

Begin Your PICTURE TOUR...
(...just a few seconds for the file to load - then...)



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for next slide...



Vacant Land – **39 Homes** or Multiple other Commercial uses.
6.54 acres - 3 Lots - 9th Street, Wimauma, FL 33598
70 Homes if combined with the 5.22 acre adjoining lot.



Aerial view of the 3 lots



'Separate listing' - Aerial view of the adjoining 5.22 acre lot to the East

DESCRIPTION...

BUILD **39** / DEVELOPERS OPPORTUNITY + **MANY OTHER USES LISTED BELOW!!!**

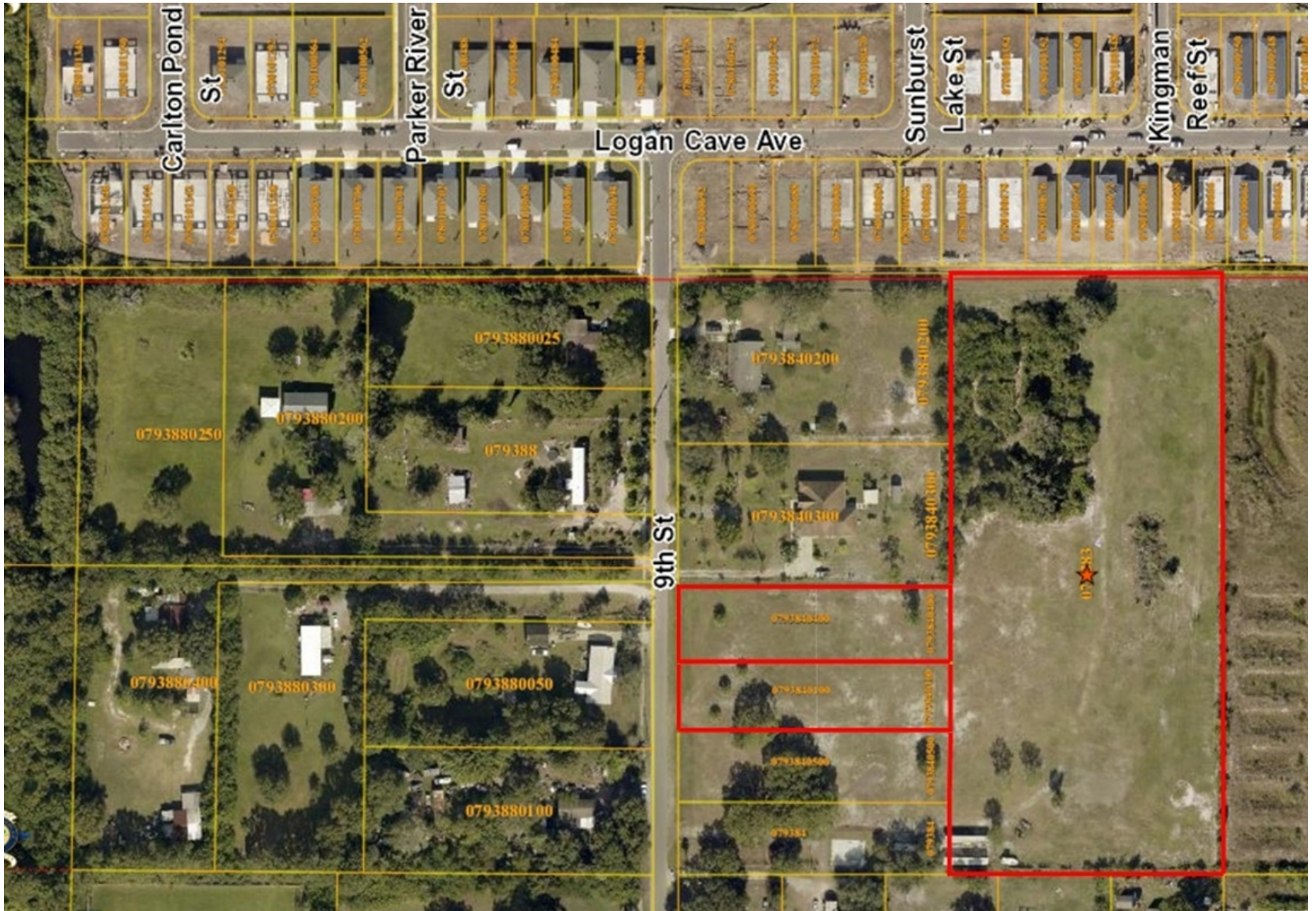
- 3 Adjacent dry & level lots to BUILD '±39 Houses'.
- Zoned PD - 'RSC-6' – **6.54 acres** x 6 = '±39 Houses' (*to be confirmed with the County*)
- '**Separate Listing**' - MLS# T3497319 - **ADDITIONAL 5.22 adjoining acres** to the East – **6.54 + 5.22** = **±11.76 acres** x 6 = **±70 houses** (*to be confirmed with the County*)
- .25 FAR (Floor Area Ratio)
- Flood Zone 'X' (no flood)
- Lots over 80% cleared
- Existing 'County Water line & Sewer pipes' on road front (*to be confirmed with the County*)
- Adjacent to newly built existing community on the North (*see previous slide/picture*)
- 3 Folio #'s: 079383-0000 (5.29 acres) & 079384-0100 (.61 acres) & 079384-0400 (.64 acres) = 6.54 Acres
- Only 2.2 miles to Sun City Center & 4.8 miles to I-75
- County doc ATTACHED to listing outlining the following (*slide/picture 12*)...

