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Wimauma Village Residential-2

Objective 48: In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate Wimauma Village Residential-2 areas inside the boundaries of the Wimauma Village Plan, that are suited for current agricultural uses ~~development in the immediate horizon of the Plan~~, but may be suitable for the expansion of the Village as described in this Plan.

Location & Boundaries

The Wimauma Village Residential-2 Future Land Use category is located inside the boundaries of the Wimauma Village Plan and generally conforms to those properties previously classified as Residential Planned-2.

Residential Gross Density

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. Residential densities in the Wimauma Village Residential-2 (WVR-2) would not increase above what is currently allowed in the Plan. The WVR-2 allows up to 2 dwelling units per upland gross acre provided that the development is clustered at a minimum of ~~3-5~~ 4 dwelling units per net acre ~~on at least 10 acres throughout the entire development~~. Otherwise the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering and certain Community Benefits are ~~is~~ required in order to obtain the maximum ~~gross density of 2 dwelling units per gross acre~~. When calculating clustering ratios of ~~3-5~~ 4 dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. Required storm water ponds, when not internally located to the housing site and when associated with larger reserved open space, may be excluded from the net acreage calculation. In no event shall ~~contiguous~~ open space constitute less than 40% of the gross site acreage with 30% of open space being contiguous and 10% of open space internally located to the PD site.

Residential Development

The WVR-2 is residential in character with a mix of housing types including single family attached and detached homes and multi-family dwelling units. Homes located in the WVR-2 zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

Minimum Acreage

The minimum acreage is the total land acreage within the boundaries of the Wimauma Village Plan.

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Floor Area Ratio

Employment and shopping opportunities are generally centered in the Wimauma Village Downtown where existing Future Land Uses determine FAR. A maximum 0.25 FAR is allowed in the segment of the Wimauma Village Residential-2 identified as "~~Wimauma Village Light Industrial and Office District Downtown East~~" on the Future Land Use Map.

Typical Uses and Locations within WVR-2

Agriculture, residential uses, residential support uses (i.e. churches, schools), multi-purpose and clustered projects. To satisfy locational criteria requirements for non-residential uses, the required non-residential square footage shall be contained, to the greatest extent possible, in the Wimauma Village Downtown, the Wimauma Government District, the Wimauma Downtown East, Village Light-Industrial / Office District and the Wimauma Downtown West End Commercial District.

- 1) Residential support uses are permissible uses in the Wimauma Village Residential-2 (WVR-2).
- 2) Commercial uses in the WVR-2 are not allowed with the exception of those uses permitted inside the ~~Wimauma Village Light Industrial and Office District Downtown East~~ of the WVR-2.

~~The following uses are permitted in the Wimauma Village Light Industrial and Office District Commercial inside the WVR-2:~~

~~Agricultural manufacturing, Agricultural packing house, Agricultural stands, Airport related activities, All Office & Professional Services Uses, Ambulance Services, Animal hospital/veterinary clinic — large & small, Assembly Plants~~

~~Bicycle repair, Blueprinting, Body shops, Brewery, Building materials lot, Building supply centers and do-it-yourself centers, Bus terminal, Business school, Catering, Commercial school, Contractor's office without open storage~~

~~Electric/electronic repair large & small, Equipment rental & leasing — light, Equipment storage yards, Exterminator, Farm & garden supply centers, Farm & garden equipment sales and service, Farm equipment sales and service, Furniture refinishing, repair, upholstery & manufacture~~

~~Governmental offices, Heliport, Helistop, Hospital & medical centers, Industrial laundry, Kennels, Landscaping contractor nursery, Lawn care & landscaping, Life care treatment center, Lumber/building mate~~

~~Mail and package services, Mail order office, Mail order pickup facilities, Manufacturing, Mini warehouses, Mortuaries, Motor repair — small, Motor vehicle repair — major & minor, Office equipment sales~~

~~Packaging, Packing house, Parks with picnic areas, Plant farm, Printing services, Processing, Radio or TV broadcasting studios, Repair shops, Sales, rental & service~~

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~~of new or used domestic vehicles, farm & garden equipment & private pleasure crafts~~

~~Sign painting, Stables — public or private, Storage yards for equipment, machinery & supplies for building & trade contractors, Train terminal, Truck stop, Trucking & truck terminal, Vocational school, Wholesale distribution~~

Open Space, Conservation Area, and Agricultural Land

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of the Village Residential.

1) To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas.

2) 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. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous or adjoining and 10% of the open space being internally located to the PD site.

Employment and Service Requirements

~~The following assumptions will be used in determining compliance with the Wimauma Village Residential-2 employment and service requirements:~~

- ~~1. 1) There are 2.7 persons per household~~
- ~~2. There are 1.5 job holders per household~~
- ~~3. One job is created for every 500 square feet of commercial development~~
- ~~4. One job is created for every 250 square feet of office development~~
- ~~5. One job is created for every 400 square feet of light industrial development~~
- ~~6. One job is created for every 400 square feet of government services (schools, parks, fire stations, etc.), and residential support uses (churches, day cares, nursing homes, etc.)~~
- ~~7. Neighborhood retail and community commercial demand is 10 square feet, respectively, per person~~
- ~~8. The Village shall provide 55% of the needed household jobs (households X 1.5 X .55 = needed jobs)~~
- ~~9. The Village shall have available 75% of the needed household services (households X 2.7 X 10 = desired level of available commercial space in square feet)~~

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Community Benefit Requirements

Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with Comprehensive Plan Policy 48.5.

