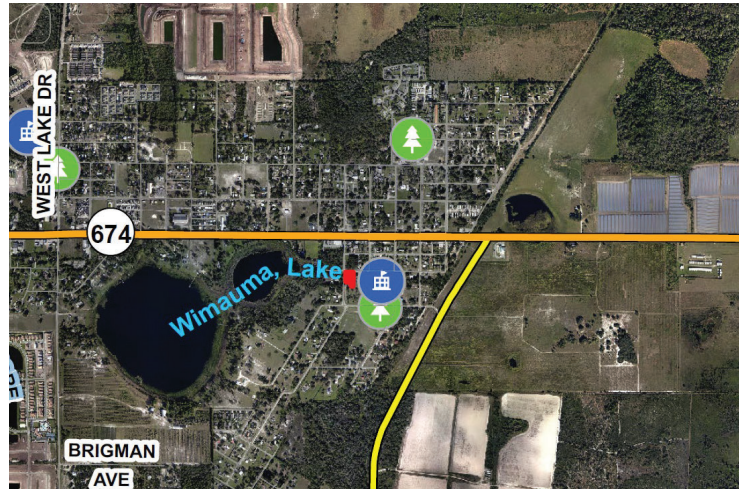


1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership, INC.
 FLU Category: Residential – 4 (Res-4)
 Service Area: Urban
 Site Acreage: 0.35
 Community Plan Area: Wimauma
 Overlay: Wimauma Downtown



Introduction Summary

The applicant is requesting a rezoning to PD to allow the site to be developed as two dwelling units through the application of a Land Development Code (LDC) Section 6.11.07 affordable housing density bonus. Because the proposed use is for single-family or duplex development, the proposed development is exempt from compliance with the Wimauma Downtown Overlay District requirements of LDC 3.23.00. The property is currently undeveloped.

Zoning	Existing	Proposed
District(s)	RSC-2	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential or Duplex
Acreage	0.35	0.35
Density/Intensity	1 unit per acre	5.71
Mathematical Maximum*	1 unit	2 units

*number represents a pre-development approximation

Development Standards	Existing	Proposed		
District(s)	RSC-2	PD		
Lot Size/Lot Width	21,780 SF/ 100 FT	2,000 SF / 20 FT		
Setbacks/ Buffering and Screening (FT)	Front: 25 Rear: 25 Sides: 10	Single-Family, Detached		Duplex
		≥ 5,000 SF	< 5,000 SF	
		Front: 20 Rear: 10 Sides: 7.5	Front: 20 Rear: 10 Sides: 7.5	
Height	50 FT	35 FT		

Additional Information

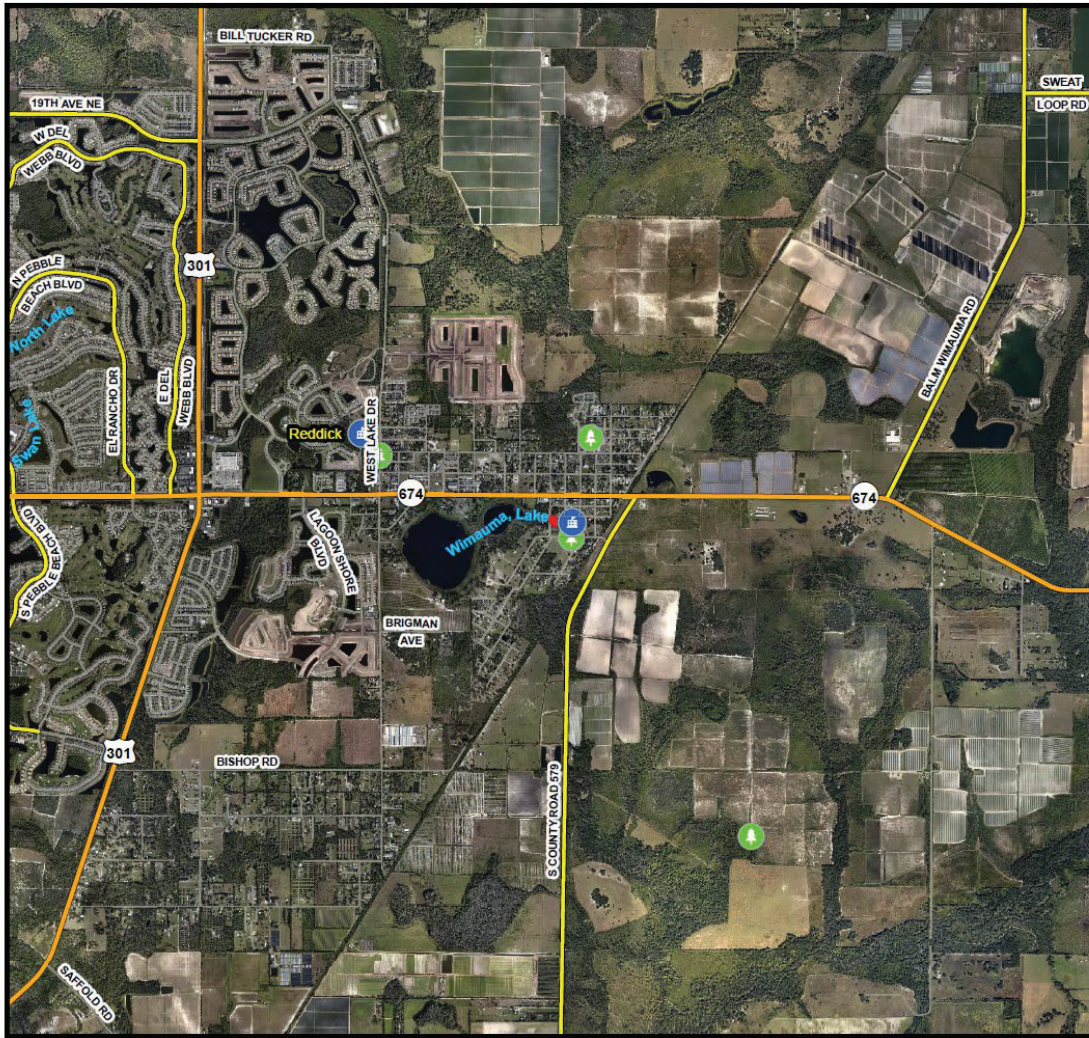
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application


Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions


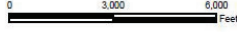
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map




VICINITY MAP
RZ-PD 23-0408
 Folio: 79267.0000

- APPLICATION SITE
- + RAILROADS
- S SCHOOLS
- T PARKS

STR: 9-32-20

T	R17	18	19	20	21	22R	T
27							27
28							28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, reliability, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any legal, financial, engineering, or other purposes. The information and materials, including, without limitation, the digital materials of this map, are provided for informational purposes only. Hillsborough County and its employees, officers, agents, and other public officials, have been based on best available data.
1. Any errors, omissions, or inaccuracies in the information provided hereafter is the result of data furnished hereto.
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Path: Z:\Development Services\GIS_Support\Vicinity_Map.aprx
 Produced By: Development Services Department.

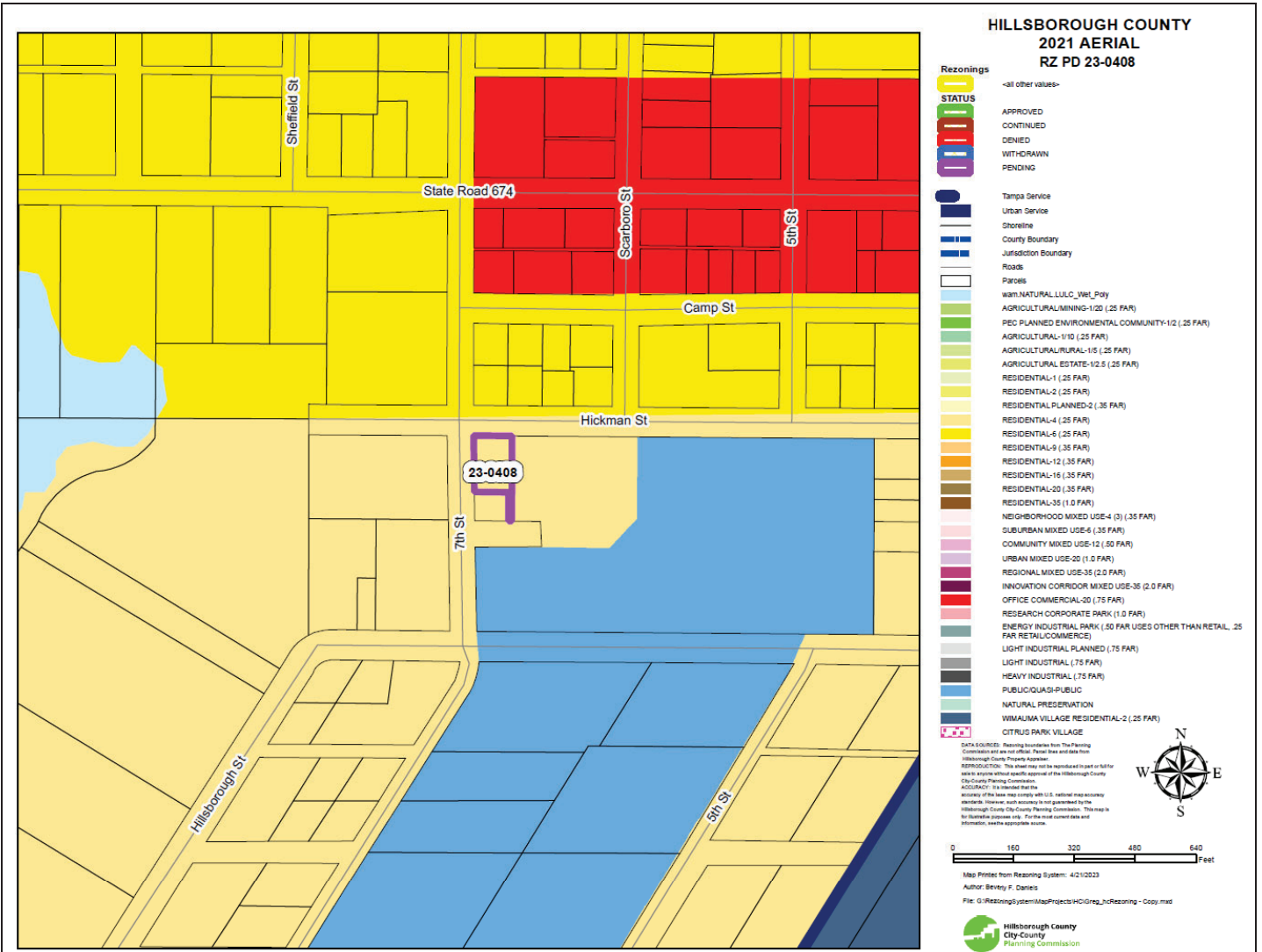
Context of Surrounding Area:

The property is located within the Wimauma Downtown Subdistrict D – Downtown Residential overlay district approximately 0.12 miles south of State Road 674 at the southeast corner of the Hickman Street and 7th Street intersection. The properties in the immediate vicinity are developed for single-family residential, religious and educational uses. The State Road 674 commercial corridor is located approximately 0.12 miles to the north. The subject property is also located within one quarter of a mile of three religious institutions.

