

## Wimauma Village Residential-2

There are several areas of the County located outside the Urban Service Area (USA) boundary with land use designations that may be appropriate for up to 2 units per acre development sometime in the future. As these areas experience future growth the development is envisioned to balance this growth with a rural character or a small-town design while providing improvements to supporting infrastructure and services. Given the location of these areas outside the Urban Service Area, it will not be Hillsborough County's first priority to plan or program infrastructure to serve these areas within the planning horizon of this Plan. The capital costs associated with the provision of infrastructure needed to serve these areas must be provided by the developer of such a project and will not be funded by Hillsborough County. These new communities shall integrate into existing communities with respect to the natural and built environment with a compatible and balanced mix of land uses, including residential, employment where anticipated and the supporting services such as schools, libraries, parks and emergency services.

For Wimauma specifically, this statement seeks to align with the intent of the Wimauma Community Plan. These areas may be appropriate for development utilizing tools that incentivize, small town stewardship, rural and agricultural preservation, design rules, form-based code principles, or use of transects. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

Lands outside the USA, identified as Wimauma Village Planned-2 (WVR-2), that meet the Village intent may generally be considered for density greater than 1 unit per 5 gross acres with certain conditions as stated within this adopted section and the LDC. Areas that do not meet the Village policies in WVR-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may be considered to achieve a maximum of 2 units per gross acre within lands designated Wimauma Village Residential-2 and where community benefits are provided, consistent with this section and the LDC. Up to 4 units per gross acre may be achieved in the Wimauma Village Residential-2 land use with Transfer of Development Rights (TDRs). These TDRs are a no net density increase to the rural service area and are transferred at a density of one to one, from and to the Wimauma Village Residential-2 land use. The Wimauma Village Residential-2 land use is also designated a TDR sending area to the Wimauma Receiving Area and other areas within the USA. All capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements.

**Objective 48:** The purpose of the WVR-2 land use category is to discourage the sprawl of low-density residential development into rural areas, to protect and conserve agricultural lands, to provide a residential base to support commercial development in downtown Wimauma and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). The intent of this Objective is to support private

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property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas' natural, cultural, and physical assets.

## 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

The WVR-2 land use allows consideration of up to 2 dwelling units per gross acre provided that the development is clustered at a minimum of 4 dwelling units per net acre meeting all adopted provisions of this section and the LDC. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering, connectivity, open space and the offering of Community Benefits are required in order to obtain the maximum gross density. When calculating clustering ratios of 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. Residential support uses may be considered internal to the development or as part of a community benefit.

## Typical Uses and Floor Area Ratio

Typical uses found within WVR-2 include agriculture, residential, public, residential support and district specific non-residential uses (commercial, industrial or otherwise) Residential support uses with a maximum 0.25 FAR may be considered within any WVR-2 designated property. Proposed developments of 100 or more acres shall reserve 1.5% gross acreage to establish a neighborhood center that may provide such uses. The Wimauma Downtown East district allows consideration of a variety of employment generating uses with a maximum 0.25 FAR. This district is established to provide employment opportunities that complement, enhance or otherwise further the Wimauma Community Plan and may include certain commercial, industrial, agricultural, or residential uses along or in proximity SR 674.

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## **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.

## **Community Benefit Options**

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 community benefits, projects may be considered for density above 1 unit per 5 gross acres (unless otherwise specified by existing zoning) up to a total of 2 units per gross acre. Applicants shall offer community benefits to receive consideration above the base density.
4. New development shall include community benefit options 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

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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 s), except for community gardens or farms, or in a neighborhood center within the neighborhood.

5. These community offerings shall be located where possible and feasible to provide the greatest benefit to the entirety of the Wimauma Community as defined by the adopted plan except in cases of compatibility with surrounding uses, environmental consideration or competing community benefit offerings. Community benefits shall be located to and in areas with internal and external connectivity and shall be located adjacent or in close proximity to activity and points of interest for the community. These offerings are in addition to and do not replace any policy or standard within this section or the LDC.
  
6. 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

<b>Community Benefits</b>	
	Proposed villages including (50) fifty or more residential units shall conduct at least one public meeting and shall notify all registered neighborhood groups within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. This meeting shall occur within the defined Community Plan boundary and occur at least one month prior to a scheduled public hearing.
	<p>At least one benefit shall be offered for developments less than 25 acres.</p> <p>At least two benefits shall be offered for developments less than 50 acres but equal to or greater than 25.</p> <p>At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.</p> <p>At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.</p> <p>At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.</p> <p>At least six benefits shall be offered for developments greater than 320 acres.</p>
<b>Tier 1: Community Benefits Priority List</b>	

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(For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).	
1	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. The proposal of two Standard House Lot and Building Form types at two different lot sizes, lot widths and/or development standards shall be permitted to count for a maximum of two of the six different Lot and Building Form types. For all other Lot and Building Form types, multiple lot sizes, widths, or development standards proposals of the same Lot and Building Form type shall only count as one of the six required Lot and Building Form types. **
2	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 or Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Wimauma Community Plan or connect to other trails found in the Long-Range Transportation Plan.**
3	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.
4	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. ***
5	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). This Community Benefit requires completion of the school siting process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrency.
6	Construct on-site non-residential uses within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units or 3,000 sq. ft. whichever is larger. Non-enclosed uses shall contribute a maximum of 37.5% .
<b>Tier 2</b>	
7	Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County
8	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

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	per Section 3.24.04. ***
9	Project site built using National Green Building Standard practices or other green building program approved by the County.
10	Construct new non-residential use in the downtown Main Street Core or Downtown East. The requirement of 42 sq ft per household for the required non-residential uses shall be based on 30% total unit count or 3,000 sq ft whichever is larger.
11	Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. **
12	Dedicate additional on-site land for neighborhood center, to promote residential support uses (at least 1 acre). Dedicated land shall be located in a Neighborhood Center***
13	Benefit shall directly or indirectly make a contribution towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. This benefit may include economic development, transit, internet access or other contributions. ****
<p>*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.</p> <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> <p>****Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.</p>	

### 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 rezoning 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.

### 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

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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 (DU/GA) 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 within the boundary of the Wimauma Community Plan.

### 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 DU/GA to 4 DU/GA, 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.
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. The stacking of TDR with any other density provision of the comprehensive plan or LDC shall be prohibited 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 DU/GA. These TDRs are a no net density increase to the rural service area and are transferred at a density of one to one, from and to WVR-2 properties.

### 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.

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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. Development Intent**

Development within WVR-2 is intended to do the following:

1. Prioritize the timeliness of appropriate land use, zoning, growth and development within the Rural Service Area;
2. Provide for a compatible transition of land use between the rural and urban service area;
3. Preserve the rural character, encourage opportunities for continued agriculture;
4. Offset biological and ecological impacts of new development;
5. Maintain surface water quality and improve where possible;
6. Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
7. Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
8. Encourage and support non-residential uses within Downtown Wimauma along and in proximity to SR 674;
9. Create efficiency in planning and in the provision of infrastructure;
10. Balance housing with workplaces, jobs, retail and civic uses and;
11. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles.

### **Policy 48.2:**



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The consideration of 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 required by this Plan.

### **Policy 48.3:**

Clustering shall be required in the Wimauma Village Residential-2 plan category for projects of 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 48.4:**

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.

### **Policy 48.5:**

Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall offer 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:**

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 48.7 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

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further a Community Plan.

**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.

**Policy 48.a.1:**

It is the goal of Hillsborough County to maximize and prioritize the timeliness of appropriate land use, zoning, growth and development within the Urban Service Area prior to the utilization of land use, zoning, growth and development in the Rural Service Area.

**Policy 48.a.2:**

Hillsborough County will continue to implement a two-tiered land use category in areas designated RP-2 (or WVR-2) which permit a base density of 1 unit per 5 gross acres, with consideration of up to 2 dwelling units per gross acre for projects that meet the intent of the Planned Village concept as embodied in these policies and implementing Land Development Code.

**Policy 48.a.3: Provision of Public Facilities**

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.

**Policy 48.a.4:**

Capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider to service the permitted development shall be the responsibility of the developer and not the responsibility of Hillsborough County. All land for capital facilities shall continue to count toward project density.

**Policy 48.a.5:**

When a new RP2/WVR2 development with density greater than 1 du/5 ga is proposed, the applicant shall meet with Hillsborough County to determine if capital facilities for emergency services, parks, and libraries are needed to serve the area and if so, encourage development to integrate land for those facilities into the design of their project,

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to the extent feasible. All land for capital facilities for emergency services, parks and libraries shall continue to count towards project density.

### **Policy 48.a.6: Wastewater/Water**

1. Developments within the WVR-2 land use plan category shall be consistent with the utilities extension policies in the One Water Chapter of the Comprehensive Plan.
2. Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in section 6.11.76, LDC not as Planned Developments.

### **Policy 48.a.7: Mobility Planning**

In the review of development applications consideration shall be given to the present and long-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, TPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to consider designing the development to coincide with the ultimate roadway configuration as shown on the adopted Long Range Transportation Plan. This review shall not include the consideration of capacity projects external to a project.

### **Policy 48.a.8**

Proposed villages including (50) or more residential units that do not have access to roadways stated in Policy 33.a shall provide connectivity to secondary roadway networks, to connect to roadway facilities described in Policy 33.a.

### **Policy 48.a.9:**

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.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.

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## **Policy 48.a.11:**

The timeliness of development within a proposed village shall be evaluated by the County. A project is considered premature if any of the following indicators are present:

1. The proposed site plan is not compatible with the surrounding area as further described in Policy 48.a.12.
2. The proposed planned development does not meet or exceed all Land Development Code requirements.
3. The project would adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the policies of the Comprehensive Plan.

## **Policy 48.a.12: Compatibility Review**

Compatibility is of the utmost importance as this area is primarily rural in area, so any development at higher densities than 1 unit per 5 acres must be sensitive to that predominant rural character. Compatibility can be addressed through height, scale, mass and bulk of structures, circulation and access impacts, landscaping, lighting, noise, odor, and architecture to maintain the character of existing development. Residential uses adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of enhance rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

## **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.

*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.*