

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

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

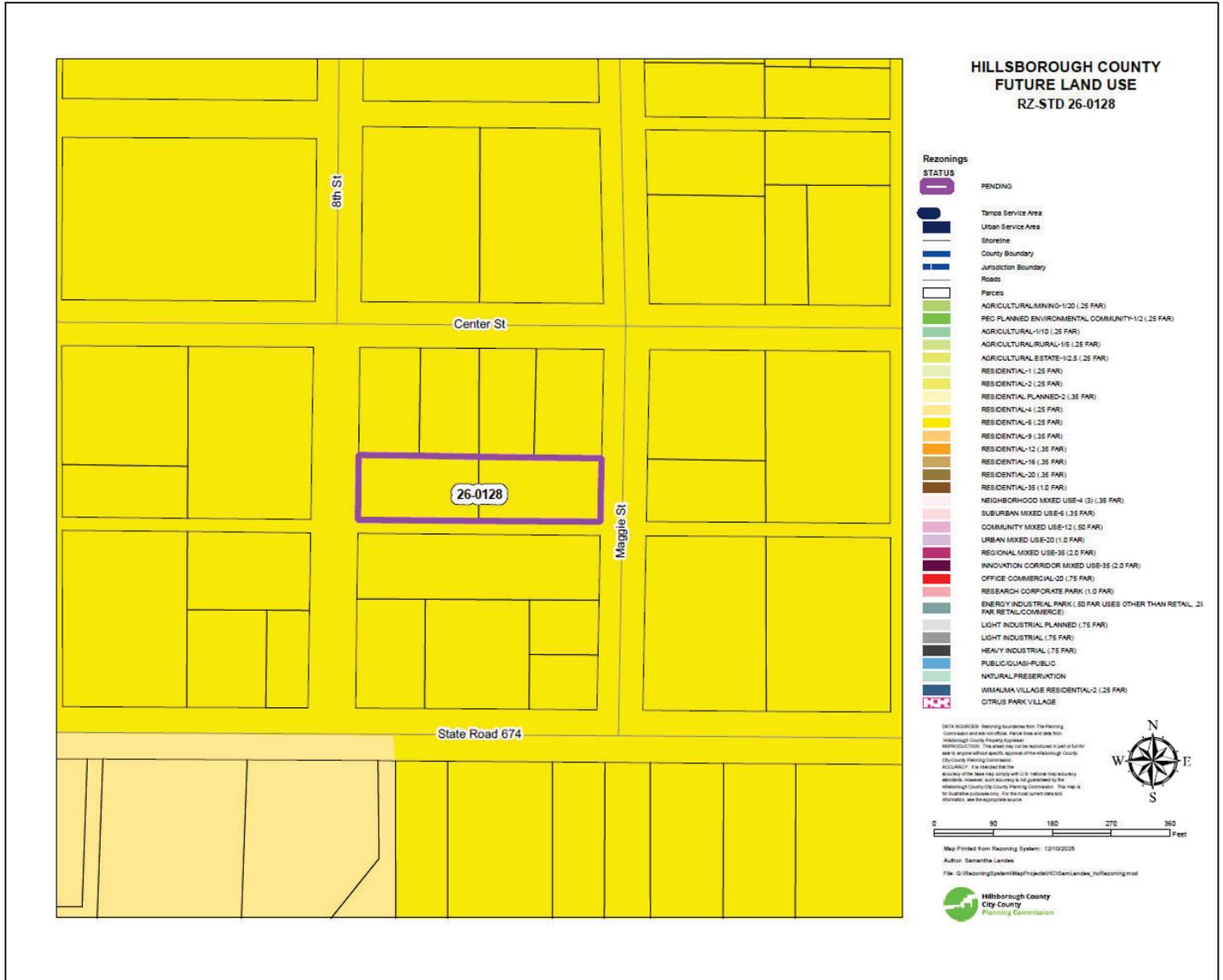


Context of Surrounding Area:

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

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 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"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> 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.

