

Rezoning Application: RZ STD 26-0128
Zoning Hearing Master Date: 01/26/2026
BOCC Land Use Meeting Date: 03/10/2026



Hillsborough
County Florida
 Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Juan Pizano & Celia Arroyo

FLU Category: R-6

Service Area: Urban

Site Acreage: 0.84 acres

Community Plan Area: Wimauma

Overlay: Wimauma Downtown Subdistrict A



Introduction Summary:

The applicant requests to rezone from RSC-6 (Residential, Single-Family Conventional) to RSC-6-MH (Residential, Single-Family Conventional with Mobile Home Overlay).

| Zoning: | | Existing | Proposed |
|------------------------|--|---|--|
| District(s) | | RSC-6 | RSC-6-MH |
| Typical General Use(s) | | Single-Family Residential (Conventional Only) | Single-Family Residential (Conventional/Mobile Home) |
| Acreage | | 0.84 | 0.84 |
| Density/Intensity | | 6 du/ga | 6 du/ga |
| Mathematical Maximum* | | 5 units | 5 units |

*number represents a pre-development approximation

| Development Standards: | | Existing | Proposed |
|----------------------------------|--|---------------------------------------|---------------------------------------|
| District(s) | | RSC-6 | RSC-6-MH |
| Lot Size / Lot Width | | 7,000 sq ft / 70' | 7,000 sq ft / 70' |
| Setbacks/Buffering and Screening | | Front: 25' Side: 7.5' Rear: 25' | Front: 25' Side: 7.5' Rear: 25' |
| Height | | 35' | 35' |

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:

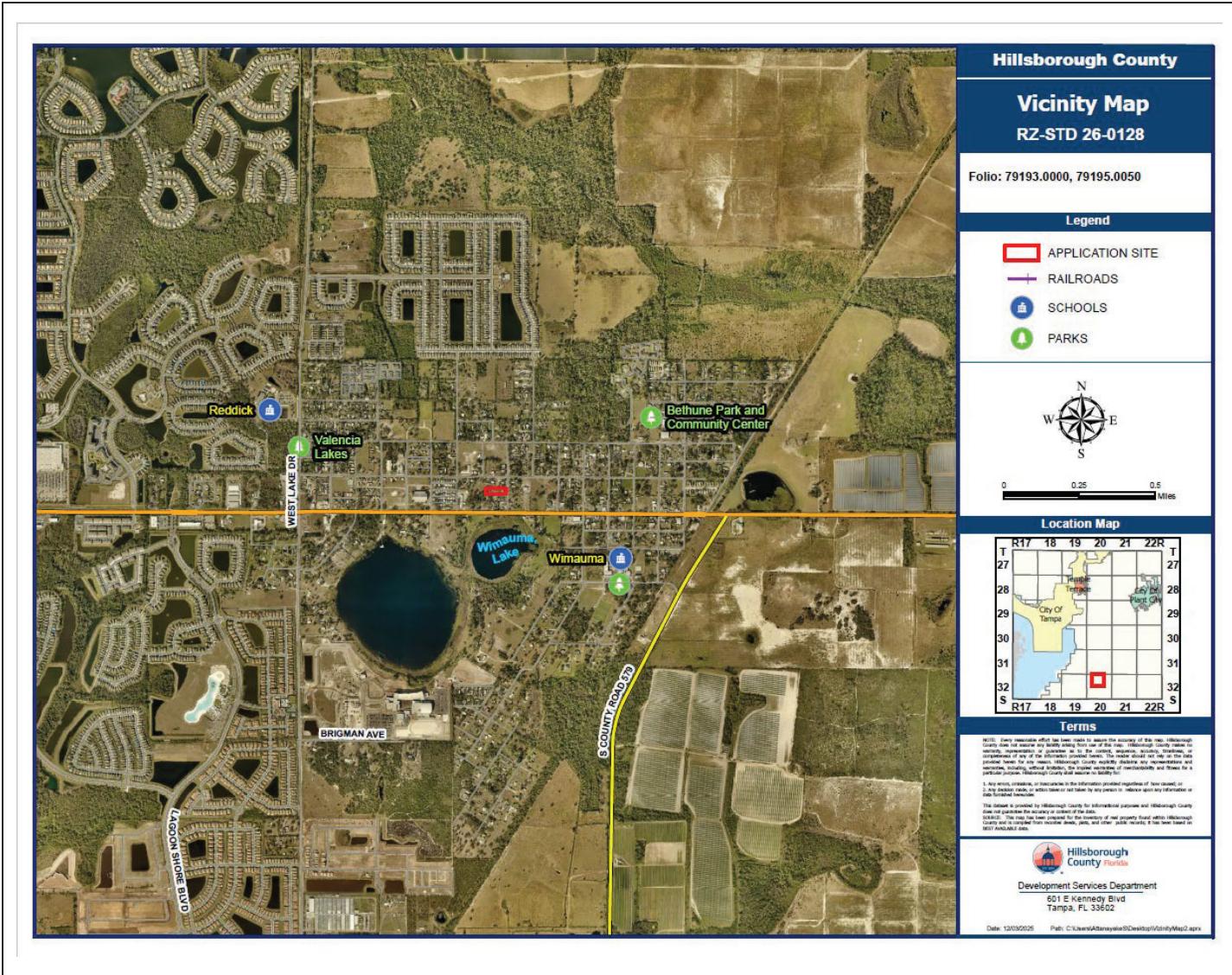
Consistent

Development Services Recommendation:

Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

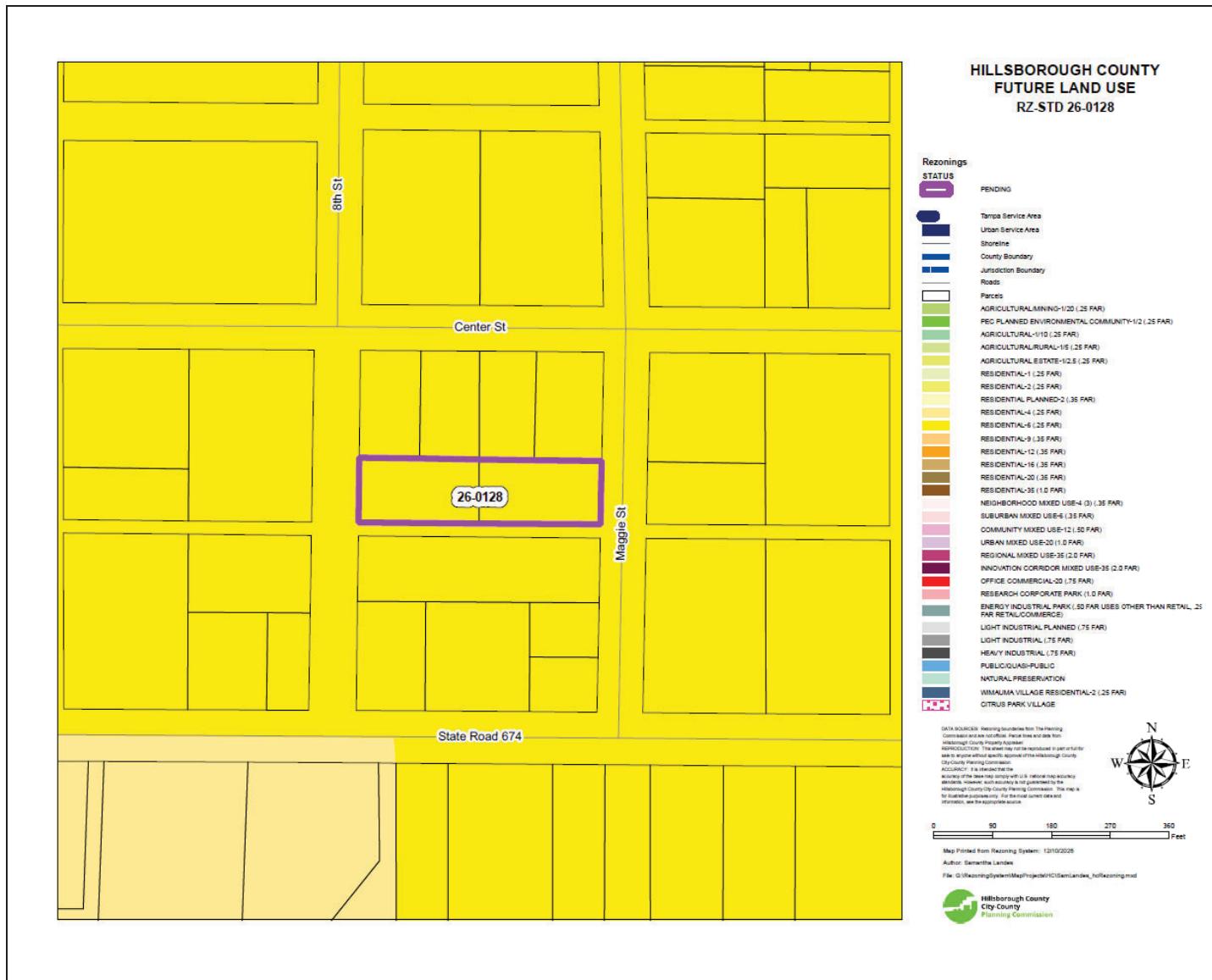


Context of Surrounding Area:

The site is located north of State Road 674, approximately 290 feet south of the intersection of Center Street and Maggie Street. The surrounding area primarily consists of residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential-6 |
| Maximum Density/F.A.R.: | 6 du/ga |
| Typical Uses: | Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|----------|--|--|---------------------------|
| North | RSC-6 | 6 du/ga | Single-Family Residential (Conventional Only) | Single Family Residential |
| South | RSC-6-MH | 6 du/ga | Single-Family Residential (Conventional/Mobile Home) | Mobile Home |
| East | RSC-6 | 6 du/ga | Single-Family Residential (Conventional Only) | Single Family Residential |
| West | RSC-6 | 6 du/ga | Single-Family Residential (Conventional Only) | Single Family Residential |

APPLICATION NUMBER: RZ-STD 26-0128

ZHM HEARING DATE: January 26, 2026

BOCC LUM MEETING DATE: March 10, 2026

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|---|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Maggie St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|--|--|----------------------------|----------------------|----------------------|
| Existing | | 46 | 4 | 5 |
| Proposed | | 46 | 4 | 5 |
| Difference (+/-) | | +0 | +0 | +0 |

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

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

| Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request | | |
|--|-----------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |
| | 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 checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| | | | |

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | |
|---|--|---|---|---------------------------------|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| Natural Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| 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 type="checkbox"/> No | N/A |
| Check if Applicable: | <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ | | | |
| <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| Impact/Mobility Fees | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 type="checkbox"/> No | N/A |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from RSC-6 (Residential, Single-Family Conventional) to RSC-6-MH (Residential, Single-Family Conventional with Mobile Home Overlay). The site is located within the Wimauma Community Plan area. The surrounding area consists of majority of residential uses, including single family conventional residences and manufactured/mobile homes.

The rezoning of this site to RSC-6-MH will maintain the maximum density limit of 6 units per acre. Due to the considerations above, staff finds the proposed rezoning compatible with the zoning districts, uses, and development pattern in the surrounding area.

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

| | |
|--|--|
| Zoning Administrator Sign Off: |  |
| 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. | |

APPLICATION NUMBER: RZ-STD 26-0128

ZHM HEARING DATE: January 26, 2026

BOCC LUM MEETING DATE: March 10, 2026

Case Reviewer: Cierra James

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)



Hillsborough County City-County Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review

| | |
|--|---|
| Hearing Date: January 26, 2026 | Case Number: RZ 26-0128 |
| Report Prepared: January 14, 2026 | Folio(s): 79195.0000 & 79193.0000 |
| | General Location: North of State Road 674 and west of Maggie Street |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Residential-6 (6 du/ga; 0.25 FAR) |
| Service Area | Urban |
| Community Plan(s) | SouthShore Areawide Systems & Wimauma Village |
| Rezoning Request | Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional Mobile Home (RSC-6 MH) to allow mobile homes |
| Parcel Size | 0.84 ± acres |
| Street Functional Classification | State Road 674 – State Principal Arterial Maggie Street – Local |
| Commercial Locational Criteria | N/A |
| Evacuation Area | None |

