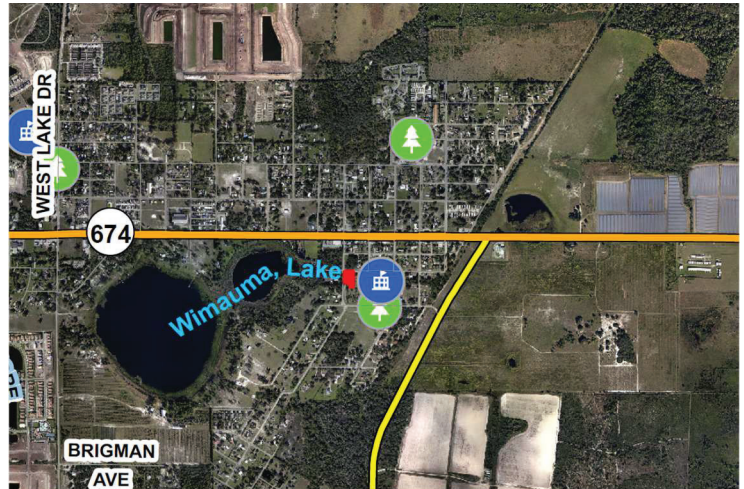


**1.0 APPLICATION SUMMARY**

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 Front: 20 Front, Functioning as a Side: 510 Rear: 10* Sides: 0/5*
		≥ 5,000 SF	< 5,000 SF	
		Front: 20 Front, Functioning as a Side: 15 Rear: 10* Sides: 7.5*	Front: 20 Front, Functioning as a Side: 15 Rear: 10* Sides: 7.5-5*	
Height	50 35 FT	35 FT		

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

**Additional Information**

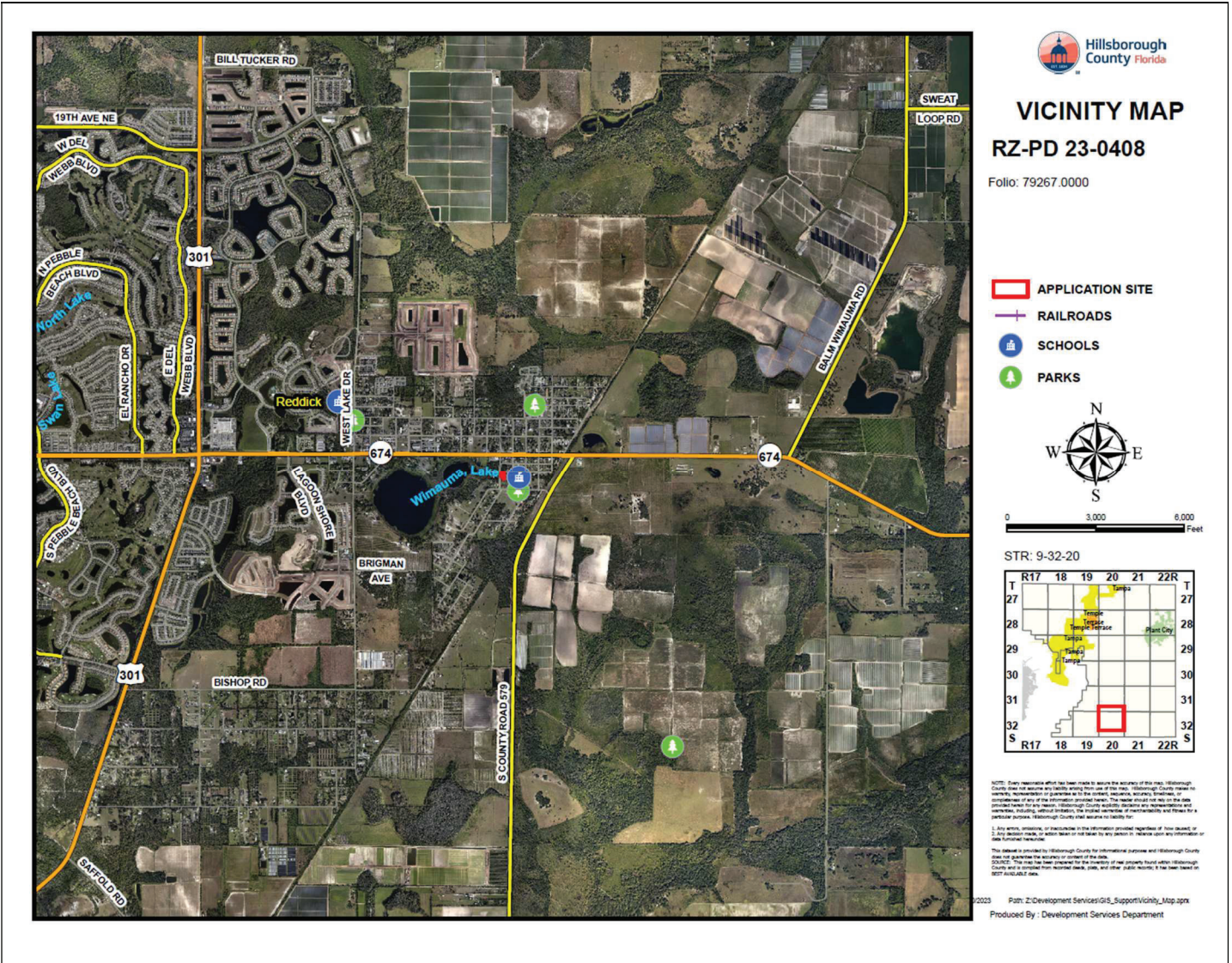
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**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**



**Context of Surrounding Area:**

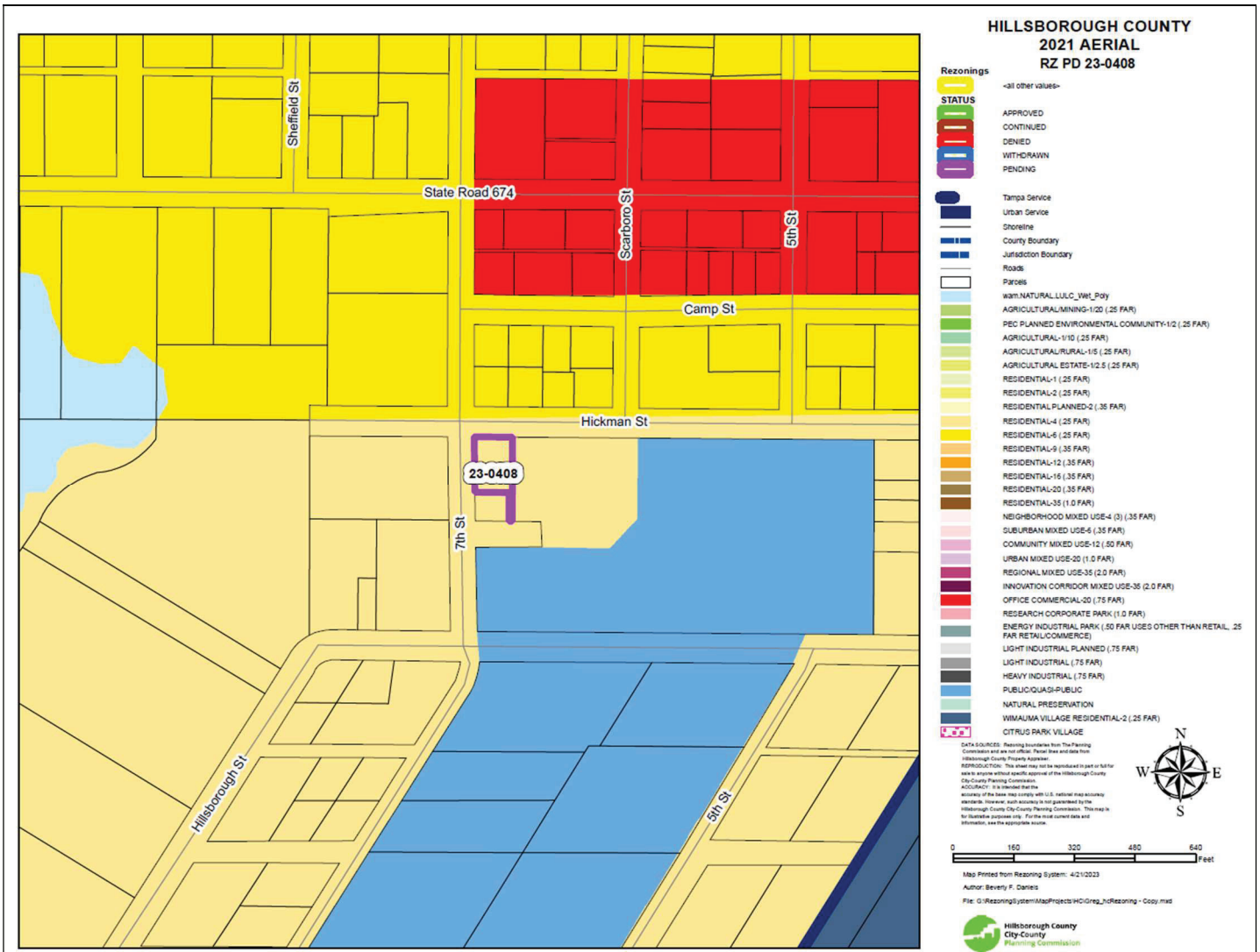
The property is located within the Wimauma Downtown Subdistrict D – Downtown Residential overlay district approximately 0.12 miles south of State Road 674 at the southeast corner of the Hickman Street and 7<sup>th</sup> Street intersection. The properties in the immediate vicinity are developed for single-family 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 7<sup>th</sup> 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

