject parcel from RSC-6 to RSC-6 (MH) would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 MH zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the request approvable.

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kelli Conte P.O. Box 34 Wimauma testified as the agent for Ms. Diana Sanchez. Ms. Conte stated that the request is to rezone from RSC-6 to RSC-6 with a mobile home overlay. Ms. Conte concluded her presentation by stating that there are several other properties in the neighborhood that are zoned RSC-6 with the mobile home overlay including the property directly across the street.

Mr. Brian Grady of the Development Services Department testified regarding the County's staff report. Mr. Grady stated that the property is 0.7 acres in size and currently zoned RSC-6. The applicant has requested a rezoning to RSC-6 with the mobile home overlay. He stated that staff found the request compatible with the surrounding development pattern and consistent with the RES-6 Future Land Use category. He concluded his presentation by stating that staff finds the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-6 Future Land Use classification and located within the Wimauma Village Community Plan and the Urban Service Area. Ms. Papandrew stated that the request meets the intent of the RES-6 category as well as Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area. She stated that the

rezoning meets Objective 16 regarding compatibility. Ms. Papandrew concluded her presentation by stating that the rezoning meets the intent of the affordable housing and neighborhood goals of the Wimauma Village Community Plan and is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. None replied.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

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

The hearing was then concluded.

## EVIDENCE SUBMITTED

No evidence was 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 0.27 acres in size and is currently zoned Residential Single-Family Conventional-6 and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Wimauma Village Community Plan.

2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 with the Mobile Home overlay (RSC-6 MH) zoning district.

3. The Planning Commission staff supports the request. The Planning Commission found the request meets Objective 1.4 of the Future Land Use Element which requires new development to be compatible with the surrounding area as well as Objective 16 which requires consistency with the character of the area. Staff testified that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

4. The area surrounding the subject property is zoned RSC-6 MH and RSC-6.

5. The request for the RSC-6 MH zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-6 Future Land Use category.

## 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

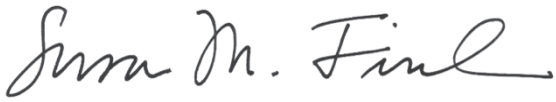
The applicant is requesting a rezoning to the RSC-6 MH zoning district. The property is 0.27 acres in size and is currently zoned RSC-6 and designated RES-6 by the Comprehensive Plan. The property is located in the Urban Service Area and the Wimauma Village Community Plan.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility. Planning Commission staff testified that the rezoning is consistent with the Comprehensive Plan.

The request for the RSC-6 MH zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-6 Future Land Use category.

## 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.



December 7, 2022

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

# Hillsborough County City-County Planning Commission

| Unincorporated Hillsborough County Rezoning | |
|---|---|
| **Hearing Date:**<br>November 14, 2022<br><br>**Report Prepared:**<br>November 2, 2022 | **Petition: RZ 22-1449**<br><br>**5808 Vel Street**<br><br>*On the south side of Vel Street, west of Railroad Street* |
| **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 Community Plan** |
| **Requested Zoning:** | Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Conventional-6 with Mobile Home Overlay (RSC-6) (MH) |
| **Parcel Size (Approx.):** | 0.27 acres +/- (11,761 square feet) |
| **Street Functional Classification:** | Vel Street **– Local**<br>Railroad Street **– Local** |
| **Locational Criteria:** | N/A |
| **Evacuation Zone:** | N/A (are they not in an evacuation zone? If not just put “None” |

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

**Context**

- The approximately 0.27 +/- acre subject site is located on the south side of Vel Street, west of Railroad 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 site's Future Land Use classification is Residential-6 (RES-6) on the Future Land Use Map. 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 surrounds all sides of 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. Single family residential and mobile home uses are located directly to the north, west and south sides of the subject site. There are several vacant parcels located northeast along Vel Street. The area is residential in character with public institutional uses and 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 of the site. Residential Multi-Family Conventional-9 (RMC-9) uses are located further northwest of the site. A Planned Development (PD) zoning is located further north.