The abutting property to the east covers approximately 11.6 acres, is zoned RSC-2 and is developed to function as a public elementary school. The abutting property to the south is zoned RSC-2 and is developed as a single-family residence. The properties opposite the 80-foot wide Hickman Street Right-of-Way, to the north, are zoned RSC-6 and are undeveloped. The property to the east of 7th Street, a 70-foot right-of-way with 2 lanes, to the west is 1.86 acres and is developed for single-family use.

2.0 LAND USE MAP SET AND SUMMARY DATA

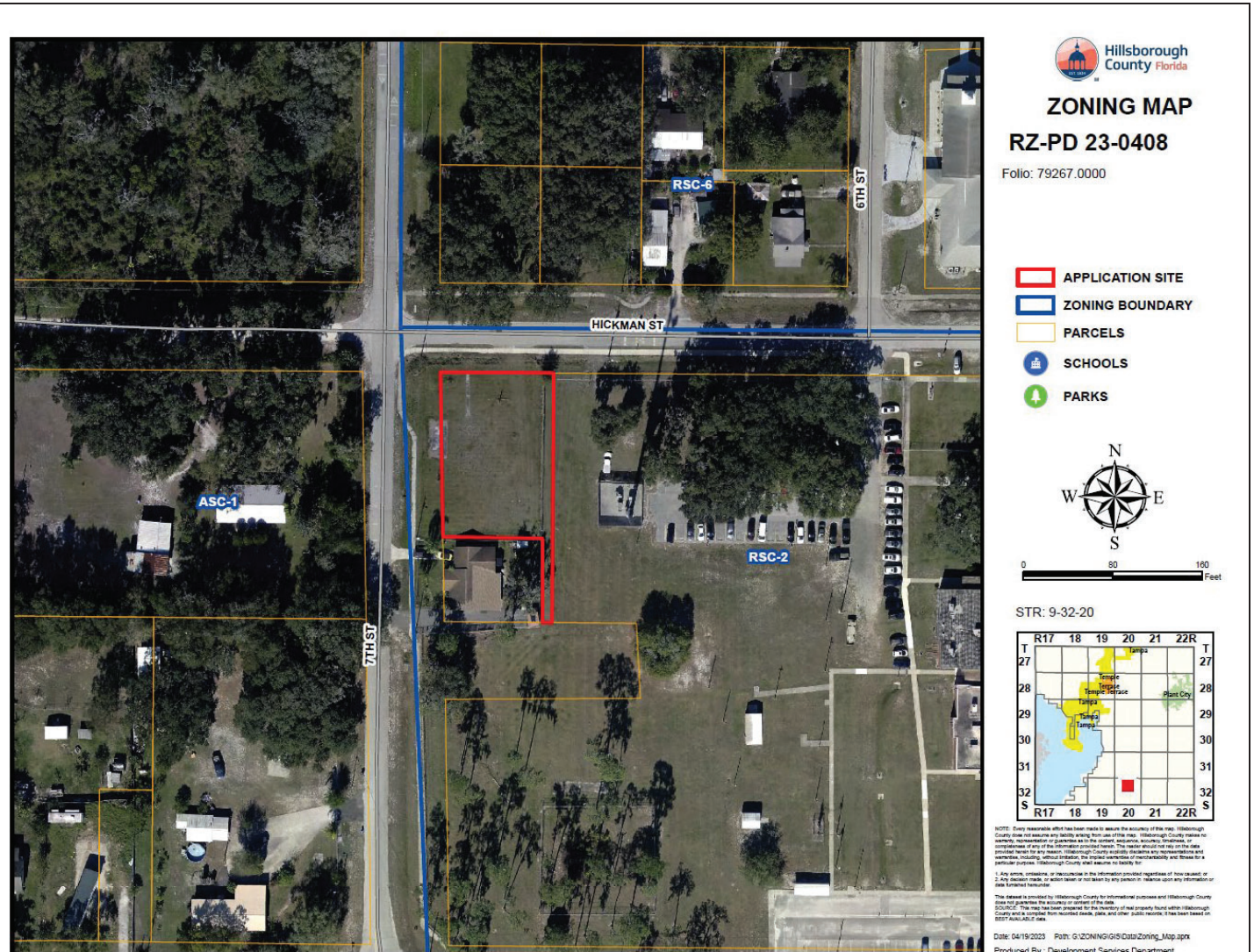
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 4 (R-4)
Maximum Density/FAR	DU per GA: 4.0/FAR: 0.25
Typical Uses	Residential, suburban scale, office, and multi-purpose uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

