



**Hillsborough County  
City-County  
Planning Commission**

**Hillsborough County: Land Development Code Amendment- 21-0289  
(WVR-2)**

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	(A) Resolution, (B) Proposed Code Language WVR-2, (C) Proposed Code Language Wimauma Downtown (D) Explanation of Changes

**Summary Information**

This publicly initiated text amendment to the Unincorporated Hillsborough County Code of Ordinances proposes to revise and add development standards to the Wimauma Village Residential-2 (WVR-2) Future Land Use Category and establish Wimauma Downtown regulations as called for by the Wimauma Community Plan.

The Planning Commission is required to review Land Development Regulations for consistency with the adopted Unincorporated Hillsborough County Comprehensive Plan in accordance with Chapter 163.3194(2) Florida Statutes, and Chapter 97-3581 Laws of Florida, and provide findings to the Hillsborough County Board of County Commissioners.

The proposed text amendment seeks the following changes to the Land Development Code:

- Revise and add standards to the Wimauma Village Residential-2 Future Land Use Category
- Establish regulations for Wimauma Downtown as directed by the Wimauma Community Plan

This text amendment, at the request of the BOCC, broadly addresses development within the Future Land Use Category through the establishment of standards for Planned Development (PD) zoning districts within the WVR-2 Future Land Use Category. The LDC amendment is the companion to the Comprehensive Plan Text Amendment for the WVR-2 Future Land Use Category. Further, this amendment broadly addresses development within Wimauma Downtown as established and called for in the Wimauma Community Plan through the creation of an Overlay. The Land Development Code amendment is the companion to the Comprehensive Plan Text Amendment for the Wimauma Community Plan Update.

**Recommendation**

Staff recommends that the Planning Commission approve the attached resolution finding the proposed Land Development Code Text Amendment language proposing to revise and add development standards to the Wimauma Village Residential-2 Future Land Use Category and establish Wimauma Downtown regulations **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan and forward this recommendation to the Hillsborough County Board of County Commissioners.

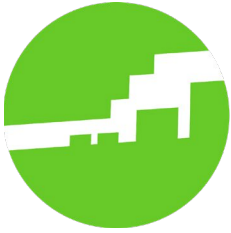
## Proposed Language

**See Attachments B and C.**

Final Review		
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## Attachment A

Resolution



# Hillsborough County City-County Planning Commission

## Resolution

Item: Hillsborough County: Land Development Code Amendment- 21-0289 – (WVR-2)

	AYE	NAY	ABSENT	DATE: July 19, 2021
Nigel M Joseph, Chair				
Cody Powell, Vice-Chair				
Derek L Doughty, PE, Member-at-Large				
Steven Bernstein				
Giovanny Cardenas				Nigel Joseph
John Dicks				Chair
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, the Hillsborough County City-County Planning Commission received a text amendment to the Hillsborough County Land Development Code and

WHEREAS, Hillsborough County City-County Planning Commission staff reviewed Hillsborough County LDC Text Amendment 21-0289 – (WVR-2) that proposes to revise and add development standards to the Wimauma Village -2 Future Land Use Category and establish regulation for Wimauma Downtown; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed Hillsborough County Land Development Code text amendment, considered existing/future development patterns and community facilities, as well as

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 Tampa, FL, 33602

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the adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as follows:

### **Future Land Use Element**

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

**Policy 9.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 9.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

### **Community Design Component**

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

##### **5.3 RURAL**

**GOAL 14:** *Provide standards within the land development code for development in the rural areas, which allow for developments of a specifically rural character.*

#### **8.0 IMPLEMENTATION DESIGN**

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

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

**Policy 20-7.1:** *Amend the Land Development Code to implement this element.*

### **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*

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*development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.*

**3. Wimauma Village Downtown Plan** – *Revitalize the Wimauma Village Downtown by developing a downtown master plan to enhance the appearance of the district, and promote business growth. The Working Committee defined the boundaries of the Wimauma Village Downtown Plan on February 20, 2006 as: Center Street to the north; Hillsborough Street to the south; Kenilworth Avenue on the west and the CSX Rail Road corridor on the east. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma Village Downtown Plan shall include:*

- *Planting trees, providing bike paths & pedestrian friendly development*
- *Creating an overlay district or special zoning district to implement the plan*
- *Maintaining the existing grid system*
- *Connecting development to the proposed Greenway system*
- *Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts*
- *Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Village Downtown*
- *Maintaining the historic character*
- *An architectural theme for downtown*
- *Encouraging developments along SR-674 to adhere to “Design Guidelines” that include reduced building setbacks, courtyards, pedestrian friendly sidewalks, parking to the rear, accommodating parking spaces for larger than standard vehicles, etc.*
- *Establishing a “Lighting District” with specific fixture styles*
- *Sidewalks*

WHEREAS, Planning Commission staff determined that Hillsborough County Land Development Code Amendment 21-0289 – (WVR-2) 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 Hillsborough County Land Development Code Amendment 21-0289 – (WVR-2) **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 Code Language WVR-2

The proposed language is new to the land development code. No strikethrough / underline is available.

## **PART 3.24.00 – Wimauma Village Residential Neighborhood**

### **Section 3.24.01. – Purpose**

The purpose of this Part is to establish development standards for residential developments within the Wimauma Village Residential Neighborhood (as shown in Figure 2-1) seeking to develop at gross densities greater than 1 unit per 5 acres, referred to in these regulations as a Wimauma Village Neighborhood. The design standards implement the vision, principles, and strategies of the Wimauma Community Plan, as found in the *Future of Hillsborough* Comprehensive Plan. The intent of these regulations is to improve and encourage connectivity with Wimauma's Downtown areas and establish a residential district with a sustainable growth pattern.

Compliance with these regulations shall be reviewed through a Planned Development – Wimauma Village Neighborhood (PD-WVN) application. Each rezoning shall clearly demonstrate compliance with the following regulations.

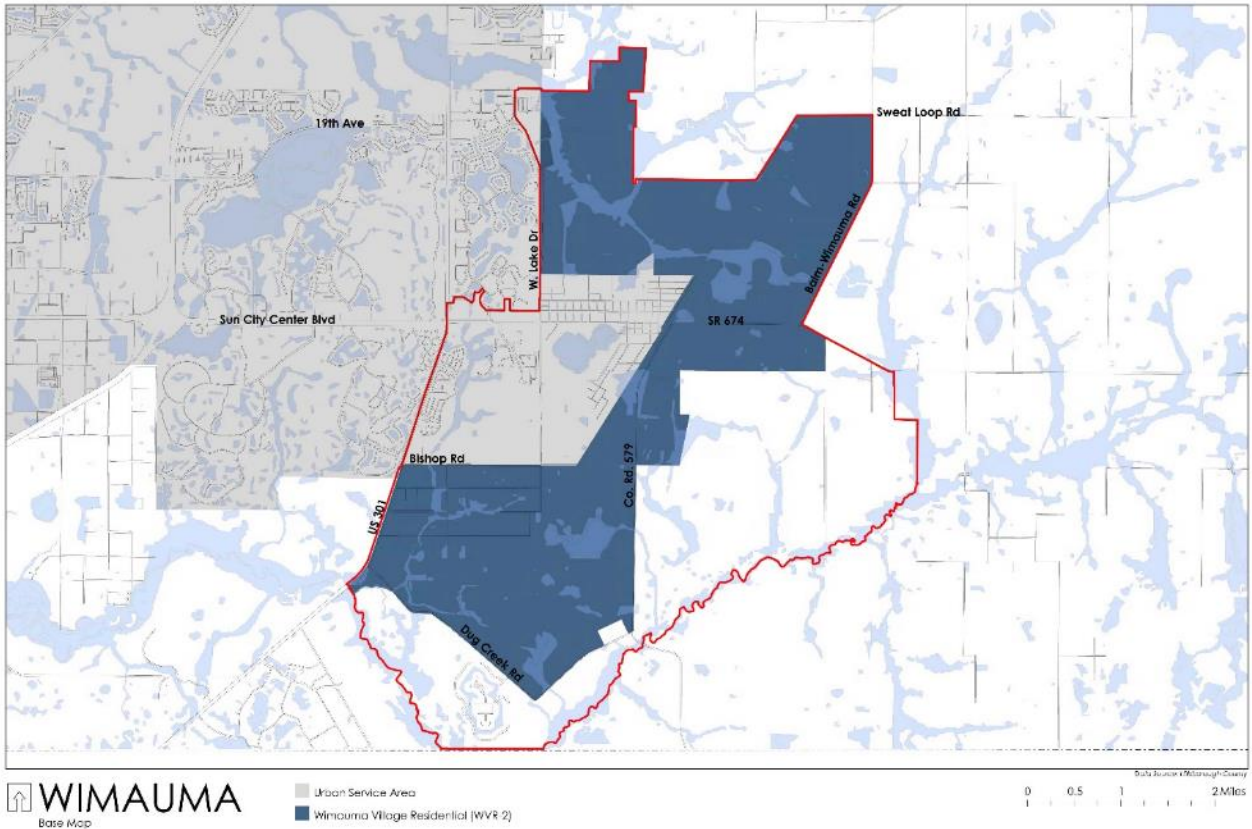
### **Section 3.24.02. – Applicability**

Except as provided herein, these standards shall apply to all new residential development exceeding a gross residential density more than 1 unit per 5 acres and to all development aggregated with development within the Wimauma Village Residential Neighborhood area.

1. These provisions shall not apply to public schools and previously approved planned developments, previously approved subdivisions, projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval.
2. In addition to the standards provided herein, development of a Wimauma Village Neighborhood shall be required to meet all other applicable sections of the Land Development Code. Where any provision of these regulations conflict with any other standards or regulations of the Land Development Code, these regulations shall prevail.
3. Minor and major modifications to pre-existing Planned Developments within the applicable area shall be evaluated for consistency with these regulations and shall comply to the greatest extent possible. In applications where only a portion of the pre-existing Planned Development is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.



**Figure 3.24.01**



**Section 3.24.03. - Permitted Uses**

Uses shall be permitted as approved by Planned Development rezoning.

**Section 3.24.03.1 – Definitions**

Definition of terms used in the following sections are as follows:

*Wimauma Village Neighborhood* refers to the entirety of the project per the site plan.

*Neighborhood Center* refers to the portion of the Neighborhood devoted to one or more of the uses defined in Sec. 5.04.04.A.2(a) of this Code.