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)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 26-0128
DATE OF HEARING:	January 26, 2026
APPLICANT:	Juan Pizano & Celia Arroyo
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to RSC-6 MH
LOCATION:	West side of Maggie St., 260 feet south of the intersection of Center St. and Maggie St.
SIZE OF PROPERTY:	0.84 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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



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:

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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

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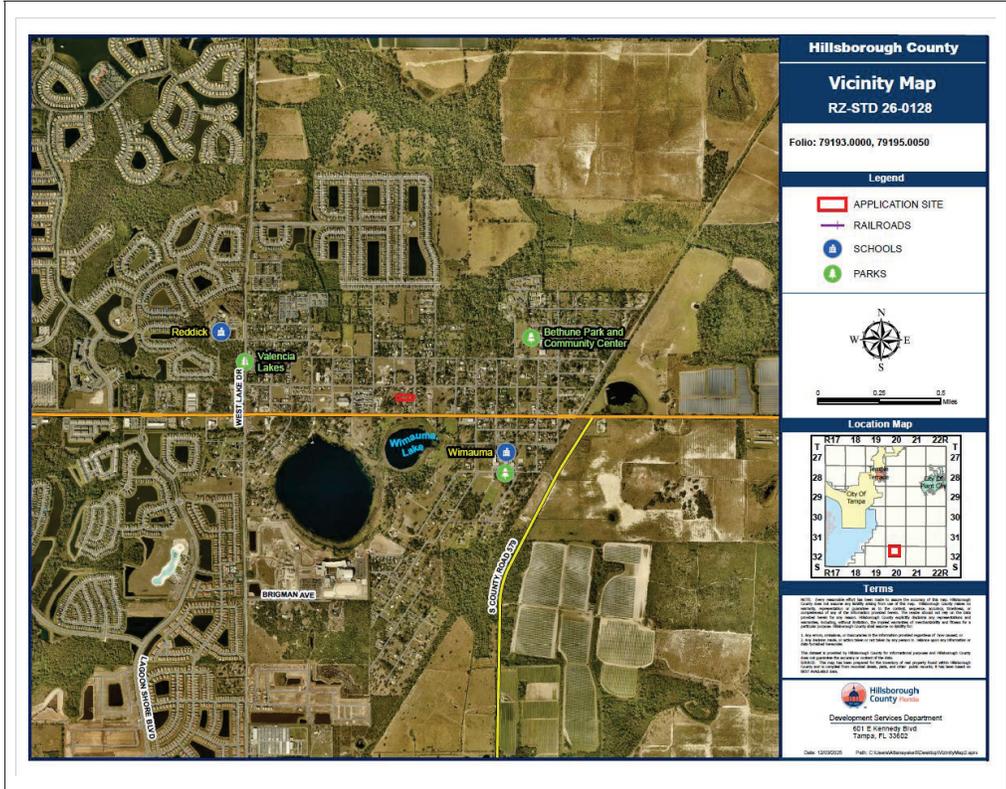
Development Standards:	Existing	Proposed
District(s)	RSC-6	RSC-6-MH
Lot Size / Lot Width	7,000 sq ft / 70'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Front: 25' Side: 7.5' Rear: 25'
Height	35'	35'

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
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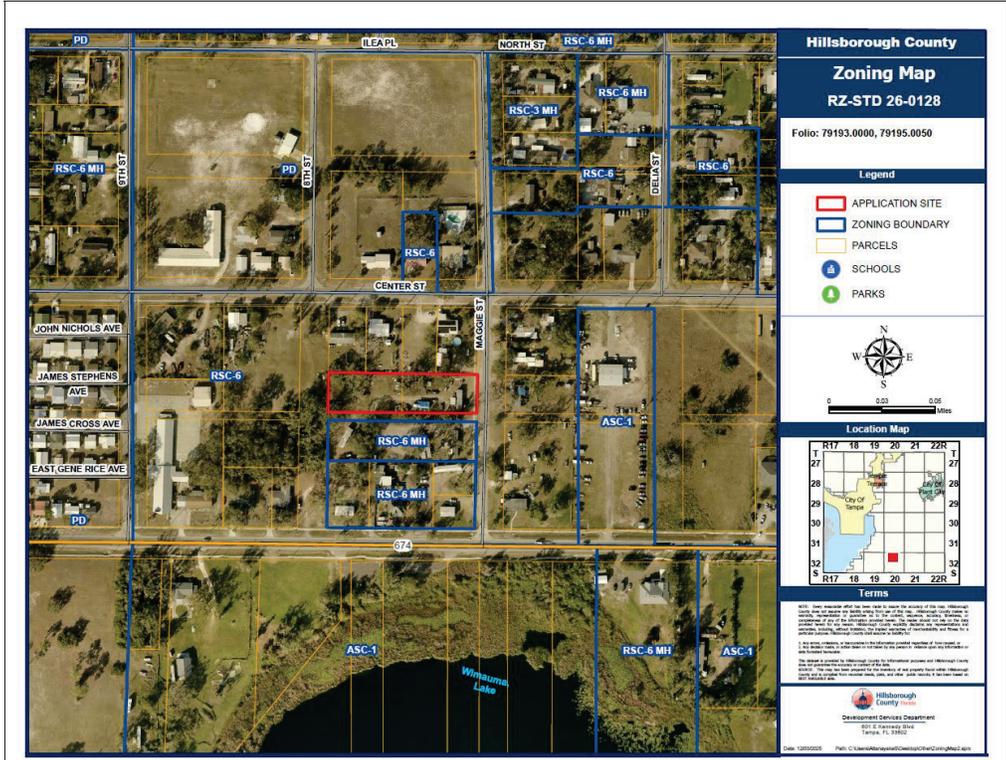