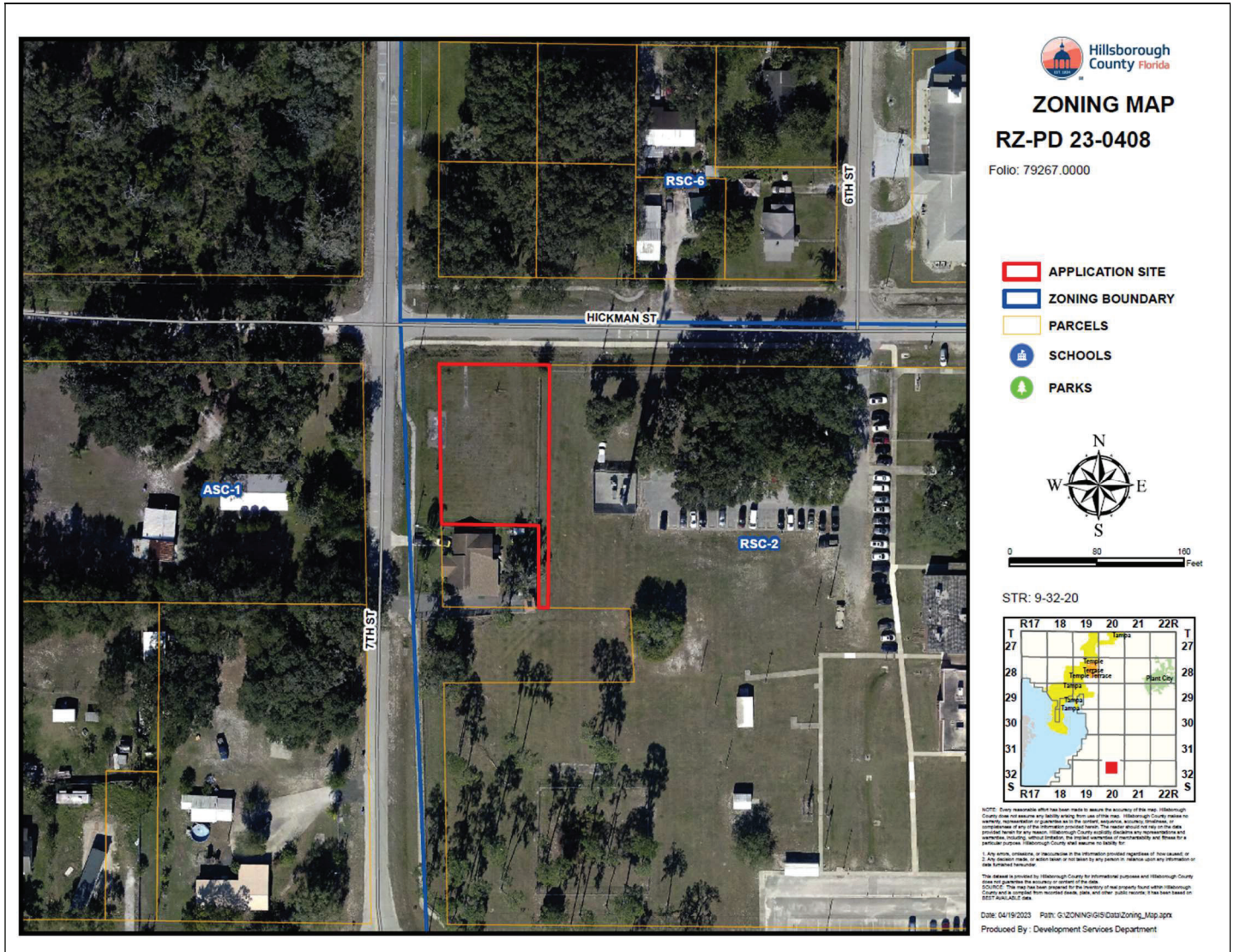
### 2.2 Future Land Use Map



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

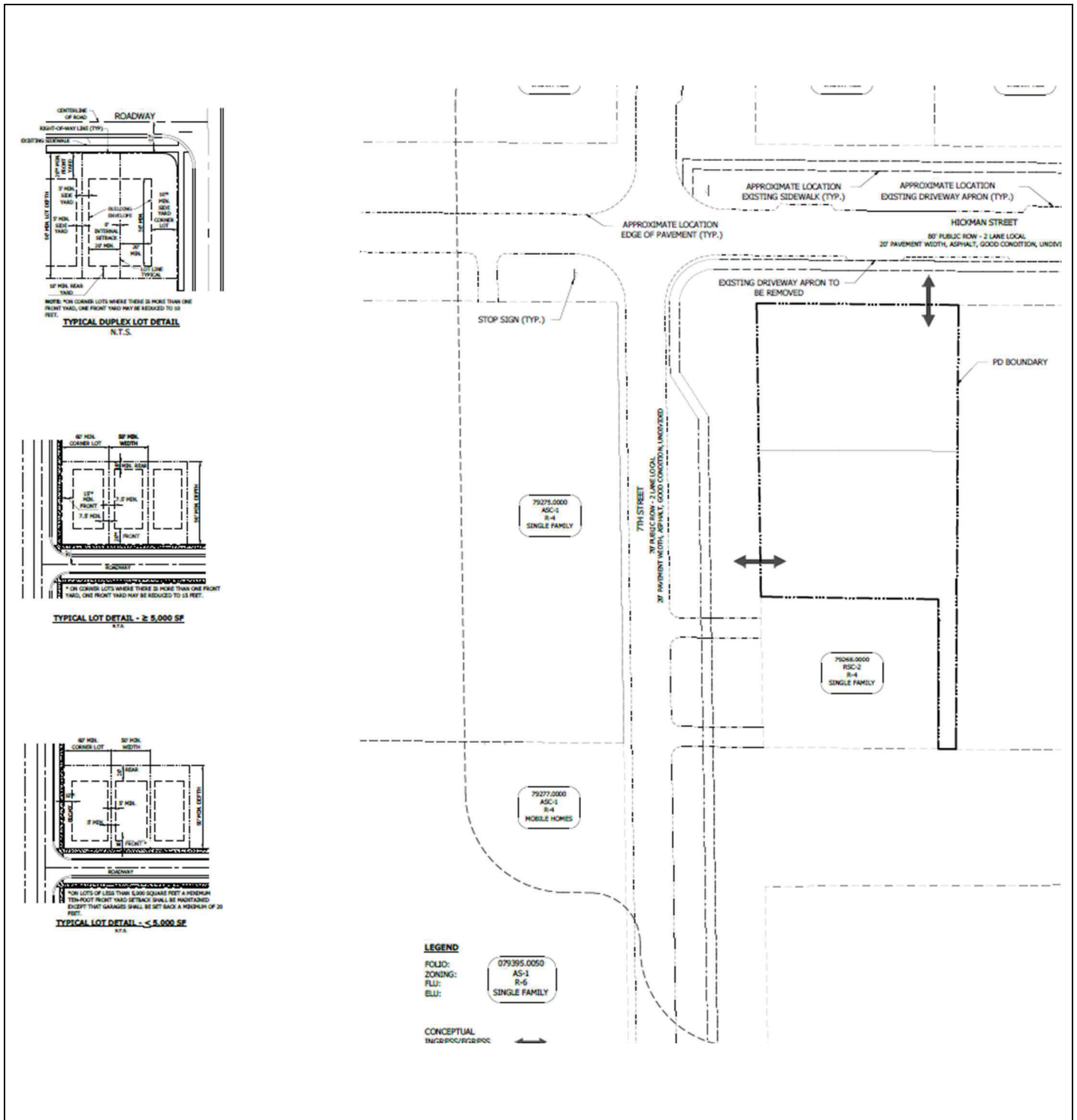


#### Adjacent Zonings and Uses

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.)





APPLICATION NUMBER: PD 23-0408

ZHM HEARING DATE: August 21, 2023  
BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Sam Ball

**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 <sup>th</sup> 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				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Environmental</b>				
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"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>				
<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	
<b>Service Area/ Water &amp; Wastewater</b>				
<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	
<b>Hillsborough County School Board</b>				
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	
<b>Impact/Mobility Fees</b>				
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
<b>Planning Commission</b>				
<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. Driveway locations may vary from those shown on the GDP as long as access management requirements of the Land Development Code and Transportation Technical Manual are met.

~~6.7.~~ 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.

~~7.8.~~ 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.

~~8.9.~~ 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.

<b>Zoning Administrator Sign Off</b>	 <p>J. Brian Grady Mon Aug 21 2023 14:44:20</p>
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**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 7<sup>th</sup> St (RZ-PD 23-0408)  
Folio Number(s): 079267-0000 (904 N 7<sup>th</sup> St, Wimauma, FL 33598)

The subject property is located at 904 N 7<sup>th</sup> 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 THE PROPERTY 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.

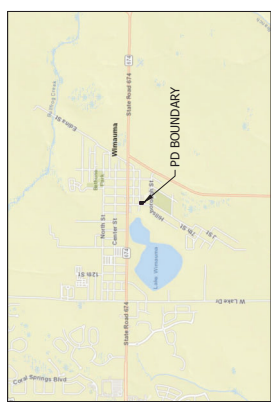
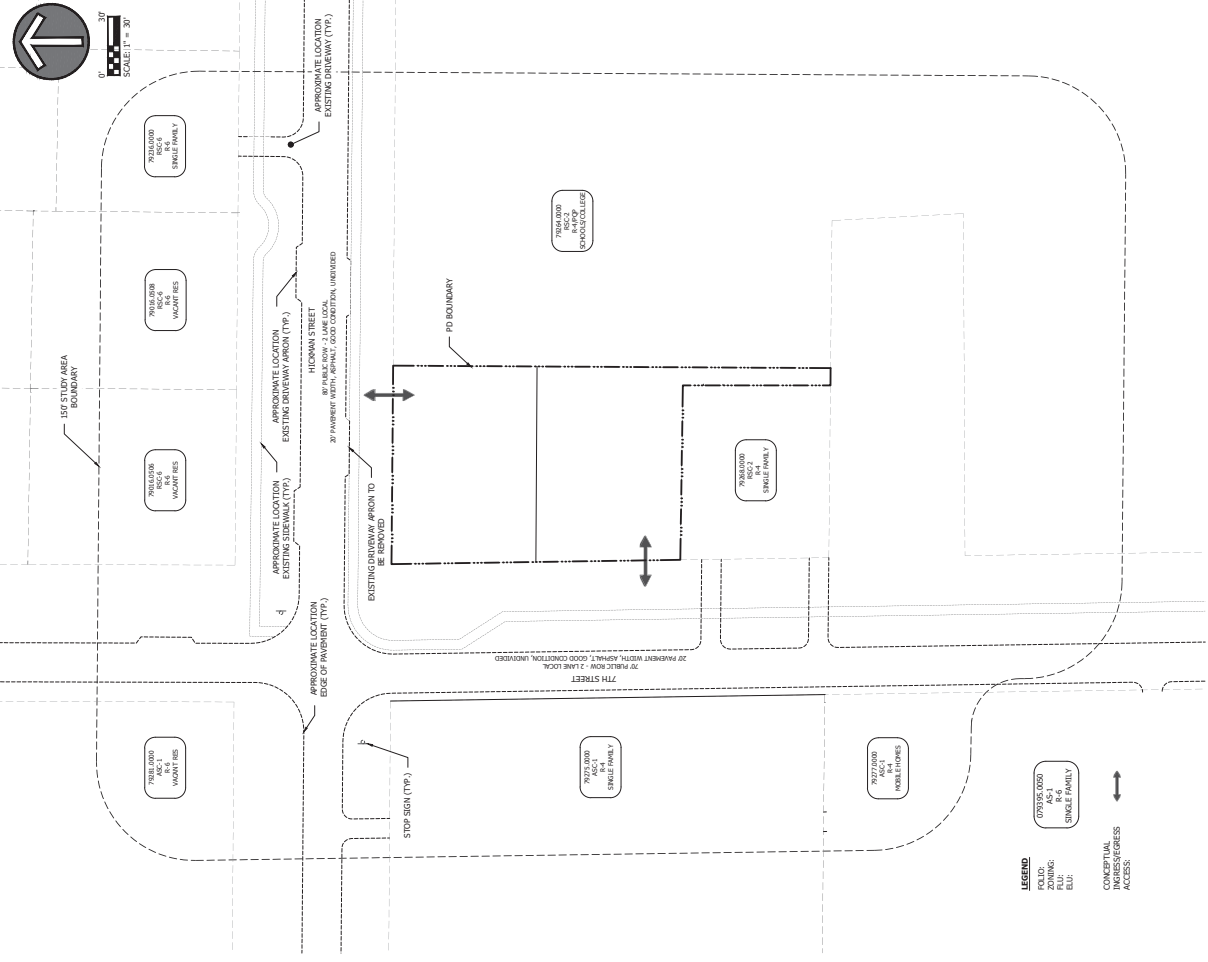
GENERAL DEVELOPMENT PLAN  
7TH STREET WIMAUMA  
WIMAUMA, HILLSBOROUGH COUNTY, FL 33598

SHEET NUMBER		GDP	

PLANNED ENGINEERS:  
LANDIS EVANS AND PARTNERS  
ATTN: DALLAS EVANS, P.E., AICP  
1307 FORESH  
TAMPA, FL 33624  
DEVANS@LANDISEVANS.COM  
(813) 949-7499

PROJECT ARCHITECTS:  
FLORIDA HOME PARTNERSHIP  
ATTN: MICHAEL MORINA  
1307 FORESH  
TAMPA, FL 33624  
MKR@FLHOME.COM  
(813) 672-7883

LEGAL DESCRIPTION  
LOT 7, BLOCK 62, REBUILT MAP OF TOWN OF WIMAUMA, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PUBLIC RECORDS OF HILLSBOROUGH COUNTY,  
FLORIDA, LESS THE SOUTH 75 FEET OF THE WEST 300 FEET THEREOF AND LESS THE EAST 75 FEET.