*Scenic Corridor* refers to public roadways that provide unique and extraordinary vistas of man-made or natural features or as otherwise defined in the Comprehensive Plan.

**Section 3.24.04. - General Development Standards**

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1. Projects shall meet a clustering ratio of at least 4 units per net acreage. Net acreage shall consist of all land not designated as open space or Civic Building Lot acreage.
2. Projects shall designate at least 40% of the gross site acreage for Open Space to ensure that the rural landscape is preserved. To achieve compliance with the minimum clustering ratio, the designation of additional Open Space may be required. 30% of the open space must be contiguous or adjoining, and 10% of the open space must be internally located to the PD site neighborhoods and does not have to be contiguous. The plan must demonstrate connection to internal and neighboring open space or conservation areas, if applicable. Areas of the site that shall be considered Open Space shall be those permitted in the Rural Service Area per the *Future of Hillsborough* Comprehensive Plan. In addition, the following areas may be considered:
  - Recreation (to include, but not be limited to, walking paths, equestrian trails, off-road bicycle paths, tot lots, plazas, and greens).
  - Stormwater ponds that are designed in a manner to allow for open space and/or passive recreation available to all neighborhood residents.
  - Community gardens
  - Community gathering places with or without active recreational components
  - Neighborhood Greens that do not include Civic Use Buildings
  - Agricultural uses and facilities, agriculture-based targeted industry
  - Restored or preserved native habitat and environmentally significant or sensitive land including wetlands and forestry

The following shall not count towards the open space minimum acreage requirement:

- Residential yards
  - Private golf courses
  - Amenity Areas (pools, clubhouses)
  - Stormwater ponds that do not provide public access
  - Civic Building Lots
3. Notwithstanding Land Development Code Section 6.11.02.A, accessory dwellings on any lot size are permitted. All other requirements of Land Development Code Section 6.11.02 are to be met. Accessory dwellings are not permitted on Apartment House or Courtyard House Lot Types.
  4. Neighborhood Centers: For developments of 100 acres or more neighborhoods shall be designed so that at least 50 percent of the housing units are within a five-minute walking distance (i.e. no more than a quarter mile radius measured via straight line measurement) from the perimeter of a Neighborhood Center. Multiple Neighborhood Centers may be provided within a single development.

Neighborhood Centers shall be located inside of the Neighborhood or on the periphery of the Neighborhood near the right of way at the entrance of the Neighborhood. Neighborhood Centers shall include one or more of the following which can be defined as non-residential uses: parks (public and/or private, to be maintained by HOA if private) government/public service uses, public or private schools, community gardens, farmers markets, churches, residential support uses (i.e. daycares or assisted living facilities), general indoor recreational uses, live/work units.

- i. The acreage of the Neighborhood Center shall be at least 1.5% of the gross acreage of the project. Non-enclosed uses, such as community gardens, parks

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and farmer's markets which are part of a larger Neighborhood Center, shall contribute a maximum of 50% of the requirement (not including required parking areas that serve the non-enclosed uses).

5. Projects shall also provide Community Benefits as provided in Section 3.24.10.

Should a pre-existing approved residential development located within the Wimauma Village Residential Neighborhood Area that has received Construction Plan prior to approval of this Section as of October XX, 2021 be enlarged, the acreage of the area being added shall determine the number of community benefits to be provided. Should a pre-existing approved residential development located within the Wimauma Village Residential Neighborhood Area that has not received Construction Plan approval as of October XX, 2021 be enlarged, the acreage of the entire area shall determine the number of community benefits to be provided.

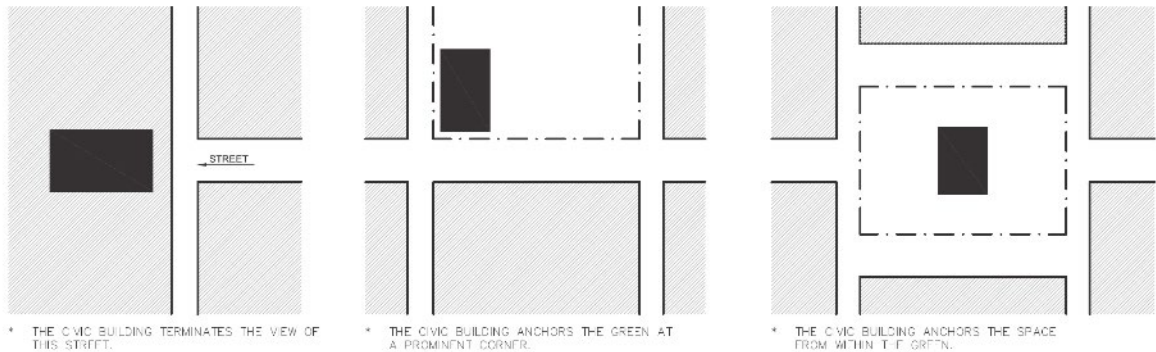
### **Section 3.24.05. - Permitted Lot and Building Form Types in the Wimauma Village Neighborhood:**

1. Each Wimauma Village Neighborhood must contain a minimum of four (4) different Lot and Building Form types, if no Civic Building Lot is provided. 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 required four 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 four required Lot and Building Form types.
2. A Wimauma Village Neighborhood must contain a minimum of four (4) different Lot and Building Form Types. If there is a Civic Building Lot provided within the Wimauma Village neighborhood, this may count as one (1) of the 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 four required Lot and Building Form types.
3. No less than 10 percent and no more than 60 percent should be provided of one Lot and Building Form Type. Live/Work lots are encouraged – These lots may be established below the 10 percent threshold but shall not satisfy the required Lot and Building Type Forms. These lots shall be placed in or adjacent to Neighborhood Centers.
4. The land area for the Civic Building Lot(s) shall be located with direct access to neighborhood street networks, and be oriented to the Wimauma Recreational Trail where possible. The land area shall comply with the required block size maximums unless the proposed use can be demonstrated at the time of rezoning to require deviation from that requirement. The location of the Civic Building Lot within the overall project shall be evaluated at the time of rezoning and the location may vary from project to project based upon the subject site's environmental features, site layout and adjacent uses. The location of buildings on the Civic Building Lot shall face an improved street right-of-way and shall not be separated from the right-of-way by another building,

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stormwater facilities or parking areas or drive aisles. On parcels with multiple street frontages, buildings shall front the street with the higher functional classification. Civic Building Lot uses shall include libraries, County office buildings, daycares, religious institutions, and neighborhood places of assembly, that are not neighborhood amenity uses such as clubhouses. Enclosed, open, and quasi-enclosed Farmers Markets may also be considered a Civic Building Lot use and the farmer's market activity area (not to include associated parking) shall be calculated as FAR to meet the required building size and building location within the Civic Building Lot. Parking shall be provided to the rear or side of the building(s)/activity areas. Alternatively, the Civic Building Lot area may be developed fully as a Neighborhood Green, which shall be bound on all sides by streets, and improved landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.

\* BUILDING PLACEMENT REQUIREMENTS FOR CIVIC BUILDINGS VARY BY SITE. IN GENERAL, CIVIC BUILDINGS SHOULD BE SITED IN LOCATIONS OF PARTICULAR GEOMETRIC IMPORTANCE, SUCH AS ANCHORING A MAJOR PUBLIC SPACE, OR TERMINATING A STREET VISTA.



### *Illustrative Graphic Only*

5. Differing lot and building form types should be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets.
6. Permitted lot and building form types in a Wimauma Village Neighborhood include the following (depicted in Section 3.24.06):

Apartment House Lot  
Courtyard Apartment Lot  
Rowhouse or Town House Lot (rear loaded only)  
Cottage House Lot (rear loaded only)  
Sideroad House Lot (rear loaded if under 5000 sq. ft.)  
Standard House Lot  
Civic Building Lot  
Live/Work Lot (rear loaded if under 5000 sq. ft.)

### **Section 3.24.06. - Development Standards for Permitted Lot and Building Form Types:**

1. Front loaded garages must be setback 10 feet from the front façade of the main structure. Alley access garages are required of all single family uses on lots less than 5000 square feet. Building frontage to include attached front-loading garage or attached rear loading garage.

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2. Accessory Structures shall follow the primary building setback in Table 6-1 and not exceed two stories.
3. Accessory Dwellings may accommodate up to one dwelling unit.
4. Detached garages shall follow accessory structure setback requirements in Table 6-1 except for the Standard Building Lot where garages may be setback 5 feet from the property line.
5. In yards with required build-to lines for 0' side yard, the entire length of each building façade containing enclosed floor space shall be placed on the build-to line or, on parcels with curved or irregular build-to lines, the chord of the build-to line. Doorways and minor architectural features, such as transoms, sidelights and porticos, recessed into the façade shall be permitted. A maximum of one foot of relief from the build line shall be permitted for architectural features such as cornices and expression lines.
6. Conceptual illustrations below demonstrate lot size and dimensional requirements of Table 6-1.