Context of Surrounding Area:

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2.3 Immediate Area Map

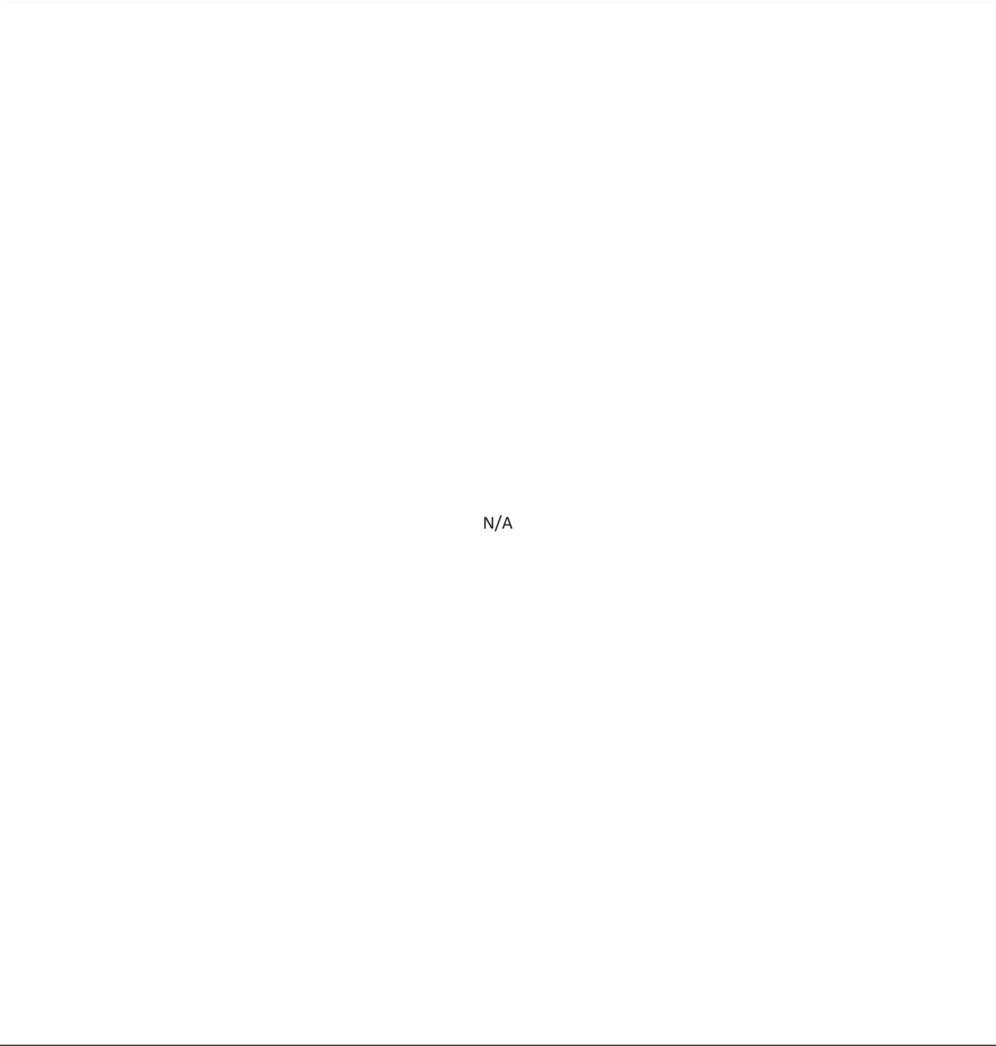


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
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Notes:

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Road Name/Nature of Request	Type	Finding
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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
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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
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APPLICATION NUMBER:	RZ-STD 26-0128	
ZHM HEARING DATE:	January 26, 2026	
BOCC LUM MEETING DATE:	March 10, 2026	Case Reviewer: Cierra James

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:	<i>J. Brian Grady</i>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 26, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Juan Pizano Sanchez testified as the applicant and stated that he was requesting to rezone the subject property from RSC-6 to RSC-6 MH. He stated that he would like to place two mobile homes on site to give one to his daughter and one to his son. He concluded his remarks by stating that the request will not affect the neighborhood as there are mobile homes in the area.

Ms. Michelle Heinrich, Development Services staff, testified regarding the County's staff report. Ms. Heinrich stated that the applicant is requesting a rezoning RSC-6 to RSC-6 MH. She stated that the property is located in the in the Wimauma community and that the area is zoned both RSC-6 and RSC-6 MH. Staff finds the request supportable.

Ms. Alexis Myers, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Residential-6 and is located within the Urban Service Area and the Wimauma Village Community Plan. She cited several policies from the SouthShore Areawide Plan as well as the Comprehensive that the request complies with and testified that the rezoning is consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Sanchez did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 0.84 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Wimauma Village Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 with a Mobile Home Overlay (RSC-6 MH) zoning district.
3. No waivers are requested as a part of the rezoning application.
4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the existing development pattern and found the application to be consistent with both SouthShore Areawide Plan and the Comprehensive Plan.
5. The surrounding area is zoned both RSC-6 and RSC-6 MH and developed with single-family and mobile home dwelling units.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The rezoning is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and furthers the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the RSC-6 zoning district. The property is 0.84 acres in size and is currently zoned RSC-6 and designated RES-6 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Wimauma Village Community Plan.

The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 with a Mobile Home Overlay (RSC-6 MH) zoning district. The applicant stated that he would like to develop two mobile homes on the subject property to give to his son and daughter.

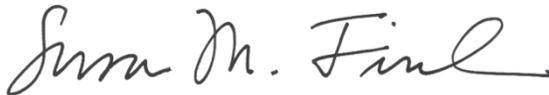
The Planning Commission supports the request.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The request for RSC-6 MH is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

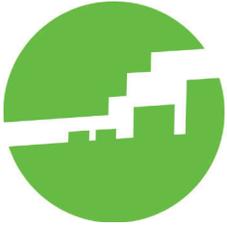
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 MH rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



February 16, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**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 Report Prepared: January 14, 2026	Case Number: RZ 26-0128 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 ± 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: SOUTHSHORE 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*



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 26-0128

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .84 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The subject site is within the Wimauma Downtown Overlay District. The site is located +/- 300 ft north of the intersection of Maggie St. and SR 674. The Future Land Use designation of the site is Residential – 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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, 12th Edition*.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6; Single Family Detached (ITE 210) 5 Units	46	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 (MH); Single Family Detached (ITE 210) 5 Units	46	4	5

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Maggie St. a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, no paved shoulders or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 70 ft of right of way.

SITE ACCESS

It is anticipated that the site will have access to Maggie St.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Maggie St. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

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 type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 1/26/2026 PETITION NO.: 26-0128 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 1/6/2026 PROPERTY ADDRESS: 621 Maggie St, Wimauma, FL 33598 FOLIO #: 0791930000, and 0791950050 STR: 09-32S-20E
REQUESTED ZONING: From RSC-6 to RSC-6 MH	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Aerials, soil survey and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>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.</p>	

My/cb

Ec: juanpizano.eci@gmail.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 01/05/2026**

Agency: Natural Resources **Petition #: 26-0128**

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic 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 the regulations in effect at the time of preliminary site plan/plat approval.