SITE DATA	
FOURD:	79267.0000
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
EXISTING FLOOD:	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 ON PROPERTY OR WITHIN 100 FEET
PLATS:	NONE ON PROPERTY OR WITHIN 100 FEET
EASEMENTS:	NO UNKNOWN EASEMENTS ON PROPERTY
COMP PLAN FLEX:	NONE PROPOSED
PHASES:	PHASE
NATIVE PLANT SPECIES:	NONE
SURFACE WATER SIZE:	NONE
PROPOSED OPEN SPACE:	NONE
PROPOSED RESIDENTIAL TYPE:	SINGLE-FAMILY DETACHED/DUPLEX
TOTAL NO. OF DWELLING UNITS:	2
GROSS DENSITY:	5.71 DU/ACRE
MAXIMUM HEIGHT:	35'
MAXIMUM LOT AREA:	285'
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 12070089H, 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 ZONING ORDINANCES.
  - WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
  - DESIGNS FOR RESIDENTIAL STRUCTURES ARE PROPOSED.
  - NO EXISTING STRUCTURES EXIST.
  - THE PROPERTY IS UNFRAMED.
  - PROJECT DRIVEWAYS SHALL NOT BE CAPED.
  - SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT.
  - NO PUBLIC WORKS OR PUBLIC SCHOOLS SITES ARE PROPOSED.
  - 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

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**APPLICATION NUMBER: PD 23-0408**

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Sam Ball

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** Wimauma/South

**DATE:** 8/14/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 23-0408

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

**CONDITIONS OF APPROVAL**

- 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.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a single parcel totaling +/- 0.35 acres from Residential Single-Family Conventional (RSC-2) to Planned Development (PD) to allow 2 single family detached or duplex units for affordable housing. The site is located at the intersection of N 7<sup>th</sup> St. and Hickman St., approximately 400ft north of Hillsborough St. The Future Land Use designation of the site is Residential 4 (R-4).

***Trip Generation Analysis***

The applicant submitted a trip generation letter as required by the Development Review Procedures Manual (DRPM). 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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2: Single Family Detach, 1 unit (ITE LUC 210)	<b>9</b>	<b>1</b>	<b>1</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Single Family Detach, 2 units (ITE LUC 210)	<b>19</b>	<b>1</b>	<b>2</b>



**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 9</b>	<b>0</b>	<b>(+)1</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +9 average daily trips, +0 trips in the a.m. peak hour and +1 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

North 7<sup>th</sup> St. is a substandard 2-lane, roadway with +/- 10-foot travel lanes. Along the project frontage, the right-of-way is approximately 70-feet wide. There is +/- 5-foot sidewalk on the east side. There are no curb and gutter along the roadway in the vicinity of the proposed project.

Hickman St. is a substandard 2-lane, roadway with +/- 10-foot travel lanes. Along the project frontage, the right-of-way is approximately 80-feet wide. There is +/- 5-foot sidewalk on both sides. There are no curb and gutter along the roadway in the vicinity of the proposed project.

While North 7<sup>th</sup> St. and Hickman St. are substandard roadways, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

**SITE ACCESS**

The site plan proposes one residential driveway connection to North 7<sup>th</sup> St. and one residential driveway connection to Hickman St. The proposed driveways are type I connections providing access for single family or duplex units meeting the applicable spacing criteria.

**LEVEL OF SERVICE (LOS)**

The level of service for N. 7<sup>th</sup> St. and Hickman St. is not regulated in the County Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
North 7 <sup>th</sup> St.	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 St.	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	19	1	2
Difference (+/-)	+9	0	+1

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
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:				

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

**4.0 Additional Site Information & Agency Comments Summary**

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

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

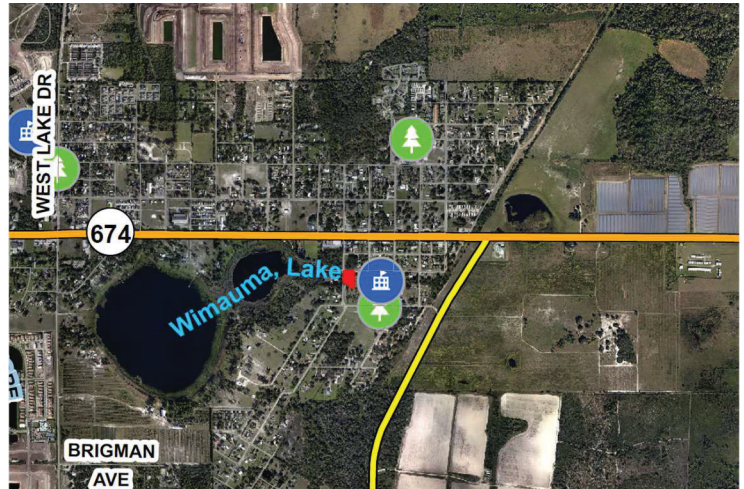
<b>Application number:</b>	RZ-PD 23-0408
<b>Hearing date:</b>	August 21, 2023
<b>Applicant:</b>	Florida Home Partnership, Inc.
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	904 N. 7th Street, Wimauma
<b>Parcel size:</b>	0.35 acres +/-
<b>Existing zoning:</b>	RSC-2
<b>Future land use designation:</b>	Res-4 (4 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Wimauma Village Community Plan and South Shore Areawide Systems Plan

**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**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 Front: 20 Front, Functioning as a Side: 510 Rear: 10* Sides: 0/5*
		≥ 5,000 SF	< 5,000 SF	
		Front: 20 Front, Functioning as a Side: 15 Rear: 10* Sides: 7.5*	Front: 20 Front, Functioning as a Side: 15 Rear: 10* Sides: 7.5-5*	
Height	50 35 FT	35 FT		

