



# Hillsborough County City-County Planning Commission

## EXPLANATION OF CHANGES SINCE THE DECEMBER 2020 DRAFT TO THE JANUARY 2021 DRAFT

This document summarizes the changes from the Comprehensive Plan and Land Development Code's proposed policy drafts dated 12.08.20 to the changes dated 1.21.21 stemming from additional staff discussion and feedback received during workshops held in December 2020 and January 2021 with the Board of County Commissioners and the Planning Commission.

### General Update

- Removal of the wetland density credit has been requested by the BOCC

### Comprehensive Plan Livable Communities Element Updates

- Figure 15B – Wimauma Downtown Boundary
  - Renamed Light Industrial/Commercial District to Downtown West and Downtown East
- Goal 1
  - Residential Gross Density: affordable housing density bonus removed
  - Typical Uses: The Wimauma Light Industrial and Commercial District has been renamed Downtown West and Downtown East to distinguish the two separate areas.
- Goal 4
  - The Wimauma Light Industrial and Commercial District has been renamed Downtown West and Downtown East to distinguish the two separate areas.
  - Added Commercial locational criteria do not apply to non-residential uses located within the Wimauma Downtown Main Street Core
- Goal 6
  - Clarification of SR-674 improvements by location



### Comprehensive Plan Future Land Use Element Updates

- Objective 48
  - Affordable Housing Density Bonus in the WVR-2 has been removed
  - Wimauma Village Light Industrial and Commercial District renamed to Downtown West End and Downtown East End
  - Community Benefit Requirements: Removed language requiring developers to provide public facilities and services prior to or concurrent with the development.
  - Added Policy 48.6: Density calculations for new development in the WVR-2 land use category within the Rural Service Area will be based on upland areas; no density credits will be assigned to wetland areas for new development.

- Added Policy 48.7: Developments approved prior to the adoption of Policy 48.6 will retain approved wetland density credits, including in modifications to existing development approvals.
- Added Policy 48.8: Where possible and feasible Vision Zero principles shall be incorporated into all mobility facility improvements, regardless of whether improvements are made by the developer or County.
- Added Policy 48.9: Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.
- Added Policy 48.10: Lands of three (3) acres or less designated for residential support uses within a planned village (PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations.
- Added Policy 48.11 Agriculture: Up to 50% of the planned village open space requirement may be satisfied by agricultural uses. Agricultural uses may include cooperative farming, agrihoods defined as an organized community that integrates agriculture into a residential neighborhood, and other uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

#### **LDC Wimauma Downtown Overlay Updates**

- Section 3.23.04
  - Any uses mentioned in subdistricts will require rezoning. Listed uses are now encouraged, not required.
  - Added Wimauma Downtown West and Wimauma Downtown East to subdistricts and revised Figure 1 map of Downtown with revised subdistrict names
- Section 3.23.05
  - Table 5-2 Lot Size and Dimensional Requirements updated to address Downtown West permitted lot types
- Section 3.23.06
  - Added building frontage requirement exception
- Section 3.23.07
  - Added accessory dwelling and garage notes
- Section 3.23.09
  - Revised Boulevard cross sections
- Section 3.23.15
  - Affordable Housing Density Bonus: added specific AMI qualifications for Wimauma households

#### **LDC Wimauma Village Residential Neighborhood Overlay Updates**

- Section 3.24.04
  - Residential yards and private golf courses will not count towards the minimum open space acreage requirement
- Section 3.24.05
  - Expanded Civic Building lot regulations
- Section 3.24.06

- Development standards for accessory structures updated
- Section 3.24.10
  - This section now refers to the Community Benefit Requirements. Formerly it was the section on Affordable Housing Density Bonus in WVR-2 which has been removed.
  - Removed language requiring developers to provide public facilities and services prior to or concurrent with the development.
  - Updated community benefits:
    - Consolidated benefit 5 and 5.1
    - Removed internal sidewalk construction requirement
  - Added notes to Table 12.1:
    - \*\*Compliance with these bonuses shall be demonstrated on the general site plan of the rezoning application.
    - \*\*\*These bonuses shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plat approval.