1. OTHER PERMITTED USES...

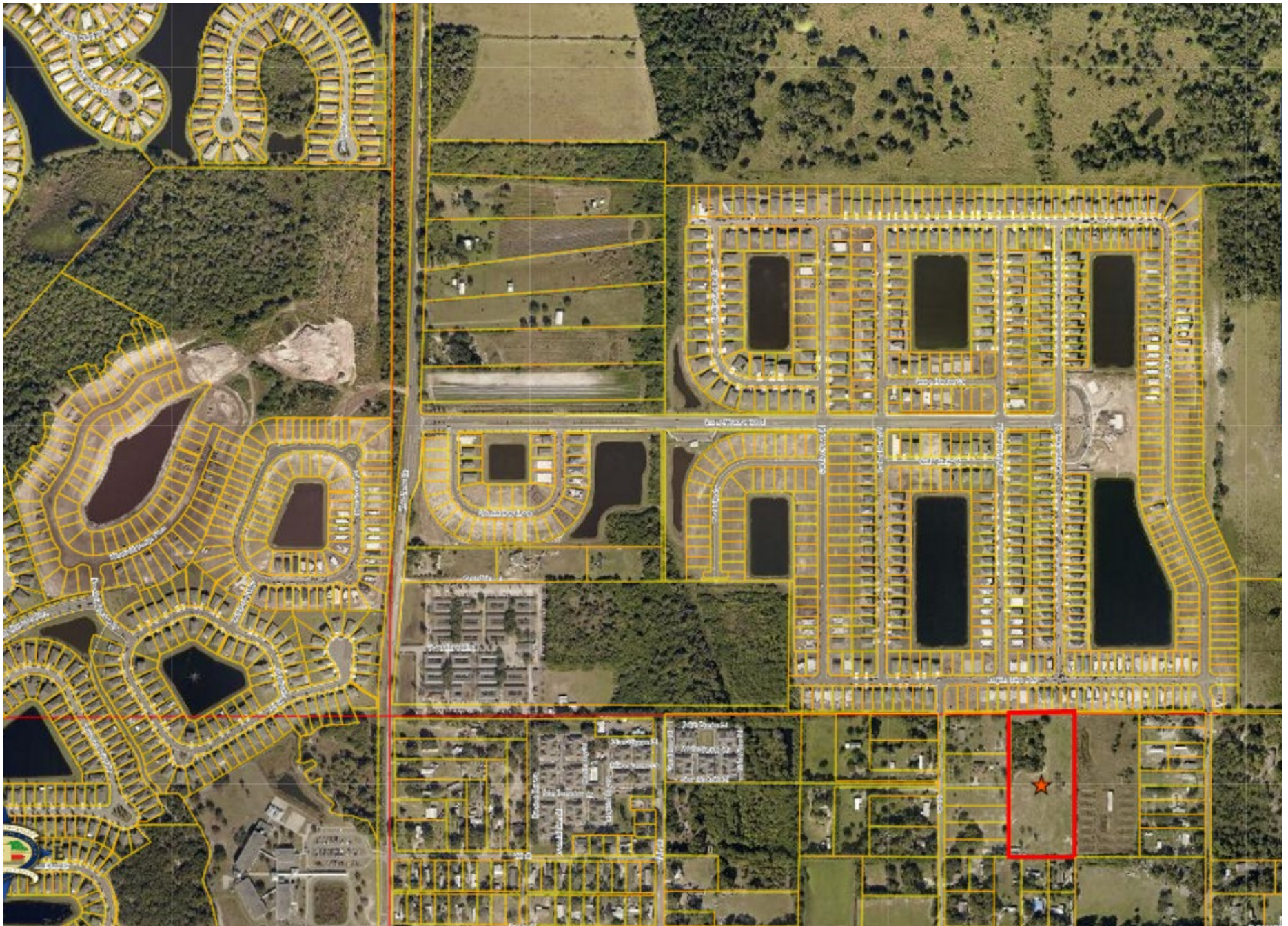
Church – Youth camp – RV Park – Camp cottages – Non-lighted Park.

2. PERMISSIBLE USES WITH THE APPROPRIATE COUNTY REVIEW PROCESS...

Adult care facility – Community residential home type 'C' – Professional residential facilities for recovery home type 'B' & 'C' – Nursing / Convalescent / Extended care facilities – Cemetery.



County Map with boundary's of the 3 lots



Aerial view of the adjacent community to the North



Only 2.2 miles to Sun City Center & 4.8 miles to I-75



Front entrance gates



East view of the 2 road front lots



North view of the larger lot with adjacent community in the background



South view of the larger lot

**CHURCH OF GOD PLANNED DISTRICT
ZONING CONFORMANCE AREA NINE**

MEETING OF: County Commissioners
MEETING DATE: August 13, 1992
PETITION NUMBER: PD-MU 92-367
SEC.TWP.RNG.: 9/32/20

County Density & Permitted Uses Doc...

Approval with Conditions: - Staff recommends approval of the PD-MU zoning request, required to satisfy zoning conformance procedures mandated by the 2010 Future of Hillsborough County Comprehensive Plan, with the conditions listed below. Approval is based on the General Development Site Plan, and all data shown, defined, described, noted, referenced, and listed thereon.

1. The maximum density or intensity of any use on the north side of State Road 674 must not exceed that of the Low Urban Density Residential (LDR) land use category (6 dwelling units/gross acre and maximum .25 FAR). The maximum density or intensity of any use on the south side of State Road 674 must not exceed that of the Suburban Density Residential (SDR) land use category (4 dwelling units/gross acre and maximum .25 FAR). Maximum densities or intensities of any use shall be that of the Land Development Code, as amended.
2. Permitted uses are the following:
 - a. Church/Synagogue and support facilities including auditoriums and cafeterias (limited to a .25 FAR);
 - b. Youth Camp including dormitories (@ 2.5 residents = 1 du);
 - c. Recreational Vehicle Park limited to 302 spaces (@ 2 RV's = 1 du);
 - d. Camp Cottages limited to 161 units (@ 2.0 cottages = 1 du);
 - e. Conventional Single Family Units. Areas north of SR 674 are subject to the requirements of the RSC-6 zoning district. Single family conventional unit development on parcels south of SR 674 (Area "A" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the RSC-2 zoning district, (Area "B" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the ASC-1 zoning district;
 - f. Community Residential Home Type A;
 - g. Non-lighted parks;
 - h. Boat docks subject to applicable restrictions;
 - i. Remaining permitted uses shall be that of the RSC-2 zoning district.

Permissible uses with the appropriate review process in parentheses are:

- a: Cemetery and Mausoleum (Limited Notice Use)
- b: Adult Care Facility (Special Use)
- c: Community Residential Home Type C (Special Use)
- d: Professional Residential Facilities - Recovery Home B (Special Use)
- e: Professional Residential Facilities - Recovery Home C (Special Use)
- f: Nursing/ Convalescent/ Extended Care Facilities (Special Use)
- g: Remaining permissible uses shall be that of the RSC-2 zoning district.

All permissible uses must meet all requirements, regulations and notification provisions of the Land Development Code, as amended.

Excuse the poor
quality, but that's how
it was sent to me.

AN ENGINEERS RE-ZONING COMMENTS

POSSIBLY '9 UNITS PER ACRE' = 58 HOUSES...

Zoning

- Zoning is PD, number 92-0367. That zoning is the Church of God site plan, which had shown this area as a camping/recreational area (Area N on the plan). A rezoning is required. We should be able to rezone to the standard RSC-6 zoning district which would allow standalone single family detached at 6 units/ac, or by a PD to a density of 9 units/ac with the affordable housing density bonus.

Comprehensive plan:

- Future land use is R-6, 6 units/acre. An affordable housing density bonus would allow a 50% increase to 9 units/acre. A PD rezoning is required to achieve this bonus.

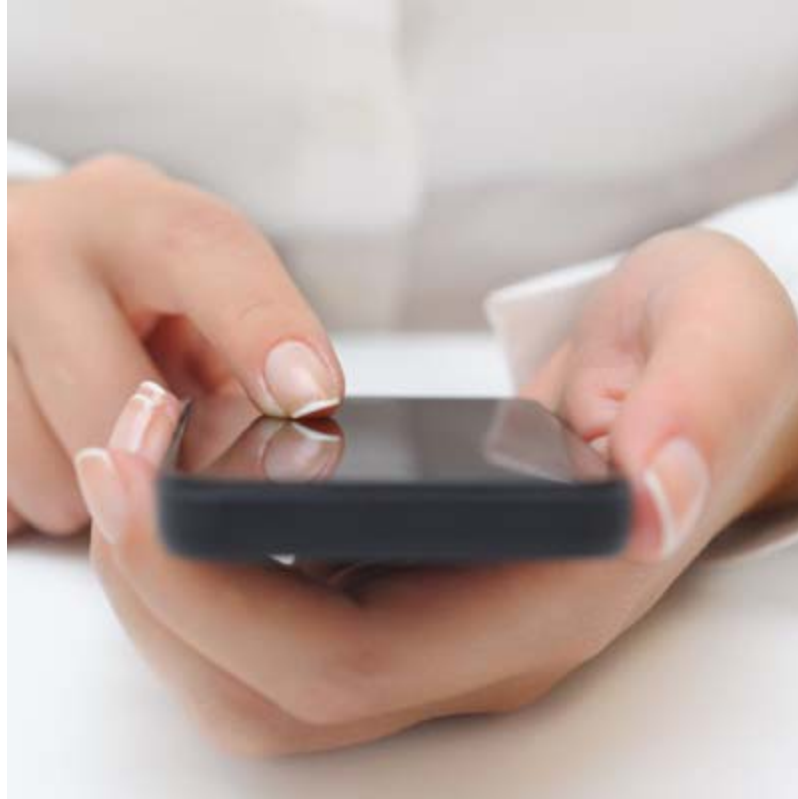
Community plan:

- This is in the Wimauma Downtown community plan and will need to comply with those restrictions if developed with townhomes. Single family detached and duplexes wouldn't need to comply.

DIRECTIONS...

From Tampa I-75 South

- Take Exit 240A East
- 4.4 miles to 9th Street
- Turn Left
- 0.4 Mile North
- Fenced open gate on your right hand side.



[SCHEDULE TO VIEW THIS PROPERTY](#)