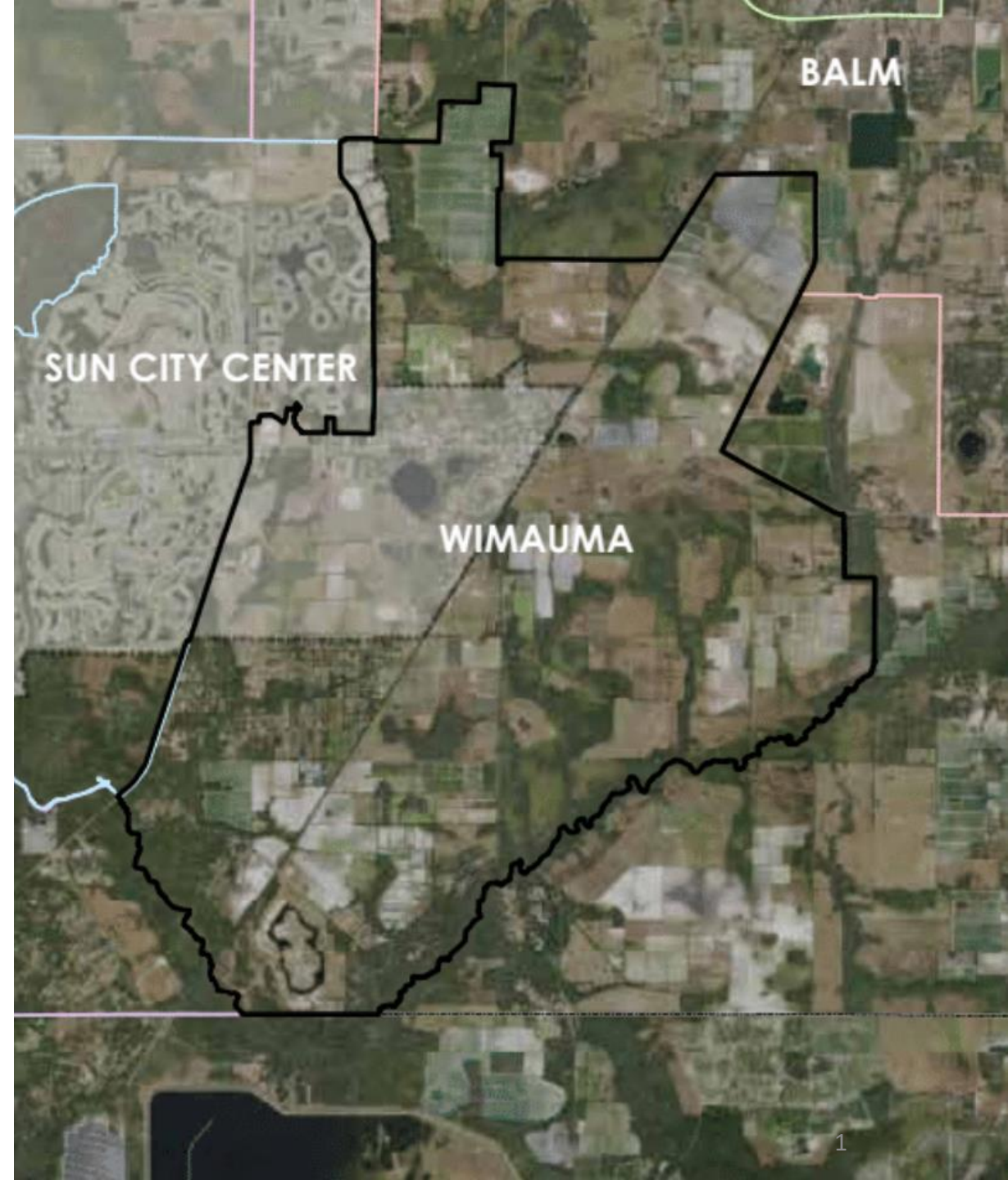


WIMAUMA

Community Plan Update

BOCC Workshop Presentation

January 2021



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission

fccd+r

florida center for community design & research

USF UNIVERSITY OF
SOUTH FLORIDA

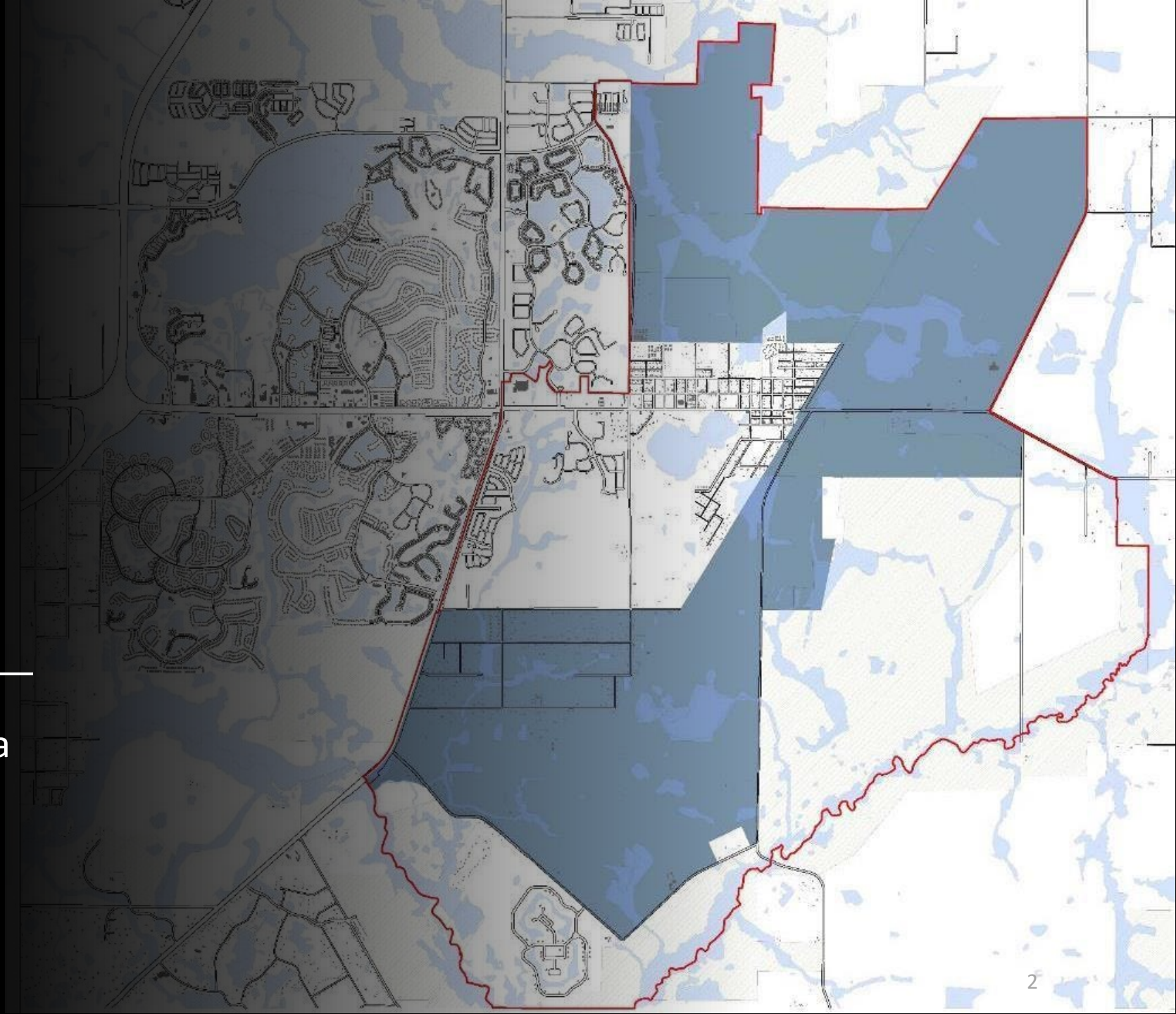


Community Plan Update

Update to the existing Wimauma
Community Plan 2007

WVR-2 Policy Update

Downtown Vision and Strategic
Action Plan



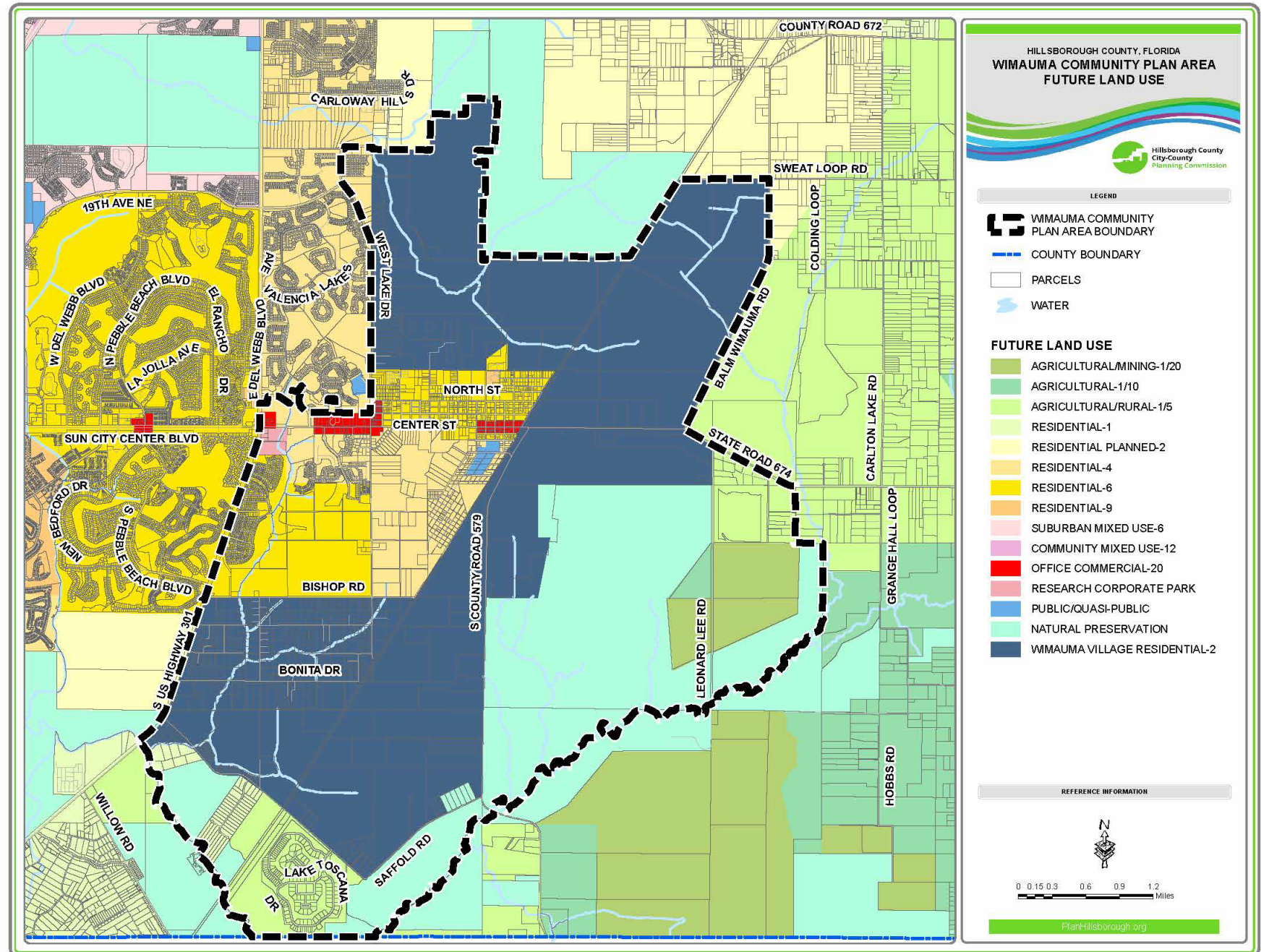
WVR-2

The Wimauma Village Residential-2 zoning designation was designed to allow landowners to rezone (typically from agricultural to residential) under a set of specific conditions.

- The area occupies the furthest southeast corner of developed Hillsborough County.
- WVR-2 is outside of the urban service boundary - and requires developers to provide infrastructure that would otherwise not be provided by the County.
- Similar to the Residential Planned-2, this zoning was designed specifically to encourage developers to support the existing town center/village of Downtown Wimauma.

Challenges / Opportunities

- The WVR-2 has remained undeveloped until development pressure of recent years spread to this area.



WTL+a Real Estate Market Study

- Highlighted needs in the community
- Recommendations informed proposed WVR-2 policies

ITEMS DISCUSSED IN DEC WORKSHOP**FEEDBACK NEEDED TODAY**

Density Bonuses

Yes

Affordable Housing

Yes

Infrastructure

Yes

Design Exceptions and Multimodal Options

Yes

Open Space and Agricultural Land

Yes

TDR

Concurrent study discussions

Wetland Density Bonus

BOCC discussion on 12/16

Community Benefits Triggers

Clarified in next revision

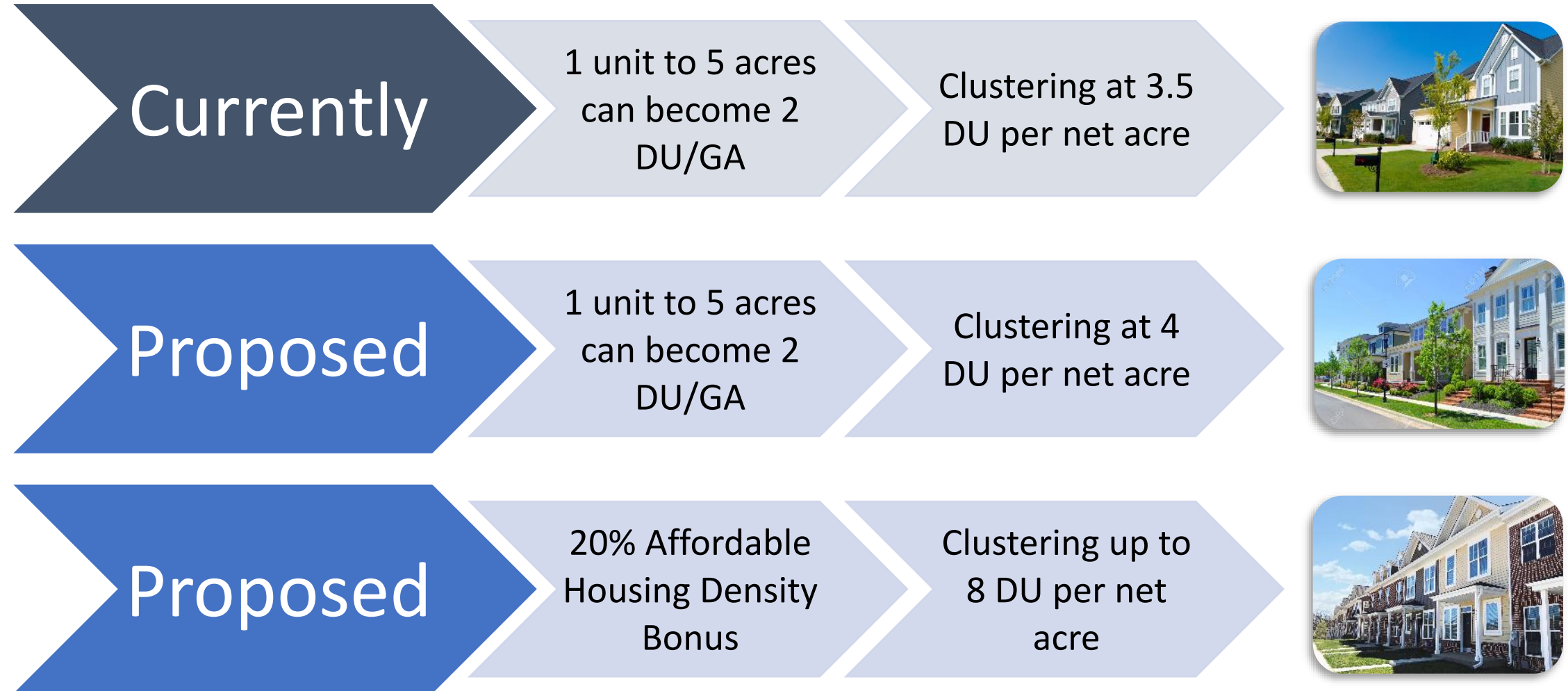
Community Benefits

Designed to address the community plan goals:

- Land Dedication
- Infrastructure
- Diversity of Housing Types
- Mobility Improvements
- Preservation of Open Space



Density Bonuses



Density Bonuses: Options



Residential densities in the Wimauma Village Residential-2 (WVR-2) would not increase above what is currently allowed in the Plan except as an incentive for Affordable Housing.



Remove affordable housing density bonus provision from WVR-2

Affordable Housing

Currently

Affordable Housing
Density bonus incentive
in USA only

Proposed

Increase density up to 3
du/ga in WVR-2 for
projects that set aside
20% of units for
affordable housing



Affordable Housing: Options

- Increase the required set asides for lower income levels in affordable housing projects to qualify for the density bonus



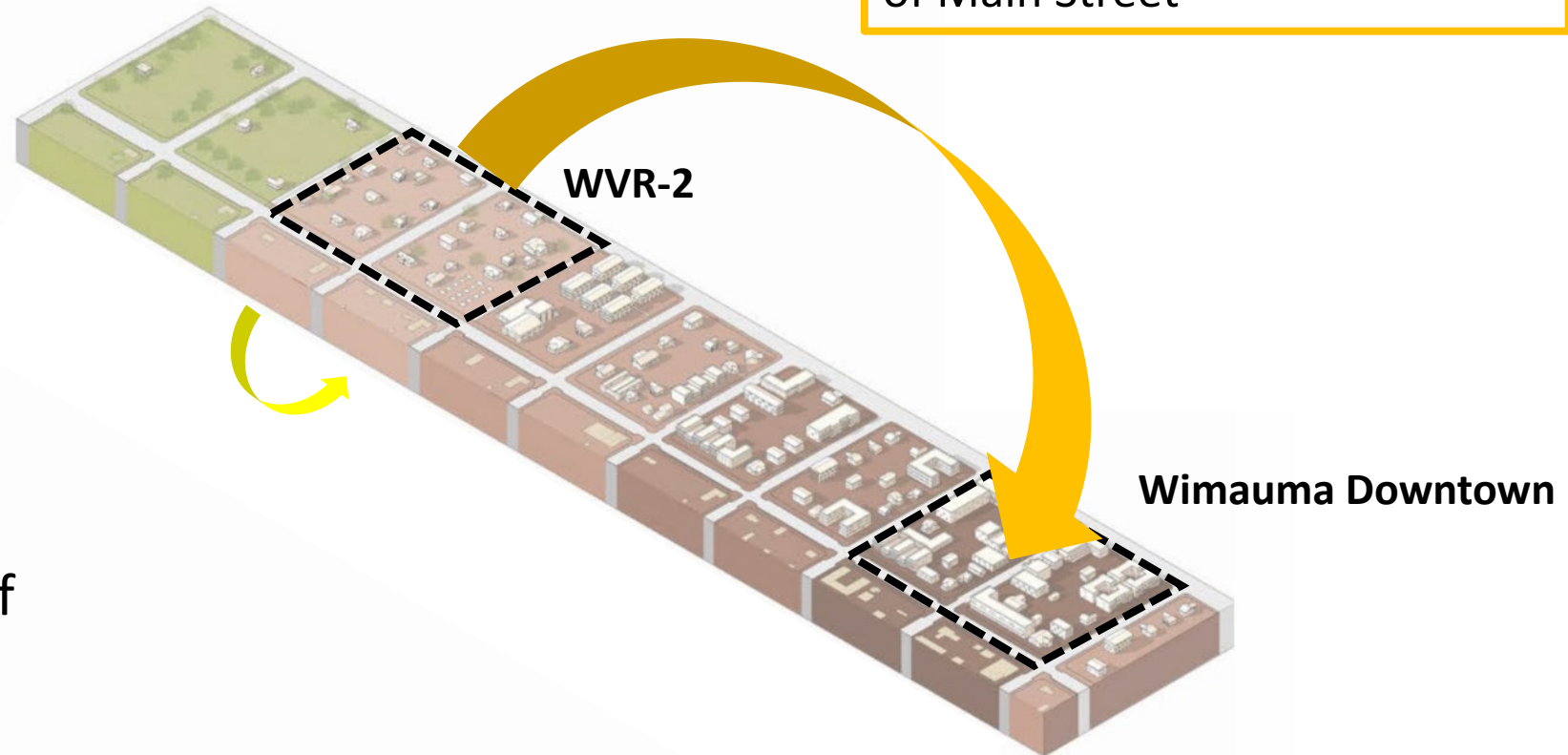
Transfer of Development Rights (TDR)

Currently

Transfers within the WVR-2 and the USA are allowed at a ratio of 1:1

Proposed

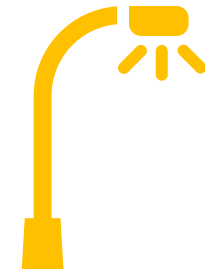
Allow transfers from the WVR-2 to the Downtown Receiving Zone at a ratio of 1:2



Infrastructure Plan

Currently

All capital costs associated with the provision of infrastructure (public water, wastewater, parks, libraries, etc.) shall be the responsibility of the developer



Proposed

All capital costs associated with the provision of public facilities and services (public water, wastewater, fire, police, schools including necessary transportation infrastructure, parks, and libraries) shall be the responsibility of the developer and shall be provided prior to or concurrent with the development





Design Exceptions and Multimodal Options

Currently

Design exceptions permitted

Proposed

Complete Streets - Street Network Design in LDC

Mobility and Connectivity

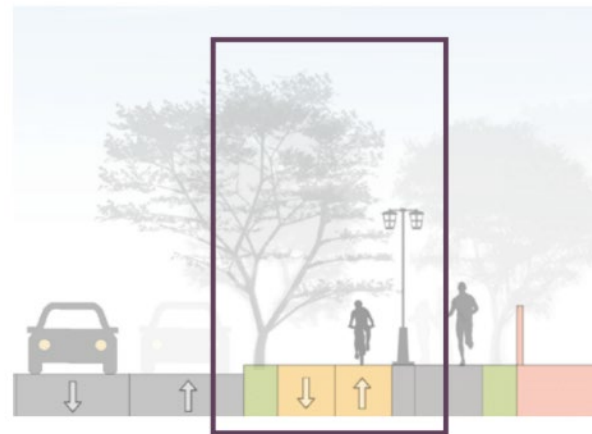


Transportation Hierarchy for Wimauma Downtown to support pedestrian activity and Main Street Character.

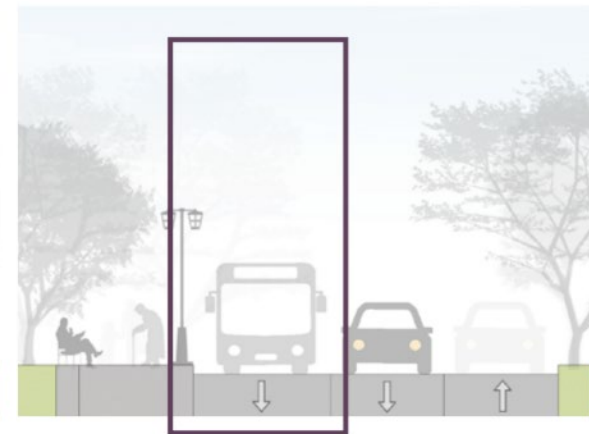
the Pedestrian Realm



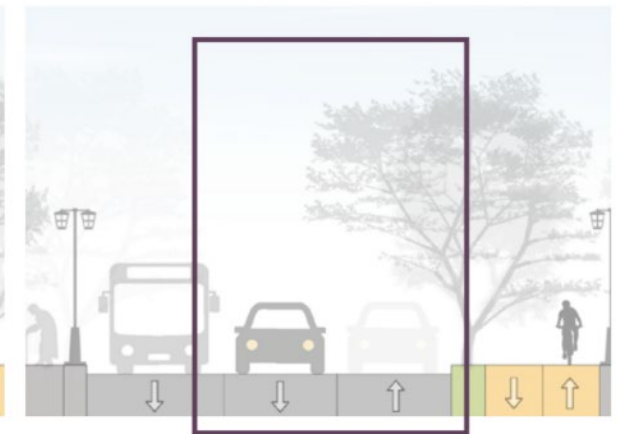
Bicycle Facilities



Transit



Automobile





Design Exceptions and Multimodal Options

Options:

- Strengthen requirement that substandard roads be brought up to safe standards by developer
- Increase density incentive for providing multimodal community benefits in WVR-2

