

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)

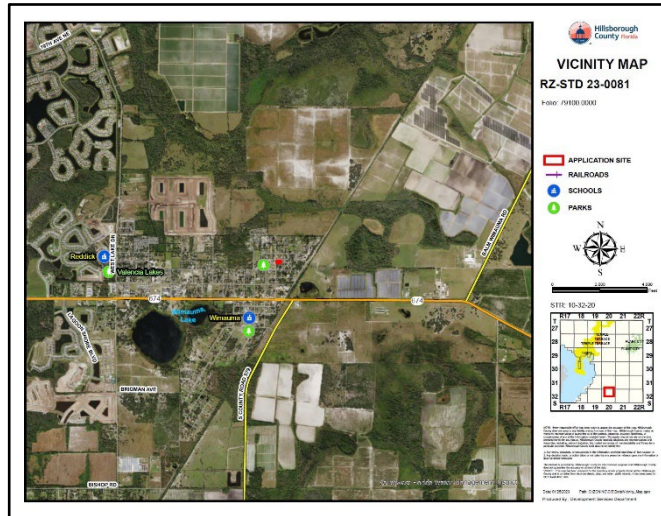
Service Area: Urban

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:

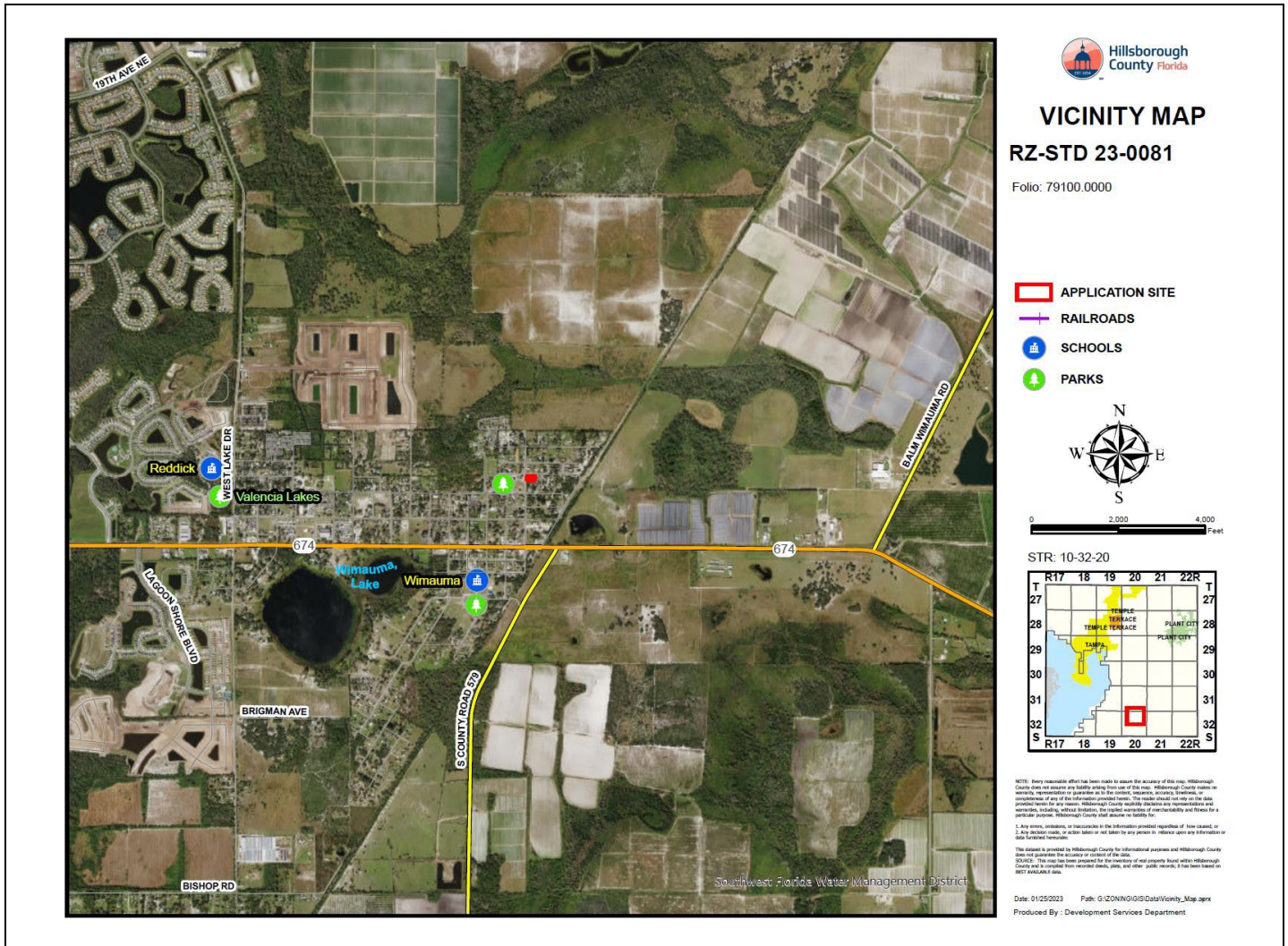
| | Current RSC-6 Zoning | Proposed RSC-6 MH Zoning |
|----------------------------------|---|---|
| Density/ Intensity | 1 du / 7, 000 sf | 1 du / 7, 000 sf |
| Lot Size / Lot Width | 7, 000 sf / 70' | 7, 000 sf / 70' |
| Setbacks/Buffering and Screening | 25' - Front 7.5' – Sides 25' - Rear | 25' -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