- 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:*

*a) locational criteria for the placement of non-residential uses as identified in this Plan,*
*b) limiting commercial development in residential land use categories to neighborhood scale;*
*c) 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***

**<u>Staff Analysis of Goals, Objectives and Policies</u>**
**The approximately 0.27+/- acre subject site is located on the south side of Vel Street, west of Railroad 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 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 is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction.**

**FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development."* The subject site currently has a zoning of RSC-6. The applicant is proposing to rezone the subject site to allow for a mobile home overlay. This proposed change is compatible with the existing character of development in the area. The current development pattern contains mobile homes surrounding 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 Vel Street and Railroad Street. A rezoning to RSC-6 (MH) would reflect a development pattern that is in keeping with the existing development pattern, consistent with the aforementioned policy direction.**

**The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and**

**Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to 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.**

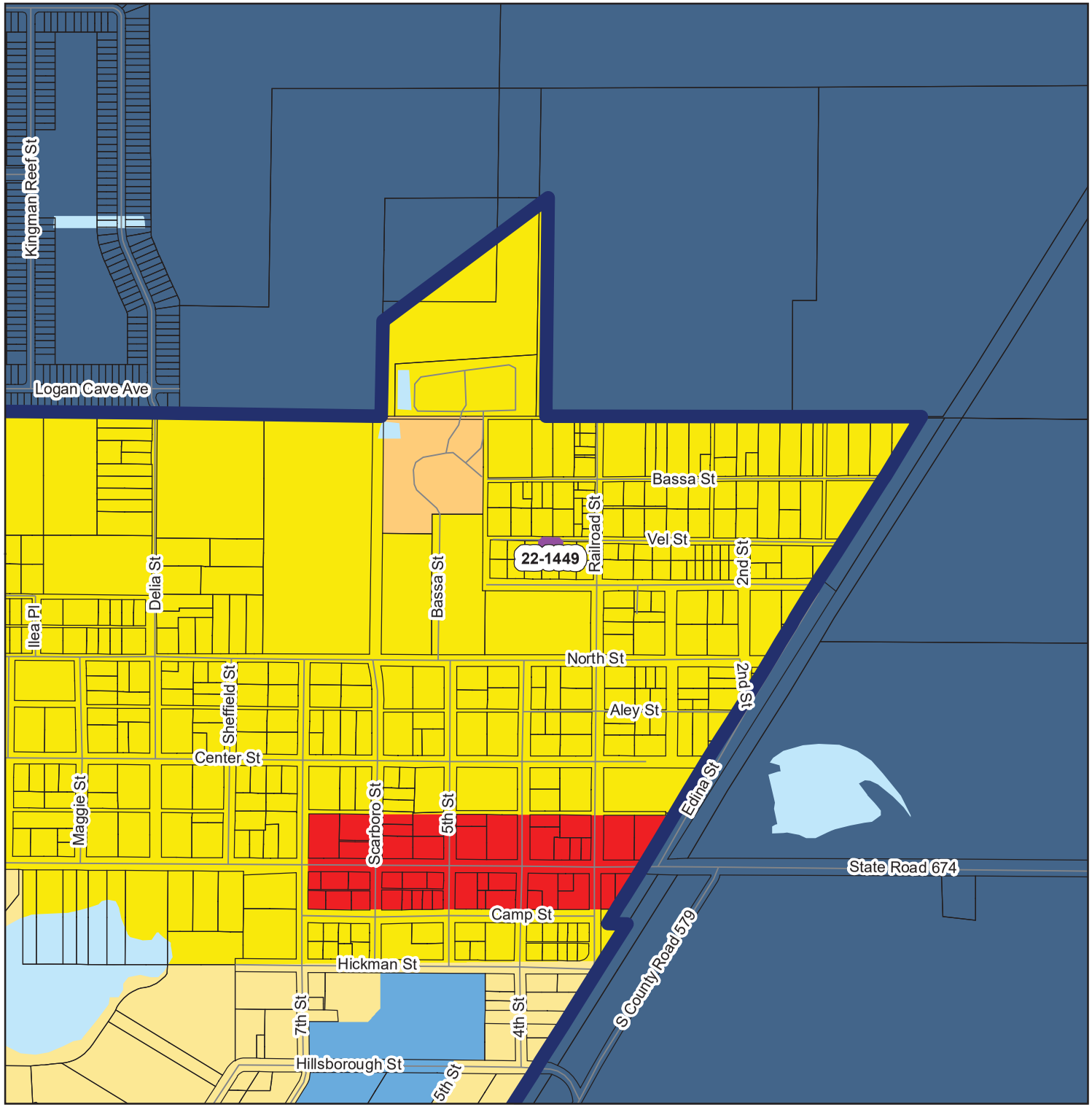
**The subject site also meets the intent of the Affordable Housing and Neighborhoods goals and strategies of the Wimauma Village Community Plan. The plan seeks to encourage affordable housing that accommodates a diverse population and a wide range of income levels.**