Table 1: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Future Land Use Designation | Zoning | Existing Land Use |
|-------------------------|------------------------------------|--------------------|--|
| Subject Property | Residential-6 | RSC-6 | Vacant Land + Single Family |
| North | Residential-6 | RSC-6 + PD | Vacant Land + Public/Quasi-Public/Institutions + Single Family |
| South | Residential-6 + Residential-4 | RSC-6 + ASC-1 + AR | Vacant Land + Public/Quasi-Public/Institutions + Single Family |
| East | Residential-6 | RSC-6 + ASC-1 | Single Family + Vacant Land + Light Commercial |
| West | Residential-6 | RSC-6 + PD | Single Family + Public/Quasi-Public/Institutions |

Staff Analysis of Goals, Objectives and Policies:

The $0.84 \pm$ acre subject site is north of State Road 674 and west of Maggie Street. The subject sit is in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. The applicant is requesting a rezoning from Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional Mobile Home (RSC-6 MH) to allow mobile homes.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, emphasizing that "compatibility does not mean 'the same as,' but instead refers to the sensitivity of development proposals in preserving the character of existing development." The subject property currently consists of vacant land and single-family residential uses. Surrounding properties to the north, south, and east are vacant, while single-family residential development exists on all sides of the site. In addition, public/quasi-public/institutional uses are located to the north, south, and west. When considered collectively, these existing land use patterns demonstrate that the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Residential-6 (RES-6) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The RES-6 Land Use category allows for a maximum of 6 dwelling units per gross acre. With 0.84 acres, the subject site can be considered for a maximum of 5 dwelling units ($0.84 \text{ acres} \times 6 \text{ du/acre} = 5.04$ or 5 dwelling units). The proposed rezoning to include a mobile home overlay is consistent with the uses allowed under the existing Residential-6 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family residential and vacant land are prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. Goal 1 of the Cultural/Historic Objective of the SouthShore Areawide Systems Plan seeks to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. Goal 5 of the Wimauma Village Community Plan seeks to encourage housing to accommodate a diverse population and range of income levels. Additionally, Housing Policy 1.2.9 states that manufactured housing and mobile homes shall be acknowledged as viable means to provide affordable housing within the County. The rezoning to allow for mobile homes will increase the range of housing types that can be built on the parcel and will accommodate a wider range of the population, as well as contribute to the County's affordable housing stock. The proposed rezoning aligns with the intent of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan and with Housing Policy 1.2.9.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: 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.

Compatibility

Policy 3.1.3: 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 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

Policy 2.2.1: 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 uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 4.1: 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 4.1.1: *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 4.1.2: *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 4.4: Neighborhood Protection – *The neighborhood is the 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 4.4.1: *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*

HOUSING SECTION

Policy 1.2.9: *Manufactured housing and mobile homes shall be acknowledged as a viable means to provide affordable housing.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHERE AREWIDE 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.

The community desires to:

- 1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

Goal 5: 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*
- *Gated subdivisions will not be permitted in order to foster an economically integrated community*
- *Repair local streets within existing subdivisions*
- *Encourage mixed-use residential with commercial development within the Wimauma Downtown district*
- *Increase enforcement of the "Hillsborough County Property Maintenance Code"*
- *Orient residential development to the conceptual Cross County Greenway Trail-Wimauma*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0128



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from BESPOKE. This map is not to be depended on for official use to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACURACiC: It is stressed that the accuracy of the base map compares with U.S. Geological Survey data and is not guaranteed. The map is a planning tool and is not to be used for surveying. The map is for planning purposes only. For the most current data and information, see the appropriate source as indicated on the map.



Map Printed from Rezoning System: 12/10/2025
 Author: Samantha Lanes
 File: G:\RezoningSystem\MapProjects\HCSamLanes_IncRezoning.mxd