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:** 12/8/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/19/2025
PROPERTY OWNER: Celia Arroyo And Juan Pizano **PID:** 26-0128
APPLICANT: Celia Arroyo And Juan Pizano
LOCATION: 621 Maggie St. Wimauma, FL 33598
FOLIO NO.: 79193.0000, 79195.0050

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 12 Dec. 2025

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

APPLICANT: Juan Pizano

PETITION NO: RZ-STD 26-0128

LOCATION: Wimauma, FL 33598

FOLIO NO: 79193.0000 & 79195.0050

SEC: 09 TWN: 32 RNG: 20

- 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: _____.

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

PETITION NO.: RZ-STD 26-0128 REVIEWED BY: Clay Walker, E.I. DATE: 12/12/2025

FOLIO NO.: 79193.0000, 79195.0050

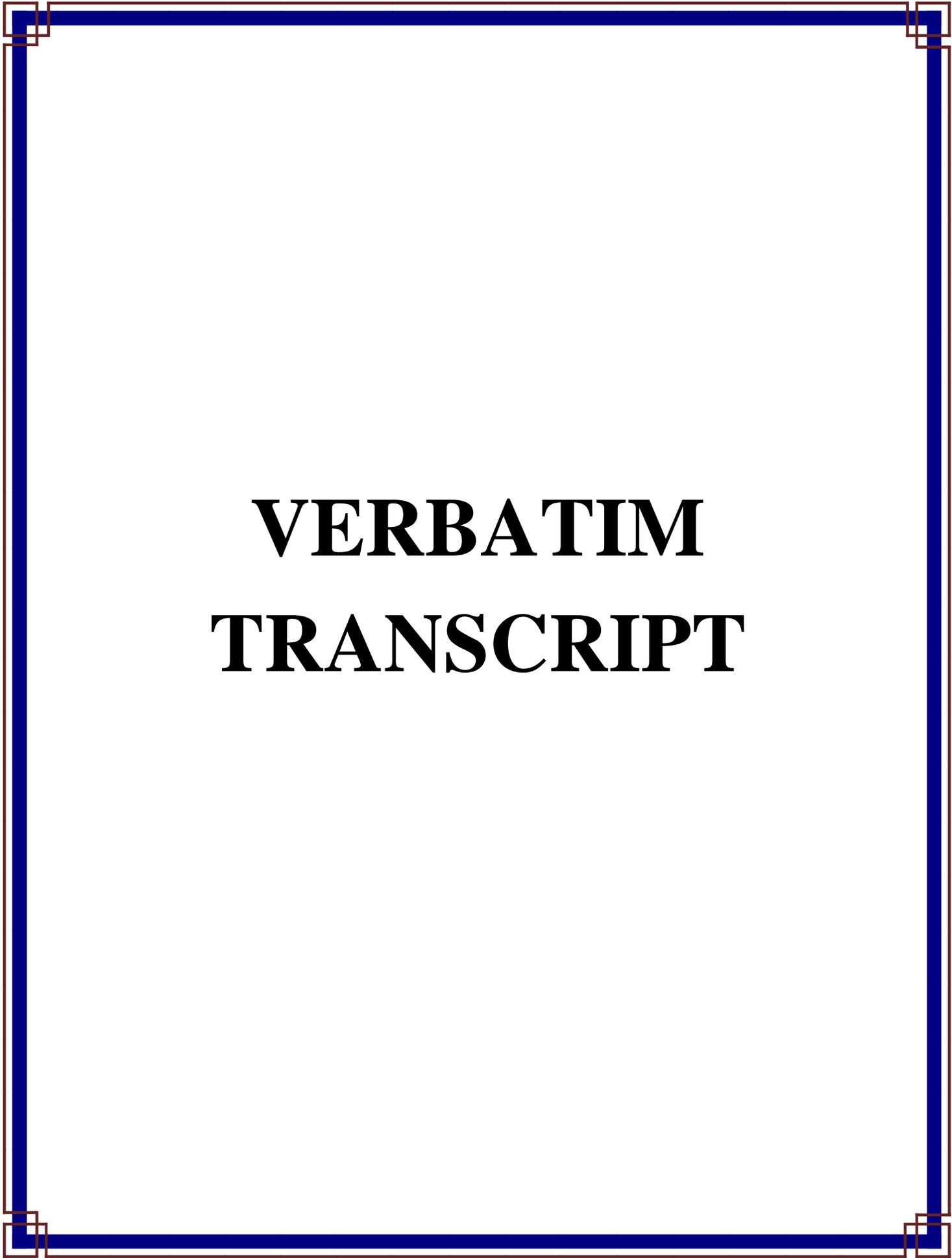
WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 4 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located east of the subject property within the west Right-of-Way of Maggie Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately 320 feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of State Road 674. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: January 26, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 9:48 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33601