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

**Recommendation**

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

# HILLSBOROUGH COUNTY
# FUTURE LAND USE
## RZ 22-1449




**Rezonings**

- <all other values>

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 9/26/2022

Author: Beverly F. Daniels

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

Hillsborough County City-County Planning Commission

# AGENCY COMMENTS

# AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/02/2022
**AGENCY/DEPT:** Transportation
**PETITION NO.:** STD 22-1449

[ ] This agency has no comments.

[X] This agency has no objection.

[ ] This agency objects for the reasons set forth below.

## REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result is any change 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 +/- 0.26 acres from Residential Single Family Convectional – 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located +/- 236 feet west of the intersection of Railroad St. and Vel St. 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, 1 Single Family Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

**Proposed Zoning:**

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|---|---|---|
| | | AM | PM |
| RSC-6 (MH), 1 Single Family Dwelling Unit (ITE Code 210) | 9 | 1 | 1 |

**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 Vel Street. Vel Street is a 2-lane, undivided, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Vel Street has sidewalks on the south side of the roadway in the vicinity of the project. Vel Street does not have bike facilities or curb and gutter on either side of the roadway within the vicinity of the project.

## SITE ACCESS

It is anticipated that the site will have access to Vel 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

Vel Street is not a Hillsborough County regulated roadway and as such was not included in the 2020 Level of Service (LOS) Report.

### 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** |
| Vel Street | County Local - Urban | 2 Lanes<br>☒Substandard Road<br>☐Sufficient ROW Width | ☐ Corridor Preservation Plan<br>☐ Site Access Improvements<br>☐ Substandard Road Improvements<br>☐ Other |

| Project Trip Generation ☐Not applicable for this request | | | |
|---|---|---|---|
| | **Average Annual Daily Trips** | **A.M. Peak Hour Trips** | **P.M. Peak Hour Trips** |
| Existing | 9 | 1 | 1 |
| Proposed | 9 | 1 | 1 |
| 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 | | | |
|---|---|---|---|
| **Transportation** | **Objections** | **Conditions Requested** | **Additional Information/Comments** |
| ☐ Design Exception/Adm. Variance Requested<br>☐ Off-Site Improvements Provided<br>☒N/A | ☐ Yes ☐N/A<br>☒ No | ☐ Yes ☒N/A<br>☐ No | See Staff Report. |

**COMMISSION**

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## AGENCY COMMENT SHEET

| REZONING | |
|---|---|
| **HEARING DATE:** November 14, 2022 | **COMMENT DATE:** October 14, 2022 |
| **PETITION NO.:** 22-1449 | **PROPERTY ADDRESS:** Vel St, Wimauma |
| **EPC REVIEWER:** Abbie Weeks | **FOLIO #:** 0793420000 |
| **CONTACT INFORMATION:** (813)627-2600 X1101 | **STR:** 10-32S-20E |
| **EMAIL:** weeksa@epchc.org | |
| **REQUESTED ZONING: From RSC-6 to RSC-6 (MH)** | |

| FINDINGS | |
|---|---|
| **WETLANDS PRESENT** | NO |
| **SITE INSPECTION DATE** | 10/14/2022 |
| **WETLAND LINE VALIDITY** | N/A |
| **WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)** | N/A |

**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.

aow/

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

**PETITION NO.:** STD22-1449 **REVIEWED BY:** **Randy Rochelle** **DATE:** 10/20/2022

**FOLIO NO.:** 79342.0000

## WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☒ A 6 inch water main exists ☐ (adjacent to the site), ☒ (approximately 25 feet from the site) and is located within the north Right-of-Way of Vel 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 south Right-of-Way of Vel Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

# VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch, Zoning Hearing Master
Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

traffic-wise like turning to the property. But there's a traffic light 300 feet away from the place. I can make my turn and I -- that's what I'll be doing. And other than that, they just built the Dollar General 300 from me. And there's a -- next store and he's ready to build something. And his is commercial. And then after that, there's a place, you know, like big warehouse. There's all around commercial. There is no residential around, me and my neighbor that's it. That's all.

HEARING MASTER: All right. Thank you so much. I appreciate it.

MR. TAVLAN: You're welcome.

HEARING MASTER: If you could please sign in with the clerk's office. All right. So that was the applicant's rebuttal. So we'll close the hearing. We'll close rezoning 22-1452 and go to the next case.

MR. GRADY: The next item is general item C.3 Rezoning Standard 22-1449. The applicant's Kelli Conte. The requestor is rezone from RSC six to RSC-6 the RSC-6 with a mobile home overlay. I'll provide staff recommendation after presentation by the applicant.

HEARING MASTER: Let me just correct that. There's a -- there's an issue with the header of that last case that has the wrong application number. It said 1452 and it should be 1303 on that last case, correct?

MR. GRADY: In the staff report?

HEARING MASTER: In the staff report.

MR. GRADY: Okay.

HEARING MASTER: That's just a head with the wrong number.

MR. GRADY: Okay. All right.

HEARING MASTER: But anyway, go ahead. I'm sorry. So we're ready for the applicant.

MR. GRADY: Yes.

HEARING MASTER: Yes. Is the applicant here?

MS. CONTE: Yes, I'm here. Good evening, Madam Hearing Officer. How are you doing today?

HEARING MASTER: I am good. Thank you.

MS. CONTE: Great. My name is. Kelli Conte and my address is P.O. Box 34, Wimauma, Florida 33598. And I am the agent for Ms. Diana Sanchez. We are requesting to change the zoning from an RSC-6 to an RSC-6 with a mobile home overlay. There are several properties in the -- in the same street, in the same neighborhood that has been changed to RSC-6 with a mobile home overlay. And directly across the street the property also has a mobile home overlay. Thank you.

HEARING MASTER: All right. Thank you so much. Development Services.

MR. GRADY: Brian Grady, Hillsborough -- Hillsborough County Development Services. The request is rezone an approximately .27 acre parcel from residential single-family

1 conven -- six to our residential single-family conventional 6
2 mobile home overlay. Staff does find -- does find this request
3 compatible with the existing surroundings zoning and development
4 pattern. There are similar zone parcels to the north of this
5 property, immediately to the north and also within -- within a
6 larger general area. Therefore, our Staff does find the re --
7 the rezoning to add the mobile home overlay to the RCS-6 zoning
8 district to be compatible with surrounding development pattern.
9 And I will note the parcel has a RES-6 plan category, which
10 permits. So the zoning is also consistent with that plan
11 category for land use standpoint.
12 Again, Staff does find this is approvable. Thank you.
13 HEARING MASTER: Thank you. I appreciate it.
14 Planning Commission.
15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 Staff. Subject property is within the Residential-6 future land
17 use category. It's within the limits of the South Shore
18 Areawide Systems and the Wimauma Village Community Plans. The
19 site is located in the urban service area where according to
20 Objective 1 of the Future Land Use Element, 80% of the County's
21 growth is to be directed. The proposed request is consistent
22 with this policy direction.
23 Policy 1.4 requires all new development to be
24 compatible the surrounding area, noting that compatibility does
25 not mean "the same as." Rather, it refers to the sensitivity of

development proposals in maintaining the character of existing development. The site currently has a zoning of residential of Residential or RSC-6. The applicant is proposing to rezone the site to allow for a mobile home overlay. The proposed change is compatible with the existing character of development area, which contains mobile homes surrounding the subject site.

The proposed rezoning meets the intent of the Neighborhood Protection Policies under 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 Vel Street and Railroad Street and resounding to residential single-family conventional with a mobile home overlay would be in keeping with the existing development pattern.

The Community Design Component provides guidance on residential developments. Goal eight encourages the preservation of existing suburban uses as viable residential alternatives to Urban and rule areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominant character of their surroundings and this zoning would be consistent with policy direction.

The site also meets the intent of the cultural and historical goals and strategies of SouthShore Areawide Systems Plan. The Plan seeks to promote sustainable growth and maintain

housing opportunities for all income groups and the proposed rezoning would facilitate this goal especially in an area where the development pattern is residential.

The site also meets the intent of the affordable housing and neighborhood goals and strategies of the Wimauma Village Community Plan. The Plan seeks to encourage affordable housing that accommodates a diverse population and wide range of income levels.

So based upon the above considerations, Planning Commission Staff finds the proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan.

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

Mr. Grady, anything else?

MR. GRADY: Nothing further.

HEARING MASTER: Ms. Conte, anything further before we close?

MS. CONTE: Nothing further. Thank you.

HEARING MASTER: All right. Then we'll close rezoning 22-1449. You go to the next case.

MR. GRADY: The next item is Item C.4, Rezoning Standard 22-1452. The app is Sandra Gray. The request is rezone from agricultural rural to agricultural single-family

# EXHIBITS SUBMITTED

# DURING THE ZHM HEARING

**NONE**

# PARTY OF RECORD

## Rome, Ashley

**From:** Hearings
**Sent:** Thursday, November 3, 2022 12:03 PM
**To:** Timoteo, Rosalina; Rome, Ashley; Grandlienard, Christopher
**Subject:** FW: Reference application number 22-1449

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**From:** Ginn Johnson <ejhouse166@gmail.com>
**Sent:** Wednesday, November 2, 2022 8:44 PM
**To:** Hearings <Hearings@HillsboroughCounty.ORG>
**Subject:** Re: Reference application number 22-1449

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

On Wed, Nov 2, 2022, 8:19 PM Ginn Johnson <ejhouse166@gmail.com> wrote:

> To .Office of the zoning administrator
> Reference application number 22-1449
>
> Location of the property Vel Street Wimauma , Florida 33598 folio number 079342. 0000
>
> This is my testimony for the Estate of Aquilla Morgan
>
> The Estate of Aquilla Morgan at 5806 Vel Street Wimauma ,Florida 33598 oppose to the rezone to Rsc-6 mobile home for the folio number 079342. 0000 , due to it might decrease my property value. This is our family home over 55 years.
>
> If you have any questions please contact Eugenia Johnson at ejhouse 166@gmail.com or Sheila Helms at PO box 1435 wimauma ,Florida 33598.
>
> Sincerely,
>
> Eugenia Johnson and Sheila Helms
>
> Eugenia Johnson and Sheila Helms (Owner & Aquilla Morgan daughters)
> PO box 1435 wimauma Florida 33598