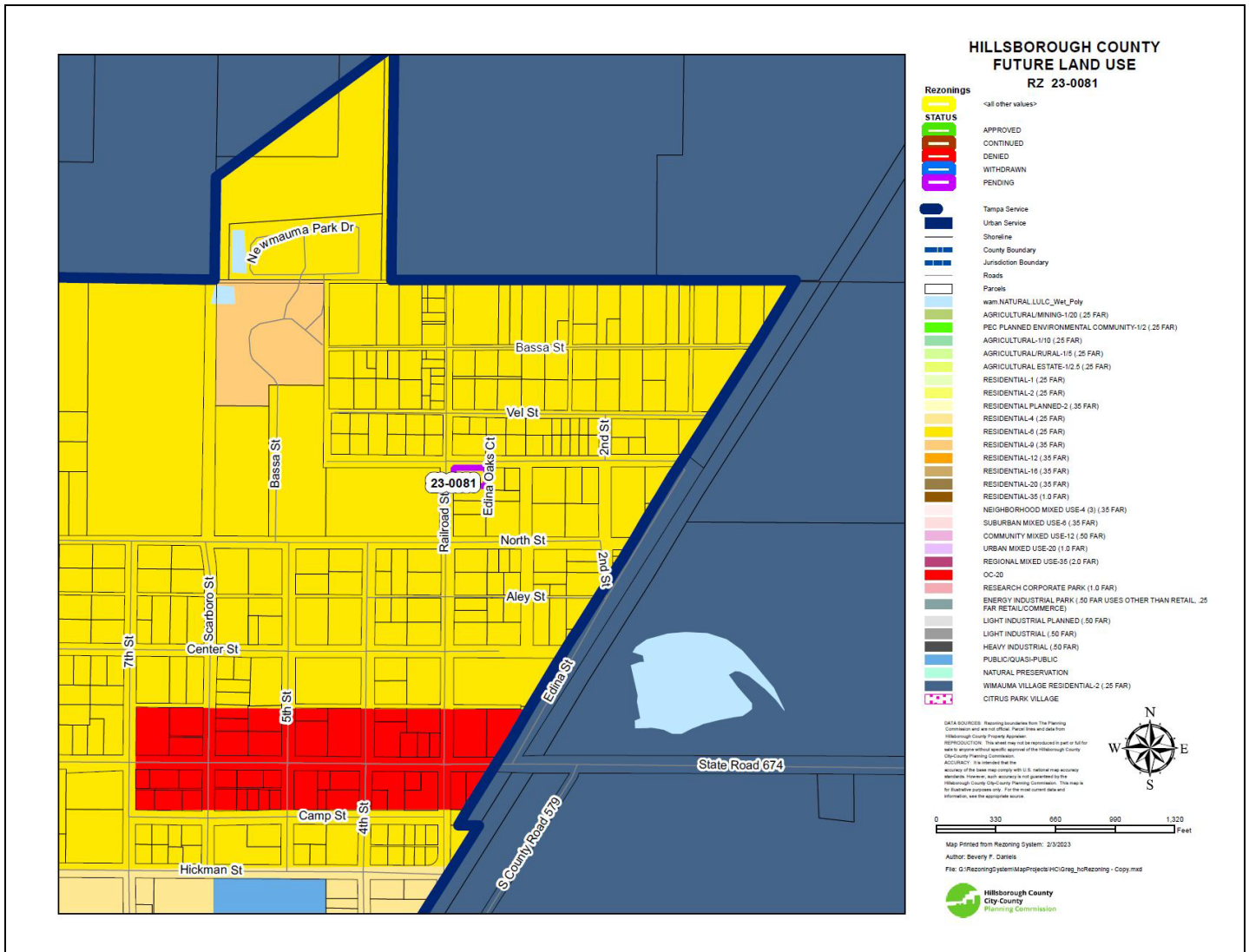


Context of Surrounding Area:

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

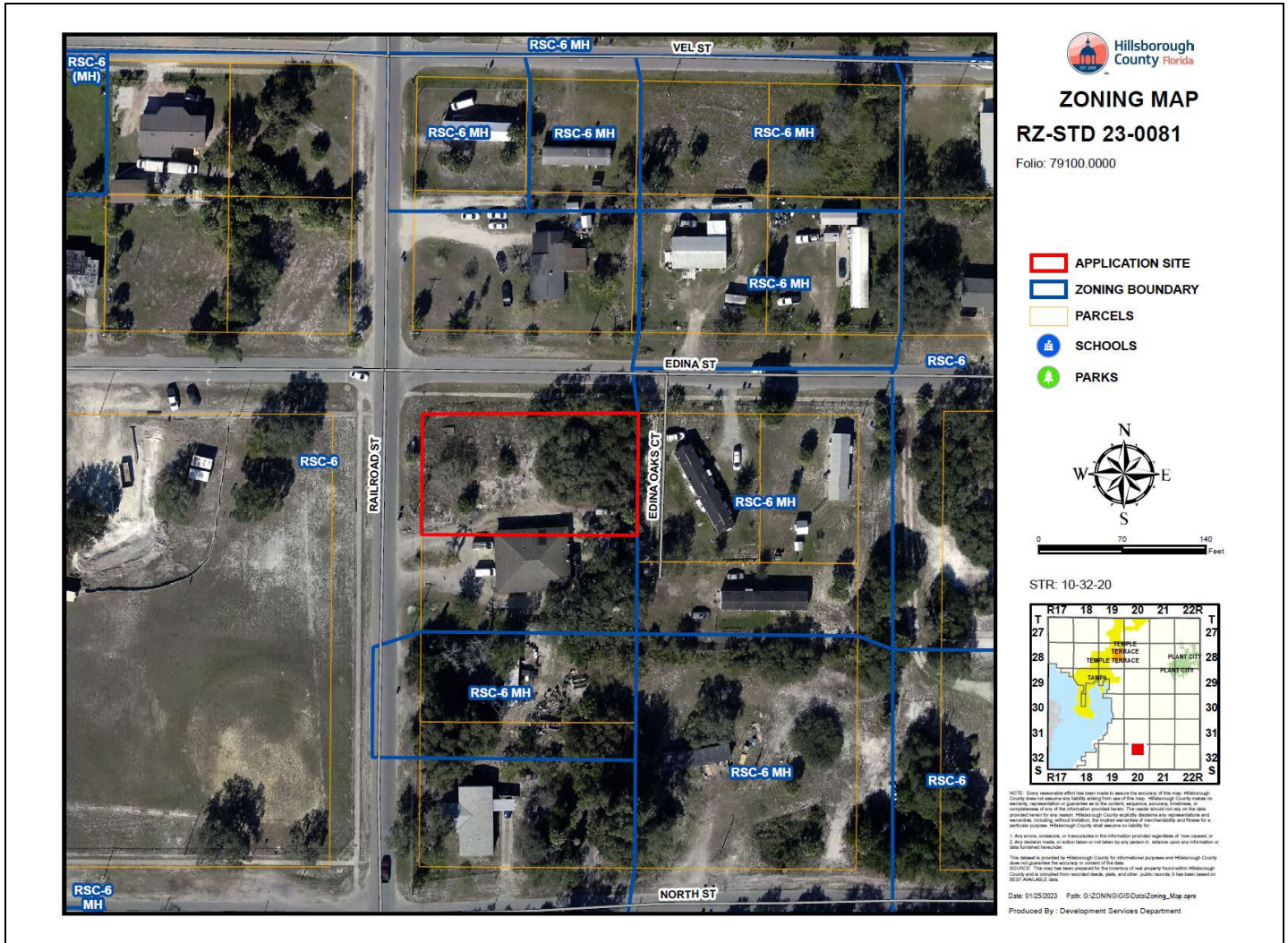
2.2 Future Land Use Map



| | |
|--|--|
| 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
 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.