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next application is item C.3,
2 Standard Rezoning 26-0128. The applicant is requesting to
3 rezone property from RSC-6 to RSC-6 MH, mobile home overlay.
4 This has been reviewed by Sierra James, and in her absence
5 tonight, I'll be providing her staff findings after the
6 applicant's presentation.

7 HEARING OFFICER: All right. Thank you so much.
8 Good evening.

9 MR. PIZANO SANCHEZ: Good evening, Officer. My
10 name is Juan Pizano Sanchez, and my propose is to rezone from
11 RSC-6 to RSC-MH. The rezoning is because I want to lay two
12 mobile homes in there, because right now it's only for
13 houses. And I would like to give one piece to my daughter
14 and one to my son so they can live there. Because right now,
15 you know, like it's expensive to build a house, so it would
16 be cheaper for them to get a mobile home and place it there.
17 And I think with this action, I won't be affecting the
18 neighborhood because it's mobile homes around the place. So
19 that's all I got.

20 HEARING OFFICER: All right. And I don't have any
21 questions, so thank you so much for that.

22 MR. PIZANO SANCHEZ: Okay.

23 HEARING OFFICER: Don't forget to sign in with the
24 clerk. I appreciate it.

25 MR. PIZANO SANCHEZ: All right. Thank you.

1 HEARING OFFICER: Development Services?

2 MS. HEINRICH: Michelle Heinrich Development
3 Services. Staff reviewed your rezoning application
4 requesting a change from RSC-6 to RSC-6 MH, which would
5 expand the permitted housing types to include mobile homes.
6 The site is located in the Wimauma Community and within the
7 Res-6 Future Land Use Category. The area features both RSC-6
8 and RSC-6 MH zoning already, and staff does not have any
9 compatibility concerns. No objections from reviewing
10 agencies were received, and staff has no objections to the
11 request. I'm available if you have any questions.

12 HEARING OFFICER: None at this time. Thank you so
13 much.

14 Planning Commission?

15 MS. MYERS: Alexis Myers, Planning Commission
16 Staff. The subject site is in the Residential 6 Future Land
17 Use Category. It is in the urban service area within the
18 limits of the SouthShore Areawide Systems Plan and the
19 Wimauma Village Community Plan.

20 Goal one of the cultural and historic objective of
21 the SouthShore Areawide Systems Plan seeks to promote
22 sustainable growth and development that is clustered and
23 well-planned to preserve the area's environment, cultural
24 identity, and viability.

25 Goal 5 of the Wimauma Village Community Plan seeks

1 to encourage housing to accommodate a diverse population and
2 range of income levels. The proposed development is
3 compatible with the surrounding area and consistent with
4 Future Land Use -- I'm sorry -- yes. Future Land Use Section
5 Objective 1.1 and Policy 321.3 as single-family residential
6 development exists on all sides of the site.

7 With 0.84 acres, the subject site can be considered
8 for a maximum of five dwelling units. The proposed rezoning
9 to include a mobile home overlay is consistent with the uses
10 allowed under the existing Residential 6 Future Land Use
11 Category, and the request is therefore consistent with goal
12 1 -- I'm sorry -- goal 2 and objective 2.1.

13 The proposal also satisfies the intent of objective
14 4.1, 4.4, and policy 4.4.1, which require the development to
15 be compatible with the surrounding neighborhood.
16 Additionally, Housing Policy 1.2.9 states that the
17 manufactured housing and mobile homes shall be acknowledged
18 as a viable means to provide affordable housing within the
19 county.