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

**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

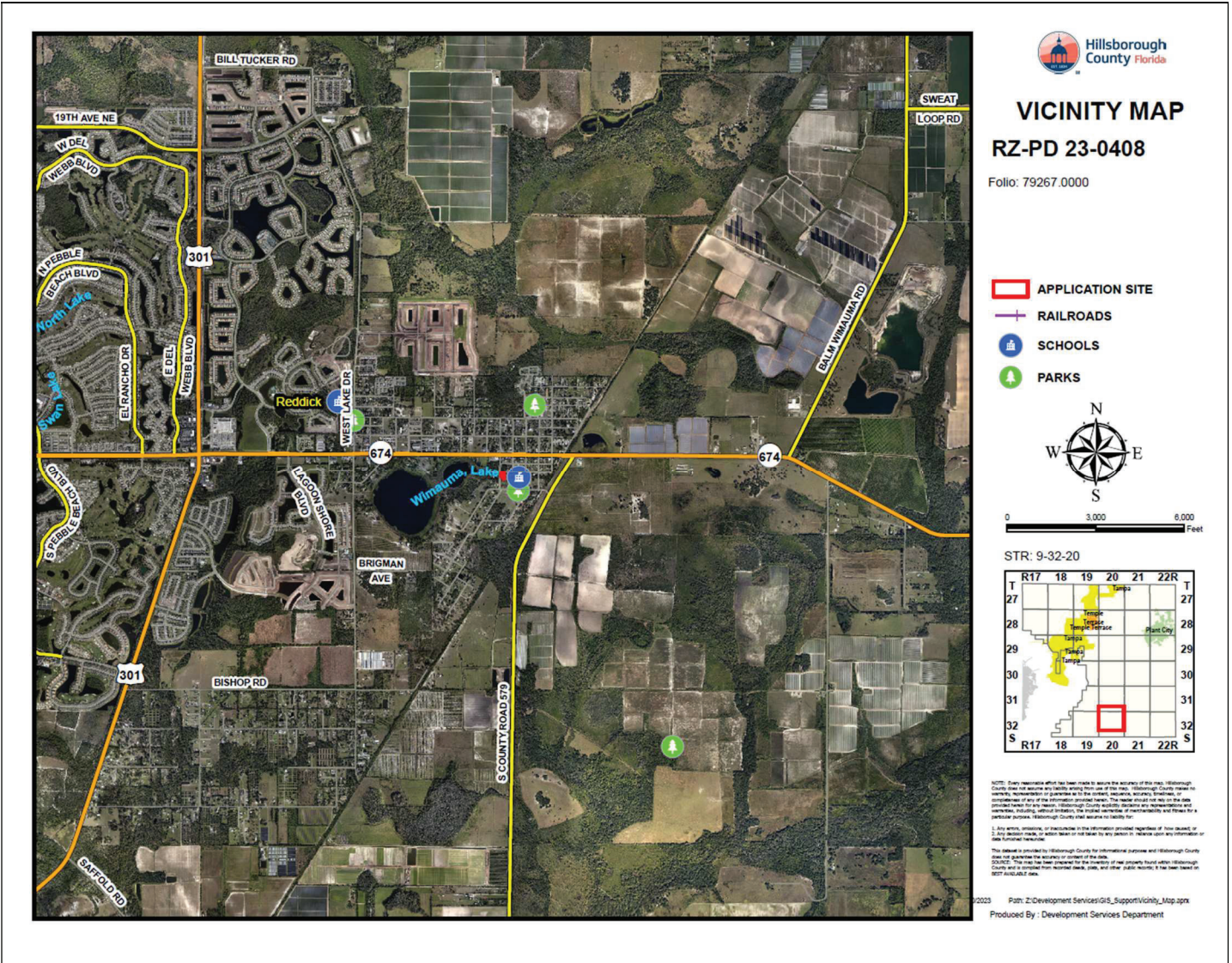


**Planning Commission Recommendation:**  
 Consistent

**Development Services Recommendation:**  
 Approvable, subject to proposed conditions

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.1 Vicinity Map**



**Context of Surrounding Area:**

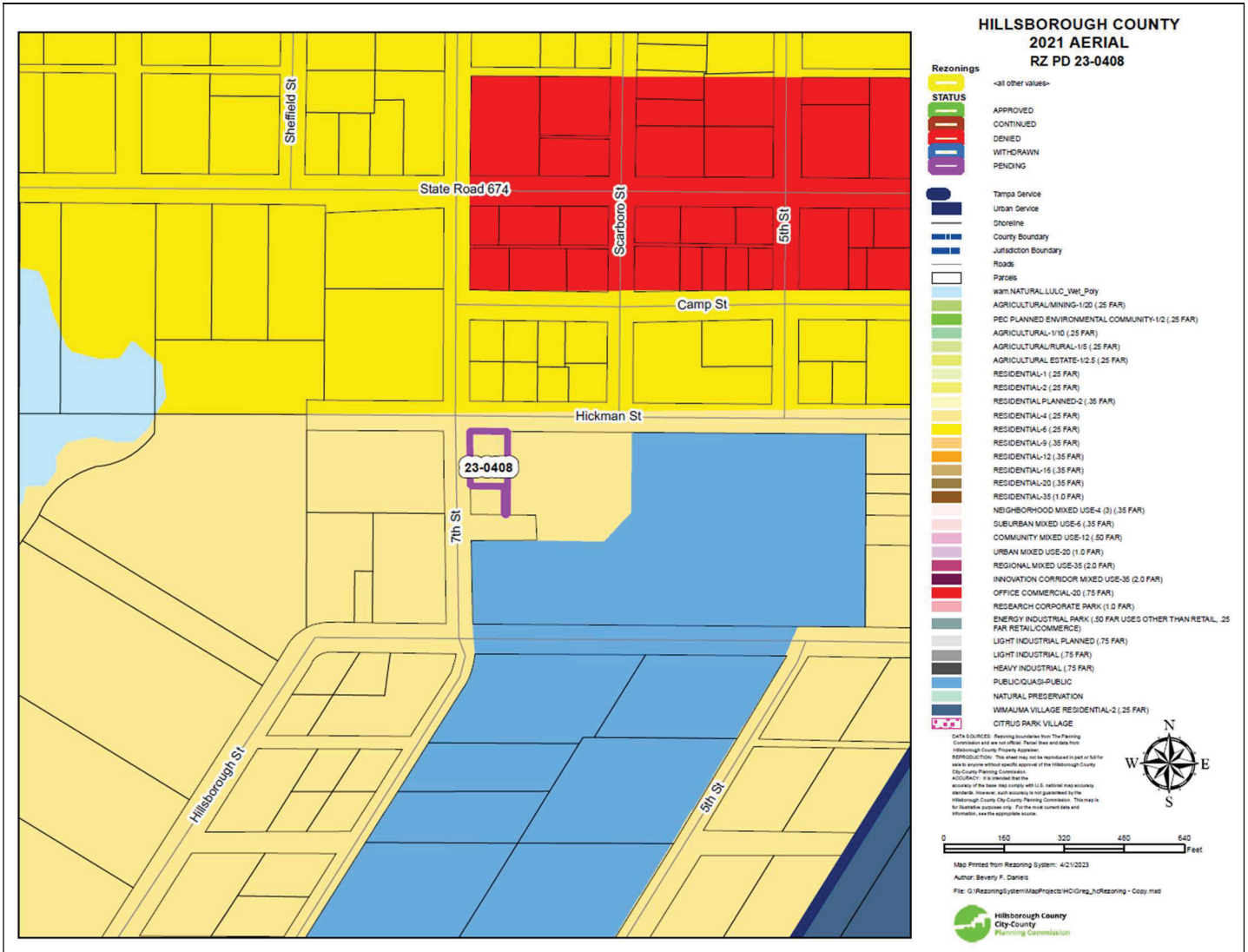
The property is located within the Wimauma Downtown Subdistrict D – Downtown Residential overlay district approximately 0.12 miles south of State Road 674 at the southeast corner of the Hickman Street and 7<sup>th</sup> Street intersection. The properties in the immediate vicinity are developed for single-family 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 7<sup>th</sup> 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

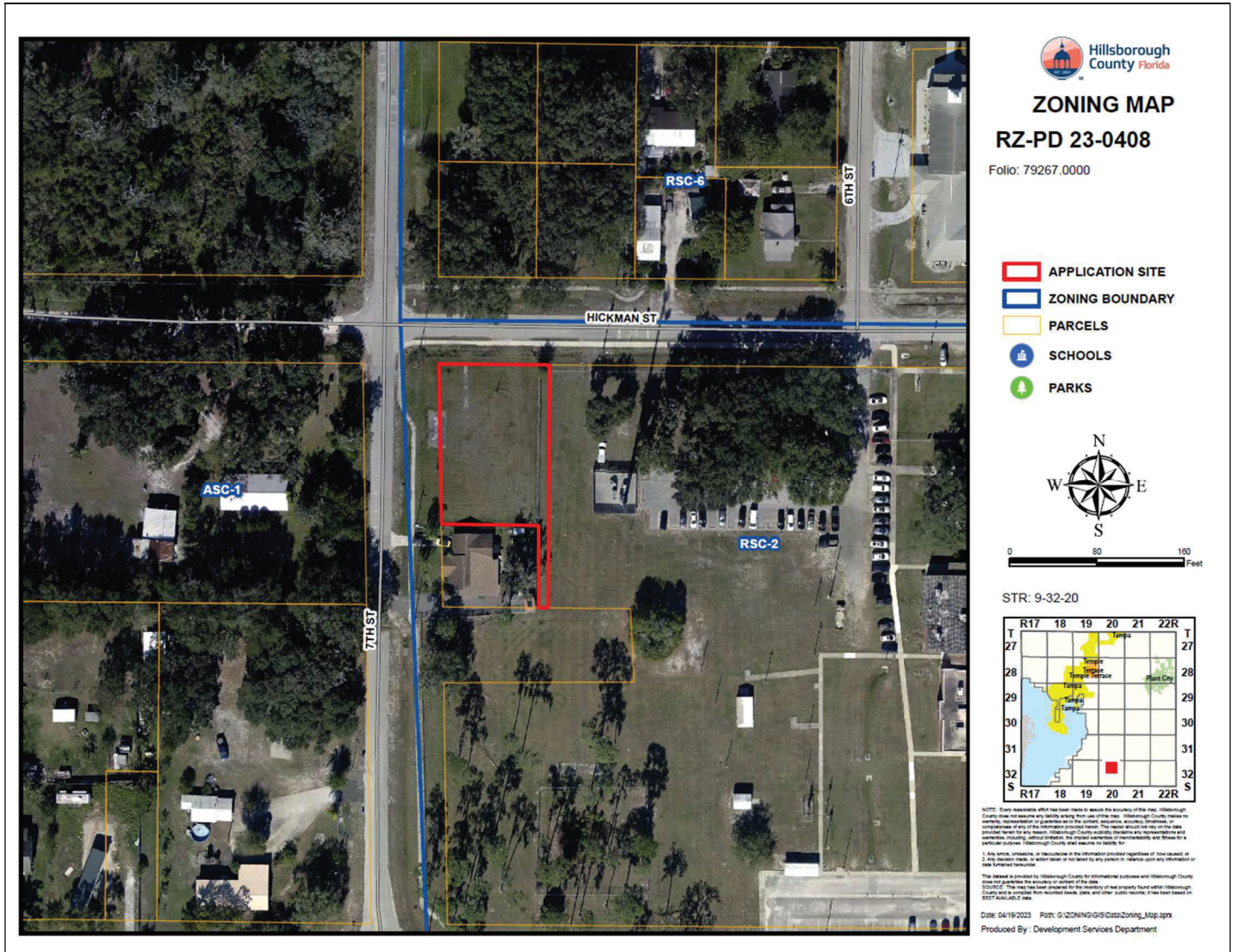
### 2.2 Future Land Use Map



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

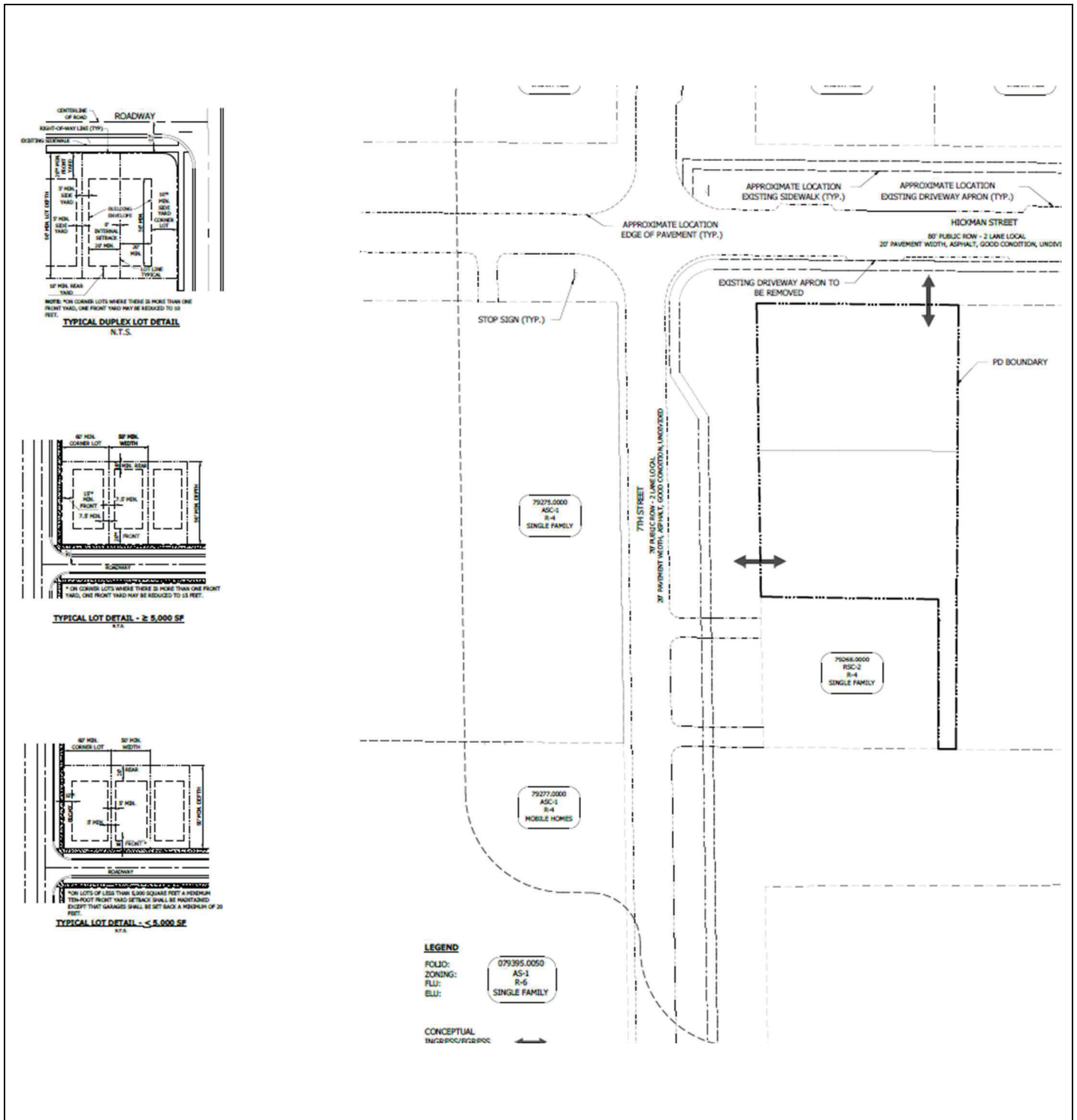


Adjacent Zonings and Uses

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.)





APPLICATION NUMBER: PD 23-0408

ZHM HEARING DATE: August 21, 2023  
BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Sam Ball

**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 <sup>th</sup> 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				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Environmental</b>				
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"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities</b>	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>				
<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	
<b>Service Area/ Water &amp; Wastewater</b>				
<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	
<b>Hillsborough County School Board</b>				
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	
<b>Impact/Mobility Fees</b>				
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)		
<b>Comprehensive Plan</b>	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>				
<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. Driveway locations may vary from those shown on the GDP as long as access management requirements of the Land Development Code and Transportation Technical Manual are met.

~~6.7.~~ 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.

~~7.8.~~ 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.

~~8.9.~~ 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 21 2023 14:44:20

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on August 21, 2022. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Dallas Evans spoke on behalf of the applicant. Mr. Evans presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

### **Planning Commission**

Mr. Bryce Fehringer, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Nancy Calderon spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Ms. Calderon stated she is opposed to any kind of commercial building such as a duplex. She stated a duplex would not benefit the neighborhood but would be for a business opportunity. She raised concerns about the adjacent school, safety, security, and traffic. She raised concerns about affordable housing and rental units.