**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 overlap. 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
- Reads
- Parcels

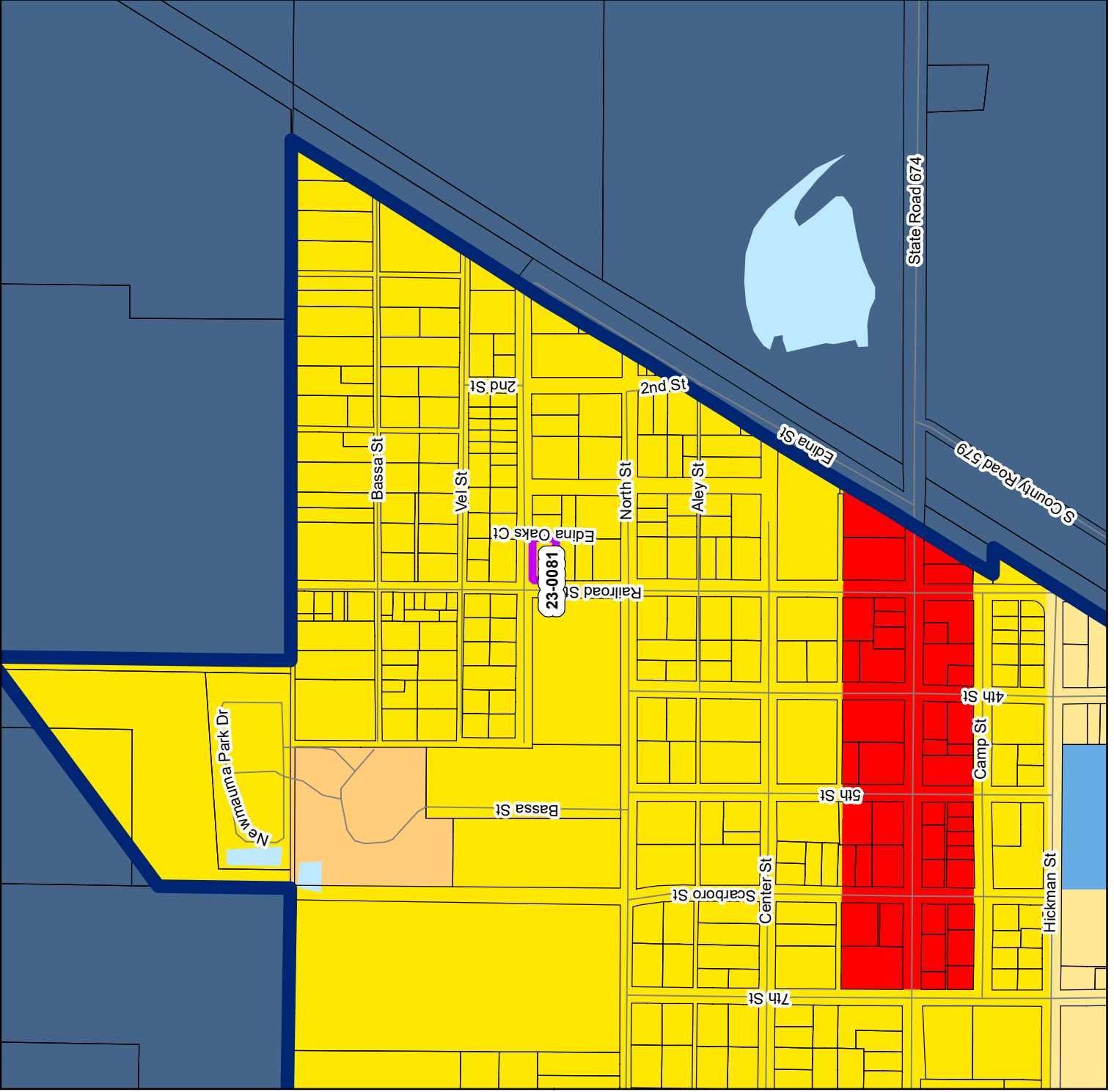
- WATER
- NATURAL/LULUC, Wet Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.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/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 rezoning status is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/3/2023
 Author: Beverly F. Daniels
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