20 Based upon those above considerations and the
21 following goals, objectives, and policies, the Planning
22 Commission staff find the proposed rezoning consistent with
23 the unincorporated Hillsborough County Comprehensive Plan.

24 HEARING OFFICER: Thank you so much.

25 Is there anyone in the room or online that would

1 like to speak in support? Anyone in favor? I see no one.

2 Anyone in opposition to this request? No one.

3 Ms. Heinrich, anything else?

4 MS. HEINRICH: No, ma'am.

5 HEARING OFFICER: All right.

6 Sir, you have the last word, but you don't have to
7 take it.

8 MR. SANCHEZ: No.

9 HEARING OFFICER: Okay. Thank you so much.

10 With that, we'll close rezoning 26-0128 and go to
11 the next case.

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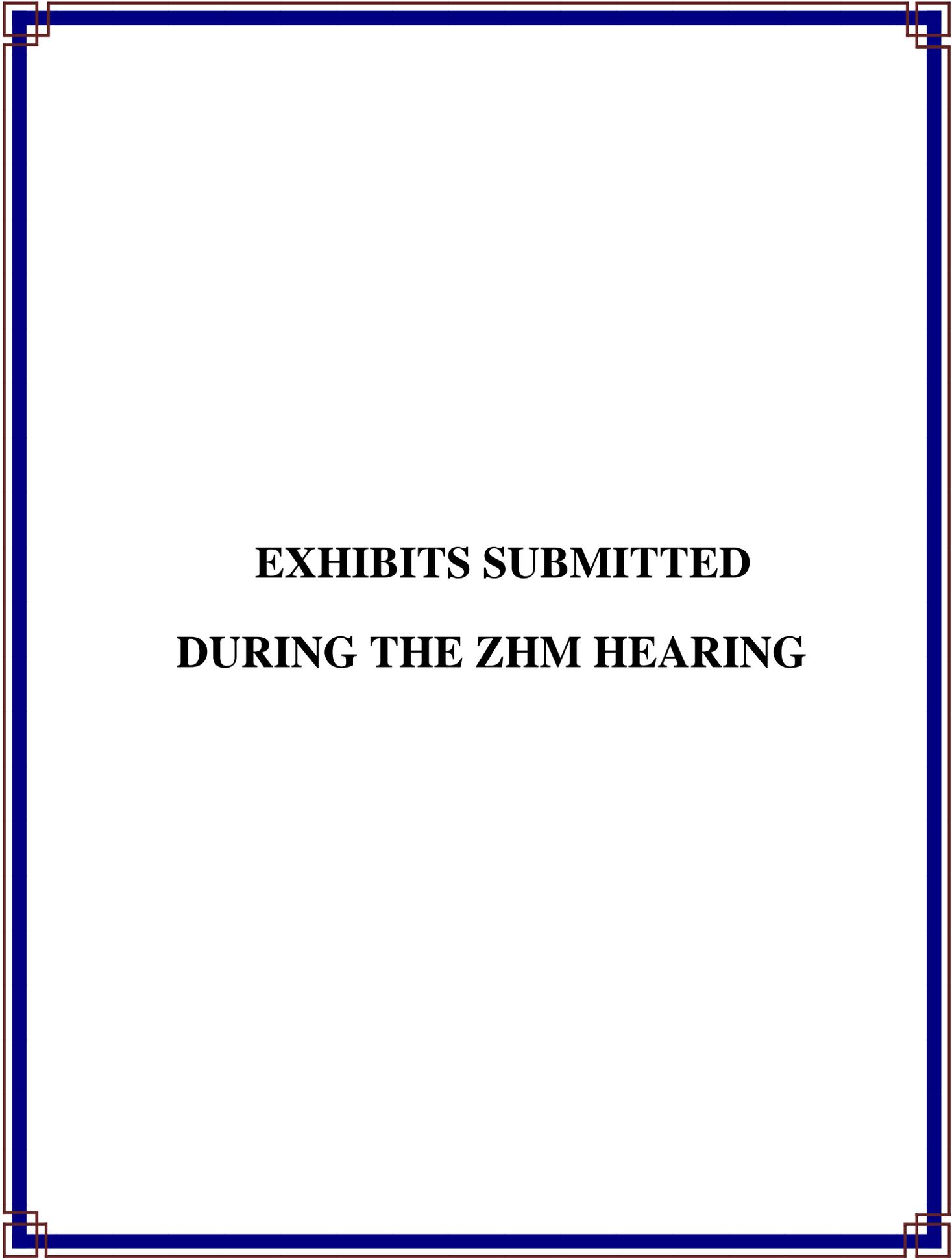
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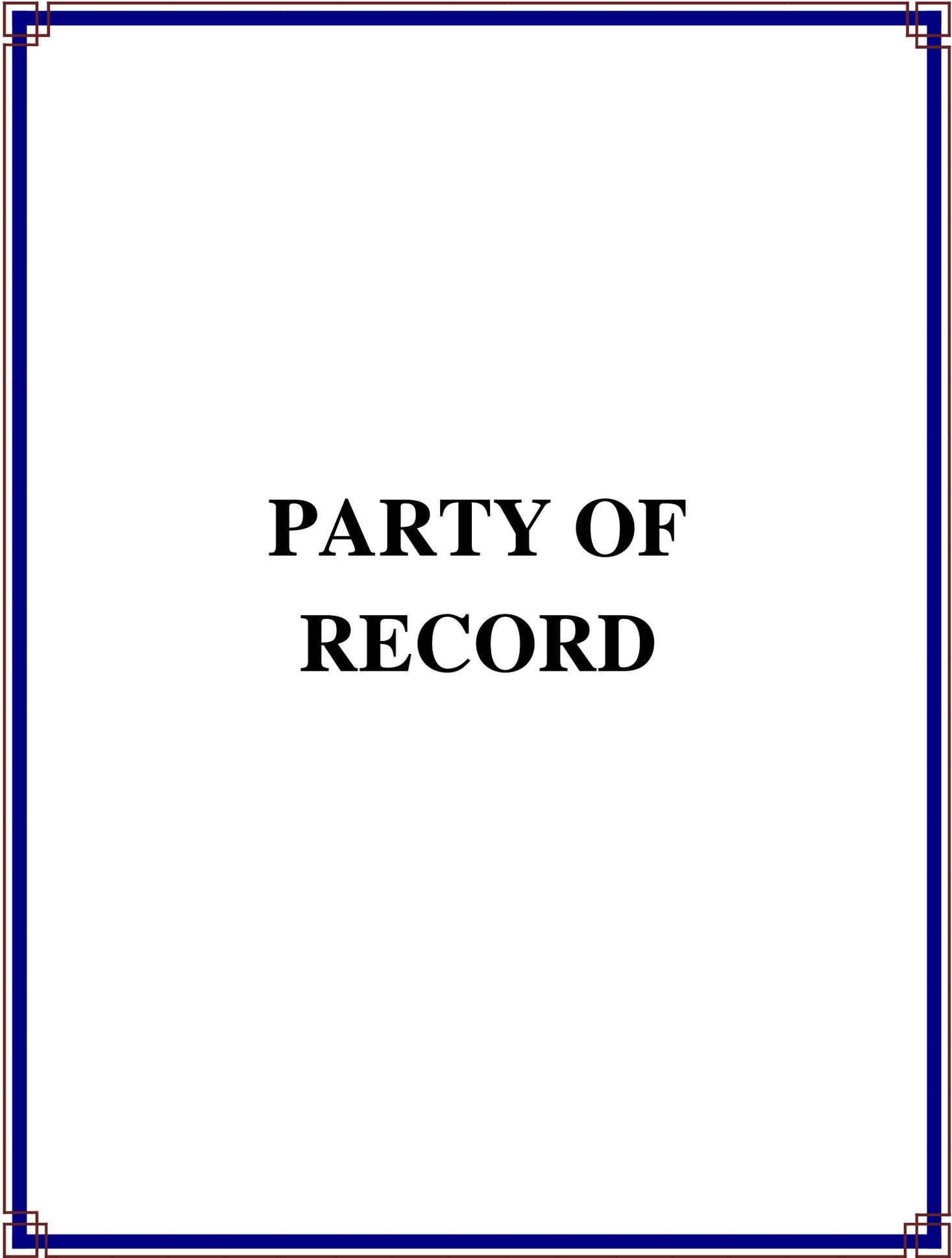
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE