



**Hillsborough County: HC/CPA 20-13 Future Land Use Element Text Amendment (Wimauma Village Residential-2 Future Land Use Study)**

Meeting Date	July 19, 2021
Meeting Type	<b>Public Hearing</b>
Staff Planner	Jay Collins, <a href="mailto:collinsj@plancom.org">collinsj@plancom.org</a> , 813-582-7335
Action Necessary	Yes
Attachments included in Staff Report	(A) Resolution, (B) Proposed Policy Future Land Use Element, (C) Explanation of Changes, (D) List of Meetings, Open House Sign-in Sheets and Public Comment, (E) Agency Comment

**Summary Information**

Application Type	Publicly Initiated
Agency Review Comments	The proposed policies include input from multiple County departments and local agencies, including but not limited to: Affordable Housing, Office of the County Attorney, Community & Infrastructure Planning, Conservation & Environmental Lands Management, Development Services, Economic Development, Parks and Recreation, Public Works, Public Facilities, FL Dept. of Transportation, and School District of Hillsborough County
Purpose of Amendment	At the request of the BOCC a future land use study was conducted to update the WVR-2 land use category
Other Considerations	N/A
Staff Recommendation	Planning Commission staff finds the proposed request <b>Consistent</b> with the <i>Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County</i>

Final Review		
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**Proposed Changes**

See attachment B

## Staff Analysis

Working with Hillsborough County staff, the Hillsborough County City-County Planning Commission retained the Florida Center for Community Design and Research at the University of South Florida to conduct a land use study of the Wimauma Village Residential-2 (WVR-2) Future Land Use category. The study provides policy recommendations for WVR-2 and updates the Wimauma Village Community Plan.

WTL+a, a parallel consultant, produced a demographic and real estate market analysis and community profile for Wimauma. The market analysis evaluates the employment and commercial requirements, and assumptions embedded in the WVR-2 category. It compares them with market reality to inform policy recommendations resulting from the WVR-2 Future Land Use Study.

The Board of County Commissioners requested this study when they initiated a moratorium on new rezoning applications in the WVR-2 Land Use Category. The moratorium, twice extended due to the ongoing COVID-19 pandemic, provided time for staff to gather community input, prepare an analysis, and make recommendations on needed changes.

This study and those paralleling it were conducted publicly under the direction of the Community Planning Guide for Hillsborough County. Beginning in March 2020 the public was introduced to the study and asked to participate at an in-person Community Open House. All property owners whose property is found within the boundary of the Wimauma Community Plan were sent a mailed notice. An email distribution list was expanded from those attending this meeting and has grown through the process. Subsequent public engagement during 2020 was conducted virtually due to the Covid-19 public health crisis. Study recommendations were discussed in November 2020 at another Community Open House and again all property owners within the study area received mailed notice. During the February 4, 2021 BOCC public hearing, the moratorium was extended, providing additional time for the WVR-2 study to be completed, due to the COVID-19 pandemic. The adoption of new policy guidance is now set to occur by the end of the moratorium on December 31, 2021.

Public input is an integral part of the community planning process; much of the outreach for this study had until this time been conducted virtually due to the ongoing pandemic. However, given the limitations of virtual engagement, in-person community and stakeholder meetings were favored and were held throughout this Spring, with materials also available online.

The first in the series of meetings was held on March 27 at Bethune Park in Wimauma. A third mailer was sent to every property owner within the study area to announce this meeting. These meetings followed County COVID protocol. Subsequent meetings were held on April 15, May 8, and June 5. Each meeting covered a different topical area of the proposed policy and asked the public to provide input. The additional planning time provided an opportunity to further refine proposed policies through a series of exercises designed to ask questions regarding the proposed policies from February 2021. Virtual outreach options remained open throughout the community engagement process and outreach materials related to the Wimauma project were developed in both English and Spanish.

Lastly, another Community Open House was held on June 26 to provide an update on the policy direction from the input gained. This meeting represented the fourth mailing in sixteen months to all property owners within the study area. Planning Commission and consulting staff attended over 100 meetings with the public, various county departments, and elected officials since the study inception. A list of these meetings is provided as attachment E.

The summary below covers the main topic areas and primary recommended changes since the February 2021 draft. The “Goals” refer to the Livable Communities Element and the statements below refer to policy within the Future Land Use Element, Land Development Code or both.

Goal : Wimauma Village Residential-2 (WVR-2)

- Expansion of open space requirements to include standards for open space, conservation areas, and agricultural land.
- Address rural / suburban interface with compatibility policy.
- Focusing the “Community Benefit Requirements” that will replace the employment and service requirements to ones that are priorities for the community.
- Expansion of Transfer of Development Rights (TDR) to establish the Wimauma Downtown as a designated receiving area within the Urban Service Boundary, and the Downtown Main Street Core as a priority zone.

Goal : Infrastructure and Public Realm

- Introduction of goal and policy to enhance Wimauma’s public realm and improve infrastructure.
- Introduction of policy related to the timing and prematurity of growth within WVR-2.

Goal : Wimauma Downtown Plan and Development

- Refine Wimauma Downtown Districts and updated Downtown Plan Elements to further explain applicability of residential development standards, including housing types and street network design in the Land Development Code for downtown Wimauma.

Goal : Affordable Housing and Neighborhoods

- Encourage a broad range of family sizes and incomes.
- Encourage stacking of TDR and the affordable housing density bonuses in the Downtown Receiving Zone.

The Wimauma Village Residential-2 Future Land Use category designates some areas of the County which are located outside the Urban Service Area limits but may be appropriate for up to 2 units per acre development. When a property owner seeks to develop these properties at densities of 2 units per acre, a unique set of policies related to planned villages are used to guide development. A common community assumption is over time growth within this part of South County has outpaced infrastructure improvements. The planning and delivery of services within the Rural Service Area is purposefully different from the planning and delivery of services within the Urban Service Area. This study bifurcates land within these service delivery areas. A goal of the study was to determine what if any improvements to the category and the policies that govern it could be made to address this.

Other existing policy for planned villages that utilize Wimauma Village Residential-2 establishes a minimum acreage threshold for the village, clustering of homes to preserve open space, commercial requirements if appropriate based on size and location of the village, and other common subdivision requirements such as buffering and screening.

All facets and aspects of the existing policy framework of the land use category were reviewed in an effort to provide recommendations that yield a greater degree of infrastructure and that greater degree is option-driven. These infrastructure options are then designed around community benefits that if designed properly will pay dividends to current and future residents. This is still only one side of the infrastructure equation. The study recommends that the County begin to aggressively plan for infrastructure improvements within these areas. One such recommendation is to extend the Corridor Preservation map into these areas to show a County commitment to future corridors and connections.

The proposed policy language to the Future Land Use Element is provided in attachment B. An explanation or justification of the proposed policy is provided in attachment C. The summary below covers the main topic areas and main recommendations. Please refer to the attachments mentioned for more information.

Study recommendations reflected in policy modification and refinement in the Unincorporated Hillsborough County Comprehensive Plan:

- No additional land designated WVR-2.
- Retain existing density / intensity within the category.
- Expansion of Transfer of Development Rights (TDR) to establish the Wimauma Downtown as a designated receiving area within the Urban Service Boundary, and the Downtown Main Street Core as a priority zone. Stacking of TDR and the affordable housing density bonuses will be encouraged in the Receiving Zone.
- Replacing the employment and service requirements with “Community Benefit Requirements” that provide community benefits and services to support the needs of the community, improve infrastructure, and enhance economic opportunity.
- Expansion of open space requirements to include specific percentage standards for open space, conservation areas, and agricultural land.
- New residential development standards, including housing types and street network design in the Land Development Code for downtown Wimauma.