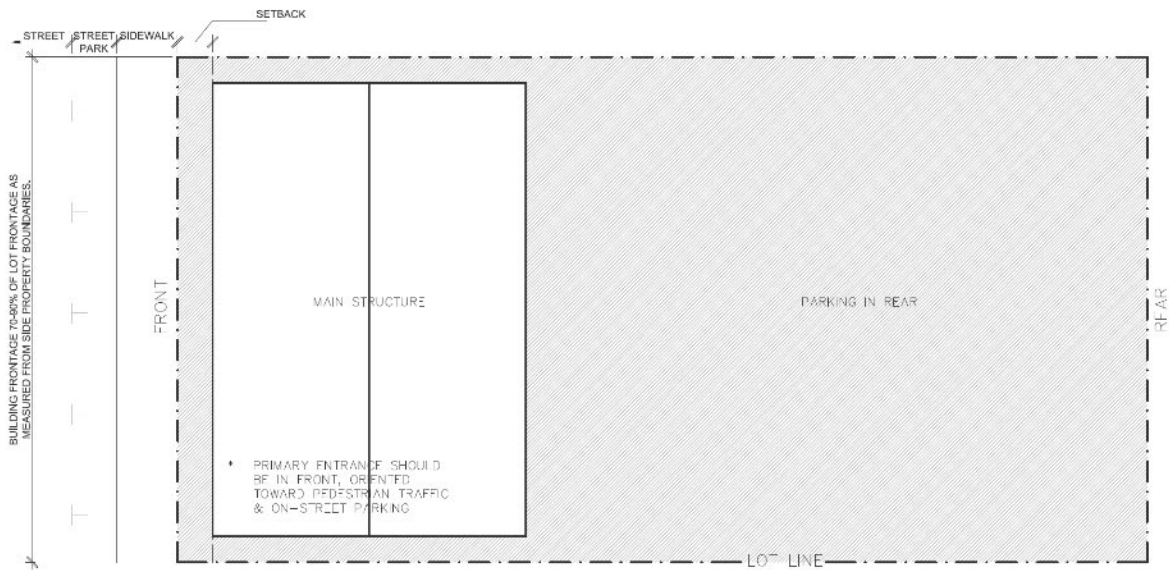
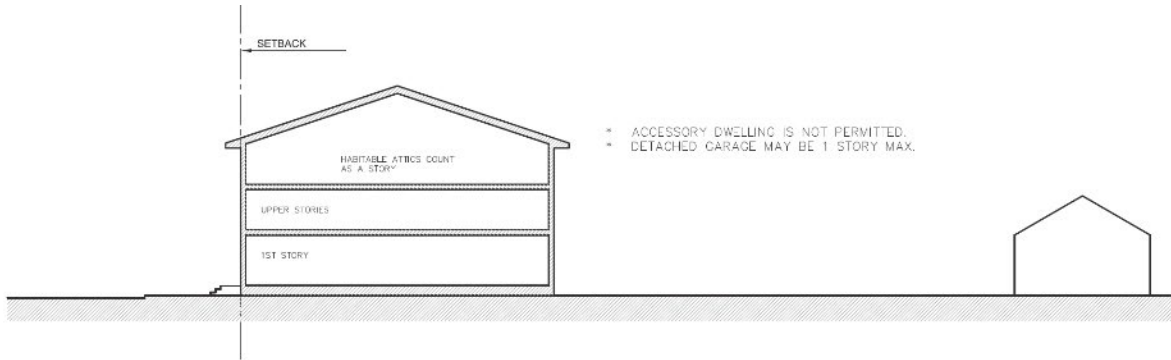
**Table 3.24.01**

### LOT SIZE AND DIMENSIONAL REQUIREMENTS

LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	BUILDING FRONTAGE (min/max)	LOT COVERAGE BY BLDG (max)	YARD (min and max)			HEIGHT (min/max in stories; max in feet)
					FRONT(*1)	REAR	SIDE	
Live/Work Building Lot	1,800/11,400	16/60	80/100%	80%	0/10	15	0	2/3; 45'
Apartment House Lot	4,800/18,000	48/120	70/90%	80%	5/10	15	0	1/4; 50'
Courtyard Apartment Lot	4,800/18,000	60/no max	50/80%	70%	5/10	10	0	1/2.5; 35'
Rowhouse Lot	1,800/3,840	16/32	90/100%	80%	0/10	15	0 (*3)	2/3; 35'
Cottage House Lot	2,400/4,800	24/40	70/90%	60%	5/25	10	2	1/2; 35'
Sidyard House Lot	3,000/6,000	30/60	60/90%	50%	5/10	10	0/10 (*2)	1/3; 35'
Standard House Lot	5,000/8,400	50/70	50/80%	50%	20/30	10	5	1/3; 35'
Civic Building Lot	5,000/no max	50/no max	n/a	80%	n/a	15	0	1/4; 50'

1. Corner lots must meet front yard requirements on both streets.
2. Sidyard house requires zero foot setback on only one side, 10 foot setback on the other side, and no back to back zero foot side.
3. Rowhouses shall contain at least 3 attached lots.
4. Garages are encouraged to be located at the rear of the lot.

**1. Apartment House (AH)**



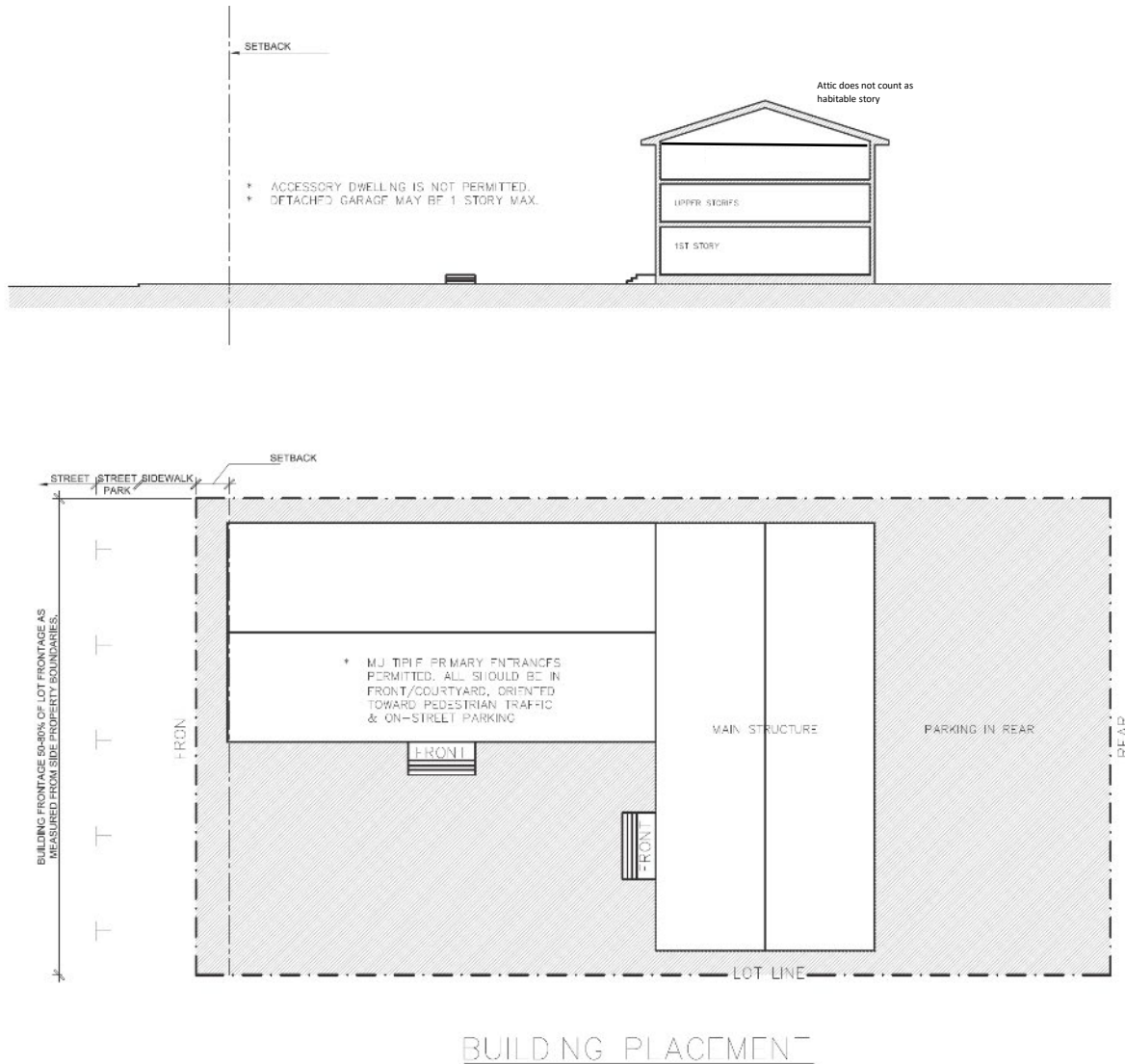
BUILDING PLACEMENT

Off-street parking for Apartment House lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

Accessory Structures shall follow the primary building setback

2. Courtyard Apartment (CA)

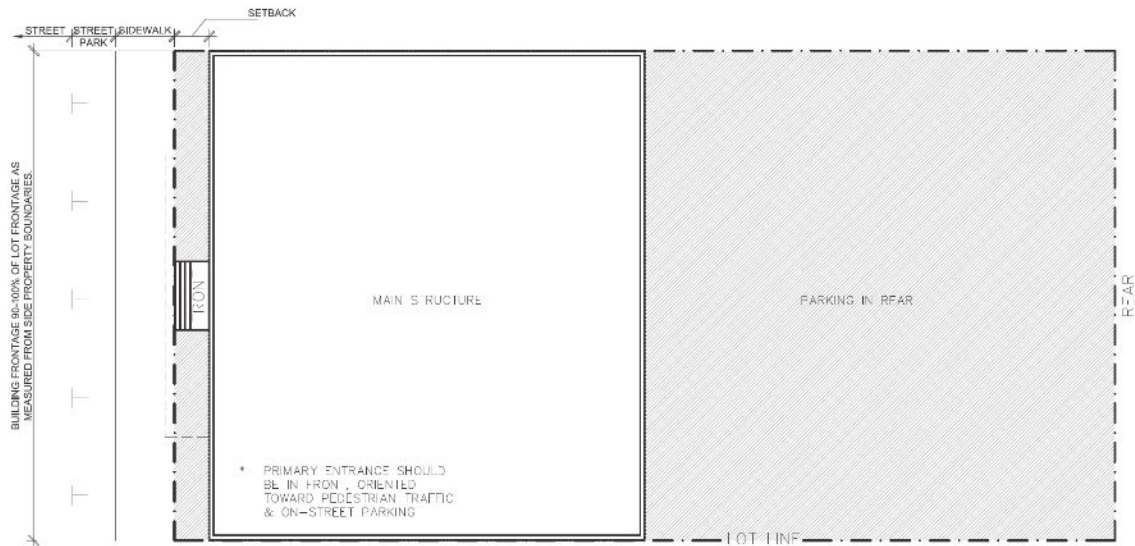
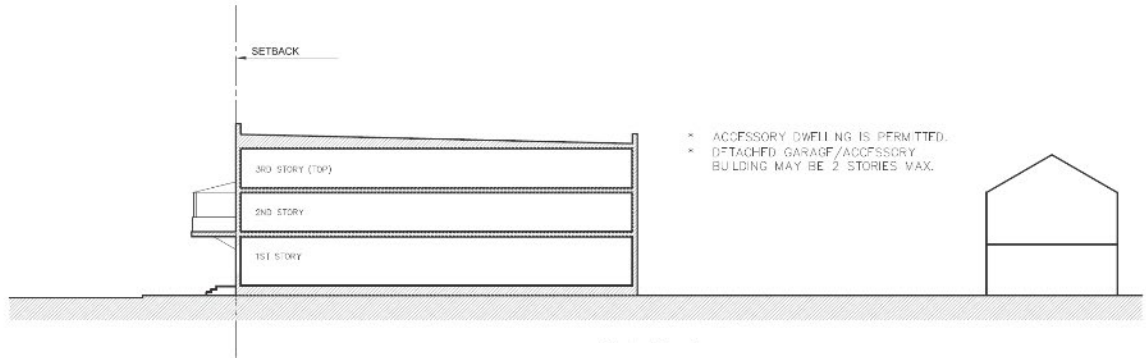


Off-street parking for Courtyard Apartment lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building shall provide two different building orientations. One of the building's primary orientations shall be toward the street rather than the parking areas. A primary entrance for each building orientation component shall be provided towards the street and/or courtyard.