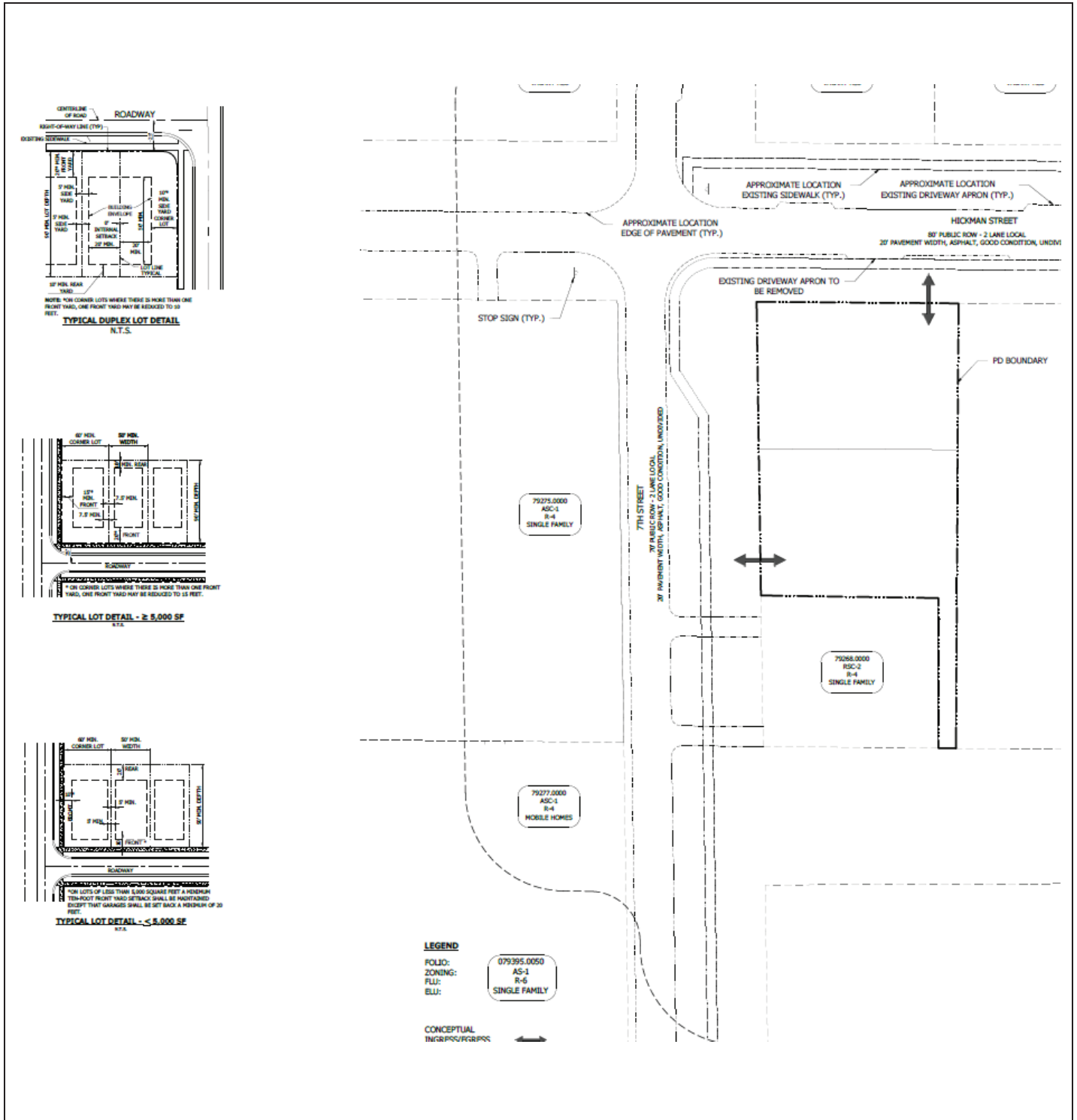


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	RSC-6	6 DU per GA/NA	Residential, Single-Family Conventional	Undeveloped
South	RSC-2	2 DU per GA/NA	Residential, Single-Family Conventional	Single-Family
East	RSC-2	2 DU per GA/NA	Residential, Single-Family Conventional	Public School, Elementary
West	ASC-1	1 DU per GA/NA	Agriculture and Residential, Single-Family Conventional	Single-Family

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 a full site plan.)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
North 7 th Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hickman 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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	19	1	2
Difference (+/1)	+10	0	+1

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
NA		
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Single Family Detached (Fee estimate based 2,000 SF)		Duplex (Fee estimate based on 1,200 SF units)		
Mobility: \$ 9,183 Parks: \$ 2,145 School: \$ 8,227 Fire: \$ 335 Total per SFR: \$19,890		Mobility: \$ 8,178 Parks: \$ 1,555 School: \$ 3,891 Fire: \$ 249 Total per unit: \$13,873* *Duplex would have fees x 2 (i.e., one duplex = \$27,746)		
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of single-family, residential support and public educational uses within the immediate vicinity, staff finds the proposed planned development zoning district compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 11, 2023.

- 1. Development shall be limited to two affordable housing dwelling units consisting of either two single-family lots or one duplex.
- 2. Development in excess of 1 unit shall require compliance with the Affordable Housing Density bonus provisions in the Hillsborough County Comprehensive Plan Housing Section Policy 1.3.2, which includes the following:
 - 2.1 The units shall remain affordable for a minimum of 30 years;
 - 2.2 The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney’s Office;
 - 2.3 Units shall be equitably and evenly distributed by location, type, and construction.
 - 2.4 The distribution of affordable dwelling units shall include two units set aside for households earning 80% or less of the area median income; and
- 3. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

- 4. Building Setbacks (Ft.) shall be as follows.