### **Development Services Department**

Ms. Heinrich noted a revised staff report had been submitted. The hearing officer confirmed receipt of the revised report.

### **Applicant Rebuttal**

Mr. Evans stated he was not aware of any opposition and would speak with Ms. Calderon after the hearing. He stated the proposed development is not for rental or commercial use. He stated the homes are intended for families. He responded to the hearing officer's question and stated the proposed development is intended for sale and not rental homes.

The hearing officer closed the hearing on RZ-PD 23-0408.

### **C. EVIDENCE SUBMITTED**

Ms. Heinrich submitted to the record at the hearing a revised Development Services Department staff report.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 0.35 acres of undeveloped land at 904 N. 7th Street, Wimauma.
2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned RSC-2.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Wimauma Village Community Plan and South Shore Areawide Systems Plan.
4. The general area surrounding the Subject Property consists of residential uses, a county-owned park and sports complex, and a public elementary school. There are restaurants, retail, a post office, and a vehicle repair facility to the north along State Road 674, and a church to the east at 4th Street and Hickman Street. Adjacent properties include Wimauma Elementary School to the east; a parcel zoned RSC-2 and developed with a single-family home to the south; a parcel zoned ASC-1 and developed with a single-family home to the west across 7th Street; and a residential subdivision zoned RSC-6 to the north across Hickman Street.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow construction of two affordable housing units through application of LDC section 6.11.07, affordable housing density bonus. The proposed Planned Development would allow the Subject Property to be developed either with two single-family detached homes or with a two-family duplex structure.
6. Development Services Department staff found the Planned Development compatible with the existing uses, zoning districts, and development pattern in the surrounding area. Staff recommended approval subject to conditions based on the applicant's general site plan submitted July 11, 2023.
7. Planning Commission staff found the proposed Planned Development zoning meets the intent of the Affordable Housing and Neighborhoods goals and strategies of the Wimauma Village Community Plan, and the intent of the Cultural and Historic goals and strategies of the South Shore Areawide Systems Plan. Staff found the proposed rezoning would allow development that is consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions enumerated in the Development Services Department staff report.
8. Transportation staff found the proposed rezoning would result in an increase of nine average daily trips potentially generated by development of the Subject

Property, including an increase of zero a.m. peak hour trips and one p.m. peak hour trips. Transportation staff noted that projects generating 10 or fewer total peak hour trips are considered *de minimis* provided the roadways meet minimum life safety standards.

9. One neighboring property owner spoke in opposition to the rezoning. However, she stated primarily speculative concerns and did not submit competent substantial evidence to support the issues raised.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The record evidence demonstrates the proposed Planned Development is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

#### **F. CONCLUSIONS OF LAW**

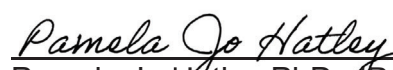
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, and opposition testimony, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to Planned Development to allow construction of two affordable housing units through application of LDC section 6.11.07, affordable housing density bonus. The proposed Planned Development would allow the Subject Property to be developed either with two single-family detached homes or with a two-family duplex structure.

#### **H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning, subject to the conditions enumerated in the Development Services Department staff report based on the applicant’s general site plan submitted July 11, 2023.

  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

September 12, 2023  
Date:





1 MS. HEINRICH: Our next item is Item D.5, PD 23-0408.  
2 The applicant is requesting to rezone property currently zoned  
3 RSC-2 to plan development. Sam Ball with Development Services  
4 will provide Staff findings after the applicant's presentation.

5 MR. EVANS: Good evening. My name is Dallas Evans.  
6 I'm a licensed professional engineer and certified planner with  
7 the firm of Landis Evans and Partners. My address is 3810  
8 Northdale Boulevard, Tampa. And I've been sworn.

9 I'm here tonight on behalf of the applicant, Florida  
10 Home Partnership. The applicant is requesting a plan  
11 development rezoning. The subject 0.35 acre property is located  
12 0.12 miles south of State Road 674, the southeast corner of  
13 Hickman Street and 7th Street in Wimauma. The property is  
14 currently vacant and zoned RSC-2 residential single-family  
15 commercial. Adjacent uses include vacant residential and  
16 single-family to the north, west and south and Wimauma  
17 Elementary School to the east.

18 The property's within Residential-4 Future Land Use  
19 category. Residential-9, Future Land Uses east of the property  
20 with the school. The undeveloped plots to the north are zoned  
21 RSC-6. The single-family and mobile homes to the west are zoned  
22 ASC-1. Zoning of the adjacent single-family residential  
23 property to the south and the elementary school to the east are  
24 zoned RSC-2. The current request is to rezone the property from  
25 RSC-2, residential single-family conventional to planned

1 development. This would allow for the utilization of the  
2 affordable housing density bonus to develop the property into a  
3 maximum of two single-family residential or duplex units.

4 Development will be subject to the building setbacks  
5 noted in the conditions of approval, which are consistent with  
6 the affordability housing development standards. The project  
7 will be served by Hillsborough County water and sewer.

8 To summarize some of the key findings from the Staff  
9 Report, Staff has found the request to be compatible with nearby  
10 development patterns. The Planning Commission has found the  
11 development to be consistent with the comprehensive plan. There  
12 are no objections from any of the reviewing agencies and Staff  
13 ha found the request approvable.

14 With that, I'll conclude my presentation and  
15 respectfully request a recommendation of approval. I'm  
16 available to answer any questions you might have.

17 HEARING MASTER: All right. Thank you. I have no  
18 questions for you. Be sure and sign in with the clerk. Thank  
19 you.

20 MR. BALL: Good evening. Sam Ball with Development  
21 Services.

22 The applicant is requesting to rezone from RSC-2 to  
23 plan development to allow the site to develop -- develop those  
24 two dwelling units through the application of a LDC Section  
25 6.11.07 affordable housing density bonus. The property is

1 located approximately at 0.12 miles south of State Road 674, the  
2 southeast corner of Hickman Street and 7th Street intersection.  
3 The property is also within the Wimauma Downtown subdistrict D,  
4 downtown residential overlay district, but because the proposed  
5 site is for single-family or duplex development, the proposed  
6 development is exempt from compliance with the Wimauma overlay  
7 district requirements. The property's currently undeveloped.  
8 Properties in the middle -- in the immediate vicinity are  
9 developed for single-family residential, religious and  
10 educational uses.

11           The State Road 674 commercial corridor's located  
12 approximately 0.12 miles to the north. The property's also  
13 located at the quarter-mile three religious institutions. And  
14 the property -- the abutting property to the east has 11.6 acres  
15 is developed as an elementary school. The abutting properties  
16 to the north, south and west are developed for single-family use  
17 and are zoned RSC-6 to the north, ASC-1 to the west and RSC-2 to  
18 the south. If plan development 23-0408 is approved, the  
19 property would be able to be developed with either two  
20 single-family lots or one duplex or number -- for the maximum  
21 number of dwelling units of up to two dwellings, which would  
22 result in 5.71 dwellings per acre. Based on the surrounding  
23 zoning development pattern and the proposed use and development  
24 standards for the plan development, Staff finds the request  
25 approvable, subject to conditions.

1           That concludes my presentation. I'm free if you have  
2 any questions.

3           HEARING MASTER: All right. Thank you.

4           MR. BALL: Thank you.

5           HEARING MASTER: Planning Commission.

6           MR. FEHRINGER: Bryce Fehringer, Planning Commission  
7 Staff.

8           The subject property is in the Residential-4 Future  
9 Land Use Category. It is in the urban service area and is  
10 located within the limits of the Wimauma Village Community Plan  
11 and the South Shore Areawide Systems Plan. Residential-4  
12 surrounds the subject site directly to the east, south and west.  
13 North is the Residential-6 Future Land Use Category. Further  
14 south and east is public/quasi public. Further northeast is  
15 office commercial 20. Further east, is Wimauma Village  
16 Residential-2.

17           The request for a plan development to allow for two  
18 affordable housing development units is consistent with the  
19 Objective 1 and Policy 1.4 of the Future Land Use Element. The  
20 request meets the requirements of Policy 1.3.1 of the Housing  
21 Section, which would allow for the maximum level of residential  
22 density in each land use category to be increased.

23 Residential-4 allows a maximum consideration of up to 0.25 FAR  
24 or up to four dwelling units per gross acre.

25           Currently, only one dwelling unit is allowed for

1 consideration on the approximately 0.35 acre subject site.

2           Per table one and Policy 1.3.1 of the Affordable  
3 Housing -- Affordable Housing Density Bonus, within the  
4 Residential-4 Future Land Use Category, the density increase  
5 allows for the maximum consideration of up to six dwelling units  
6 per gross acre. The addition of an affordable housing bonus  
7 would allow the subject site to be considered for a maximum of  
8 up to two dwelling units, either two single-family detached  
9 homes or one duplex. Therefore, the density proposal is  
10 consistent with Objective 8 and 8.1 of the Future Land Use  
11 Element as well.

12           The proposed rezoning meets the intent of neighborhood  
13 protection policies of Future Land Use Element Objective 16 and  
14 its accompanying Policy 16.1, 16.2, 16.3, 16.8 and 16.10. The  
15 development pattern of the surrounding area shows several  
16 residential units. A plan development rezoning would reflect a  
17 development pattern that is consistent with the character  
18 pattern of the surrounding area. The proposed project will  
19 provide a housing opportunity that is attainable and affordable,  
20 as well as consistent with the development pattern of the  
21 surrounding area. The proposed plan development is therefore  
22 consistent with Objective 20 and Policies 20.1 and 20.2.

23           The subject site also meets the intent of the  
24 affordable housing and neighborhood goals and strategies of the  
25 Wimauma Village Community Plan. The Plan seeks to encourage

1 affordable housing that accommodates a diverse population and a  
2 wide range of income levels. The subject site meets the intent  
3 of this goal as the applicant will provide affordable housing  
4 options to households earning 80% or less of the AMI.

5 Similarly, the subject site met the intent of the  
6 cultural and historical goals and strategies for the South Shore  
7 Areawide Systems Plan. The Plan seeks to promote sustainable  
8 growth and maintain housing opportunities for all income groups  
9 throughout the South Shore Area. A rezoning to a plan  
10 development would allow for an affordable housing development  
11 that would facilitate this goal.

12 Based upon these considerations, the Planning  
13 Commission Staff finds the proposed plan development consistent  
14 with the Unincorporated Hillsborough County Comprehensive Plan.

15 HEARING MASTER: All right. Thank you. Is there  
16 anyone here or online who wishes to speak in support of this  
17 application? I do not hear anyone.

