

Wimauma Village Residential-2 (WVR-2) Land Use Study and Community Plan Update

Date: June 17, 2020

Q&A Transcript for Wimauma Virtual Work Session

Note: The transcript has been edited for brevity and clarity.

Q: Leo/Robin Palacios: How are you going to develop, if its residential? your planning on kicking the residents out?

A: Yassert Gonzalez: No intention to move any current resident out. It's not part of the plan.

Taryn Sabia: There is no intention to move any residents out of residential areas where they're living currently. There's no part of the plan that is proposing to move any residences out. When we're looking at mobile home replacement, we're looking to develop in areas that are not yet developed so that there are safer housing options for people. But not to move any residents out of existing residential units.

Q: Santos Morales: May I ask, how many people are present?

A: Yassert Gonzalez: There are 42 attendees. [At 6:37PM, the time the question was asked]

Q: Leo/Robin Palacios: May I ask, how many attendees are actually Wimauma residents?

A: Yassert Gonzalez: At this point, it is not possible to know how many attendees are actually Wimauma residents. However, a list of participants can be provided upon request. The attendance list is a public record.

Tatiana Gonzalez: We have a list of everyone who registered for the webinar. We can provide the list and it will include everyone who registered. However, it will only provide the names of those who registered and does not specify who is a Wimauma resident.

Q: Amy Hilborne: We absolutely need traffic lights. We are a town that does not have one stop light.

A: Jay Collins: Lights are proposed for 674. The road is controlled by the State and all work would need to be coordinated and facilitated through them.

Taryn Sabia: Yes, there are proposed traffic lights with this plan. So yes, there would be coordination with the Department of Transportation as well as Hillsborough County.

Q: Leo/Robin Palacios: Y'all do realize that this was tried in downtown Plant City, FL, right? It's a waste of taxpayers' dollars!

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A: Jay Collins: Transit service will be difficult to establish. The lack of automobile ownership in Wimauma is one reason it is being explored.

Taryn Sabia: In planning efforts, it takes a number of years to see things come to fruition. It does take a lot of time. I think some of what we see in Wimauma is that the areas outside of downtown are being sought for development and there is development pressure happening, which can provide an opportunity to jumpstart some of the commercial areas if we can take advantage of that so it becomes a benefit to everyone in the community.

The other part we think is important, and the reason why the community partners are mentioned in the strategic plan component, is that these community partners are going to help the community by voicing to the county and the commissioners that they need to enact the plan. That the components of the plan need to be funded and supported and these are things that oftentimes there's a 5-year time period to get to funding cycles. So, it's going to take the community being behind the plan and urging our leadership to provide funding to make it happen.

Q: Santos Morales: When will this presentation be available online? Many good points.

A: Jay Collins: I believe the presentation is available, the live recording from tonight will be available in a couple days to a week.

Yassert Gonzalez: We are recording these proceedings and even the translation is being recorded so that will be available as well.

Q: Leo/Robin Palacios: "Small town with a lot" where did that come from? Was that voted on?

A: Yassert Gonzalez: It's for illustration purposes. It's a place holder.

Taryn Sabia: That is the historic town slogan and we heard from some of the residents that they like that slogan because it helps them feel like it's maintaining the small town character of the area but that there's a lot to be offered. We have not heard from any of the community yet that they don't like that slogan. So, if the community has more input to give, more than what we've heard so far, we're happy to take that input.

Yassert: There will be opportunity to discuss this in the future.

Q: Liz Gutierrez: I'd like to know if you will include recommendations in the plan for how to generate the revenues for the public investments that will be required to implement these ideas and plans.

A: Taryn Sabia: We're looking at different funding opportunities and ways that development can help pay for some of these components. We are working with the County and the Planning Commission to determine what will be the best avenues to generate some of the funds needed for infrastructure improvements that are vital for new commercial development in downtown in particular.

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Q: Amanda Brown: What are we defining as affordable housing?

A: Taryn Sabia: We are using the County's definition for affordable housing which follows HUD. We'll be looking at the 50-80% of median income, as well as 80-100% of median income, and potentially the 100-120% median income as well for workforce housing. So, we'll be looking at the range of median income levels for the affordable housing definitions. That affordable housing component will be addressed in the Land Development Code for both the WVR-2 and for downtown Wimauma. It will also have to remain as affordable housing for a certain number of years. Right now, we've identified 25 years that it would remain affordable.

Q: Leo/Robin Palacios: The talk about the walking trail around the lake is squashed. It's all private property owners.

A: Taryn Sabia: There is no walking trail around the lake. The only trails that we have identified are the one that is along the TECO easement which is a diagonal pathway as well as bike networks that would be on existing streets or new streets that would be built as part of new developments. But there is nothing around the lake.

Q: Leo/Robin Palacios: The pier/boardwalk should also be squashed. Who will take care of it, county don't clean up now? What we need is lights, traffic lights where mention. More officers.

A: Taryn Sabia: There's a piece of property on the lake which sits between SR 674 and Lake Wimauma. It is a non-conforming lot. It is not developable lot, but it does provide an opportunity for a public space in the Wimauma area which is really limited. We have heard that people would like to have some access to the lakefront to be able to enjoy the lake and we were looking for a way to do that. We have heard there are concerns about the boardwalk being extended so far into the lake so we will see if there's a way to give people an opportunity to have a lookout at the edge of the lake but not extend out into the lake.

Q: Santos Morales: Can you do a quick survey now to find out how many people are residents of Wimauma?

A: Tatiana Gonzalez: Yes, it is possible. We can use the raise hand option. I can pose the question and if you are a Wimauma resident, please raise your hand. [Final count was 8 people.]

Q: Christina Bosworth: My questions and comments are concerning the WVR-2 Overlay. The first one concerns section 3.23.11, number four, which requires each PD to have a network of greenway trails connecting locations. I believe this is critical so that homeowners and the new developments have foot, bicycle access to the Wimauma

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amenities so they feel a part of the community and don't just drive through it. So, I'd like to see that stays in.

Also, in the overlay, the entire section 3.23.12 also needs to be kept strong and not watered down for the benefit of developers or anyone else. I think it's critical that Wimauma gets quality affordable housing so please make sure that section remains and has really strong enforceable language in it.

And finally, my question also relates to 3.23.12, and that is regarding the market analysis survey being completed by WTL+a, when will that be completed and the data available?

A: Tatiana Gonzalez: We've received the first draft from the consultant and that is currently being reviewed by the county. We are anticipating that before the end of the month we should have a finalized draft for the public.

Q: Liz Gutierrez: What are the strategies that we are going to be able to include in this plan to ensure that it's implementable over a course of time? I want to make sure that language proposed in the plan has a kind of teeth that's required in order for it to be enforceable because what's happened in the past is that it was not enforceable. It was a good vision but could not be enforced. I just want to say let's make sure that is part of the language that's found in the plan.

A: Taryn Sabia: Those are really important comments. Thank you. One of the reasons that we are looking at the Land Development Code is because the previous plan actually called for land development codes to be developed. It's taken some time but we're excited to be able to do that and make this part of the update so that the update, the land development code, the future land use element and the Livable Communities section are all updated at the same time so that the language really sticks.

Q: Liz Gutierrez: On that same note in terms of investment and development of the downtown area, I see what you said about potentially folks that have land in the non-urban service area, the larger WVR-2 area, that may want to transfer either property rights or do some sort of transaction so they can develop at a higher density in the downtown. And there would be incentives to do those kinds of things. I'm wondering if the plan can also include incentives for existing property owners in the downtown area that could be incentivized to improve their property so that it could look as beautiful as your graphics, but who may not have the resources to do it. Instead of a penalizing effort it's an incentive program that helps those owners of property in the downtown area to build out, to build up and to improve.

A: Taryn Sabia: The incentives are going to be really important and we're working through some of those specifically related to the affordable housing for the downtown as an incentive for those properties.

Q: Liz Gutierrez: Would we have those kinds of incentives for job creation?

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A: Taryn Sabia: That's a great comment. We will make a note of that and we'll look into that and see what kinds of programs we can incorporate to look at jobs incentives as well. If you've seen any model programs, let us know but we will start looking.

Maggie Winter: Please give us a call about that Liz. We would love to talk to you about that.

Q: John Regan: What types of restaurants are you envisioning in this plan? I think the plan looks good; it's encouraging.

A: Taryn Sabia: There's a number of taquerias that are in Wimauma, expanding the variety would also be good. One of the programmatic elements we're looking at is the potential for a small food hall which could be similar to an incubator so that it gives opportunities for a number of small restaurants and businesses to get started and grow sustainably in the area.

One of the things that would be great to hear are the types of restaurants that you are looking for because I think that the more residents know what is being sought by other community members the more we're going to see those types of businesses develop. We know that the Enterprising Latinas have been doing a lot in terms of training people for food preparation and things like that. So, I think that there's going to be a lot of opportunities so having those ideas for the types of restaurants and the food options that you'd like to have is great.

Q: Normalinda Flores: I live in Wimauma. How are we going to guarantee the small-town feel? Like this boardwalk, I have been receiving concerns about the trail that you just clarified there's not going to be a trail around the lake, right?

A: Taryn Sabia: Right, there's no trail around the lake.

Q: Normalinda Flores: I am across the Wimauma post office. I like the small-town idea and not having all this high traffic. I understand about you making it nice. How are the residents going to be able to vote on something, if they don't want things like that boardwalk?

A: Taryn Sabia: The plan is just a vision document and it's not finished so we're taking your comments and your feedback so we can refine the different components within it. So, it's important for you to share your concerns. The vision document itself doesn't mean that those things will get built, it just provides an overall direction for the community to go. It also can help in terms of SR 674 which is under FDOT jurisdiction. It's important for the community plan to address what the character of 674 is like so you can use the plan to talk to FDOT should they look to expand or widen the road in the future. There's a number of things that can help in terms of being able to maintain that small-town character. The idea behind the land development codes and the plan is to help in terms of maintaining that small scale.

Q: Normalinda Flores: But how are we getting to those people that own mobile homes? I'm the property manager of La Estancia, and I can tell you because I know and deal with

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farm workers every day, migrant workers that come and go. How are we getting for them to be able to vote in this plan or have their ideas in this plan? If we don't go to them, they don't usually tell us what they're thinking.

A: Taryn Sabia: We had outreach scheduled to be able to meet with them. It was scheduled for March 27, and unfortunately we had to cancel due to the stay at home orders for quarantine so we've been looking for ways that we can reach out again to that community to get input from them about their needs. We have talked to some of the organizations that work with those communities so we could at least get an idea of what they see as being some of those critical needs for them. If there is anything you could share with us or if you have contacts within the community who would be willing to talk to us we would very much appreciate that.

Q: Normalinda Flores: 8 residents out of 42 attendees that reside in Wimauma have a say in this plan? Nobody that lives here is saying their opinion or is going to have a say so on what is done? We need more input from Wimauma residents.

A: Yassert Gonzalez: Please bear with us. The technology is new for most of us. Thus, some folks may not have known to raise hands to vote. This is a presentation. The community will get to review and comment on the full plan.

Taryn Sabia: We hope we will hear more. At our kick-off meeting we had a much bigger attendance. But it was different, we were in the community. We had more than 200 people. It's difficult with the situation of things having to be virtual, not being able to reach populations that have difficulty accessing the internet or access to computers, so we are looking for ways to reach out to those community members to get input from them.

Jay Collins: We will be sending mailed notification to all property owners in Wimauma when we finally have an in-person community open house later this summer to unveil some of the finished product. At the beginning of this process, we invited everybody to come out to those open houses that Taryn discussed. And at the end of this process, again, every single property owner will receive notification to come back and have a conversation with us to make sure that they themselves can hear their voice in the community plan and the rest of the materials that Taryn and the rest of the team put together.

Q: Michael Peterson: If we're going to distinguish residents, why don't we also ask how much property subject to regulation they own versus their desire to suggest use of other people's property?

A: Taryn Sabia: We want to make sure everyone has a voice in this because even small property owners have a stake and even those who are renting in the community have a stake in terms of how everyone uses the community. We want to make sure we're providing opportunities for upward mobility within the community because the only way we're going to see the economic growth in this area take shape is if we're providing economic opportunity to everyone. So yes, we are listening to everyone, but we want to be fair and give everyone a chance to voice their opinion because everyone has a chance to frequent the businesses or to use public spaces or bike networks or will be attending schools or working in those schools. It's

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important to hear from everyone and how people will come together as a community to see the revitalization of Wimauma.

Q: Michael Peterson: Again, does just being a resident mean their votes are to dictate what other owners are to be allowed on their properties owned in Wimauma; particularly when those "residents" voting don't own properties to be regulated?

A: Jay Collins: The Community plan is not thought of as a regulating plan in the WVR-2 land use category. To my knowledge, there is no actual policy that has been proposed that would limit the use of someone's land from what they currently enjoy. There may be additional uses that those properties might be able to enjoy.

Taryn Sabia: Yes, so we're not limiting any of the existing uses, but rather trying to give more options that would benefit the landowners within the WVR-2 as well as the overall Wimauma community. Providing those landowners in the WVR-2 with the ability to develop per the WVR-2 policies as they are now, and be able to develop an agrihood-type style where a portion is left for productive agriculture or co-op through land trusts as well as some development that would take shape. Or to utilize the transfer of development rights component and continue to use their land for productive agriculture but transfer their development rights into the receiving zone of downtown with an incentive to do so. We're trying to expand the options for those landowners so that it's not one or the other but rather there are several options as to what could happen for them.

Q: Ronald Weaver: What density increases besides downtown and affordable housing and in Urban Service Area?

A: Jay Collins: Proposed include increasing the clustering ratio within the WVR-2, increasing WVR-2 affordable housing bonus, increasing TDR opportunities into the USA from the WVR-2 and the properties within downtown are being studied for bonus provisions. These proposed increases are waiting for input from the marketing study.

Q: Herbert Ramos: Are there going to be any public areas around the lake?

A: Taryn Sabia: Right now, there is public property on the lake. It is a county-owned piece of property and it is not very large. It is on 674, across from Lake Wimauma. So, it is a portion of land where the lake comes fairly close to 674. It is a parcel in which we think could be a great public space for viewing at that small part of the lakefront.

Q: Annette and Leslie Parker: Will trails connect to Balm as we live on corner of 672 so Riverview but live across from Balm Park and wonderful about walkability from Balm to Wimauma.

A: Taryn Sabia: Yes, we would love to see the trails connect all the way up through Balm and if we can utilize either the TECO easement or the land adjacent to it, it would give us the

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opportunity to do that. That is something that we have talked to the County about as being part of the overall county trails network which could then connect Balm residents to downtown Wimauma. This would be excellent in terms of being able to support those businesses that would be in Wimauma without adding traffic. Yes, [Balm residents] could bike or walk there.

Q: Leo/Robin Palacios: By changing the zone, taxes will go up the residents won't be able to afford it, so they'll lose their property giving developers advantage to buy property that's not right!

A: Taryn Sabia: Taxes are going to be based on property values, they're also based on what you have as your homestead. Like anything else, taxes eventually do go up over time. I can't say that this plan would cause your taxes to go up necessarily, I can't say it won't cause them to go up. This is something that we'll face no matter where we live.

Jay Collins: One thing though with taxes is we usually say that the Hillsborough County Property Appraiser has the final say on property taxes and to take those questions to the Property Appraiser. However, the use of your property is what your taxes are tied to. So, if you don't use your use, you have a safe bet of what your taxes will be.

Q: Travis Council: What would you consider in today's real estate market a fair TDR price per acre?

A: Taryn Sabia: We were looking at that transfer and whether or not there could be an incentive where if you had 2 units per acre you could do a transfer of those two units for three so that there would be a 2 to 3 ratio for being able to transfer into the receiving zone through an incentivized ratio. We don't know yet what that looks like until we get a better look at the market study. But this is something that we're working through and if you have any thoughts or comments and would like to send us an email we'd love to have them.

Q: Noelle Licor: Residents/landowners won't vote on this, correct? Who will vote on it? The Planning Commission, BOCC?

A: Jay Collins: Yes, the final say-so on this is the Board of County Commissioners. They will hold a series of public hearings, possibly later this summer into the fall. There are many months left of this planning process.

Q: Wanda Broughton: Is my FLU zoning changed?

A: Jay Collins: No, currently there is no change within any of your land uses or zonings.

Q: Herbert Ramos: What is the latest info on the new schools going up?

A: Taryn Sabia: We have talked with the school district. We have identified some locations that we have proposed to them that we think are good locations for future schools. The district is

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looking at having the potential of two elementary and middle school combos within that southern area of Wimauma as well as a potential high school. We've talked with them about some potential partnership opportunities between a high school campus and HCC and whether or not certificate programs or technical programs could be offered to high school students so they can graduate with job skills ready to go. This would help attract some small business or small industry to the Wimauma area. We see a lot of relationships and partnerships that will be needed to work together to produce some of the needed jobs for that opportunity and upward mobility within the community. I think the school district will have more information about some of those school locations in the next couple of months.

Q: Wanda Broughton: My FLU zoning will be changed to RP-2 from ASC-1?

A: Taryn Sabia: We haven't made any zoning changes. If you want to send us a separate email, we can address that specific concern related to zoning.

Additional Comments

Michael Crawford: As a representative of the Lake Wimauma Convention Center, I would like to go on record that we support developments as presented in this webinar. We have been landowners in the Wimauma area since 1911. We are looking into developing and adapting to increase interest in our area as well. You're welcome to use our slogan: It's more than a place, it's a feeling. Thank you for this presentation.

John Regan: A few suggestions for restaurants: check out Fiore's in Sun City Center, something like a New Jersey Diner, Anna Maria Oyster Bar, Olive Garden, Outback, etc. Wimauma not only includes downtown but Lagoon, Sereno, Valencia Lakes, Valencia Del Sol, Vista Palms, etc. and we would like to spend money in Wimauma, which lacks restaurants, in addition to the Latin Taquerias.