Single-Family, Detached, Lots ≥ 5,000

Front: 20
Front, Functioning as a Side: 15; garages must be setback a minimum of 20 feet.
Rear: 10
Sides: 7.5*

Single-Family, Detached, Lots < 5,000

Front: 10, garages must be setback a minimum of 20 feet.
Front, Functioning as a Side: 10; garages must be setback a minimum of 20 feet.
Rear: 20
Sides: 5*

Duplex


Front: 20
Front, Functioning as a Side: 10; garages must be setback a minimum of 20 feet.
Rear: 10
Sides: 5*

* The minimum setback from the adjoining property to the south, identified as having folio number 79268.0000, shall be 10 feet.

- 5. The project shall be permitted as depicted on the general site plan to allow:
 - 5.1 The maximum building height permitted shall be 35 feet;
 - 5.2 The minimum lot size shall be 2,000 square feet;
 - 5.3 The minimum lot width permitted shall be 20 feet;
 - 5.4 The minimum lot depth permitted shall be 90 feet;
 - 5.5 The maximum impervious surface area ratio shall be 0.75; and
 - 5.6 The maximum building coverage shall be 75%.

- 6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.
- 7. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- 8. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off



J. Brian Grady
Mon Aug 14 2023 13:09:37

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Affordable Housing Verification Letter for Density Bonus for PD 23-0408 (see next page).



AFFORDABLE HOUSING

PO Box 1110, Tampa, FL 33601-1110
(813) 612-5397 | Fax: (813) 272-6862

MEMORANDUM

DATE: June 30, 2023
TO: Adam Gormly, Director, Development Services
THROUGH: Brenda Brackins, Interim Director, Affordable Housing
FROM: Willette Hollinger, Planning & Resource Manager, Affordable Housing
RE: Affordable Housing Verification Letter for Density Bonus for PD 23-0408

This letter is to certify that the project below is a privately initiated Affordable Housing project. Florida Home Partnership has not been awarded any funding through Hillsborough County Affordable Housing Services for the construction of this site. Florida Home Partnership has been awarded funding for Down Payment Assistance, which may be awarded to a qualified home buyer. This project is eligible for the Affordable Housing Density Bonus per the Hillsborough County Comprehensive Plan Policy 1.3.2 criteria.

Organization: Florida Home Partnership, INC / Dallas Evans, P.E., AICP
Project Name or Activity: Rezoning/ PD Development of 904 N 7th St (RZ-PD 23-0408)
Folio Number(s): 079267-0000 (904 N 7th St, Wimauma, FL 33598)

The subject property is located at 904 N 7th St, Wimauma, Hillsborough County, Florida 33598. The proposed project will consist of two dwelling units. A single-family detached or duplex product is anticipated.

To utilize the Affordable Housing Density Bonus, a minimum of 1 unit (20% of the total number of units proposed) shall be deemed affordable to households making 100% or less AMI, and a minimum of 1 unit (50% of required affordable units) shall be set aside for incomes at 60% or below AMI. To encourage residential infill and appropriate scale of transition, properties one acre or less may provide all required affordable units at or below 80% Area Median Income (AMI). This property is eligible to provide the 2 required affordable units at or below 80% AMI. The units deemed affordable to households shall remain affordable for a minimum of 30 years. The applicant states the distribution of affordable units shall be:

- 2 units set aside for households earning 80% or less of the area median income ("AMI").

Approved by:

Brenda Brackins	Interim Director, Affordable Housing	
-----------------	--------------------------------------	--