WVR-2

Policy which supports the Community Goals

Connectivity



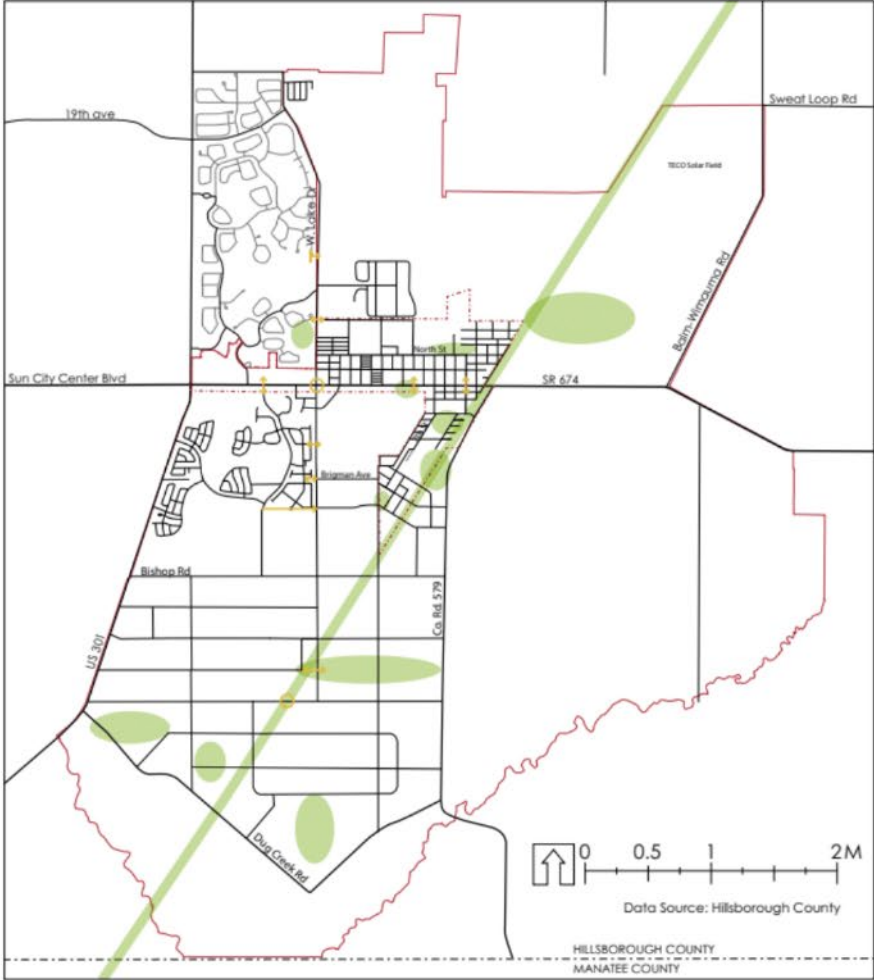
Open Space



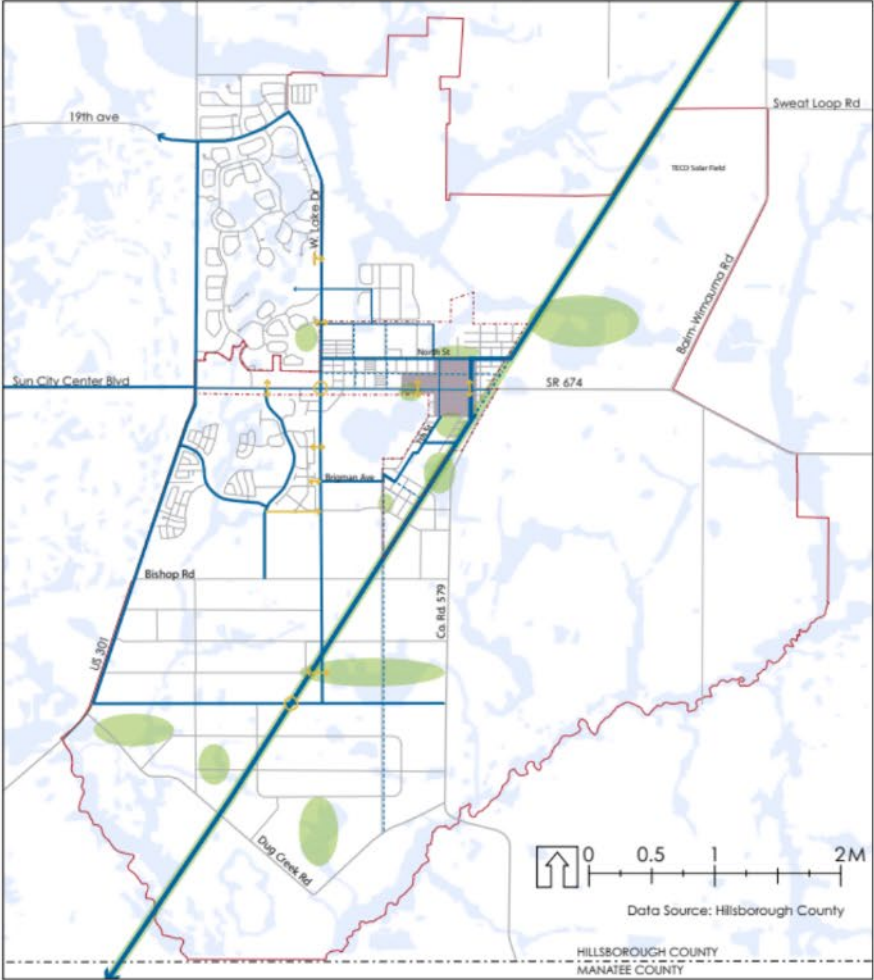
Clustering



New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network.



Street Classification



Bicycle Facilities and Trails

Open Space

Currently

- 40% of the gross site acreage

Proposed

- 40% of the gross site acreage, with 30% contiguous and 10% internal to the site

Option

- Establish open space as a conservation easement



Agricultural Land

Currently

- Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

Proposed

- To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas.

Agricultural Land: Options

- Agrihoods as possible
Community benefit
requirement



Strategic Action Plan

Initiatives Leveraging Assets in Wimauma and Led by the Community



Development Opportunities



Affordable Housing Opportunities



Multi-modal Opportunities



Infrastructure and Public Realm Opportunities



Business Development Opportunities



Educational Opportunities



Health and Wellness Opportunities

Next Steps:

February - PC and BOCC Public Hearings

```
graph TD; A[February - PC and BOCC Public Hearings] --> B[March/April - BOCC Adoption Public Hearing]; B --> C[May 31 - Moratorium end];
```

March/April - BOCC Adoption Public Hearing

May 31 - Moratorium end

Areas in need of feedback:



Density bonuses



Affordable housing



Infrastructure



Design exceptions and multimodal options



Open Space & Agricultural Land