## Recommendation

Find the proposed Future Land Use Element Text change for **Hillsborough County Plan Amendment HC/CPA 20-13 CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forward this recommendation to the Hillsborough County Board of County Commissioners.



# Attachment A

Resolution



**Hillsborough County  
City-County  
Planning Commission**

**Resolution**

Item: Unincorporated Hillsborough County Comprehensive Plan Text Amendment: HC/CPA 20-13 Future Land Use Element (Wimauma Village Residential-2 Future Land Use Category)

	AYE	NAY	ABSENT	DATE: July 19, 2021
Nigel M Joseph, Chair				Nigel Joseph Chair
Cody Powell, Vice-Chair				
Derek L Doughty, PE, Member-at-Large				
Steven Bernstein				
Giovanny Cardenas				
John Dicks				
Vivienne Handy				
Karen Kress, AICP				
Evangeline Linkous, PhD				
Michael Maurino				
Melissa E Zornitta, AICP Executive Director				Melissa E. Zornitta, AICP Executive Director
On motion of _____ Seconded by _____				
The following resolution was adopted:				



WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with the Laws of Florida developed a long-range comprehensive plan for Unincorporated Hillsborough County entitled the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* on July 12, 1989, by Ordinance 89-28, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, Hillsborough County City-County Planning Commission staff initiated a text amendment, HC/CPA 20-13, to the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed HC/CPA 20-13 that proposes a text change considering applicable adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as follows:

## **Resolution**

Unincorporated Hillsborough County Comprehensive Plan Text Amendment:  
HC/CPA 20-13 Future Land Use Element (Wimauma Village Residential-2 Future Land Use Category)  
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### **Future Land Use Element**

**Objective 4:** *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

**Policy 4.1: Rural Area Densities** *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

**Policy 4.2:** *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

**Policy 4.3:** *The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.*

**Policy 4.5:** *Clustered development can only be used for projects where substantial open space can be maintained and still retain the rural character of the surrounding community or where clustering is used to achieve the requirements of the RP-2/WVR-2 or PEC ½ land use categories. The open space maintained in this case can be used for passive recreational use, bona fide agricultural purposes or placed into a conservation easement. These lands are not intended to be used for future development entitlements.*

**Policy 4.6:** *Rural Levels of Service will be established for certain County services, such as emergency services, parks, and libraries.*

**Objective 5:** *The County will continue to evaluate the growth management strategy and policies of the Future Land Use Element through visioning and evaluation of land use allocation for residential and non-residential development in order to optimize the use of infrastructure and services.*

**Objective 14:** *New residential development and redevelopment shall provide open space that achieves one or more of the following purposes pursuant to requirements of the Land Development Code: protects natural resources (including wetlands, wildlife habitat, aquifer recharge, floodplains, and other resources), creates usable open spaces and/or permits the continuation of agricultural activities in areas suited for such uses.*

**Objective 16: Neighborhood Protection** *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

## **Resolution**

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**Policy 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

**Policy 16.3:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

**Objective 27:** *Develop programs to increase Hillsborough County's sustainability and capitalize on its natural and man-made environments such as shorelines, marine facilities, lakes and forested areas for ecotourism.*

**Policy 27.1:** *Hillsborough County shall continue to implement the Greenways Program to provide improved public access to the natural and man-made amenities specified above.*

**Objective 29:** *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

**Policy 29.1:** *Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.*

**Policy 29.5:** *In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to insure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.*

## **Community Design Component**

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### **4.0 COMMUNITY LEVEL DESIGN**

#### **4.1 RURAL RESIDENTIAL CHARACTER**

**GOAL 7:** *Preserve existing rural uses as viable residential alternatives to urban and suburban areas.*

**OBJECTIVE 7-1:** *Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.*

**Policy 7-1.1:** *Preserve natural areas in rural residential lot development*

**Policy 7-1.2:** *Vary lot size in order to encourage diversity of housing product types and respect natural resources.*

### **8.0 IMPLEMENTATION DESIGN**

#### **8.2 LIVABLE COMMUNITIES NEXT STEPS**

**GOAL 20:** *Provide for the implementation of Livable Communities Considerations.*

**OBJECTIVE 20-6:** *Make it easier to incorporate parks, open space, and recreational elements within communities.*

### **One Water Element**

**Objective 4.3:** *Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.*

**Policies: 4.3.1** *Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:*

- a. *Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;*
- b. *Serve a project that has established vested rights for the use of these facilities;*
- c. *Address a public health hazard documented by the Health Department or other regulatory agency;*
- d. *Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;*
- e. *Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:*
  - (1) *New Development:*
    - a) *Be the subject of an approved Planned Development Zoning;*
    - b) *Contain building lots of not less than one-half (1/2) acre each;*

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- c) *Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);*
  - d) *Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and*
  - e) *Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).*
- (2) *Existing Development:*
- a) *Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).*
- (3) *Provisions 3.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone-Odessa Community Plan.*

## **Livable Communities Element**

### **Wimauma Community Plan**

#### **GOALS AND STRATEGIES**

**1 Wimauma Village Residential-2 (WVR-2)** – *Establish the Wimauma Village Residential-2 (WVR-2) Future Land Use Category in areas previously classified as Residential Planned-2 (RP-2) inside the boundaries of the Wimauma Village Plan*

- **Specific Intent of Category**

*In order to avoid a pattern of single dimensional 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, formerly in the RP-2 category, 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.*

WHEREAS, Planning Commission staff determined that HC/CPA 20-13 is consistent with the goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Unincorporated Hillsborough County Comprehensive Plan Amendment 20-13 **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forwards it to the Board of County Commissioners for its consideration.

# Attachment B

## Proposed Policy – Future Land Use Element

All Changes - Underlined

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## **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. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

For Wimauma specifically, this section seeks to align with the intent of the Wimauma Community Plan. Areas defined as WVR-2 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.

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. All capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer.

### **Objective 48: Purpose of WVR-2 land use plan category**

The purpose of the WVR-2 land use plan 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 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.



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## **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: Location & Boundaries**

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

## **Policy 48.3: 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 provision of Community Benefits are required in order to obtain the maximum 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 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.

## **Policy 48.4: Residential Development**

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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.

### **Policy 48.5: 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 at least 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. The Wimauma Downtown East 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 to SR 674.

### **Policy 48.6: Open Space, Conservation Area, and Agricultural Land**

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

To ensure that the rural landscape is preserved, large areas of new development must be reserved in WVR-2 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.

### **Policy 48.7: Community Benefit Options**

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be required for proposed villages. Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with this Comprehensive Plan.

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See below for a listing of the community benefits further described in Part 5.04.00 of the LDC:

<b>Community Benefits</b>	
<u>Proposed Neighborhoods 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 prior to the application submittal. Proof of the meeting in form of an affidavit shall be provided that identifies the date, location, and timing of the meeting, as well as a list of Neighborhood associations contacted, and meeting minutes.</u>	
<u>At least two benefits shall be offered for developments less than 50 acres.</u>	
<u>At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.</u>	
<u>At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.</u>	
<u>At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.</u>	
<u>At least six benefits shall be offered for developments greater than 320 acres.</u>	
<b><u>Tier 1: Community Benefits Priority List</u></b>	
<b><u>(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).</u></b>	
<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. 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. **</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 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.**</u>
<u>3</u>	<u>Mobility Fee Alternative Satisfaction Agreement (MFASA), in which, subject to the requirements of the Mobility Fee Program Ordinance, the developer may offer to construct, pay for, or contribute, a qualified capital improvement or right-of-way contribution to a mobility facility in the mobility network in order to satisfy its mobility fee obligation.-The proposed improvement or contribution must be approved by the BOCC.</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</u>

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	<u>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). This Community Benefit requires completion of the school siting process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrency.</u>
<u>6</u>	<u>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%. *</u>
<b><u>Tier 2</u></b>	
<u>7</u>	<u>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</u>
<u>8</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>9</u>	<u>Project site built using National Green Building Standard practices or other green building program approved by the County. **</u>
<u>10</u>	<u>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.*</u>
<u>11</u>	<u>Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. **</u>
<u>12</u>	<u>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***</u>
<u>13</u>	<u>Provide 25% additional landscaping portions of the screening above the minimums found in the LDC.**</u>
<u>14</u>	<u>Benefit shall directly or indirectly contribute towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. This benefit may include economic development, transit, affordable housing, internet access or other contributions. ****</u>
<p><u>*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.</u></p> <p><u>**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</u></p>	

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\*\*\*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.

\*\*\*\*Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.

### **Policy 48.8: 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) land use plan category shall be through a Planned Development district and shall comply with the LDC.

### **Policy 48.9: Transfer of Development Rights (TDR)**

In WVR-2, up to 2 dwelling units per gross acre (DU/GA) densities may be transferred 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 land use plan category.

#### **Policy 48.9.a: Designated Receiving Zone**

The *designated receiving areas* shall be inside the Wimauma Village Residential-2 land use plan 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 Wimauma Downtown Receiving Zone 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.
2. To support the Wimauma Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Wimauma 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.

Note: Wimauma-related terms not specifically defined in the Comprehensive Plan shall be defined in the Wimauma Downtown Overlay in the LDC.

## **Policy 48.10: 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, through provision, at a minimum, of the following:

1. Safe, convenient pedestrian access and circulation patterns within and between developments.
2. A continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
3. A friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.
4. 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 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. For the purpose of developing a greenway trail adjacent to the TECO Easement, as defined in the Wimauma Downtown Overlay in the LDC:
  - a) in the case of property adjacent to or co-located with the TECO Easement, dedicated right-of-way for the greenway trail, or
  - b) in the case of property not adjacent to the TECO Easement, trail connections between neighborhoods that connect future development with the proposed or existing greenway trail adjacent to the TECO Easement, existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and the Greenway Trails Master Plan.

## **Policy 48.11: Clustering**

Clustering shall be required in the Wimauma Village Residential-2 land use 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 48.12: No parcel split to avoid clustering requirements**

Parcels within the Wimauma Village Residential-2 land use plan category shall not be split into smaller parcels to avoid clustering requirements applicable to larger parcels.

## **Policy 48.13: Community Benefits under Wimauma Village Plan**

Developments within the Wimauma Village Residential-2 land use plan category that

## **DRAFT 7.9.2021**

request approval under the Wimauma Village Plan concept shall offer community benefits.

### **Policy 48.14: Residential Support Uses**

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.

### **Objective 48.a: Timeliness**

A planned village within the Rural Service Area (WVR-2) shall demonstrate that the proposed development is properly timed and not premature for the Rural Service Area.

#### **Policy 48.a.1: Goal**

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: Two-tiered land use plan category**

Hillsborough County will continue to implement a two-tiered land use plan category in areas designated 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 LDC.

#### **Policy 48.a.3: Capital Improvement Costs**

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. All land for capital facilities shall continue to count toward project density.

#### **Policy 48.a.4: Capital Facilities**

When a new WVR-2 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, 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.5: Rural Services**

Alternative methods for delivery of rural services may be considered with County approval. Services shall be consistent with the Comprehensive Plan, Land Development Code and shall further an expressed goal of the Balm Community Plan.



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## **Policy 48.a.6: Potable Water Supply Well Sites**

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 the 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: Provision of Connectivity to Roadway Networks**

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

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

Where possible and feasible Vision Zero principles, as outlined in the adopted *Vision Zero Action Plan (2017)*, shall be incorporated into all mobility facility improvements.

## **Policy 48.a.10: School Sites**

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites prior to submitting a rezoning application. Applicants shall provide an affidavit confirming the time, location and meeting notes.

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

Open Space shall be prioritized for conservation to promote wildlife corridors and minimize negative effects on neighboring wildlife habitat.

## **Policy 48.a.12: Wildlife Corridors**

During development review processes, the County shall consider the effects of development on wildlife habitat and protect wildlife corridors from fragmentation. Where necessary to prevent fragmentation of wildlife corridors, the County shall require the preservation of effective wildlife corridors within development projects.



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## **Policy 48.a.13: Agriculture**

Agrihoods are defined as master-planned housing communities with working farms which integrates agricultural uses as a community focus.

Up to 50% of the planned village open space requirement may be satisfied by the inclusion of an Agrihood and similar uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

## **Policy 48.a.14: Timeliness Indicators**

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.15.
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.15: 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. Factors to address compatibility can include, but are not limited to, 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.

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 land use plan category.

# Attachment B

Current Adopted Policy – Future Land Use Element

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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 agricultural 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**

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 gross acre provided that the development is clustered at a minimum of 3.5 dwelling units per net acre on at least 10 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 3.5 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. 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.

### **Minimum Acreage**

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

### **Floor Area Ratio**

Employment and shopping opportunities are generally centered in the Wimauma Village Downtown where existing Future Land Uses determine FAR. A maximum .25 FAR is allowed in the segment of the Wimauma Village Residential-2 identified as "*Wimauma Village Light Industrial and Office District*" on the Future Land Use Map.

### **Typical Uses**

Agriculture, residential uses, 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 Village Light Industrial / Office District & the West End Commercial District.~~

~~Residential support uses are permissible uses in the Wimauma Village Residential-2 (WVR-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 of the WVR-2.~~

~~The following uses are permitted in the Wimauma Village Light Industrial and Office District 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 materials~~

~~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 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**

~~Open space (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas.~~

## **Employment and Service Requirements**

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

- ~~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)~~

## **Employment Areas**

~~To satisfy the employment 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 Wimauma Village Light Industrial and Office District & the 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.~~

## **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. 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)**

~~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 Wimauma Village Residential-2 category. The *designated receiving areas* shall be inside the Wimauma Village Residential-2 category or inside the Urban Service Area portion of the Wimauma Village Plan. 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.~~

**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, 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.~~

**Policy 48.2:**

~~Clustering and Mixed Use shall be required in the Wimauma Village Residential-2 plan category for projects of 10 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:**

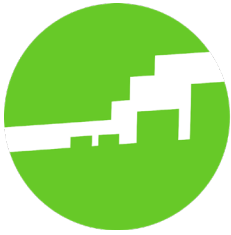
~~Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall be served by a central wastewater system. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately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

*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.*

# Attachment C

Explanation of Changes





# Hillsborough County City-County Planning Commission

## EXPLANATION OF CHANGES SINCE THE JANUARY 2021 DRAFT TO THE JULY 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 7.9.21 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.

### 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.
    - Modified language for Community Benefit Option #3.
  - 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 modified the maximum square footage for Rowhouse, Cottage House and Sideyard House lots.
- Section 3.23.06
  - Added building standards for drive-thru development.

- 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.

# Attachment D

List of Meetings, Open House Sign-in Sheets, and Public Comment

## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
29-Jun-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
29-Jun-21	3:00 PM - 3:30 PM	Meeting with School District	Microsoft Teams Meeting	Meeting with County Staff
26-Jun-21	10:00AM -2:30 PM	Wimauma Open House	Beth-El Farmworker Ministry 18240 US-301, Wimauma, FL 33598 / Zoom	Stakeholder Meeting
22-Jun-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
17-Jun-21	1:30 PM-4:00 PM	BOCC Workshop	GoToWebinar	Presentation to Appointed/Elected Officials
17-Jun-21	9:00 AM -10:30 AM	WVR-2 Site Plan Discussion	Microsoft Teams Meeting	Meeting with County Staff
15-Jun-21	2:00 PM-5:00 PM	Planning Commission Workshop	GoToWebinar	Presentation to Appointed/Elected Officials
11-Jun-21	10:30 AM - 12:00 PM	Joint RP-2 & WVR-2 Project Management Team Meeting	Microsoft Teams Meeting	Meeting with County Staff
8-Jun-21	3:00 PM - 4:00 PM	Wimauma & RP-2 Discussion	Microsoft Teams Meeting	Meeting with County Staff
8-Jun-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
5-Jun-21	10:00 AM -1:00 PM	Meeting #4	Boys & Girls Club, Bethune Park 5809 Edina St, Wimauma, FL 33598 / Zoom	Stakeholder Meeting
2-Jun-21	3:00 PM -7:00 PM	Q & A Office Hours	Mt. Moriah M.B. Church, Wimauma FL	Stakeholder Meeting
1-Jun-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
25-May-21	10:00 AM -10:30 AM	Discussion of Proposed Policies from the South County Land Use Studies	Microsoft Teams Meeting	Meeting with County Staff
25-May-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
19-May-21	2:00 PM - 3:00 PM	RP-2 & WVR-2 Discussion	Microsoft Teams Meeting	Meeting with County Staff
19-May-21	4:00 PM - 5:00 PM	Wimauma NOW Monthly Meeting	Zoom	Stakeholder Meeting
18-May-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
11-May-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
8-May-21	10:00 AM-1:00 PM	Meeting #3	Boys & Girls Club, Bethune Park 5809 Edina St, Wimauma, FL 33598 / Zoom	Stakeholder Meeting
4-May-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
20-Apr-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
15-Apr-21	6:00 PM - 8:00PM	Meeting #2	Boys & Girls Club, Bethune Park 5809 Edina St, Wimauma, FL 33598/ Zoom	Stakeholder Meeting
13-Apr-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
6-Apr-21	11:00 AM-12:00 PM	Weekly Wimauma Stakeholder Meeting	Zoom	Stakeholder Meeting
27-Mar-21	10:00 AM-1:00 PM	Meeting #1 Wimauma Community Plan Update and Overview	Boys & Girls Club, Bethune Park 5809 Edina St, Wimauma, FL 33598	Stakeholder Meeting
24-Mar-21	4:00 PM-5:30 PM	Wimauma Now Stakeholder Group Meeting	Zoom	Stakeholder Meeting

## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
8-Mar-21	9:00 AM-10:30 AM	Wimauma Community Meetings Logistics Planning	Zoom	Stakeholder Meeting
4-Mar-21	9:30 AM-10:30 AM	Draft LDC Part 3.24.00 Wimauma Village Residential Neighborhood Discussion	Zoom	Stakeholder Meeting
24-Feb-21	4:00 PM-5:00 PM	Wimauma Now Monthly Stakeholder Group Meeting	Zoom	Stakeholder Meeting
23-Feb-21	4:00 PM-5:00 PM	WVR-2 Study Next Steps	Zoom	Stakeholder Meeting
18-Feb-21	9:30 AM-10:30 AM	RP-2 / WVR-2 land use study discussion with AEDC	Microsoft Teams Meeting	Stakeholder Meeting
11-Feb-21	1:00 PM-2:00 PM	WVR-2 LDC Work Session	Microsoft Teams Meeting	Meeting with County Staff
5-Feb-21	3:00 PM-4:00 PM	Wimauma Community Plan Update	Zoom	Stakeholder Meeting
4-Feb-21	6:00 PM-10:00 PM	BOCC	Virtual	Presentation to Appointed/Elected Officials
1-Feb-21	5:30 PM-9:30 PM	Planning Commission Public Hearing (Wimauma and RP-2)	Virtual	Presentation to Appointed/Elected Officials
28-Jan-21	12:00 PM-1:00 PM	Wimauma Village Residential-2 (WVR-2) Land Use Study - Virtual Q&A	Zoom	Stakeholder Meeting
27-Jan-21	5:00 PM-6:30 PM	Wimauma Plan - Meeting with Enterprising Latinas & WCDC	Zoom	Stakeholder Meeting
27-Jan-21	4:00 PM-5:00 PM	Wimauma NOW! Follow Up/Call to Action Planning Meeting	Zoom	Stakeholder Meeting
15-Jan-21	11:30 AM-1:00 PM	RP-2 & WVR-2 Policy Options Follow-up	Microsoft Teams Meeting	Meeting with County Staff
13-Jan-21	1:30 PM-4:00 PM	BOCC Comprehensive Plan Amendments Workshop	Virtual	Presentation to Appointed/Elected Officials
12-Jan-21	4:30 PM-5:30 PM	WVR-2 - DSD comments discussion	Microsoft Teams Meeting	Meeting with County Staff
6-Jan-21	11:00 AM-12:00 PM	WVR-2 Study - Natural Resources Discussion	Microsoft Teams Meeting	Meeting with County Staff
4-Jan-21	4:00 PM-5:00 PM	WVR-2 Policy Options	Microsoft Teams Meeting	Meeting with County Staff
16-Dec-20	5:30 PM-6:30 PM	Follow up on RP-2 and WVR-2	Microsoft Teams Meeting	Meeting with County Staff
14-Dec-20	2:00 PM-5:00 PM	Planning Commission Workshop	GoToWebinar	Presentation to Appointed/Elected Officials
8-Dec-20	9:00 AM-3:00 PM	9am BOCC Land Use Hybrid Meeting	Virtual	Presentation to Appointed/Elected Officials
16-Nov-20	4:00 PM-5:00 PM	Feedback on WVR-2 & RP-2 (Commissioner Smith)	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials
9-Nov-20	2:00 PM-5:30 PM	Planning Commission Meeting - Virtual	Virtual	Presentation to Appointed/Elected Officials
7-Nov-20	1:00 PM-3:30 PM	Wimauma Open House	Wimauma Elementary School, 5709 Hickman St, Wimauma, FL 33598	Open House
4-Nov-20	6:00 PM-8:00 PM	Wimauma/WVR-2 Virtual Open House	Zoom	Open House
22-Oct-20	4:00 PM-5:15 PM	Wimauma NOW! WVR-2 Follow Up Meeting	Zoom	Stakeholder Meeting
20-Oct-20	3:30 PM-5:00 PM	WVR-2 & RP-2 Land Use Studies / Community Benefits	Microsoft Teams Meeting	Meeting with County Staff
15-Oct-20	1:00 PM-2:00 PM	Wimauma	Microsoft Teams Meeting	Meeting with County Staff

## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
15-Oct-20	9:00 AM-10:00 AM	Wimauma Affordable Housing Density Bonus Discussion #2	Microsoft Teams Meeting	Meeting with County Staff
6-Oct-20	3:00 PM-4:00 PM	Edgar Martinez's Zoom Meeting	Zoom	Stakeholder Meeting
5-Oct-20	10:00 AM-11:00 AM	Wimauma Community Benefits Requirement and TDR Language	Microsoft Teams Meeting	Meeting with County Staff
1-Oct-20	3:00 PM-4:00 PM	Wimauma Affordable Housing Density Bonus Discussion	Microsoft Teams Meeting	Meeting with County Staff
30-Sep-20	4:00 PM-6:00 PM	Wimauma Village Plan Update Follow Up Meeting	Zoom	Stakeholder Meeting
28-Sep-20	10:00 AM-11:30 AM	RP-2 WVR-2 Debrief	Microsoft Teams Meeting	Meeting with County Staff
24-Sep-20	2:00 PM-2:30 PM	Wimauma Community Plan Update - Parks	Microsoft Teams Meeting	Meeting with County Staff
23-Sep-20	10:30 AM-11:00 AM	RP-2/Wimauma/Utilities	Microsoft Teams Meeting	Meeting with County Staff
17-Sep-20	9:30 AM-11:00 AM	WVR-2 Project Management Team Policy Review #6	GoToMeeting	Meeting with County Staff
29-Aug-20	9:30 AM-3:00 PM	Wimauma NOW Meeting	HCC Southshore Campus, 551 24th St NE, Ruskin, FL 33570	Stakeholder Meeting
27-Aug-20	5:00 PM-8:00 PM	Wimauma Matters Meeting	Taqueria El Sol	Stakeholder Meeting
20-Aug-20	1:00 PM-2:00 PM	WVR-2 Employment Policy	Microsoft Teams Meeting	Meeting with County Staff
17-Aug-20	9:00 AM-10:00 AM	FW: Wimauma NOW - pre-planning meeting	Zoom	Stakeholder Meeting
14-Aug-20	1:30 PM-2:30 PM	ELI/Planning Commission Staff Zoom meeting	Zoom	Stakeholder Meeting
13-Aug-20	11:00 AM-12:00 PM	Zoom meeting RE: WVR-2 and RP-2 market study	Zoom	Stakeholder Meeting
6-Aug-20	11:00 AM-12:00 PM	mobility fee usage rural to urban	Microsoft Teams Meeting	Meeting with County Staff
3-Aug-20	4:00 PM-5:00 PM	Wimauma Plan Update - Diehl Farms Discussion	GoToMeeting	Stakeholder Meeting
31-Jul-20	2:00 PM-3:00 PM	Developer Contributions to Utility Extensions in Wimauma	Microsoft Teams Meeting	Meeting with County Staff
29-Jul-20	4:00 PM-5:00 PM	Wimauma NOW meeting	Zoom	Stakeholder Meeting
27-Jul-20	3:30 PM-4:30 PM	Urban Service Area Boundary Meeting	Microsoft Teams Meeting	Meeting with County Staff
23-Jul-20	2:00 PM-3:00 PM	Wimauma Bonus Provision Discussion	Microsoft Teams Meeting	Meeting with County Staff
21-Jul-20	9:00 AM-1:00 PM	9am BOCC Land Use & Special Meeting	Virtual	Presentation to Appointed/Elected Officials
20-Jul-20	9:30 AM-10:00 AM	Planning Commission briefing with Commissioner Hagan for RP-2 and WVR-2	GoToMeeting	Presentation to Appointed/Elected Officials
17-Jul-20	4:00 PM-5:30 PM	Planning Commission briefing with Commissioner Overman re: RP-2 and WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials
17-Jul-20	2:00 PM-3:00 PM	Wimauma bonus density alternatives	Microsoft Teams Meeting	Meeting with County Staff
15-Jul-20	1:30 PM-2:30 PM	Wimauma Affordable and Workforce Housing Bonus Density Discussion	Microsoft Teams Meeting	Meeting with County Staff
14-Jul-20	1:30 PM-2:30 PM	Planning Commission Briefing with Commissioner White on WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials

## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
13-Jul-20	11:00 AM-11:30 AM	bonus provision	Microsoft Teams Meeting	Meeting with City of Tampa Staff
13-Jul-20	2:30 PM-3:00 PM	WVR-2 Overlay Discussion	Microsoft Teams Meeting	Meeting with County Staff
9-Jul-20	1:00 PM-2:00 PM	WVR-2 Project Management Team Policy Review #5	GoToMeeting	Meeting with County Staff
8-Jul-20	3:00 PM-4:00 PM	Planning Commission briefing with Commissioner Miller on RP-2 and WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials
8-Jul-20	10:00 AM-10:45 AM	Planning Commission Briefing with Commissioner Murman re: RP-2 & WVR-2	GoToMeeting	Presentation to Appointed/Elected Officials
1-Jul-20	2:00 PM-3:15 PM	Zoom meeting re: Affordable Housing / Density Issue - Wimauma	Zoom	Stakeholder Meeting
29-Jun-20	2:30 PM-3:30 PM	Planning Commission briefing with Commissioner Kemp on WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials
26-Jun-20	1:00 PM-2:15 PM	GoToMeeting Invitation - Briefing on WVR-2 with Commissioner Smith	Virtual	Presentation to Appointed/Elected Officials
17-Jun-20	6:00 PM-8:00 PM	Virtual Work Session Wimauma Village Residential-2 (WVR-2) Land Use Study and Community Plan Update	GoToWebinar	Stakeholder Meeting
15-Jun-20	5:30 PM-7:30 PM	GoToWebinar - Planning Commission Workshop	GoToWebinar	Presentation to Appointed/Elected Officials
5-Jun-20	1:30 PM-3:00 PM	WVR-2 Project Management Team Policy Review #4	GoToMeeting	Meeting with County Staff
5-Jun-20	3:15 PM-4:15 PM	Affordable Housing Amendment / RP-2 / WVR-2	GoToMeeting	Stakeholder Meeting
2-Jun-20	2:00 PM-3:00 PM	WV2 - Confirmed	Microsoft Teams Meeting	Meeting with County Staff
28-May-20	2:30 PM-3:30 PM	School Capacity in Land Use Study Areas	GoToMeeting	Meeting with County Staff
27-May-20	4:00 PM-5:00 PM	Wimauma Now! Update	Zoom	Stakeholder Meeting
21-May-20	1:00 PM-2:30 PM	WVR-2 Project Management Team Policy Review #3	GoToMeeting	Meeting with County Staff
21-May-20	9:00 AM-10:00 AM	Wimauma Now Updates	Zoom	Stakeholder Meeting
20-May-20	2:00 PM-3:00 PM	Land Use Studies' Proposed Affordable Housing Policies	GoToMeeting	Meeting with County Staff
13-May-20	2:00 PM-3:00 PM	Land Use Studies' Proposed Infrastructure Funding Mechanisms	GoToMeeting	Meeting with County Staff
11-May-20	2:30 PM-5:00 PM	Planning Commission Meeting - Virtual	GoToWebinar	Presentation to Appointed/Elected Officials
8-May-20	1:00 PM-2:30 PM	WVR-2 Project Management Team Policy Review #2	GoToMeeting	Meeting with County Staff
1-May-20	11:00 AM-12:00 PM	WVR-2 Project Management Team Policy Review #1	GoToMeeting	Meeting with County Staff
28-Apr-20	4:00 PM-5:00 PM	Transportation Coordination RP-2 & WVR-2	GoToMeeting	Meeting with County Staff
24-Apr-20	3:30 PM-4:30 PM	Wimauma Overlay Discussion	Microsoft Teams Meeting	Consultant Meeting
23-Apr-20	1:00 PM-2:00 PM	Wimauma/WVR-2 and RP-2 Consultants Coordination Meeting	GoToMeeting	Consultant Meeting
16-Apr-20	1:00 PM-2:00 PM	Wimauma/WVR-2 and RP-2 Consultants Coordination Meeting	GoToMeeting	Consultant Meeting



## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
14-Apr-20	1:00 PM-2:00 PM	RP-2 & WVR-2 Interview - M.Williams	GoToMeeting	Meeting with County Staff
9-Apr-20	3:30 PM-4:30 PM	overlapping recommendations - Balm/Wimauma	Microsoft Teams Meeting	Consultant Meeting
7-Apr-20	11:30AM-12PM	Wimauma Properties	Virtual	Meeting with County Staff
6-Apr-20	2:00 PM-3:00 PM	Wimauma Study: Status Update	Virtual	Stakeholder Meeting
2-Apr-20	11AM-12PM	Wimauma Consultant Meeting	Virtual	Meeting with County Staff
26-Mar-20	10 AM-11AM	Wimauma Street Update Meeting	Virtual	Meeting with County Staff
7-Mar-20	6:30PM-8:30PM	Wimauma Community Presentation	Wimauma Elementary- 5709 Hickman St.	Charrette
6-Mar-20	10AM-11AM	Wimauma Workshop: Non-Profits	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
6-Mar-20	1PM-4PM	Wimauma Community Plan Workshop Team Work Session	Mt. Moriah M.B. Church- 5909 Vel St.	Meeting with County Staff
5-Mar-20	1PM-2PM	Wimauma Workshop: Residents	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
5-Mar-20	2PM-3PM	Wimauma Workshop: Development Community	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
5-Mar-20	3PM-4PM	Wimauma Workshop: Farmers/Landowners	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
5-Mar-20	4:30PM-5:30PM	Wimauma Workshop: Youth Organizations/Parents	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
5-Mar-20	5:30PM-6:30PM	Wimauma Workshop: Business Owners	Mt. Moriah M.B. Church- 5909 Vel St.	Charrette
4-Mar-20	5PM-8PM	Wimauma Public Open House	Reddick Elementary School- 325 West Lake Dr.	Open House
26-Feb-20	6PM-8PM	Wimauma Now! Planning Group	Taqueria El Sol- 702 Railroad St.	Stakeholder Meeting
21-Feb-20	10AM-10:30AM	WVR-2 Discussion with Michelle Heinrich	Phone Call	Meeting with County Staff
17-Feb-20	9AM-12:30PM	Wimauma Outreach Sites Tour	Mt. Moriah M.B. Church- 5909 Vel St.	Stakeholder Meeting
14-Feb-20	1:30PM-2:30PM	Meeting on WULI focus group for Wimauma Planning Effort	18th floor of County Center	Stakeholder Meeting
13-Feb-20	11AM-12PM	WVR-2 Land Use Study Team Kick-Off	Plan Hillsborough Room	Meeting with County Staff
5-Feb-20	3:30PM-4PM	Wimauma SWOT Interview- Commissioner Murman	Virtual	Presentation to Appointed/Elected Officials
3-Feb-20	2:30PM-3PM	Wimauma SWOT Interview- Commissioner Overman	Phone Call	Presentation to Appointed/Elected Officials
28-Jan-20	9AM-10AM	Wimauma/Balm Stakeholder Interviews Debrief	Tampa Bay Room	Meeting with County Staff
23-Jan-20	1PM-3PM	Wimauma Now!- Planning Commission, Consultants, and Community Meetings	Wimauma Opportunity Center- 5128 SR 674	Stakeholder Meeting
22-Jan-20	4PM-5:30PM	Wimauma Interviews	Wimauma Opportunity Center- 5128 SR 674	Stakeholder Meeting
22-Jan-20	1PM-3PM	Wimauma Now!- Planning Commission, Consultants, and Community Meetings	Wimauma Opportunity Center- 5128 SR 674	Stakeholder Meeting
22-Jan-20	11:30AM-12PM	Wimauma SWOT Interview w/ Commissioner White	Commissioner White's Office	Presentation to Appointed/Elected Officials

## Wimauma/WVR-2 Meeting Log

Date	Time	Meeting	Location	Meeting Type
22-Jan-20	11AM-11:30AM	Wimauma SWOT Interview w/ Commissioner Kemp	Commissioner Kemp's Office	Presentation to Appointed/Elected Officials
21-Jan-20	3:45PM-4:15PM	Wimauma SWOT Interview w/ Commissioner Smith	Commissioner Smith's Office	Presentation to Appointed/Elected Officials
21-Jan-20	2:30PM-3:30PM	Wimauma SWOT Interview- Lucia Garsys and Adam Gormly	County Center 26th Floor	Meeting with County Staff
12-Dec-19	1:30PM-2:30PM	Wimauma Village Community Character Profile Kick-Off	County Center 20th Floor	Meeting with County Staff

# Wimauma Community Outreach and Meetings Timeline

2020



**OPEN HOUSE #1 & COMMUNITY CHARETTE**

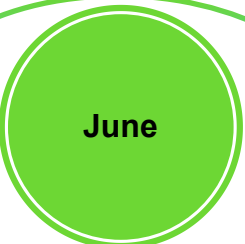
An Open House kick-off took place on March 4, to inform and hear from the community, followed by a participatory workshop from March 5-7. The workshop was a collaborative process with the community, including meetings with stakeholders, a participatory design workshop, feedback sessions, and a final presentation.



**ONLINE SURVEY & COMMUNITY CHARETTE SUMMARY**

On April 20, the Planning Commission provided a summary of the feedback received at Open House & Charrette, discussed initial recommendations for the Community Plan/WVR-2 and the project timeline.

Residents were able to provide input online through a survey from April 9-16.



**ONLINE SURVEY & VIRTUAL WORK SESSION**

Residents were able to provide input online through a survey from June 1 - 15.

A virtual work session took place on June 17 to share initial recommendations of the study with the public, and to gather feedback from the community on the proposed changes.



**ONE-ON-ONE & GROUP MEETINGS**

The Planning Commission offered virtual one-on-one or group meetings during August and September for the public to provide comments or receive clarification on the proposed policy changes.



**OPEN HOUSE #2**

On November 4<sup>th</sup>, a virtual meeting was held via Zoom and an in-person open house was held at Wimauma Elementary School on November 7<sup>th</sup>. The public was able to provide feedback on the final study results and recommendations at both meetings. Public notices with the meeting information were mailed to all affected property owners.

2021

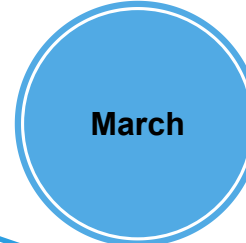


**PUBLIC HEARINGS**

A public hearing was held with the Planning Commission on February 1 and with the Board of County Commissioners on February 4.

The public hearings provided elected officials an opportunity to publicly discuss the proposed WVR-2 changes in the Hillsborough County Comprehensive Plan and the Land Development Code.

During the February 4 public hearing the BOCC continued the WVR-2 Comprehensive Plan text amendments (HC/CPA 20-12 & HC/CPA 20-13). The Board also set two public hearings to consider the extension of the moratorium, currently set to expire on May 29, that prohibits new rezonings in the WVR-2 land use category in the Wimauma Planning Area. After extensive public comment, the Board expressed this additional time will allow Planning Commission staff the opportunity to continue working with the affected community and expand the public engagement process.



**BOCC HEARING & COMMUNITY MEETING #1**

On March 3, the BOCC held a first public hearing to consider adoption of an ordinance providing for an extension of the moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within the Wimauma Village Residential-2 ("WVR-2") Future Land Use Category, until December 31, 2021. This action does not increase or decrease any County Department budgets in any year. No action taken.

On March 27, the Planning Commission held a community meeting in Wimauma at the Boys & Girls Club at Bethune Park to present an overview of the study and the Community Plan update. Three sessions were held at 10 am, 11 am, and noon. The public was able to provide feedback on the prioritization of plan's goals and strategies.



**BOCC HEARING & COMMUNITY MEETING #2**

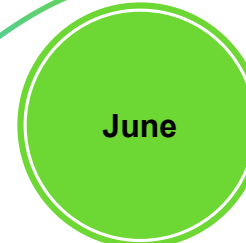
On April 7, the BOCC held a second public hearing and adopted (6-1) an ordinance providing for an extension of the moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within WVR-2 Future Land Use Category, until December 31, 2021.

On April 15, Planning Commission held a community meeting in Wimauma at the Boys & Girls Club at Bethune Park to discuss the Wimauma Downtown Plan and Land Development Code Regulations. Two sessions were held at 6 pm and 7 pm. The public was able to provide feedback on the Downtown Overlay and had the opportunity to prioritize design elements and strategies.



**COMMUNITY MEETING #3**

On May 8, the Planning Commission held a community meeting in Wimauma at the Boys & Girls Club at Bethune Park to discuss Wimauma Community Benefit Options and Infrastructure. Three sessions were held at 10 am, 11 am, and noon. The 11 am session was presented in Spanish. The public was able to provide feedback on the Community Benefit options and had the opportunity to prioritize the options.



**COMMUNITY MEETING #4 & OPEN HOUSE #3**

On June 5, the Planning Commission held a community meeting in Wimauma at the Boys & Girls Club at Bethune Park to discuss the WVR-2 Land Development Code Neighborhood Design and Affordable Housing. There were three sessions at 10 am, 11 am, and noon. The 11 am session was presented in Spanish.

On June 26<sup>th</sup> there will be an in-person open house at Beth-El Farmworker Ministry. There will be three sessions at 10 am, 11:30 am, and 1 pm. A simultaneous virtual meeting via Zoom. The 11:30 am session will be presented in Spanish. The public will be able to provide feedback on the final study results and recommendations.





**Public Meeting for  
WVR-2 Land Use Study and Community Plan Update  
Saturday March 27, 2021  
Sign-in Sheet**



Name	Address	Phone	Email address
Dylan Alexander	16619 Geese Ribbon Pl Wimauma FL 33548	513 490 6211	alexandx522@gmail.com
Brian Slater	5005 Cliff Bay Way Wimauma 33548	813-597-5486	ramel26@juno.com
Christian Bellingrath	16806 Banner Shull Pl Wimauma FL	813-641-3339	christian@bellingrath.com
Samantha Coddling	16813 Trite Bend Street	800-471-0076	coddling.samantha@gmail.com
Habitat for	5222 Veruca St	813 260 5718	
Enrique Haegegen	410 5 <sup>th</sup> Wimauma FL	813-695-5941	ENRIQUE GALLEGOS 56 @ GMAIL.COM
Ron Weaver	4403 W Dale Ave	813 220 8501	rweaver@stearnsweaver.com
Angie Grace	15821 Cobble Mill Dr Wimauma	781-799-7299	agrace1184@aol.com
Susan Bishop	3819 County Road 579 Wimauma	813-956-1642	sabishop801@gmail.com
Katherine Oliver	3805 County Rd 579, Wimauma	813-850-2187	kaoli9@yahoo.com
BOB + LOIS JAMES	1222 W. LAKE DR WIMAUMA	813634-3871	
Ray Warren	16820 Whisper Elm St	262-348-6536	RAYWARREN3@outlook.com
AL BRUNNER	15006 CHARLTON LAKE RD	443 306 0582	CARTFEER@GMAIL.COM
Nicole Neugebauer	401 Harbour Place Dr.	813-407-1686	nneugebauer@stearnsweaver.com





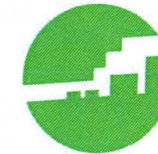
**Public Meeting for  
WVR-2 Land Use Study and Community Plan Update  
Saturday March 27, 2021  
Sign-in Sheet**



Name	Address	Phone	Email address
Gary Slak	5804 Vel St. Wimauma	813-550-9001	G4Slak@aol.com
Araceli Morales	3505 Willow Rd Wimauma	813-566-2284	
Rodrigo Guzman y familia	" "	" "	
Laura Triguero	3408 Ralston Rd. Plant City	813-650-1010	
Edward Reyes	3302 N. Tampa St	813 9673294	Edward@TheReyesFirm.com
Elsa Toro	20824 Keenne Rd. Ft Wimauma	813-2950-5059.	
Rosa Toro	" "	" "	
Aquedita web	" "	813-415-9699	
Laura Butler	3206ren Manor Sec	970 472 1875	
STAN WHITCOMB		239-405-0834	STANW@WHITEROVI.NET
Rosa Jose par	315 Ilea PL Wimauma	813 547-9084	
David Council	3523 24th St SE Ruskin	813-917 1079	pjcouncil@gmail.com
Carol J Council	" "	813 917-4140	pjcouncil@gmail.com
Arthur M. DiDonato	16702 Mooners Pt. Lakeland CIRCLE	903 238 1535	



**Public Meeting for  
WVR-2 Land Use Study and Community Plan Update  
Saturday March 27, 2021  
Sign-in Sheet**

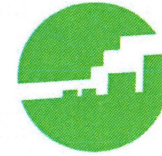


Name	Address	Phone	Email address
Mario Avianera	5906 Vel St Wimauma, FL	813 665-5815	
Florencia Mateo	6004 Vel St Wimauma	813-295-35-86	
Gloria Perez	2111 Taft St Wimauma	813 695 3763	
Nancy ESPINOZA	14410 BARLEY FIELD DR.	860-539-4471	
William Garcia	14410 BARLEY FIELD DR	813 439 7426	
Tony Pugh	403 Flanborough Trl	901-691-4720	
Ray Klein	5012 Cobble Shores Ln		
Olga Jimenez	5142 Brickwood Rise Dr	813-394-5558	
<del>John</del>		813-557-7698	
Grey Burgos	5129-A SR 674, Wimauma	813-545 9696	
Carmen Coalgua	323 Lucky Pippin Lane <sup>Wimauma</sup>	(813) 504-0866	
Miguel Ramos	3123 Lucky Pippin Ln.	(813)-440-0925	
Gemma Ramos	3123 Lucky Pippin Ln	(813)-504-0866	
Jozuel Ramos	3123 Lucky Pippin Ln	(813)-624-4287	





Public Meeting for WVR-2 Land Use Study and Community Plan Update Saturday March 27, 2021 Sign-in Sheet



Name	Address	Phone	Email address
Linda Linton	412 Rail Road St	813-325-5100	NONE
Tim Conley	15908 West Lake DR 33598	813-789-2101	timconley1@yahoo.com
Wayne Davis	P.O. Box 982 BRANDON FL 33509	813-503-0571	WTDHP@AOL Com
Benito Hernandez	5219 Vel St, Wimauma 33598	813 850 5839	
NASSER MUSA	5819 SR 674, WIMAUMA FL 33598	813-645-0211	nassermusa23@yahoo.com
Sylvia Ochoa Rodriguez	5618 North St Wimauma FL 33598	813-640-8874	sylvia78rodriguez78@gmail.com
Lucy Stewart	16732 Trite bend St FL 33579	813 239 7264	Lucythe.cuban@aol.com
Marcela Torres	11806 Brighton Knoll Loop Riverdale	813 679 4760	smarcetre@gmail.com
Olivia Rodriguez	11806 Brighton Knoll Loop Riverdale	813 953 881	Janicamato@gmail.com

51 total



## Open House for WVR-2 Land Use Study and Community Plan Update Saturday June 26, 2021 Sign-in Sheet



10.00

Name Nombre	Address Domicilio	Phone Número de Teléfono	Email Correo electrónico	How did you hear about this meeting? ¿Cómo oíste sobre esta reunión?	Do you live/work/recreate in the study area? ¿Vives/trabajas/recreas en el área de estudio?
Christina Bosworth	Wimauma 16017 GoldenLakes	248- 207-1413	christina.i.bosworth@gmail.com	HC Planning Comm.	live + yes - recreate
Pamela Coarez	—	813.390.2515	info@wimaumacd.org	WCD	Yes work
Holly J. Jansen	5105 Indian Shore Pl	813-602-5462	hollyjans26.2@gmail.com	WCD, Wimauna Now	Yes, live
Donna Blaha	15841 Aurora Lake Circle	8137037112	donna.blaha@gmail.com	Wimauna Now	Yes live
JAMES CLARK	TAMPA 30619 APT 402 2512 OYSTER CATCHER	619-459-7710	COEWTEPDL@AHOA.org	EMAIL	YES/LIVE
Jim + JAN FRANE	16834 Scuba Crest St.			mail	Yes/live
MILK BARK	16545 S. S. Hwy 301	813 690-5468	Michael.bark@peddjen.com	email	live/work
Buddy Harwill	13802 Sweet Hay Ln	813-671-4558	budharwill@gmail.com		yes
Rick Tschantz	601 E. Kennedy Blvd. Tampa	813-363-2784	tschantz@hillsboroughcountys.org		No
Jennifer Prewett	2967 W. KNIGHTS AVE Tampa	813-892-4883	jprewett1@tampabay.com	email	Yes
Ray Klein	5012 Cobblestone Dr	215 837 3449	raybarbarak@msn.com		yes

Session: \_\_\_\_\_





**Open House for  
WVR-2 Land Use Study and Community Plan Update  
Saturday June 26, 2021 Sign-in Sheet**



Name Nombre	Address Domicilio	Phone Número de Teléfono	Email Correo electrónico	How did you hear about this meeting? ¿Cómo oíste sobre esta reunión?	Do you live/work/recreate in the study area? ¿Vives/trabajas/recreas en el área de estudio?
Saint Saintilien	311 9th ST NE Ruskin 33570	813-325-3758	SSaintilien@yahoo.com	Drive by	Realtor/Haiti Yes
Laura B. A.	3900 Zen Manor S Sc	970 4791875	don6pos16@gmail	email	
James Frankford	150 W Palm Rd 3604 Center St Wimauma, FL	813 639 9552 813-416-9639 813-539-1607			
Joe Robledo	5505 State Rd 674 Wimauma, FL 33598	832 656 2993	zelvis@mysouthhills.com	Sign	Live/Work
Eva Ventura	5226 Guadalupe Blu	813 453 8454	evavzn16@gmail.com		
Greg Burgos	5109 SR 674, Wimauma	813 545 9696	mojotyme@gmail.com		Work





**Hillsborough  
County Florida**

**Open House for  
WVR-2 Land Use Study and Community Plan Update  
Saturday June 26, 2021 Sign-in Sheet**

11:30



**Hillsborough County  
City-County  
Planning Commission**

Name Nombre	Address Domicilio	Phone Número de Teléfono	Email Correo electrónico	How did you hear about this meeting? ¿Cómo oíste sobre esta reunión?	Do you live/work/recreate in the study area? ¿Vives/trabajas/recreas en el área de estudio?
Sr. Sara Proctor	2510 W Shell Pt Rd <sup>Ruskin</sup>	813-944-8144	sagesse160@aol.com	Flippr	Yes / work
Maggie Calkins	2510 North St	813-486-2273			
Martha Ramirez	1108 county Rod 579	813-863-3154		tefrero	
Glen/Barb Fiske	14635 Sweet Lp. Rd Wim	813-468-7021	luvcountryliving@yahoo.com	FB	No

Session: \_\_\_\_\_





Hillsborough  
County Florida

1:00 PM

Open House for  
WVR-2 Land Use Study and Community Plan Update  
Saturday June 26, 2021 Sign-in Sheet



Hillsborough County  
City-County  
Planning Commission

Name Nombre	Address Domicilio	Phone Número de Teléfono	Email Correo electrónico	How did you hear about this meeting? ¿Cómo oíste sobre esta reunión?	Do you live/work/recreate in the study area? ¿Vives/trabajas/recreas en el área de estudio?
Brian Slater	5005 Cliff Bay Way	813-597-5486	ranel26@juno.com	Been to Previous Mtgs	Yes
FRAN BODMAN	15902 COBBLE MILL DR.	407-744-4229	frandia@yahoo.com		yes
Tom White	4934 SAPHIRE SAND DR	813-404-5717	tom9779@aol.com	COMMITTEE of Valencia Lakes	Yes
Bonni Tandet	15908 Golden Lakes Dr	954-290-4589	Bonni.tandet@6mail.com	Christine Boullet	No
Mitch Tandet	15908 Golden Lakes Dr.	954-649-3842	mitchtandet@great.com	Christina Boullet	No
Griselda Rocha	15310 W. Lake Dr.	813-716-3640	grisr@yahoo.com		yes, live & work
Rick Delay	168069 Pine Hill	979 296		only	Yes (live)
Kami Corbett	2234 Greenhaven Dr 33573	813-227-8421	Kamicornett@att.net	att.net/law.com	No
Jessica Icerman	401 E. Jackson St	813-722-5066	jicerman@starnsnews.com	email	yes - recreate
Samantha Coddiny	16813 Trike Bend St	860 471 0076	coddiny.samantha@gmail.com	email	yes-live
Enrique Saezagos	410 5 <sup>th</sup> St	941 695-5941			live
Gloria Sosa	15407 winterBrewLn.	813-645-4456	gloriasosa@live.com	email	live
HOYT KELLY	6121 I. ST.	813-538-9720	"teaspoon"	Call	Yes, live



## **Wimauma Open House**

**June 26, 2021**

**Sessions at 10:00 AM, 11:30 (In Spanish), and 1:00 PM**

### **Comments from Zoom Chat**

Plan Hillsborough Staff (CE): All questions in this chat will be answered by Plan Hillsborough staff within 48 hours. Todas las preguntas en este chat serán respondidas por el personal de Plan Hillsborough dentro de 48 horas.

Mike Peterson: Have only skimmed the new language proposals and have some varied questions/concerns, but generally want to thank consultant/staff for trying to honor the discussions of our two years of stakeholder/public discussions updating our COMMUNITY plan. Such has not been easy give some BOCC members hell bent on hijacking this effort for THEIR personal desires as seen in previous "workshops" accepting no public input and even having the Planning Commission reject their last attempts to hijack as "inconsistent" with our comprehensive planning principles. Yet, some BOCC members again recently expressed intent to "turn these efforts (RP-2 & WV) on their heads" in pursuit of THEIR desires. Such included the stunning notion of pushing large-lot sprawl patterns by rejecting public water/sewer requirements in favor of 1/2 acre lots on wells/septic tanks! Talk about classic inefficient sprawl thinking, and promoting more septic tanks to pollute these headwater areas of Bullfrog Creek and Little Manatee River!! Nuts!!

Miguel Martinez: eso de las propiedades es lo que me preocupa ami tengo mi propiedad en esas areas.

Hillsborough County City-County Planning Commission: The event has ended so we're going to shut down the computers in the room.

# Attachment E

Agency Comment

**School Board**  
Lynn L. Gray, Chair  
Stacy A. Hahn, Ph.D., Vice Chair  
Nadia T. Combs  
Karen Perez  
Melissa Snively  
Jessica Vaughn  
Henry "Shake" Washington



**Superintendent of Schools**  
Addison G. Davis

July 7, 2021

Fellow Planning Commissioners,

Public schools are an essential element to prosperous and thriving communities. Encouraging the location of public school sites at the time of Future Land Use Amendments is an innovative and necessary step to build an inventory of public school sites that ensure required school infrastructure is in place to support new residential growth. Hillsborough County Public School supports and encourages the following community benefit language for the RP-2 and WVR-2 Future Land Use Categories and the associated land development regulations.

*"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 the school purposes (if approved by Hillsborough County Public School 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."*

Encouraging public school sites and infrastructure at this early stage of the development process will benefit current and future residents and students in this area of the county. We appreciate the Planning Commission's vision to create more well-rounded future communities with adequate infrastructure by implementing creative tools, such as the community benefit options. We look forward to the approval and implementation of these new provisions.

Sincerely,

Amber K. Dickerson, AICP  
General Manager, Growth Management  
Hillsborough County Public Schools  
E: amber.dickerson@hcps.net  
Office: 813.272.4896