1) To support community needs, options are available through the PD process for compliance.

2) Developments may enter into an agreement with the County.

3) To encourage public benefits, projects may receive a density increase above 1 unit per 5 gross acres (unless otherwise specified by existing zoning) up to a total of 2 units per gross acre. Applicants must complete at least 1 community benefit for projects of less than 25 acres, at least 2 community benefits for projects of 25-50 acres, at least 3 community benefits for projects of 50-100 acres, and at least 4 community benefits for projects of 100+ acres to receive density bonuses above the base density.

4) New development shall include community benefit requirements to provide services to residents, which can be supported on-site or off-site per Table 12.1 of the WVR-2 Overlay in the Land Development Code.

A. On-site community benefits or services shall be encouraged. Agricultural businesses such as organic farming, alternative energy production, community gardens, and farmers markets shall be encouraged. If on-site benefits and services are provided, they shall be located together to form a single node on the periphery of the neighborhood, or at the center of a neighborhood if adjacent to major streets and connected to the surrounding neighborhood by local streets and pedestrian facilities. Residential support (childcare centers, adult care centers, churches, etc.) uses shall be located within and/or adjacent to the neighborhood node(s), except for community gardens or farms, or in a neighborhood center within the neighborhood.

5) All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, fire, police, schools (with necessary transportation infrastructure to support a school use), parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

Community Benefits Table

Community Benefits	
Base Density	<u>1 du/5 gross acres (unless more intense zoning district presence)</u>
<u>1</u>	<u>Include combination of six (6) different Building Form types - no less than 10 percent and no more than 60 percent should be provided of one Lot and Building Form type per Section 3.24.05. **</u>
<u>2</u>	<u>Construct multi-use trail adjacent to the TECO easement (as agreed during PD process), consistent with Hillsborough County Trails Master Plan and the Wimauma Community Plan. **</u>

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<u>3</u>	<u>Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a mobility improvement that would be counted toward the required mobility fee in accordance with Article III in Chapter 40 of the Hillsborough County Code of Ordinances.</u>
<u>4</u>	<u>Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in addition to design rules (when not used for these purposes, must be open to the public – as agreed during PD process). At least 5 acres must be provided. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***</u>
<u>5</u>	<u>Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County).</u>
<u>6</u>	<u>Transfer of Development Rights: Transfer a minimum of 10% of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11.</u>
<u>7</u>	<u>Land dedication for ELAPP (approved by Hillsborough County) at a minimum of 10% of total site. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***</u>
<u>8</u>	<u>Project site built using National Green Building Standard practices or other green building program approved by the County.</u>
<u>9</u>	<u>Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. **</u>
	<p>**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</p> <p>***These community benefits 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.</p>

Employment Areas

~~To satisfy the employment requirements of the plan, the proposed commercial~~ Commercial square footage and employment generating uses are encouraged shall be contained in the Wimauma Village Downtown. Other employment square-footage may be requirements shall be contained in the Wimauma Downtown East Village Light Industrial and Office District & the Wimauma Downtown West West End Commercial District.

Shopping Areas

The required Commercial square footage shall be contained in the Wimauma ~~Village~~ Downtown.

Sprawl Prevention

~~Clustering and contiguous open space provisions reduce sprawl.~~

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Utilities

The development shall be on a central public water and sewer system. All capital costs associated with the provision of infrastructure, including, but not limited to, public water, wastewater, parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

Approvals & Tracking

All approvals shall be through a planned unit development requiring, at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings inside the Wimauma Village Residential-2 (WVR-2), Future Land Use category shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended and Part 3.24.00. ~~The WVR-2 employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County's Annual Planned Development Review.~~

Transfer of Development Rights (TDR)

The development rights attached to a parcel of land can sometimes be transferred to other parcels. The TDR Element encourages the transfer of density for several purposes: to move potential development to certain locations inside the USA; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

Allow for the transfer of up to 2 dwelling units per gross acre (DUGA) densities between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The *designated sending area* shall be inside the limits of the Wimauma Village Residential-2 category and other rural areas outside of USA.

Receiving Zone

The *designated receiving areas* shall be inside the Wimauma Village Residential-2 category, inside the Urban Service Area portion of the Wimauma Village Plan, or in the Wimauma Downtown Receiving Zone.

1) To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DUGA to 4 DUGA, a ratio of 1:2. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit. TDR tracking shall be via file-permanent deed restriction in the form of a conservation easement consistent with Section 704.06, Florida Statutes, to be granted by the owner of the sending parcel and accepted by the Board of County Commissioners and recorded in the official public records prior to preliminary plat approval for the receiving zone.

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2) To support the Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Downtown Receiving Zone. Stacking of TDR and Affordable Housing Density Bonuses shall not be permitted in WVR-2 to WVR-2 transfers.