18 Is there anyone here or online who wishes to speak in  
19 opposition to this application?

20 MS. CALDERON: Hello. Good evening. My name is Nancy  
21 and I am at 910 7th Street in Wimauma. I'm here to oppose the  
22 rezoning of the property at --

23 THE CLERK: I need your last name on the record as  
24 well please.

25 MS. CALDERON: Nancy Calderon. I'm here to oppose the



1 rezoning of the property that been assigned to a single dwelling  
2 home in the past. In fact, there was a trailer that burned down  
3 and no one has lived there for some time. I'm opposed to any  
4 kind of commercial buildings such as the duplex that they're  
5 recommending. I don't think it's going to be for the  
6 neighborhood or for income based families. Unfortunately, in  
7 that area, in that neighborhood, you know, you see tons of  
8 extended families. You also see a lot of other type of family  
9 members living together in one building. And you know, that is  
10 a little bit concerning because I know that if it becomes a  
11 duplex, it's not going to be for the benefit of the  
12 neighborhood. It's going to be for a business opportunity. And  
13 get it, you know, we're all looking to make a buck here and  
14 there, but not at the sacrifice of security or, you know, in my  
15 sense, security. And the reason I say that is because I know  
16 that this is a community neighborhood. It's not about having  
17 renters here and there, come and go. That's going to create a  
18 lot of traffic. And that's concerning. As it is, it is a  
19 one-way street going into that area on this side. This side,  
20 there's a house. So when you go back in the back, there's a  
21 lot -- there's a park, so there's always traffic. There is  
22 trailers, houses, different type of house building. And there's  
23 only one way in and out. So I feel if that becomes more of a  
24 business, it's going to create a lot more traffic, which I'm  
25 really not looking forward to. There's enough traffic as it is.

1 Again, my concern is safety. It is not uncommon, like I said,  
2 to see renters. And mostly, I see a lot of like men sharing  
3 home, you know, and -- and -- and if you rent a place like this,  
4 you're not going to be able to be strict on these background  
5 checks and check who they are because you're just wanting your  
6 house to be rented out. You're not going to be doing what  
7 you're supposed to be doing. And that's concerning to me.  
8 There's a school behind that property, you know, so I think we  
9 need to have all kinds of layers to protect our school, you  
10 know. Our kids go to that school. And so to me, that is  
11 concerning. My kids' safety is very concerning.

12           So again, my concern is not expanding the neighborhood  
13 to affordable housing, it's more of making it a business and it  
14 will be a business. In that neighborhood, you cannot control  
15 the type of potential renters. And I get it, like I said, I'm  
16 not oblivious to these kind of things, you know, but I -- my  
17 concern is safety. What do these potential security issues  
18 bring up? I don't know. I don't know. But my concern is to be  
19 here, to know that I did what I had to do to protect my  
20 children, to protect my neighbor's kids, because I cannot  
21 control who will live in that house. And having people with all  
22 ranges of backgrounds and all these things concerns me and it  
23 scares me, to be honest. I don't want to be living next to  
24 someone who has ten men living in there or, like, 20 people  
25 living there who, you know, based on what I see in the

1 community, this is where I live. I know. I know what I know  
2 based on the fact that I live there.

3           So that is my main concern and would like for you guys  
4 to rethink it in -- in any sense of way mostly for the security  
5 of our children because there is a school behind that property.  
6 There's an elementary school and I went to that school for --  
7 forever when I was in that community. So I know Wimauma used to  
8 be a town where people knew each other. We knew who came in,  
9 you knew the neighbors. You know, you would see them at the  
10 stores. All these new developments are bringing in a lot of  
11 people and I get it. We are trying to just find a place to live  
12 in. But to me, I don't think it's the appropriate housing for  
13 that little small lot and making it more of a business and  
14 making it a duplex that potentially can bring on all kinds of  
15 shades and colors and backgrounds. And that, like I said, to me  
16 is a security -- security concern. And I would like for you  
17 guys to consider and look at all the possibilities, but  
18 definitely most than anything, the security in mind of our  
19 children because there is a school there, you know. And that  
20 again concerns me.

21           HEARING MASTER: All right. Thank you, ma'am. Please  
22 be sure to sign in. Thank you.

23           Is there anyone else here who wishes to speak in  
24 opposition to this application? All right. I'm not hearing  
25 anyone.

1 Development Services, anything further?

2 MS. HEINRICH: I just wanted to make sure you have a  
3 copy of the revised Staff Report?

4 HEARING MASTER: I have a copy of the revised Staff  
5 Report.

6 MS. HEINRICH: All right.

7 HEARING MASTER: Yes. Thank you.

8 All right. Applicant.

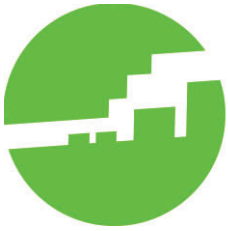
9 MR. EVANS: Yes. I -- I was unaware that we had  
10 opposition or I would have had a chance to speak about this  
11 beforehand. But I -- I will after this as well.

12 The proposed use is not intended for rentals. This is  
13 a -- a product by Florida Home Partnership, formally Homes for  
14 Hillsborough. Their goal is to place families that are below  
15 means into homes that they couldn't afford otherwise. So  
16 there's no intention for these to be rentals, commercials or  
17 anything of the sort. It -- it's intended to be for families.  
18 So and -- and I would note that we've agree with Staff's  
19 recommendation for a larger setback to the south.

20 HEARING MASTER: All right. Just to clarify, you said  
21 they're not intended to be rentals and are they -- these are for  
22 sale homes, is that that --

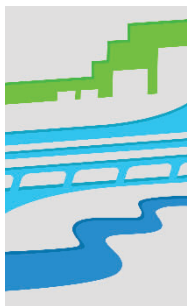
23 MR. EVANS: Yes.

24 HEARING MASTER: Okay. All right. Thank you so much.  
25 That closes the hearing on Rezoning PD 23-0408.



**Hillsborough County  
City-County  
Planning Commission**

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



## **Context**

- The 0.35 ± acre subject site is located on the southeastern corner of the Hickman Street and 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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

<all other values>

**Rezonings**

STATUS
APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

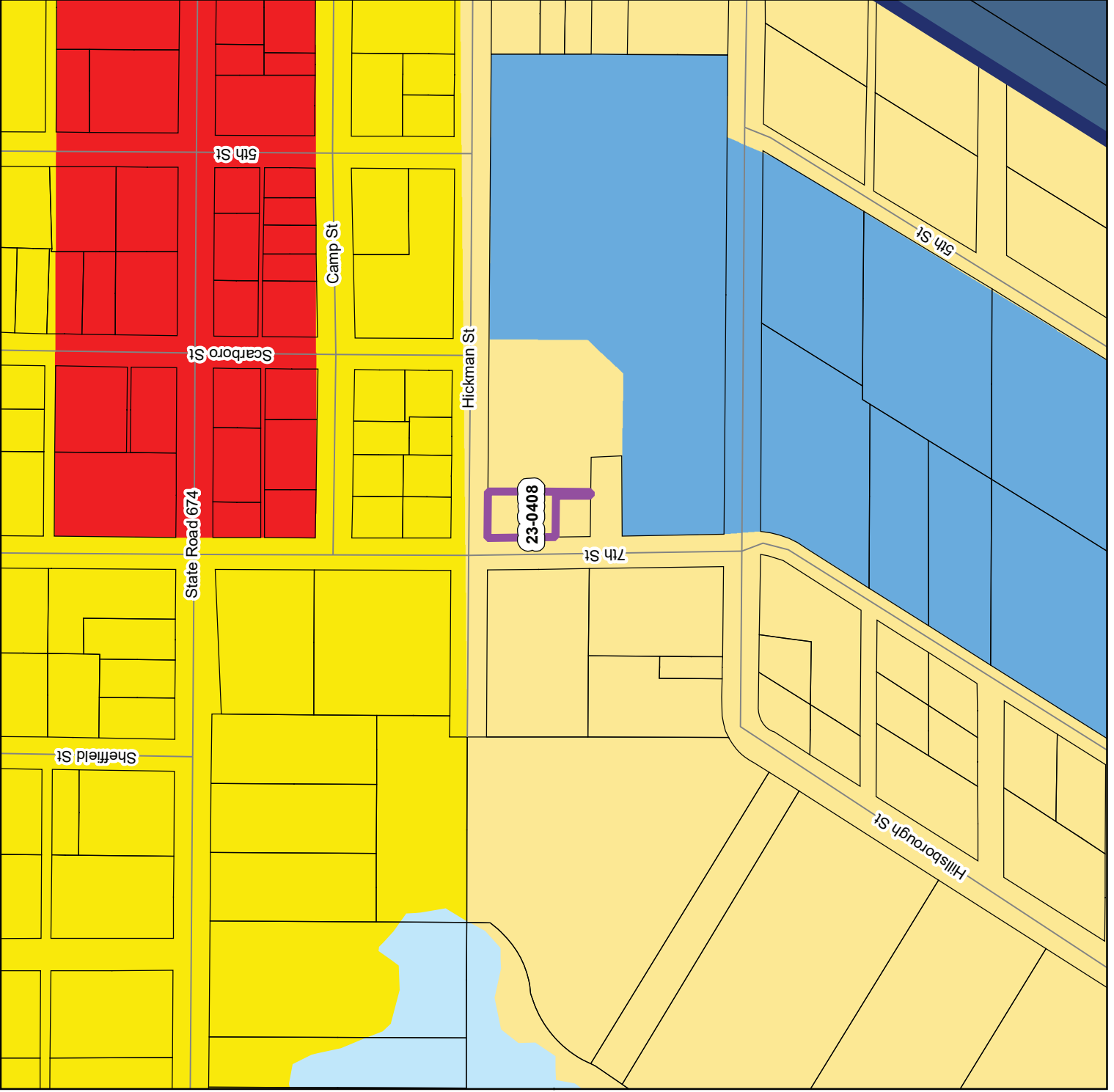
Tampa Service  
 Urban Service  
 Shoreline  
 County Boundary  
 Jurisdiction Boundary  
 Roads  
 Parcels

- 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)
- 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 is provided as a reference only and is not intended to be used for any purpose other than informational. The information is provided as a reference only and is not intended to be used for any purpose other than informational. The information is provided as a reference only and is not intended to be used for any purpose other than informational.



Map Printed from Rezoning System: 4/21/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gea\_In\Rezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: 7TH STREET WIMAUMA

Zoning File: RZ PD 23-0408 Modification: None

Atlas Page: None Submitted: 09/14/23

To Planner for Review: 09/14/23 Date Due: 09/21/23

Contact Person: DALLAS EVANS Phone: 813.949.7449/DEVANS@LANDISEVANS.COM

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 9-14-23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** Wimauma/South

**DATE:** 8/14/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 23-0408

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

**CONDITIONS OF APPROVAL**

- 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.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a single parcel totaling +/- 0.35 acres from Residential Single-Family Conventional (RSC-2) to Planned Development (PD) to allow 2 single family detached or duplex units for affordable housing. The site is located at the intersection of N 7<sup>th</sup> St. and Hickman St., approximately 400ft north of Hillsborough St. The Future Land Use designation of the site is Residential 4 (R-4).

***Trip Generation Analysis***

The applicant submitted a trip generation letter as required by the Development Review Procedures Manual (DRPM). 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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2: Single Family Detach, 1 unit (ITE LUC 210)	<b>9</b>	<b>1</b>	<b>1</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Single Family Detach, 2 units (ITE LUC 210)	<b>19</b>	<b>1</b>	<b>2</b>



**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 9</b>	<b>0</b>	<b>(+)1</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +9 average daily trips, +0 trips in the a.m. peak hour and +1 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

North 7<sup>th</sup> St. is a substandard 2-lane, roadway with +/- 10-foot travel lanes. Along the project frontage, the right-of-way is approximately 70-feet wide. There is +/- 5-foot sidewalk on the east side. There are no curb and gutter along the roadway in the vicinity of the proposed project.

Hickman St. is a substandard 2-lane, roadway with +/- 10-foot travel lanes. Along the project frontage, the right-of-way is approximately 80-feet wide. There is +/- 5-foot sidewalk on both sides. There are no curb and gutter along the roadway in the vicinity of the proposed project.

While North 7<sup>th</sup> St. and Hickman St. are substandard roadways, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

**SITE ACCESS**

The site plan proposes one residential driveway connection to North 7<sup>th</sup> St. and one residential driveway connection to Hickman St. The proposed driveways are type I connections providing access for single family or duplex units meeting the applicable spacing criteria.

**LEVEL OF SERVICE (LOS)**

The level of service for N. 7<sup>th</sup> St. and Hickman St. is not regulated in the County Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
North 7 <sup>th</sup> St.	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 St.	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	19	1	2
Difference (+/-)	+9	0	+1

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
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:				

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

**4.0 Additional Site Information & Agency Comments Summary**

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

**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Gwendolyn “Gwen” W. Myers  
 Michael Owen



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Diana M. Lee, P.E. AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> July 24, 2023  <b>PETITION NO.:</b> 23-0408  <b>EPC REVIEWER:</b> Kelly M. Holland  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222  <b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	<b>COMMENT DATE:</b> May 10, 2023  <b>PROPERTY ADDRESS:</b> 904 7th Street, Wimauma  <b>FOLIO #:</b> 0792670000  <b>STR:</b> 09-32S20E
<b>REQUESTED ZONING:</b> Rezone from RSC-2 to Planned Development	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No on site wetlands
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed previous applications, aerial photographs and soil surveys in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

kmh / app

ec: Florida Home Partnership, Inc., Owner - [mike@flhome.org](mailto:mike@flhome.org)  
 Dallas Evans, Agent - [devans@landisevans.com](mailto:devans@landisevans.com)



## **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 8/9/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 8/10/2023

**APPLICANT:** Florida Home Partnership, Inc.    **PID:** 23-0408

**LOCATION:** 904 North 7th Street Wimauma, FL 33598

**FOLIO NO.:** 79267.0000

### **AGENCY REVIEW COMMENTS:**

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

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**TO:** Zoning Review, Development Services

**DATE:** 07/12/2023

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Florida Home Partnership, Inc

**PETITION NO:** 23-0408

**LOCATION:** 904 N 7th St

**FOLIO NO:** 79267.0000

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**Estimated Fees:**

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183

Parks: \$2,145

School: \$8,227

Fire: \$335            Total per SFR \$19,890

Duplex (Fee estimate based on 1,200 s.f. units)

Mobility:            \$8,178

Parks:                \$1,555

School:               \$3,891

Fire:                    \$249

Total per unit\* = \$13,873

\*per unit so duplex would have fees x2 (i.e., one duplex = \$27,746)

**Project Summary/Description:**

Urban Mobility, Wouth Parks/Fire -2 single family units; or 1 duplex

Affordable Housing. Relief may be available from Affordable Housing Department for all but School Impact Fees

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 19 April 2023**

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

**APPLICANT: Dallas Evans**

**PETITION NO: RZ-PD 23 - 0408**

**LOCATION: 904 N. 7<sup>th</sup> St., Wimauma, FL 33598**

**FOLIO NO: 79267.0000**

**SEC: 09 TWN: 32 RNG: 20**

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.





# **VERBATIM TRANSCRIPT**



1 MS. HEINRICH: Our next item is Item D.5, PD 23-0408.  
2 The applicant is requesting to rezone property currently zoned  
3 RSC-2 to plan development. Sam Ball with Development Services  
4 will provide Staff findings after the applicant's presentation.

5 MR. EVANS: Good evening. My name is Dallas Evans.  
6 I'm a licensed professional engineer and certified planner with  
7 the firm of Landis Evans and Partners. My address is 3810  
8 Northdale Boulevard, Tampa. And I've been sworn.

9 I'm here tonight on behalf of the applicant, Florida  
10 Home Partnership. The applicant is requesting a plan  
11 development rezoning. The subject 0.35 acre property is located  
12 0.12 miles south of State Road 674, the southeast corner of  
13 Hickman Street and 7th Street in Wimauma. The property is  
14 currently vacant and zoned RSC-2 residential single-family  
15 commercial. Adjacent uses include vacant residential and  
16 single-family to the north, west and south and Wimauma  
17 Elementary School to the east.

18 The property's within Residential-4 Future Land Use  
19 category. Residential-9, Future Land Uses east of the property  
20 with the school. The undeveloped plots to the north are zoned  
21 RSC-6. The single-family and mobile homes to the west are zoned  
22 ASC-1. Zoning of the adjacent single-family residential  
23 property to the south and the elementary school to the east are  
24 zoned RSC-2. The current request is to rezone the property from  
25 RSC-2, residential single-family conventional to planned

1 development. This would allow for the utilization of the  
2 affordable housing density bonus to develop the property into a  
3 maximum of two single-family residential or duplex units.

4 Development will be subject to the building setbacks  
5 noted in the conditions of approval, which are consistent with  
6 the affordability housing development standards. The project  
7 will be served by Hillsborough County water and sewer.

8 To summarize some of the key findings from the Staff  
9 Report, Staff has found the request to be compatible with nearby  
10 development patterns. The Planning Commission has found the  
11 development to be consistent with the comprehensive plan. There  
12 are no objections from any of the reviewing agencies and Staff  
13 ha found the request approvable.

14 With that, I'll conclude my presentation and  
15 respectfully request a recommendation of approval. I'm  
16 available to answer any questions you might have.

17 HEARING MASTER: All right. Thank you. I have no  
18 questions for you. Be sure and sign in with the clerk. Thank  
19 you.

20 MR. BALL: Good evening. Sam Ball with Development  
21 Services.

22 The applicant is requesting to rezone from RSC-2 to  
23 plan development to allow the site to develop -- develop those  
24 two dwelling units through the application of a LDC Section  
25 6.11.07 affordable housing density bonus. The property is

1 located approximately at 0.12 miles south of State Road 674, the  
2 southeast corner of Hickman Street and 7th Street intersection.  
3 The property is also within the Wimauma Downtown subdistrict D,  
4 downtown residential overlay district, but because the proposed  
5 site is for single-family or duplex development, the proposed  
6 development is exempt from compliance with the Wimauma overlay  
7 district requirements. The property's currently undeveloped.  
8 Properties in the middle -- in the immediate vicinity are  
9 developed for single-family residential, religious and  
10 educational uses.

11           The State Road 674 commercial corridor's located  
12 approximately 0.12 miles to the north. The property's also  
13 located at the quarter-mile three religious institutions. And  
14 the property -- the abutting property to the east has 11.6 acres  
15 is developed as an elementary school. The abutting properties  
16 to the north, south and west are developed for single-family use  
17 and are zoned RSC-6 to the north, ASC-1 to the west and RSC-2 to  
18 the south. If plan development 23-0408 is approved, the  
19 property would be able to be developed with either two  
20 single-family lots or one duplex or number -- for the maximum  
21 number of dwelling units of up to two dwellings, which would  
22 result in 5.71 dwellings per acre. Based on the surrounding  
23 zoning development pattern and the proposed use and development  
24 standards for the plan development, Staff finds the request  
25 approvable, subject to conditions.

1           That concludes my presentation. I'm free if you have  
2 any questions.

3           HEARING MASTER: All right. Thank you.

4           MR. BALL: Thank you.

5           HEARING MASTER: Planning Commission.

6           MR. FEHRINGER: Bryce Fehringer, Planning Commission  
7 Staff.

8           The subject property is in the Residential-4 Future  
9 Land Use Category. It is in the urban service area and is  
10 located within the limits of the Wimauma Village Community Plan  
11 and the South Shore Areawide Systems Plan. Residential-4  
12 surrounds the subject site directly to the east, south and west.  
13 North is the Residential-6 Future Land Use Category. Further  
14 south and east is public/quasi public. Further northeast is  
15 office commercial 20. Further east, is Wimauma Village  
16 Residential-2.

17           The request for a plan development to allow for two  
18 affordable housing development units is consistent with the  
19 Objective 1 and Policy 1.4 of the Future Land Use Element. The  
20 request meets the requirements of Policy 1.3.1 of the Housing  
21 Section, which would allow for the maximum level of residential  
22 density in each land use category to be increased.

23 Residential-4 allows a maximum consideration of up to 0.25 FAR  
24 or up to four dwelling units per gross acre.

25           Currently, only one dwelling unit is allowed for



1 consideration on the approximately 0.35 acre subject site.

2           Per table one and Policy 1.3.1 of the Affordable  
3 Housing -- Affordable Housing Density Bonus, within the  
4 Residential-4 Future Land Use Category, the density increase  
5 allows for the maximum consideration of up to six dwelling units  
6 per gross acre. The addition of an affordable housing bonus  
7 would allow the subject site to be considered for a maximum of  
8 up to two dwelling units, either two single-family detached  
9 homes or one duplex. Therefore, the density proposal is  
10 consistent with Objective 8 and 8.1 of the Future Land Use  
11 Element as well.

12           The proposed rezoning meets the intent of neighborhood  
13 protection policies of Future Land Use Element Objective 16 and  
14 its accompanying Policy 16.1, 16.2, 16.3, 16.8 and 16.10. The  
15 development pattern of the surrounding area shows several  
16 residential units. A plan development rezoning would reflect a  
17 development pattern that is consistent with the character  
18 pattern of the surrounding area. The proposed project will  
19 provide a housing opportunity that is attainable and affordable,  
20 as well as consistent with the development pattern of the  
21 surrounding area. The proposed plan development is therefore  
22 consistent with Objective 20 and Policies 20.1 and 20.2.

23           The subject site also meets the intent of the  
24 affordable housing and neighborhood goals and strategies of the  
25 Wimauma Village Community Plan. The Plan seeks to encourage

1 affordable housing that accommodates a diverse population and a  
2 wide range of income levels. The subject site meets the intent  
3 of this goal as the applicant will provide affordable housing  
4 options to households earning 80% or less of the AMI.

5 Similarly, the subject site met the intent of the  
6 cultural and historical goals and strategies for the South Shore  
7 Areawide Systems Plan. The Plan seeks to promote sustainable  
8 growth and maintain housing opportunities for all income groups  
9 throughout the South Shore Area. A rezoning to a plan  
10 development would allow for an affordable housing development  
11 that would facilitate this goal.

12 Based upon these considerations, the Planning  
13 Commission Staff finds the proposed plan development consistent  
14 with the Unincorporated Hillsborough County Comprehensive Plan.

15 HEARING MASTER: All right. Thank you. Is there  
16 anyone here or online who wishes to speak in support of this  
17 application? I do not hear anyone.

18 Is there anyone here or online who wishes to speak in  
19 opposition to this application?

20 MS. CALDERON: Hello. Good evening. My name is Nancy  
21 and I am at 910 7th Street in Wimauma. I'm here to oppose the  
22 rezoning of the property at --

23 THE CLERK: I need your last name on the record as  
24 well please.

25 MS. CALDERON: Nancy Calderon. I'm here to oppose the

1 rezoning of the property that been assigned to a single dwelling  
2 home in the past. In fact, there was a trailer that burned down  
3 and no one has lived there for some time. I'm opposed to any  
4 kind of commercial buildings such as the duplex that they're  
5 recommending. I don't think it's going to be for the  
6 neighborhood or for income based families. Unfortunately, in  
7 that area, in that neighborhood, you know, you see tons of  
8 extended families. You also see a lot of other type of family  
9 members living together in one building. And you know, that is  
10 a little bit concerning because I know that if it becomes a  
11 duplex, it's not going to be for the benefit of the  
12 neighborhood. It's going to be for a business opportunity. And  
13 get it, you know, we're all looking to make a buck here and  
14 there, but not at the sacrifice of security or, you know, in my  
15 sense, security. And the reason I say that is because I know  
16 that this is a community neighborhood. It's not about having  
17 renters here and there, come and go. That's going to create a  
18 lot of traffic. And that's concerning. As it is, it is a  
19 one-way street going into that area on this side. This side,  
20 there's a house. So when you go back in the back, there's a  
21 lot -- there's a park, so there's always traffic. There is  
22 trailers, houses, different type of house building. And there's  
23 only one way in and out. So I feel if that becomes more of a  
24 business, it's going to create a lot more traffic, which I'm  
25 really not looking forward to. There's enough traffic as it is.