cc: Planning & Project file

8.0 PROPOSED SITE PLAN (FULL)

See next page



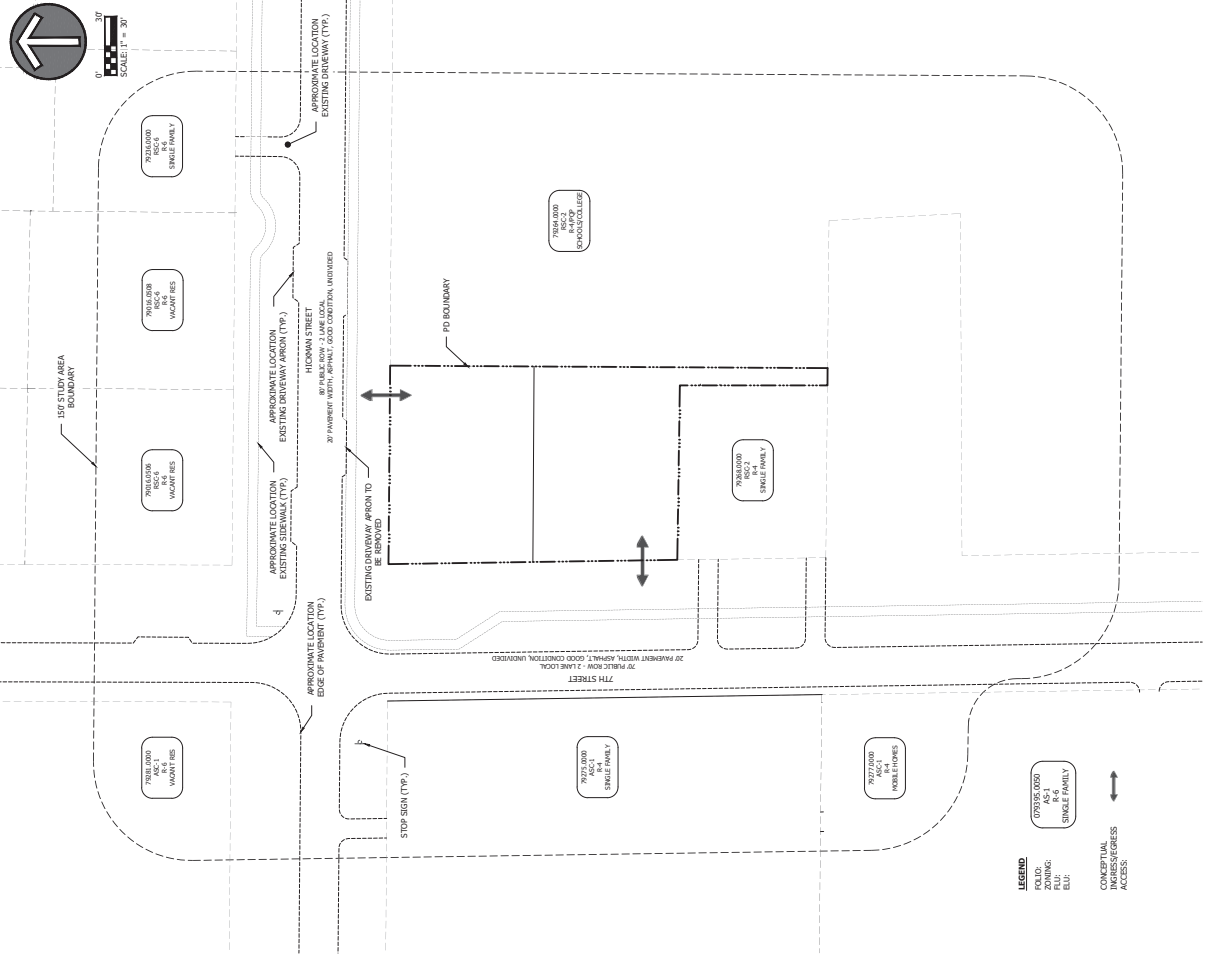
MARK	DATE	DESCRIPTION

THIS DRAWING IS FOR THE EXCLUSIVE USE OF LANDIS EVANS PARTNERS, INC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANDIS EVANS PARTNERS, INC.

GENERAL DEVELOPMENT PLAN
7TH STREET WIMAUMA
WIMAUMA, HILLSBOROUGH COUNTY, FL 33598

DATE	BY	REVISION
09/25/2006		
09/25/2006		

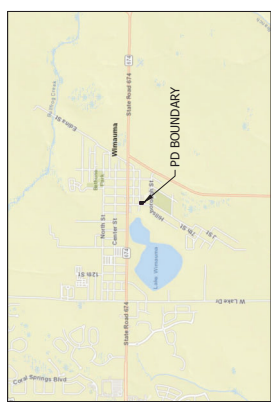
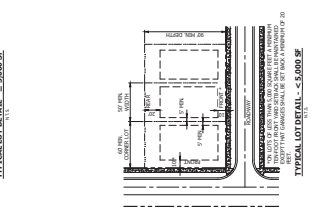
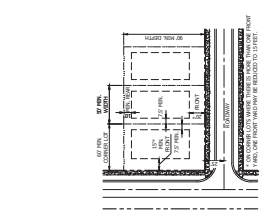
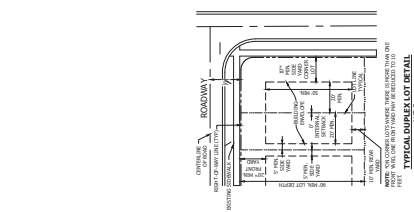
SHEET NUMBER: GDP



PLANNED ENGINEERS:
LANDIS EVANS AND PARTNERS
ATTN: DALLAS EVANS, P.E., ACP
1307 COORSH
LAKELAND, FL 33801
TEL: 813-949-7449
WWW.LANDISEVANS.COM
(813) 394-0599

APP. CLIENT/ENGINEER:
FLORIDA HOME PARTNERSHIP
ATTN: MICHAEL MORINA
1501 W. BAYVIEW BLVD., SUITE 100
PENSACOLA, FL 32507
MIKE@FLHOME.COM
(913) 672-7983

LEGAL DESCRIPTION
LOT 72, BLOCK 62, REBUILT MAP OF TOWN OF WIMAUMA, ACCORDING TO THE PLAT THEREOF, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 75 FEET OF THE WEST 100 FEET THEREOF AND LESS THE EAST 75 FEET.



FIELD	VALUE
FOURD	79267.0000
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
EXISTING FLOOR	B-4
EXISTING FLOOD ZONE	X
COMMUNITY PLANNING AREA	WIMAUMA
SPECIAL ZONE	WELL BUFFER ZONE
SCENIC ROADWAY CORRIDOR	NONE
HISTORIC LANDMARKS/OTHER HISTORICAL SITE STRUCTURES	NONE KNOWN ON PROPERTY OR WITHIN 100 FEET OF PROPERTY
PLATS	NONE ON OVERALL PLAT OF WIMAUMA
EASEMENTS	NO UNKNOWN EASEMENTS ON PROPERTY
COMP PLAN FLEX	NONE PROPOSED
PHASES	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
MATERIALS	NONE
CONCRETE	NONE
SURFACE WATER SIZE	NONE
PROPOSED OPEN SPACE	NONE
PROPOSED RESIDENTIAL TYPE	SINGLE-FAMILY DETACHED/DUPLEX
TOTAL NO. OF DWELLING UNITS	2
GROSS DENSITY	0.2 UNITS PER ACRE
MAXIMUM HEIGHT	5.71 DU/ACRE
MINIMUM HEIGHT	35'
MAXIMUM IMPERVIOUS SURFACE	25%
MINIMUM LOT SIZE	2,000 S.F.
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	30'

- PLANNING NOTES**
- BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 1202008H, DATED AUGUST 28, 2018, THE PROPERTY LIES IN A FLOOD HAZARD ZONE.
 - NO NON-RESIDENTIAL USE IS PROPOSED.
 - BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY HILLSBOROUGH COUNTY ORDINANCE 2018-02.
 - WATER AND WASTE WATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
 - DESIGNS FOR RESIDENTIAL STRUCTURES ARE PROPOSED.
 - NO EXISTING STRUCTURES EXIST.
 - THE PROPERTY IS UNIMPAVED.
 - PROJECT DRIVEWAYS SHALL BE CAPED.
 - SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT.
 - NO PUBLIC WORKS COUNTY OR PUBLIC SCHOOLS SITES ARE PROPOSED ON THIS PROPERTY.
 - NO BASED SEAMATORS, MEDIANS, NOR MEDIAN OPENINGS ARE PROPOSED.

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 21, 2023 Report Prepared: August 9, 2023	Petition: PD 23-0408 904 North 7th Street <i>Southeast corner of Hickman Street and 7th Street</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	Wimauma & SouthShore Areawide Systems Plan
Request	Planned Development (PD) to allow for two affordable housing development dwelling units.
Parcel Size	0.35 ± acres
Street Functional Classification	Hickman Street- Local 7 th Street- Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 0.35 ± acre subject site is located on the southeastern corner of the Hickman Street and 7th Street intersection.
- The site is located within the Urban Service Area and is within the limits of the Wimauma Community Plan and the SouthShore Areawide Systems Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land uses.
- RES-4 surrounds the subject site directly to the east, south, and west. North is the Residential-6 (RES-6). Further south, and east is Public/Quasi-Public (P/Q-P). Further northeast is the Office Commercial-20 (OC-20). Further east is the Wimauma Village Residential-2 (WVR-2).
- The subject currently has a vacant land use. Additional vacant uses exist to the north and west. Directly adjacent to the east and further south is the Wimauma Elementary School. Directly south from the subject site is single-family residential. Additional single-family residential uses exist further northeast and southwest. Further south and northeast there are public/quasi-public institution uses.
- The subject site is currently zoned as Residential Single-Family Conventional-2 (RSC-2). RSC-2 zoning surrounds the parcel to the east and south. North of the subject site is Residential Single-Family Conventional-6 (RSC-6). West of the site is Agricultural Single-Family Conventional-1 (ASC-1).
- The applicant is requesting a Planned Development (PD) to allow for two affordable housing development units.

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.

Land Use Categories

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

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

- 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.

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 20.2: Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Element.

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.*

HOUSING ELEMENT

Affordable Housing Density Bonus

Objective 1.3: *Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.*

Policies 1.3.1: *The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.*

Policy 1.3.2: *In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:*

- a. The site shall be wholly located within the Urban Service Area.*
- b. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 1: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.*
- c. The site shall be serviced by public water and sewer and have access to public streets.*
- d. The units shall remain affordable for a minimum of 30 years.*
- e. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney’s Office.*
- f. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.*
- g. Units shall be equitably and evenly distributed by location, type, and construction.*
- h. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than one acre:*
 - i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,*
 - ii. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.*
- i. To encourage residential infill and appropriate scale of transition, properties*

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 0.35 ± acre subject site is located on the southeastern corner of the Hickman Street and 7th street intersection. The subject site is located in the Urban Service Area (USA). It is located within the limits of the Wimauma Village Community Plan and the SouthShore Areawide Systems Plan. The subject site is designated as Residential-4 (RES-4) on the Future Land Use Map. The applicant is requesting a Planned Development (PD) for two single family affordable housing units. Part of this application includes a density bonus for affordable housing.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the USA where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. The subject currently has a vacant land use. Additional vacant uses exist to the north and west. Directly adjacent to the east and further south is the Wimauma Elementary School. Directly south from the subject site is single-family residential. Additional single-family residential uses exist further northeast and southwest. Further south and northeast there are public/quasi-public institution uses.

Per Policy 1.3.1 of the Housing Section, the affordable housing density bonus would allow for the maximum level of residential density in each land use category to be increased. In order to qualify for the bonus, certain criteria per Policy 1.3.2 must be met. The applicant has submitted a narrative stating how the project will meet the criteria. The site is wholly within the USA and the RES-4 Future Land Use category which is indicated in Table 1 of Policy 1.3.1. The applicant states that the site will be served by Hillsborough County water and sewer. The subject site will have access to Hickman Street and 7th Street with are

public streets. The applicant has agreed to keep the units affordable for a minimum of 30 years. The applicant will agree to memorialize the bonus in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office. Thus, meeting the criteria of a, b, c, and d. The applicant has also stated that a mix of market rate and affordable units are not being requested nor will they be transferred to a different site. Therefore, all units will be affordable and meet criteria f, g and h. The ± 0.35-acre property will provide all units at or below 80% Average Median Income (AMI) per criterion i.

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. RES-4 allows a maximum consideration of up to 0.25 FAR, or up to 4.0 dwelling units/gross acre. Currently, on the subject site of ± 0.35 acres (0.35 x 4) only one dwelling unit is allowed. Per Table 1 in Policy 1.3.1 of the Affordable Housing Density Bonus, within the RES-4 category the density increase allows for maximum consideration of up to 6.0 dwelling units per gross acre. The addition of an affordable housing bonus would allow for the subject site to be considered for a maximum of up to 2 dwelling units, either two-single family detached homes or one duplex (0.35 x 6). Therefore, the density of the proposal is consistent with Objective 8.

FLUE Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant will comply with Hillsborough County Land Development Code (LDC) Section 6.11.07- Affordable Housing Development to develop the property into two dwelling units. Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request at the time of filing this report.

Planning Commission staff did receive comments from the Affordable Housing Department. The department is the technical expert that guides staff in determining if a proposed development meets the criteria for an affordable housing project. The Affordable Housing Department has submitted a memo stating that the project is eligible for the Affordable Housing Density Bonus per the Hillsborough County Comprehensive Plan criteria under Policy 1.3.2. The memo states that the units deemed affordable to households shall remain affordable for a minimum of 30 years. The distribution of affordable units shall be:

- 2 units set aside for households earning 80% or less of the area median income ("AMI")

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, and 16.10. The development pattern of the surrounding area shows several residential units. A Planned Development (PD) rezoning would reflect a development pattern that is consistent with the character pattern 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 consistent with the development pattern of the surrounding area. Policy 20.2 encourages

the usage of density bonuses as a means to incentive the development of more affordable housing. The proposed Planned Development is aligned with this 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 the development of affordable housing units would be consistent with policy direction.

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 subject site meets the intent of this goal, as the applicant will provide affordable housing options to households earning 80% or less of the AMI.

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 to a Planned Development (PD) to allow for an affordable housing development would facilitate this goal.

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, subject to the conditions proposed by the Development Services Department of Hillsborough County

HILLSBOROUGH COUNTY 2021 AERIAL RZ PD 23-0408

- Rezonings
- <all other values>
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

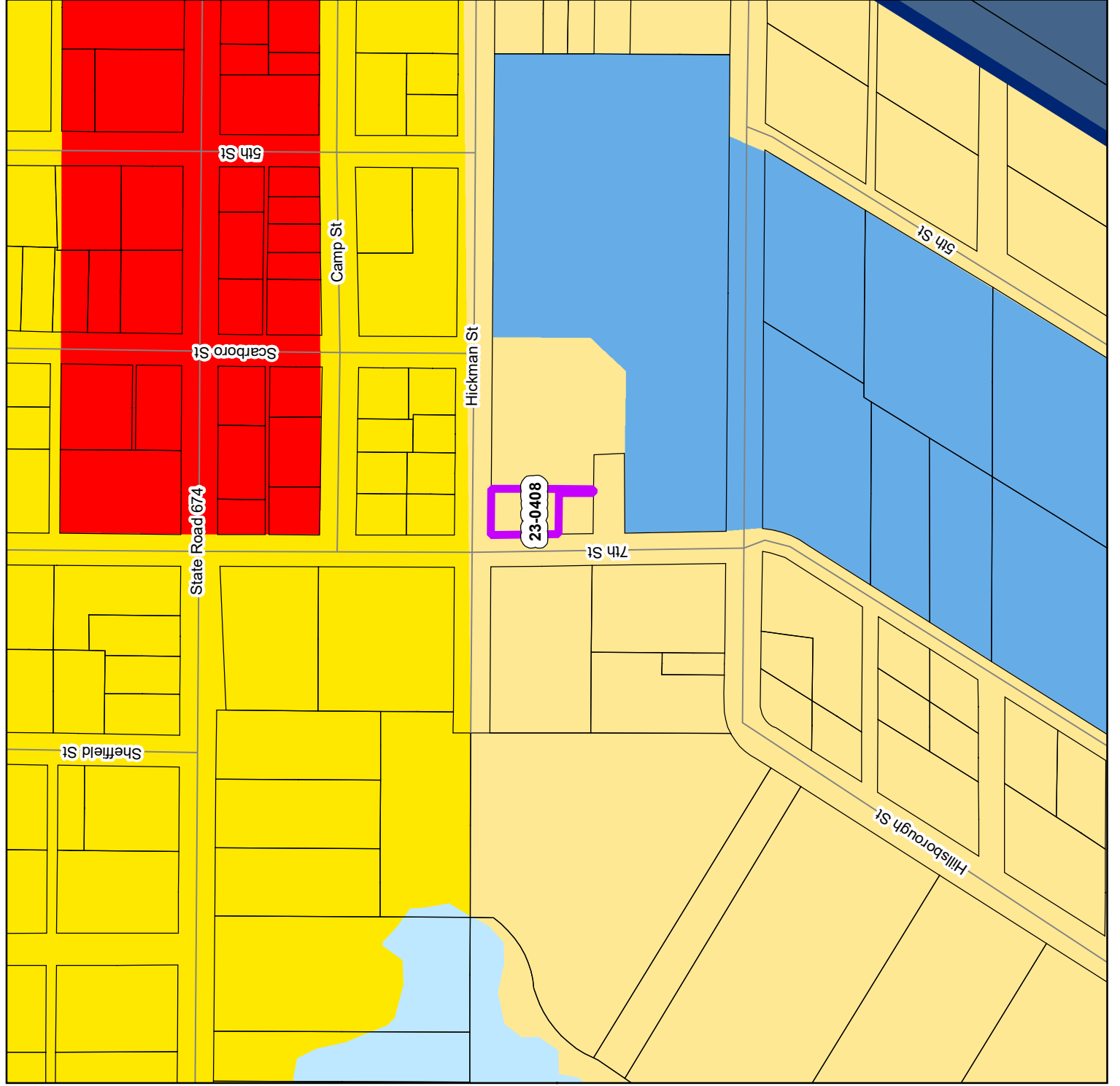
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the information on this map be used in conjunction with the official records of Hillsborough County. The information on this map 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: 4/21/2023
 Author: Beverly F. Daniels
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