3) Properties within the WVR-2 may transfer to properties in the WVR-2 at a 1:1 ratio, not to exceed 4 DUGA.

Mobility and Access

New development 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.

1) Provide safe, convenient pedestrian access and circulation patterns within and between developments.

2) Create a continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.

3) Create a friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.

4) Create a continuous network of bicycle lanes and trails within and between developments, providing cyclists and pedestrians the opportunity to travel or commute (rather than drive) between destinations.

5) Adequate consideration for the access needs of disabled or handicapped residents and visitors through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled persons an increased level of mobility.

6) The Wimauma Greenway Trail adjacent to the TECO easement, or on the easement with TECO's approval, provides an important connection between neighborhoods and connects future development with existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and the County Trails network.

Policy 48.1:

The ability to obtain the maximum intensities and/or densities permitted in the Wimauma Village Residential-2 (WVR-2) land use category shall be dependent on the extent to which developments are planned to achieve on-site clustering. In order to achieve densities in excess of 1 du/5 ga in the WVR-2 category, developments shall achieve the minimum clustering ratios, minimum open space percentages, and community benefits and services job opportunity provisions, and shopping provisions, required by this Plan except as noted in the Zoning Exception found in the Implementation Section of the FLUE.

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Policy 48.2:

Clustering and ~~Mixed Use~~ shall be required in the Wimauma Village Residential-2 plan category for projects of ~~40~~ 5 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, and preservation of open space and the environment.

Policy 48.3:

Parcels within the Wimauma Village Residential-2 land use category shall not be split into smaller parcels to avoid clustering requirements applicable to larger parcels, ~~except as noted in the Zoning Exception found in the Implementation Section of the FLUE.~~

Policy 48.4:

Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall be served by a central wastewater system. (~~i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems~~).

Policy 48.5:

Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall provide community benefits and services which support the needs of the community, improve infrastructure, enhance economic opportunity, and achieve the goals of the community plan.

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.

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.

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.

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.

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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.

Policy 48.11 Agriculture:

1. Up to 50% of the planned village open space requirement may be satisfied by agricultural uses.
2. Agricultural uses may include co-operative 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.

Note: See Community and Special Area Studies, VI. LAND USE PLAN CATEGORIES and Definitions of the Future Land Use Element related to Wimauma Village Plan and Wimauma Village Residential-2 plan category.

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FUTURE OF HILLSBOROUGH

RURAL –RESIDENTIAL LAND USE CLASSIFICATION

Wimauma Village Residential-2 (WVR-2)

RESIDENTIAL GROSS DENSITY

Up to 2.0 dwelling units per gross acre provided that the development is clustered at a minimum of ~~43.5~~ dwelling units per net acre on at least ~~5.040.0~~ acres. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering is required to obtain the maximum gross density of 2 dwelling units per gross acre. When calculating clustering ratios of ~~43.5~~ dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. In no event shall ~~contiguous~~ open space constitute less than 40% of the gross site acreage.

Allow for the transfer of up to 2 dwelling units per gross acre densities between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The *designated sending area* shall be inside the limits of the WVR-2 category and other rural areas outside of USA. The *designated receiving areas* shall be inside the WVR-2 category, ~~or~~ inside the Urban Service Area portion of the Wimauma Village Plan, or in the Wimauma Downtown Receiving Zone. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.

TYPICAL USES

Agriculture, residential uses, residential support uses (i.e. churches, schools), multi-purpose and clustered projects. Commercial, industrial and office uses are prohibited except within the Wimauma Downtown East District. To satisfy locational criteria requirements for non-residential uses, the required non-residential square footage shall be contained in the Wimauma Village Downtown, the Wimauma Government West End Commercial District, and the Wimauma Downtown East ~~Village Light Industrial and Office~~ District.

~~To satisfy the employment and shopping requirements of the Plan, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square footage requirements shall be contained in the West End Commercial District and the Wimauma Village Light Industrial and Office District.~~

~~The employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County's Annual Planned Development Review.~~

TDR tracking shall be via file-permanent deed restriction in the form of a conservation easement.

~~Approvals shall be tracked as part of the County's Annual Planned Development Review.~~

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Employment and shopping opportunities are generally shall be centered in the Wimauma Village Downtown where existing future land uses determine FAR. Allow a maximum .25 FAR for the establishment of residential support uses. These uses shall demonstrate compatibility to surrounding residential uses. Allow a maximum .25 FAR in the segment of the category identified as Wimauma Village Downtown East Light Industrial and Office District.

All approvals shall be through a planned unit development, requiring, at a minimum, an integrated site plan controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended.

Developments within the WVR-2 land use plan category that request approval to achieve densities in excess of 1 dwelling unit per 5 gross acres under the Wimauma Village Plan concept shall be on a central public water and sewer system. All capital improvement costs associated with the provision of ~~infrastructure~~ public facilities and services, including, but not limited to, public water, wastewater, fire, police, schools, parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

SPECIFIC INTENT OF CATEGORY

In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate areas inside the boundaries of the Wimauma Village Plan that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors, and agricultural open space) shall constitute an important component of this category. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connectivity to other open spaces or conservation areas.