1 Again, my concern is safety. It is not uncommon, like I said,  
2 to see renters. And mostly, I see a lot of like men sharing  
3 home, you know, and -- and -- and if you rent a place like this,  
4 you're not going to be able to be strict on these background  
5 checks and check who they are because you're just wanting your  
6 house to be rented out. You're not going to be doing what  
7 you're supposed to be doing. And that's concerning to me.  
8 There's a school behind that property, you know, so I think we  
9 need to have all kinds of layers to protect our school, you  
10 know. Our kids go to that school. And so to me, that is  
11 concerning. My kids' safety is very concerning.

12           So again, my concern is not expanding the neighborhood  
13 to affordable housing, it's more of making it a business and it  
14 will be a business. In that neighborhood, you cannot control  
15 the type of potential renters. And I get it, like I said, I'm  
16 not oblivious to these kind of things, you know, but I -- my  
17 concern is safety. What do these potential security issues  
18 bring up? I don't know. I don't know. But my concern is to be  
19 here, to know that I did what I had to do to protect my  
20 children, to protect my neighbor's kids, because I cannot  
21 control who will live in that house. And having people with all  
22 ranges of backgrounds and all these things concerns me and it  
23 scares me, to be honest. I don't want to be living next to  
24 someone who has ten men living in there or, like, 20 people  
25 living there who, you know, based on what I see in the

1 community, this is where I live. I know. I know what I know  
2 based on the fact that I live there.

3           So that is my main concern and would like for you guys  
4 to rethink it in -- in any sense of way mostly for the security  
5 of our children because there is a school behind that property.  
6 There's an elementary school and I went to that school for --  
7 forever when I was in that community. So I know Wimauma used to  
8 be a town where people knew each other. We knew who came in,  
9 you knew the neighbors. You know, you would see them at the  
10 stores. All these new developments are bringing in a lot of  
11 people and I get it. We are trying to just find a place to live  
12 in. But to me, I don't think it's the appropriate housing for  
13 that little small lot and making it more of a business and  
14 making it a duplex that potentially can bring on all kinds of  
15 shades and colors and backgrounds. And that, like I said, to me  
16 is a security -- security concern. And I would like for you  
17 guys to consider and look at all the possibilities, but  
18 definitely most than anything, the security in mind of our  
19 children because there is a school there, you know. And that  
20 again concerns me.

21           HEARING MASTER: All right. Thank you, ma'am. Please  
22 be sure to sign in. Thank you.

23           Is there anyone else here who wishes to speak in  
24 opposition to this application? All right. I'm not hearing  
25 anyone.

1 Development Services, anything further?

2 MS. HEINRICH: I just wanted to make sure you have a  
3 copy of the revised Staff Report?

4 HEARING MASTER: I have a copy of the revised Staff  
5 Report.

6 MS. HEINRICH: All right.

7 HEARING MASTER: Yes. Thank you.

8 All right. Applicant.

9 MR. EVANS: Yes. I -- I was unaware that we had  
10 opposition or I would have had a chance to speak about this  
11 beforehand. But I -- I will after this as well.

12 The proposed use is not intended for rentals. This is  
13 a -- a product by Florida Home Partnership, formally Homes for  
14 Hillsborough. Their goal is to place families that are below  
15 means into homes that they couldn't afford otherwise. So  
16 there's no intention for these to be rentals, commercials or  
17 anything of the sort. It -- it's intended to be for families.  
18 So and -- and I would note that we've agree with Staff's  
19 recommendation for a larger setback to the south.

20 HEARING MASTER: All right. Just to clarify, you said  
21 they're not intended to be rentals and are they -- these are for  
22 sale homes, is that that --

23 MR. EVANS: Yes.

24 HEARING MASTER: Okay. All right. Thank you so much.  
25 That closes the hearing on Rezoning PD 23-0408.





1 order to be heard and is being continued to the August 21, 2023  
2 ZHM hearing.

3 Item A.10, Major Modification 23-0281. This  
4 application is out of order to be heard and is being continued  
5 to the August 21, 2023 ZHM hearing.

6 Item A.11 PD 23-0287. This application is out of  
7 order to be heard and is being continued to the August 21, 2023  
8 ZHM hearing.

9 Item A.12, Standard Rezoning 23-0324. This  
10 application is out of order to be heard and is being continued  
11 to the August 21, 2023 ZHM hearing.

12 Item A.13, PD 23-0369. This application is out of  
13 order to be heard and is being continued to the August 21, 2023  
14 ZHM hearing.

15 Item A.14 PD 23-0406. This application is out of  
16 order to be heard and is being continued to the August 21, 2023  
17 ZHM hearing.

18 Item A.15, Major Modification, 23-0407. This  
19 application is out of order to be heard and is being continued  
20 to the August 21, 2023 ZHM hearing.

21 Item A.16, PD 23-0408. This application has been  
22 continued by the applicant to the August 21, 2023 ZHM hearing.

23 Item A.17, Major Mod 23-0414. This application is  
24 being continued by Staff to the August 21, 2023 ZHM hearing.

25 Item A.18, PD Application 23-0422. This application



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 8/21/2003 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0324	PLEASE PRINT NAME <u>Cristobal Bonate</u> MAILING ADDRESS <u>8427 N. Manhattan Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-514-2640</u>
APPLICATION # RZ 23-0324	PLEASE PRINT NAME <u>Michael Alvarez Corde.</u> MAILING ADDRESS <u>3905 DORAL DR.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-720-9758</u>
APPLICATION # RZ 23-0593	PLEASE PRINT NAME <u>Brian August Jr.</u> MAILING ADDRESS <u>625 Couch St.</u> CITY <u>Clewer</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727-444-1903</u>
APPLICATION # MM 22-0671	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-298-22</u>
APPLICATION # mm 22-0671	PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>1925T Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u>
APPLICATION # MM 22-0671	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashby Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>

DATE/TIME: 8/21/2023

HEARING MASTER: Pamela Jo Hathey

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>MICHAEL YATES</u> <u>PAUM TRAFFIC</u> MAILING ADDRESS <u>400 N TAMPA ST, 15<sup>th</sup> FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Buddy Harwell</u> MAILING ADDRESS <u>P.O. Box 297</u> CITY <u>Ribston</u> STATE <u>FL</u> ZIP <u>33530</u> PHONE <u>813-671-4555</u></p>
<p>APPLICATION # MM 22-1637</p>	<p>PLEASE PRINT NAME <u>DAVID WRIGHT</u> MAILING ADDRESS <u>PO BOX 273417</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>813-730-7473</u></p>
<p>APPLICATION # MM 22-1637</p>	<p>PLEASE PRINT NAME <u>LINDA WUDDER</u> MAILING ADDRESS <u>4322 BERKLEY DR.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-740-8876</u></p>
<p>APPLICATION # MM 22-1637</p>	<p>PLEASE PRINT NAME <u>LISA ROJROWSKI</u> MAILING ADDRESS <u>4321 BERKLEY DR.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-900-3784</u></p>
<p>APPLICATION # MM 22-1637</p>	<p>PLEASE PRINT NAME <u>Elizabeth Morgan</u> MAILING ADDRESS <u>4323 Berkley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 579 0972</u></p>

DATE/TIME: 8/21/2023 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-1637	PLEASE PRINT NAME <u>Ronnie Cole</u> MAILING ADDRESS <u>4317 Berkley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33616</u> PHONE <u>813-381-0853</u>
APPLICATION # RZ 22-1647	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. Hills Ave #205</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813-889-0700</u>
APPLICATION # RZ 23-0408	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3810 Northlake Blvd, Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-449-7449</u>
APPLICATION # RZ 23-0408	PLEASE PRINT NAME <u>Nancy Calderon</u> MAILING ADDRESS <u>910 7th St</u> CITY <u>Winnipeg</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-679-4808</u>
APPLICATION # RZ 23-0511	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1<sup>st</sup> Ave S #4567</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>804-1760</u>
APPLICATION # RZ 23-0511	PLEASE PRINT NAME <u>Kristi Hernandez</u> MAILING ADDRESS <u>2200 McGilchrist St. SE</u> CITY <u>SALEM</u> STATE <u>OR</u> ZIP <u>97302</u> PHONE <u>503-800-400-9239</u>



AUGUST 21, 2023 - ZONING HEARING MASTER

Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 21, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Michelle Heinrich, Development Services, introductions and reviewed the nonpublished changes/published changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0082

▶ Michelle Heinrich, Development Services, called RZ 23-0082, continued to September 18, 2023.

C.2. RZ 23-0324

▶ Michelle Heinrich, Development Services, called RZ 23-0324.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0324.

C.3. RZ 23-0593

▶ Michelle Heinrich, Development Services, called RZ 23-0593.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0593.



MONDAY, AUGUST 21, 2023

C.4. RZ 23-0636

- ▶ Michelle Heinrich, Development Services, called RZ 23-0636.
- ▶ Pamela Jo Hatley, ZHM, continued RZ 23-0636 to October 16, 2023.

C.5. RZ 23-0640

- ▶ Michelle Heinrich, Development Services, called RZ 23-0640, continued to September 18, 2023.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 22-0671

- ▶ Michelle Heinrich, Development Services, called MM 22-0671.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-0671.

D.2. MM 22-1637

- ▶ Michelle Heinrich, Development Services, called MM 22-1637.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-1637.

D.3. MM 22-1638

- ▶ Michelle Heinrich, Development Services, called MM 22-1638, withdrawn.

D.4. RZ 22-1647

- ▶ Michelle Heinrich, Development Services, called RZ 22-1647.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1647.

MONDAY, AUGUST 21, 2023

D.5. RZ 23-0408

- ▶ Michelle Heinrich, Development Services, called RZ 23-0408.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0408.

D.6. RZ 23-0511

- ▶ Michelle Heinrich, Development Services, called RZ 23-0511.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0511.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 8:43 p.m.

DATE/TIME: 8/21/2003 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0324	PLEASE PRINT NAME <u>Cristobal Bonate</u> MAILING ADDRESS <u>8427 N. Manhattan Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-514-2640</u>
APPLICATION # RZ 23-0324	PLEASE PRINT NAME <u>Michael Alvarez Corde</u> MAILING ADDRESS <u>3905 Dorac Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-720-9758</u>
APPLICATION # RZ 23-0593	PLEASE PRINT NAME <u>Brian August Jr.</u> MAILING ADDRESS <u>625 Couch St.</u> CITY <u>Clewer</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727-444-1903</u>
APPLICATION # MM 22-0671	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-298-22</u>
APPLICATION # mm 22-0671	PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>1925 Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u>
APPLICATION # MM 22-0671	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashby Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>

DATE/TIME: 8/21/2023

HEARING MASTER: Pamela Jo Hathey

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MONDAY, AUGUST 21, 2023

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MONDAY, AUGUST 21, 2023

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E. ZHM SPECIAL USE - None.

ADJOURNMENT

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**PARTY OF  
RECORD**

**NONE**