



Hillsborough County City-County Planning Commission

EXPLANATION OF CHANGES SINCE THE JANUARY 2021 DRAFT TO THE JUNE 2021 DRAFT

This document summarizes the changes from the Comprehensive Plan and Land Development Code's proposed policy drafts dated 1.21.21 to the changes dated 6.21.21 stemming from additional staff discussion and feedback received during community meetings held in March, April, May, and June 2021, in addition to workshops held in June 2021 with the Board of County Commissioners and the Planning Commission.

Note: In addition to the below changes, the 06.21.21 drafts include wordsmithing and clarification edits. All policies are subject to change.

Comprehensive Plan Livable Communities Element Updates

- Figure 15A – Wimauma Regulating Plan
 - Removed graphic from the element. Figure 15A is now the Wimauma Downtown Boundary.
- Goals and Strategies
 - Reprioritized Goals based on input from the community.

Comprehensive Plan Future Land Use Element Updates

- Wimauma Village Residential-2
 - Added descriptive language to provide additional context for the Wimauma Village Residential-2 area.
- Objective 48
 - Modified language to add specificity and provide clarity.
 - Residential Gross Density: Removed reference to upland gross acreage.
 - Residential Development: Added language for consistency with Community Benefit Options.
 - Typical Uses and Floor Area Ratio: Modified section to provide clarity on residential support uses with the WVR-2.
 - Community Benefit Options:
 - Added language for required public meeting and notification of neighborhood groups for proposed villages of 50 or more residential units.
 - Updated table to reflect tiered system.
 - Added four (4) new benefit options.
 - Added Policy 48.1: Lists the intentions for development within WVR-2.
 - Modified numbering of policies 48.2-48.5 to accommodate addition of Policy 48.1.
 - Combined Policy 48.4 and 48.5.



- Removed Policy 48.6, 48.7, 48.8 and 48.9.
- Replaced Policy 48.6 with Policy 48.10.
- Replaced Policy 48.7 with 48.11 Agriculture.
- Added Objective 48.a: In the review of development applications within the Rural Service Area a planned village (RP-2/WVR-2) shall demonstrate that the proposed development is properly timed and not premature for the Rural Service Area.
 - Added Policy 48.a.1 and 48.a.2
 - Added Policy 48.a.3: In order to receive permitted density greater than 1 du/5 ga in the RP2/WVR2 category, provision of public facilities subject to concurrency, determined by the appropriate regulatory agency or public service provider to service the proposed development shall be demonstrated to have sufficient capacity to service the proposed development or mitigated as required by impact fee ordinance.
 - Added Policy 48.a.4: Describes the responsibility of Capital improvement costs associated with the provision of public facilities.
 - Policy 48.a.5: Calls for applicants to meet with Hillsborough County to determine if capital facilities for emergency services, parks, and libraries are needed to serve the area and encourage integration into design of the project, if feasible.
 - Added Policy 48.a.6: Wastewater/Water
 - Added Policy 48.a.7: Mobility Planning
 - Added Policy 48.a.9: Incorporation of Vision Zero principles into all mobility facility improvements, regardless of whether improvements are made by the developer or County.
 - Added Policy 48.a.10: 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.a.11: Provides indicators for timeliness of development within a proposed village.
 - Added Policy 48.a.12: Outlines indicators for compatibility review.
 - Added Policy 48.a.13: Policy 48.a.13: If determined a proposed WVR-2 development does not meet the intent of this section, community benefit options may be considered to address site deficiencies.

LDC Wimauma Downtown Overlay Updates

- Section 3.23.02
 - Added applicability language for legally established single-family dwellings (conventional or manufactured).
- Section 3.23.04
 - Modified descriptive language for Wimauma Downtown East
- Section 3.23.05
 - Table 5-1 modified lot types
 - Table 5-2 lot sizes are under review.
- Section 3.23.07
 - Modified accessory dwelling and garage notes

LDC Wimauma Village Residential Neighborhood Overlay Updates

- Section 3.24.04
 - Added language for Neighborhood Centers.
 - Modified Community Benefits table.
- Section 3.24.05
 - Expanded requirements for lot and building types.
 - Added Live/Work lot type.
 - Modified Civic Building lot language.
- Section 3.24.06
 - Development standards for garages and accessory structures updated.
 - Added Live/Work building placement.
 - Table 6-1: Lot sizes are under review.
- Section 3.24.10
 - Added language for tiered system.
 - Added language for public meeting and notification of neighborhood groups requirement for proposed villages of 50 residential units or greater.
 - Updated community benefits:
 - Expanded Benefit 1, 2 and 5
 - Modified Benefit 6 and reordered benefits 6-9.
 - Added benefits 10, 12 and 13.
 - Added notes to Table 12.1:
 - *Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.
 - ****Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.