Accessory Structures shall follow the primary building setback

**3. Rowhouse (RH) or Town House**



BUILDING PLACEMENT

Attached garages, accessed from the front of the property/street, shall be setback a minimum of 20 feet from the front property line. The remaining residential portion of the structure may be setback at the same distance or at a setback closer to the street. The residential portion shall not be located behind the garage. An offset of at least 10 feet shall be provided between the residential portion and garage portion of the structure when the garage is not flush with the residential facade.

Garages attached to the rear of the rowhouse buildings, accessed from the rear or side of the rowhouse building, are to be accessed via an alley located along the rear of the lot or from the front street via a driveway located to the side of the rowhouse building.

Detached garages, accessed from the rear or side of the rowhouse building, are to be accessed via an alley located along the rear of the lot or from the front street via a driveway



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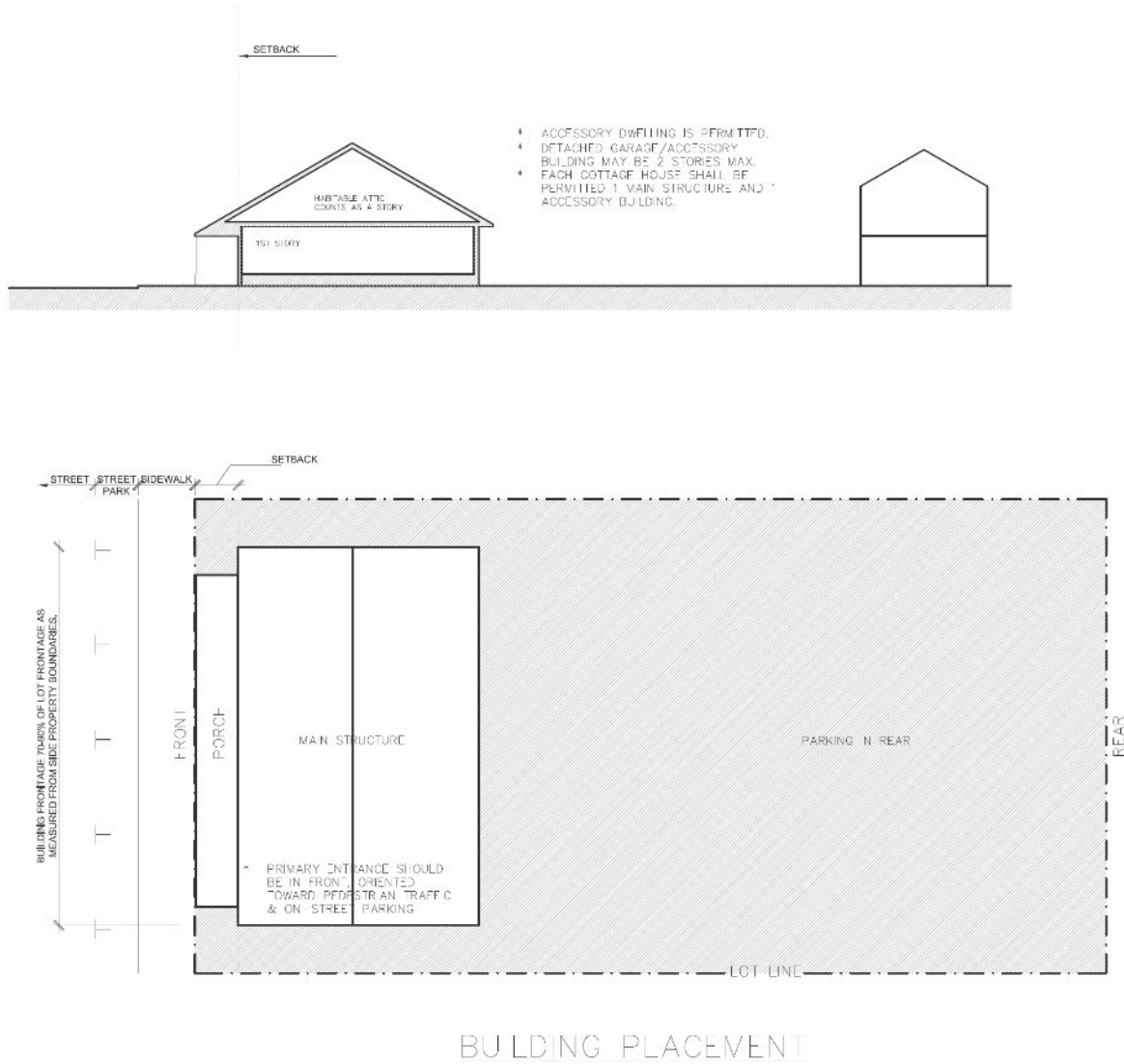
located to the side of the rowhouse building.

Should the project provide a parking area, rather than individual garages, the parking area shall be located behind or to the side of the rowhouse building. No parking shall be located between the primary façade, or façade portion, closest to the street.

A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

Accessory Structures shall follow the primary building setback

**4. Cottage House (CH)**

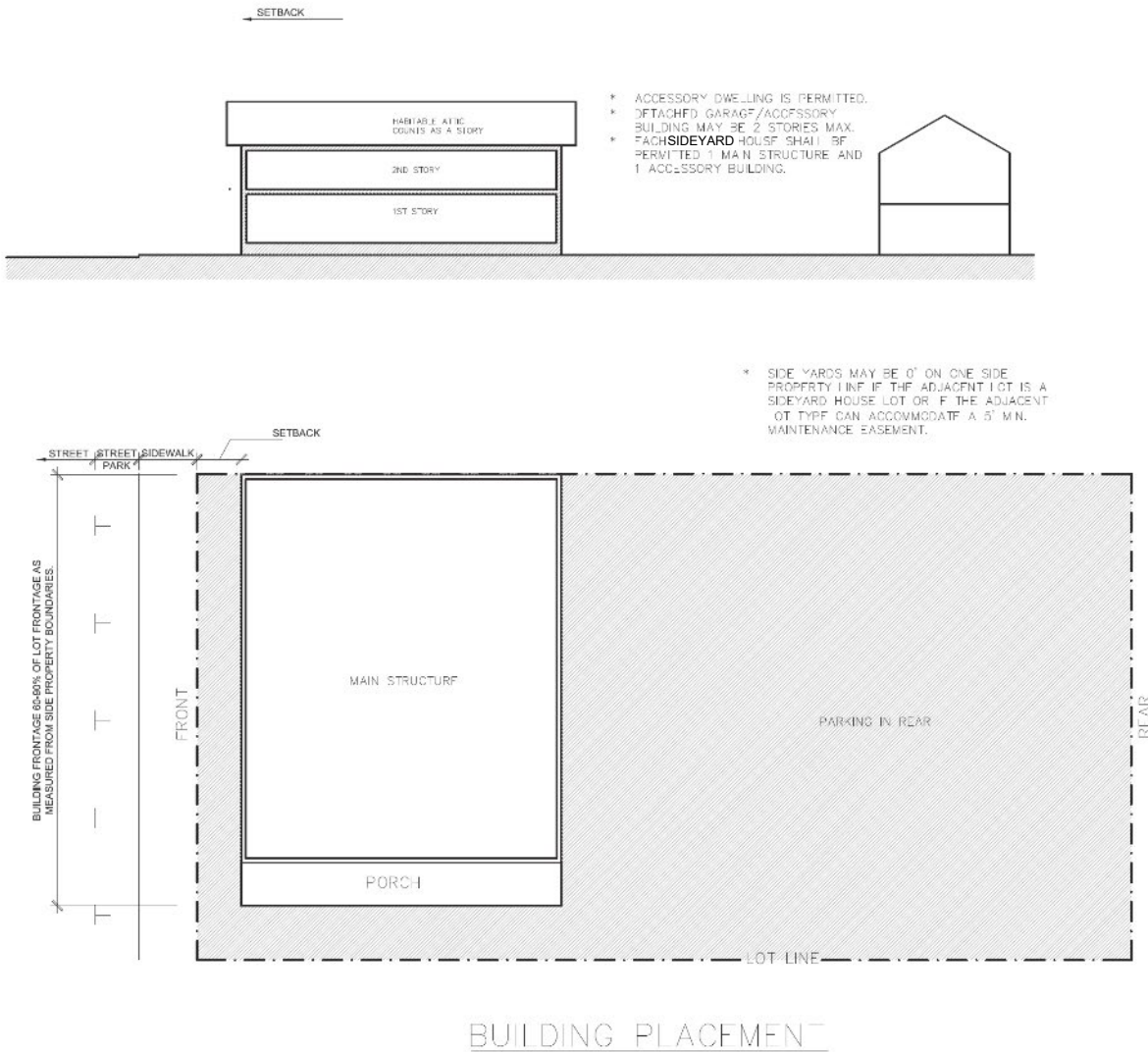


Each structure shall provide a porch along a minimum of 70% of the façade. The porch shall be used in the building frontage percentage calculation.

On-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot or from the street via a driveway located to the side of the home.

Accessory Structures shall follow the primary building setback

**5. Sideyard House (SH)**

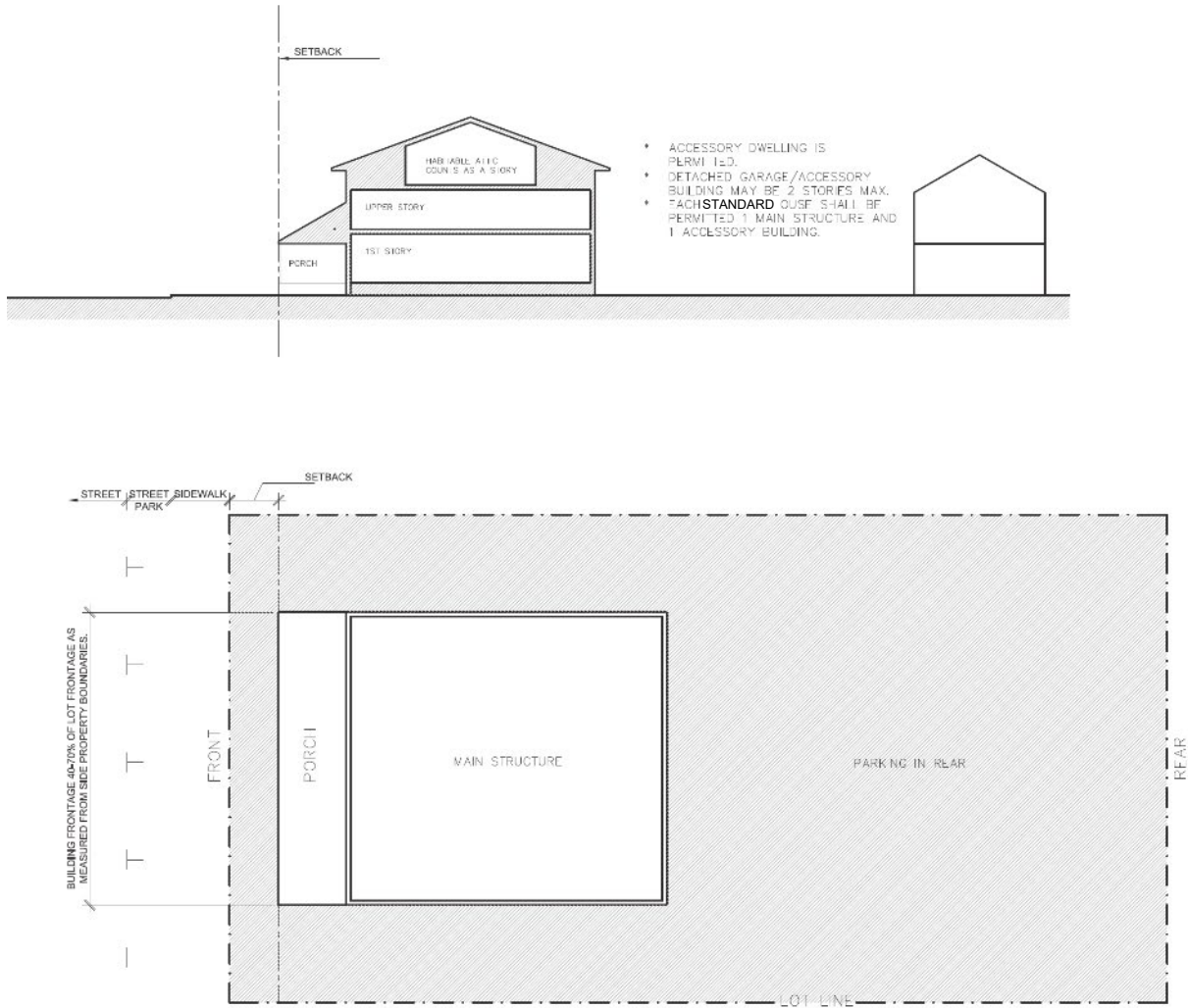


Each structure shall provide a porch along at least 75% of the side façade not placed at a 0-foot side yard setback.

On-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot or from the street via a driveway located to the side of the home.

Accessory Structures shall follow the primary building setback

6. Standard House (HO)

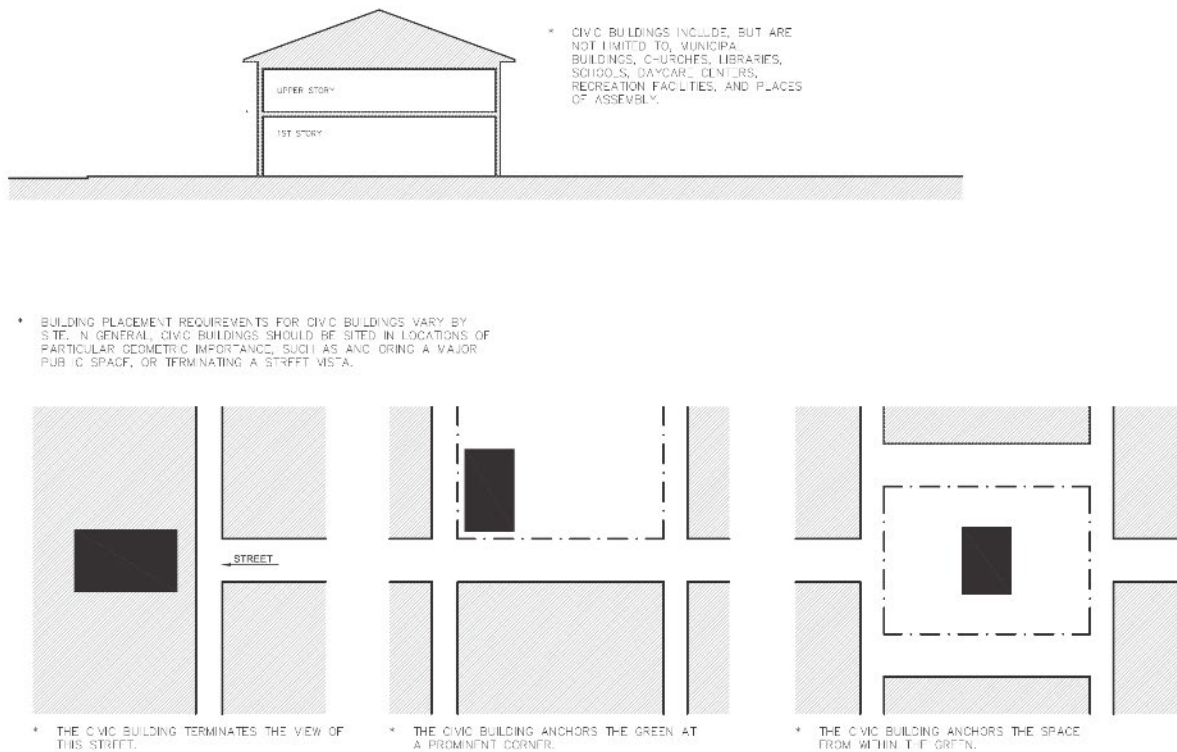


BUILDING PLACEMENT

On-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot or from the street via a driveway located to the side of the home.

Accessory Structures shall be setback 5 feet from the property line.

## 7. Civic Building (CB)



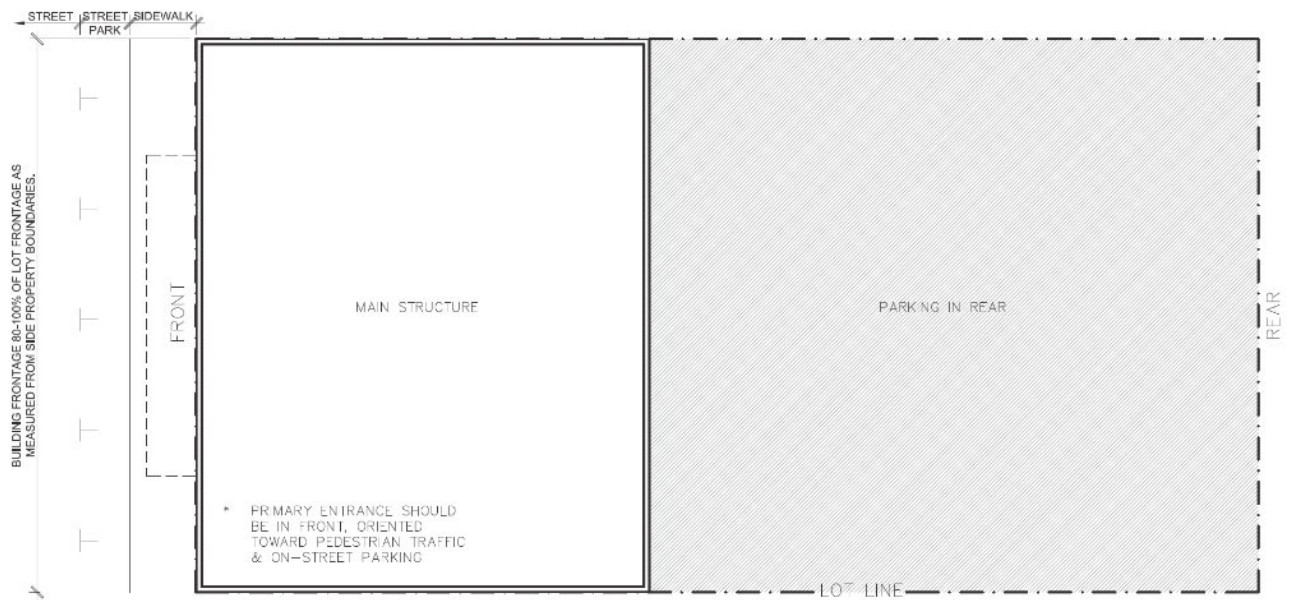
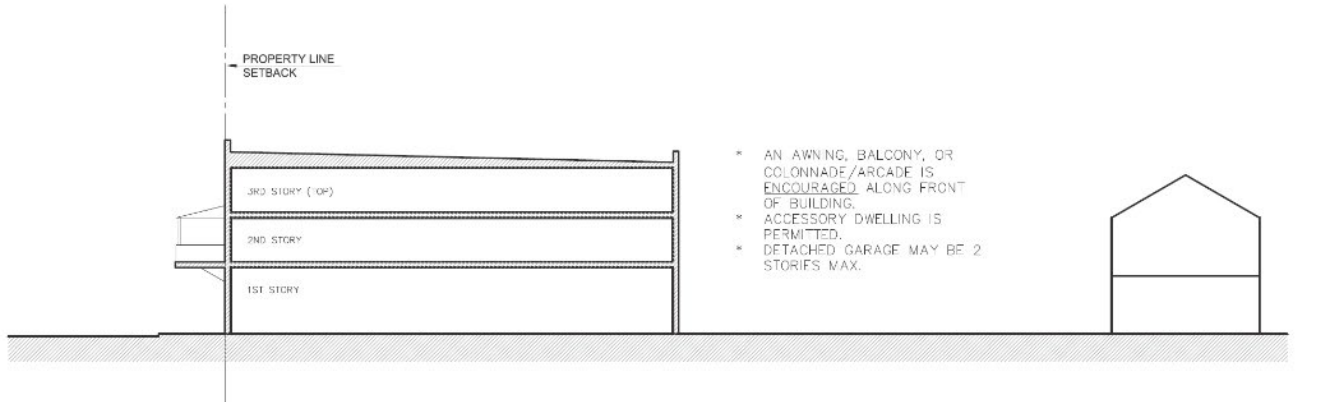
Each building on a Civic Building Lot must have an entrance facing a street or public open space. Parking shall be located to the side or rear of the building

### Blocks:

Blocks may not exceed 400 feet in length and 200 feet in width, including alleys that may bisect the block. This shall be measured from street right-of-way to street right-of-way.

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## 8. Live/Work Building WVR-2(LW-WVR-2)



### BUILDING PLACEMENT

Off-street parking for Live/Work Building lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

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## **Section 3.24.07. – Allowable Street Types in the Wimauma Village Residential Neighborhood (depicted in Section 3.24.08).**

- Boulevard
- Multimodal Avenue
- Neighborhood Street
- Greenway/Trail

Streets internal to the project shall be developed in accordance with at least two of the above-listed street types. Should the project connect to an existing community with an existing street developed in accordance with any of the above-listed street types, the same street type shall be provided within the subject community. Should a change in street type between an existing street type in an adjacent community and in the subject community be proposed, it shall be evaluated at the time of rezoning to determine if the street type change is appropriate.

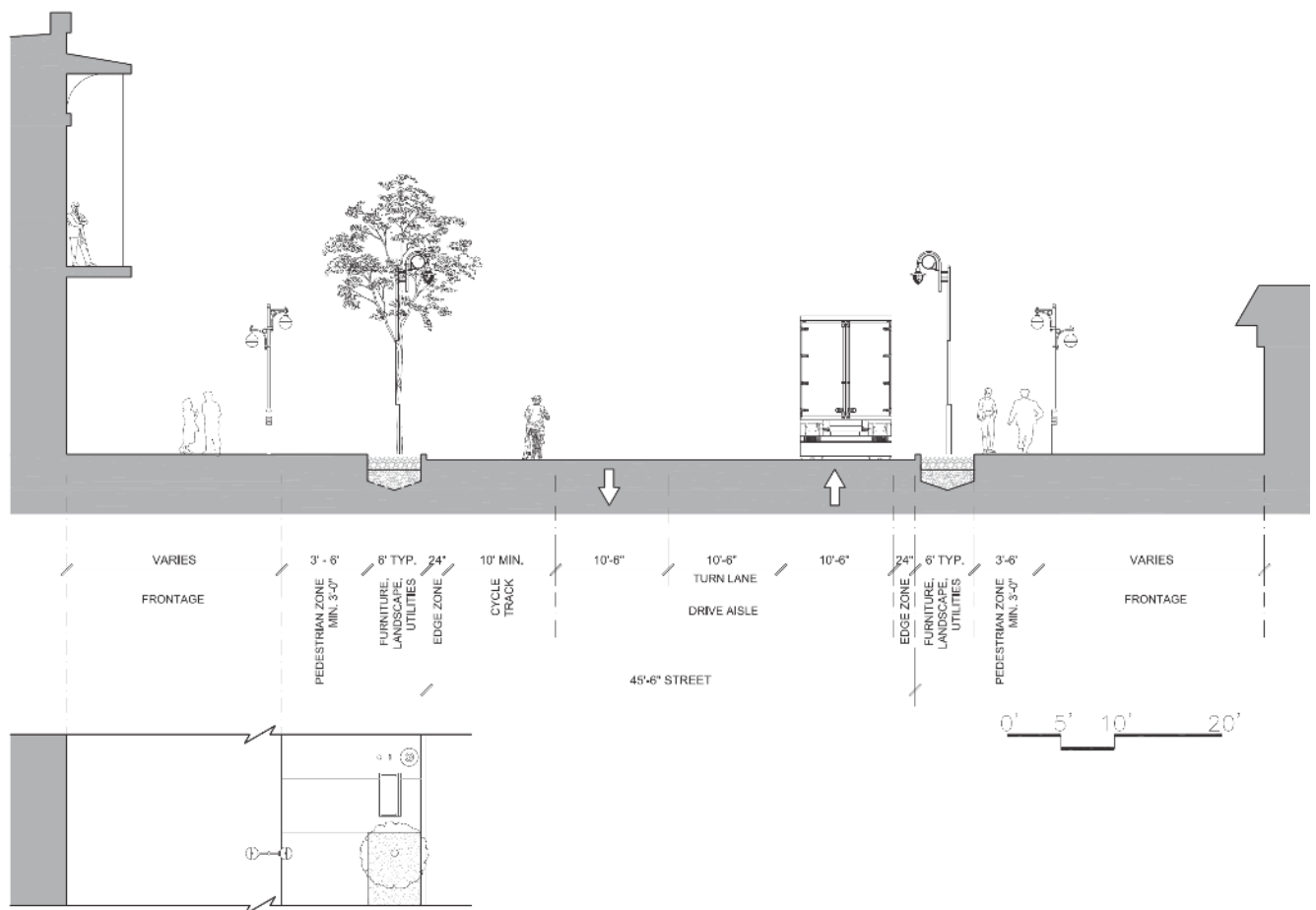
## **Section 3.24.08. – Streetscape Standards for the Wimauma Village Residential Neighborhood**

Definition of zones within cross sections.

1. Frontage Zone. The area adjacent to properties, such as building entrances, front yards, stoops, window shopping area, vending, café seating, and building-related utilities. This area may be part of the public right-of-way, or private, if a building setback is present.
2. Pedestrian Clearway Zone. The most important area of the street for safe, accessible, and efficient movement of pedestrians. The width depends on the street context. The minimum will be higher on streets with greater pedestrian activities. An adequate pedestrian clearway is most important in sidewalk design.
3. Furnishing and Planting Zone. This zone in the boulevard provides space for a wide range of street elements such as trees, other plantings, litter and recycling bins, benches, streetlights, and bicycle racks.
4. Edge Zone. The space behind the curb that acts as a buffer between moving/parked vehicles and the other sidewalk/boulevard functions. May accommodate signposts, parking machines, decorative pavers, and garbage set out.

Street Type Cross-Sections

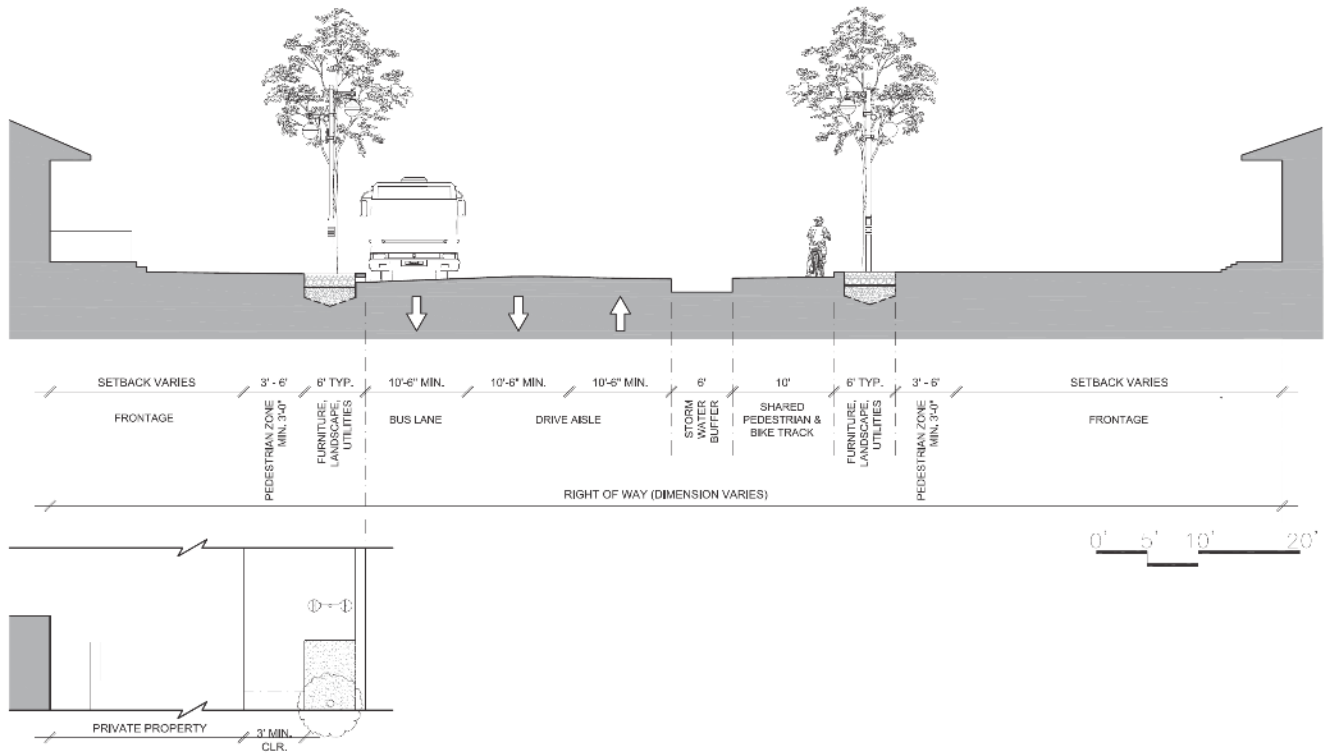
**1. Boulevard**



- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.
- \*Utilities are encouraged to be installed underground.



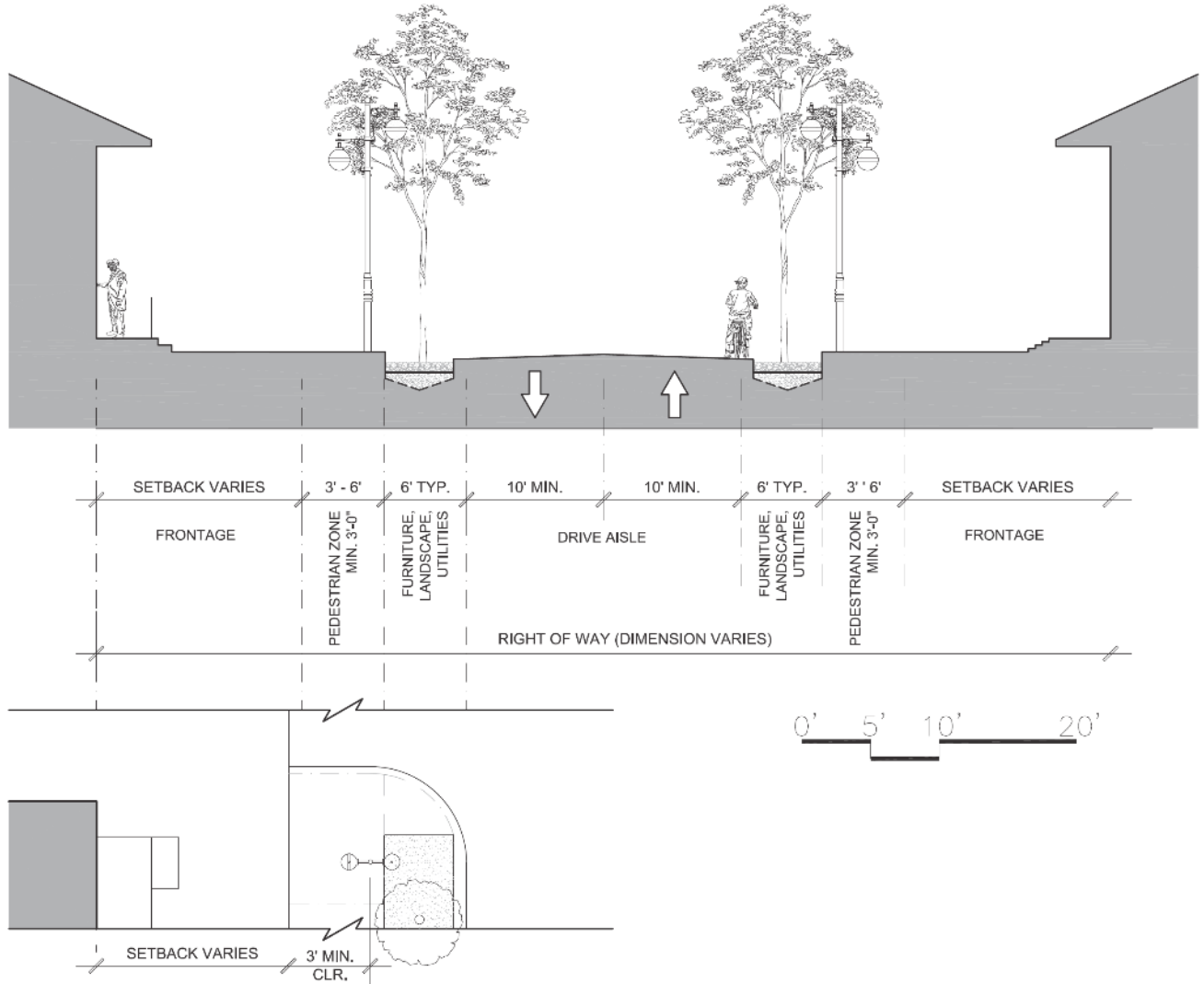
**2. Multimodal Avenue**



- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.
- \*Utilities are encouraged to be installed underground.
- \* Stormwater refers to low impact stormwater collection that may serve as buffering between the roadway and multimodal trails/bicycle tracks.

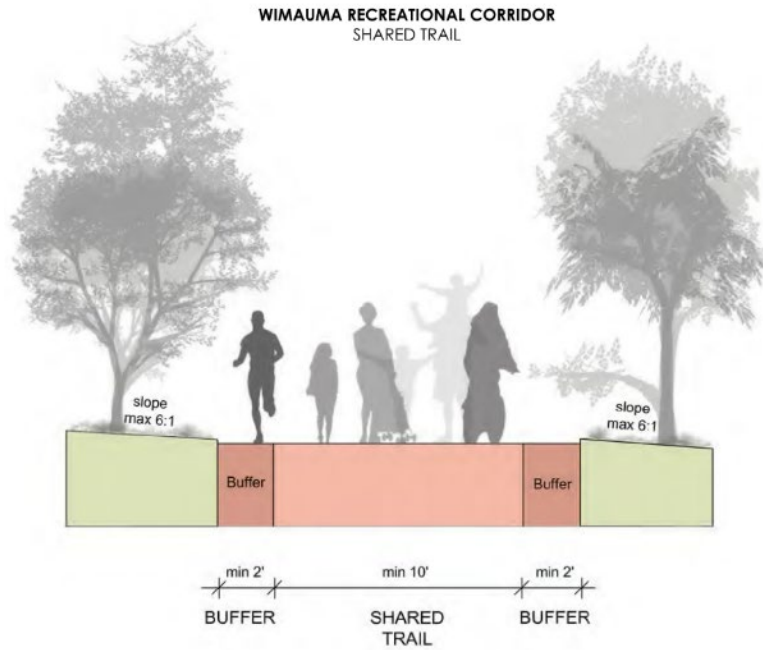
**3. Neighborhood Street**

**NEIGHBORHOOD**



- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Utilities are encouraged to be installed underground.

4. Greenways





**Section 3.24.09. – Mobility and Street Network Design**

New streets shall connect with existing streets adjacent to the project should the adjacent street have provided an opportunity for connection.

Paved stub-outs shall be provided to accommodate future street connections when adjacent to vacant land or land which could be redeveloped for residential. Approximately every 1,320 feet, a street connection shall be provided. Exceptions to these requirements shall be allowed where environmental features prohibit connections.

A minimum 80% of the internal roadways shall be constructed in a manner to ensure that both ends of the roadway terminate with another roadway.

All streets must be dedicated to the public. Private streets and closed or gated streets are prohibited.

In addition to its network of streets, each PD shall also include a network of trails or greenways along streets and/or the site perimeter which are publicly accessible connecting urban, recreational, academic, rural locations, and existing trail networks. Trails shall be provided along the Wimauma Greenway Trail, or on the TECO easement, as defined in the Wimauma Downtown Overlay, with approval.

**Section 3.24.10. - Community Benefits Requirements**

Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with Comprehensive Plan Policy 48.7 and Section 3.24.04 of this Part.

1. To encourage public benefits, projects may receive a density increase above 1 unit per 5 gross acres (unless otherwise specified by existing zoning) up to a total of 2 units per gross acre.

At least one benefit shall be offered for developments less than 25 acres.

At least two benefits shall be offered for developments less than 50 acres but equal to or greater than 25.

At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.

At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.

At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.

At least six benefits shall be offered for developments greater than 320 acres.

2. New development shall include community benefit requirements to provide services to residents, which can be supported on-site or off-site per Table 12.1.

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

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

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Table 3.24.03

<b>Community Benefits</b>	
	Proposed villages including (50) fifty or more residential units shall conduct at least one public meeting and shall notify all registered neighborhood groups within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. This meeting shall occur within the defined Community Plan boundary and occur at least one month prior to a scheduled public hearing.
<b>Tier 1: Community Benefits Priority List</b> <b>(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).</b>	
1	Include combination of six (6) different Building Form types - no less than 10 percent and no more than 60 percent should be provided of one Lot and Building Form type per Section 3.24.05. The proposal of two Standard House Lot and Building Form types at two different lot sizes, lot widths and/or development standards shall be permitted to count for a maximum of two of the six different Lot and Building Form types. For all other Lot and Building Form types, multiple lot sizes, widths, or development standards proposals of the same Lot and Building Form type shall only count as one of the six required Lot and Building Form types. **
2	Construct multi-use trail adjacent to the TECO easement (as agreed during PD process), consistent with Hillsborough County Trails Master Plan and the Wimauma Community Plan or Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Wimauma Community Plan or connect to other trails found in the Long-Range Transportation Plan.**
3	Mobility Fee Alternative Satisfaction Agreement (MFASA), in which, 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.
4	Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in addition to design rules (when not used for these purposes, must be open to the public – as agreed during PD process). At least 5 acres must be provided. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***
5	Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County). This Community Benefit requires completion of the school siting

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	process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrency.
6	Construct on-site non-residential uses within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units or 3,000 sq. ft. whichever is larger. Non-enclosed uses shall contribute a maximum of 37.5%.
<b>Tier 2</b>	
7	Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County
8	Land dedication for ELAPP (approved by Hillsborough County) at a minimum of 10% of total site. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***
9	Project site built using National Green Building Standard practices or other green building program approved by the County.
10	Construct new non-residential use in the downtown Main Street Core or Downtown East. The requirement of 42 sq ft per household for the required non-residential uses shall be based on 30% total unit count or 3,000 sq ft whichever is larger.
11	Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. **
12	Dedicate additional on-site land for neighborhood center, to promote residential support uses (at least 1 acre). Dedicated land shall be located in a Neighborhood Center***
13	Benefit shall directly or indirectly make a contribution towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. This benefit may include economic development, transit, affordable housing, internet access or other contributions.****
<p>*Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.</p> <p>**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</p> <p>***These community benefits shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plat approval.</p> <p>****Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.</p>	

### **Section 3.24.11. – Transfer of Development Rights**

The development rights attached to a parcel of land can sometimes be transferred to other parcels. The TDR Element encourages the transfer of density for several purposes: to move

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potential development; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

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

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

2. To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DU/GA to 4 DU/GA, a ratio of 1:2 (except in WVR-2 to WVR-2 transfers, the ratio is 1:1). 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 to be in the form of a conservation easement consistent with Section 704.06, Florida Statutes, to be granted by the owner of the sending parcel and accepted by the Board of County Commissioners and recorded in the official public records prior to preliminary plat approval for the receiving area.

3. 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. Stacking of TDR and Affordable Housing Density Bonuses shall not be permitted in WVR-2 to WVR-2 transfers.



## Attachment C

### Proposed Code Language Wimauma Downtown

The proposed language is new to the land development code. No strikethrough / underline is available.

## PART 3.23.00 - WIMAUMA DOWNTOWN - OVERLAY DISTRICT

### Section 3.23.01. – Purpose

The purpose of this Part is to establish standards for the Wimauma Downtown (WD) Overlay District. The overlay district and its design standards implement the vision, principles, and strategies of the Wimauma Community Plan, as found in the Future of Hillsborough Comprehensive Plan.

The intent of these regulations is to improve and encourage the vitality and development of Wimauma's center and Main Street along State Road 674, and establish a mixed use, walkable, and pedestrian friendly downtown district with small town character. All development shall be in accordance with the standards for development as described in this Part and as appropriate.

### Section 3.23.02. – Applicability

A. Except as provided herein, these standards shall apply to all new development on parcels within and to all development aggregated with development within the WD Overlay District area as of March 1, 2021. The WD Overlay District is as shown in Figure 1.

1. These provisions shall not apply to public schools and previously approved planned developments, previously approved subdivisions, projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval as of March 1, 2021.
2. In addition to the standards provided herein, development within the WD Overlay District shall be required to meet all other applicable sections of the Land Development Code. Where any provision of these regulations conflict with any other standards or regulations of the Land Development Code, these regulations shall prevail.
3. Minor and major modifications to pre-existing Planned Developments within the applicable area shall be evaluated for consistency with these regulations and shall comply to the greatest extent possible. In applications where only a portion of the pre-existing Planned Development is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.
4. Existing owner-occupied single-family dwellings that are destroyed or damaged by catastrophic event or Act of God may be rebuilt and are not subject to these provisions. For structures damaged more than 50% of their replacement costs, they can be rebuilt to their original square footage (PDRP 2.9.10). These provisions are voluntary.
5. Replacement of mobile homes and mobile home parks in the Urban Service Area at the same permitted density are not subject to these provisions. These provisions are voluntary.
6. Building design elements contained herein are not mandatory for a single-family or two-family dwelling constructed outside of a planned development.

B. The following requirements shall apply to all building activity within the Wimauma Downtown Overlay District, subject to the applicability provisions in Section 3.23.02.A above. The applicant shall be responsible for providing the necessary information to determine the applicable sections of this Part, as listed below and in Table 1. All new signs shall comply with the limitations and provisions of Article VII of this Code and with Section 3.23.13 of this Part.

1. For all projects requiring building permits where structures are expanded to between 25 and 50 percent of existing legally permitted square footage within the parcel, the landscaping and signage requirements of this Part shall apply.

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2. For all projects requiring building permits where structures are expanded to beyond 50 percent of existing legally permitted square footage within the parcel, the landscaping, screening, signage, and building design requirements of this Part shall apply.
3. For all projects where new structures are constructed on a vacant parcel or where a primary structure is replaced by a new structure, the entire requirements of this Part shall apply to the entire project and parcel(s).
4. For all projects where new buildings are placed on a parcel occupied by existing buildings, the landscaping, screening, and signage requirements of this Part shall apply to the entire project and parcels(s), and the General District Development Standards in Section 3.23.04 shall apply to the new construction.
5. Projects increasing the outside area devoted to sales, storage, displays, demonstrations, or parking by more than 50 percent and requiring a building permit shall be considered a major change and shall be required to comply with the landscaping and signage requirements of this Part.

## **Section 3.23.03. - Permitted Uses**

Uses shall be regulated by the underlying zoning of the development parcel as provided in this Code.

## **Section 3.23.04. - General District Development Standards**

The applicant shall be responsible for providing the necessary information to determine compliance with the applicable sections of this Part and Table 5-2. Any unknown conflicts between the overlay and zoning district development standards, the Overlay shall apply. Any uses mentioned in subdistricts will require rezoning.

Commercial locational criteria do not apply to non-residential-uses located within the “Wimauma Downtown Main Street Core” as shown on Figure 1.

## **1. Wimauma Downtown Districts**

### **A. Main Street Core**

Context: Development is most intense in the Main Street Core. Buildings are built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Main Street Core; a mix of apartments and live/work buildings constitute the residential component of the Main Street Core within walking distance of surrounding residential areas of the Wimauma Village. Refer to Figure 1.

1. The Main Street Core is focused on Main Street. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.

- Residential uses encouraged on 2<sup>nd</sup> or 3<sup>rd</sup> floor, above other uses
- Office uses encouraged on 2<sup>nd</sup> floor, above other uses
- Highest density and intensity within the Wimauma Downtown Overlay District
- Serve as the priority receiving zone for Transfer of Development Rights in the Wimauma Village Plan area.
- Within the Wimauma Downtown TDR Receiving Zone

### **B. Downtown Center**

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Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center 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. Refer to Figure 1.

1. The Downtown Center encourages higher density residential with some retail services and office uses. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- Live-work units and mixed-use buildings are encouraged.
- Includes the Wimauma Downtown TDR Receiving Zone.

## C. Government District

Context: The Government District at Post Office Square is a special district within the Downtown Center adjacent to the Main Street Core. The character is consistent with the Downtown Center but is focused on institutional uses. Refer to Figure 1.

1. Government District at Post Office Square is a special district intended for government and institutional uses, so that they are centrally located in close proximity.

- Concentrates government services close to each other
- Other uses are encouraged to prevent vacant areas and maintain a mix of uses
- Regulations permit flexibility in design for public service buildings to meet community needs.
- Uses such as libraries and government offices, nongovernment institutional including private institutional uses, such as hospitals, clinics and colleges are encouraged.

## D. Downtown Residential

Context: The Downtown Residential is adjacent to the Downtown Center and within walking distance to the Main Street Core. The Downtown Residential zone is residential in character with a mix of housing types including single family attached and detached homes, live/work units, and some multi-family units. Homes located in the Downtown Residential 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. Development should maintain a connected street network. Refer to Figure 1.

- Residential uses are encouraged.
- Multi-family units are encouraged.
- Creates a variety of housing types including single-family attached and detached homes.

## E. Wimauma Downtown West

Context: Focusing larger scale uses outside of the compact downtown will allow small business to develop near residential uses within the most pedestrian oriented zones of the district. Refer to Figure 1.

- Uses per the underlying zoning.

## F. Wimauma Downtown East

Context: Focusing larger scale uses and development outside of the compact downtown while connecting to the adjacent downtown core. Refer to Figure 1.

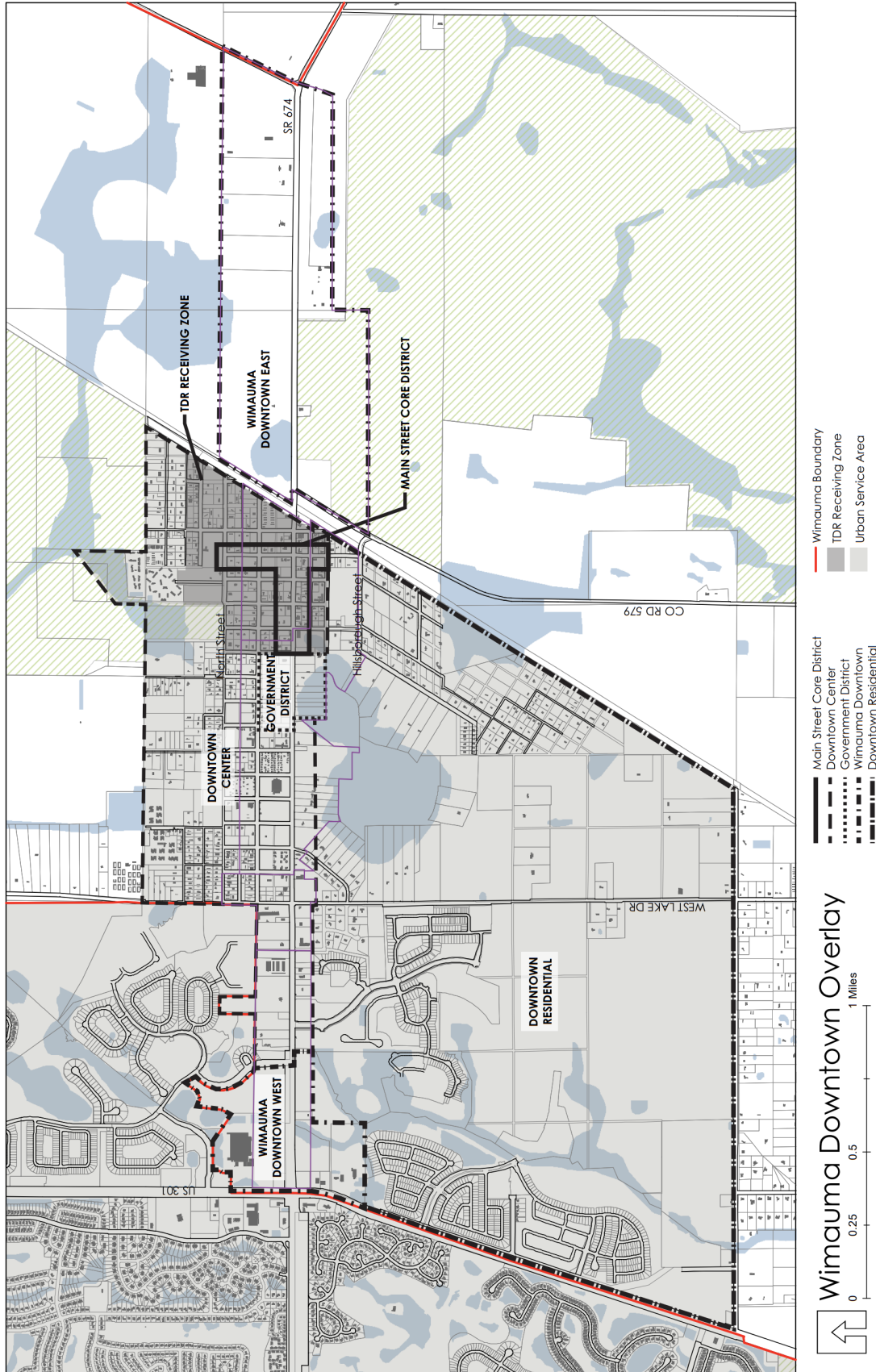
- Uses per the following list:
  - Agricultural manufacturing, Agricultural packing house, Agricultural stands, Airport

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- related activities, All Office & Professional Services Uses, Ambulance Services, Animal hospital/veterinary clinic – large & small, Assembly Plants
- Bicycle repair, Blueprinting, Body shops, Brewery, Building materials lot, Building supply centers and do-it- yourself centers, Bus terminal, Business school, Catering, Commercial school, Contractor’s office without open storage
  - Electric/electronic repair large & small, Equipment rental & leasing – light, Equipment storage yards, Exterminator, Farm & garden supply centers, Farm & garden equipment sales and service, Farm equipment sales and service, Furniture refinishing, repair, upholstery & manufacture
  - Governmental offices, Heliport, Helistop, Hospital & medical centers, Industrial laundry, Kennels, Landscaping contractor nursery, Lawn care & landscaping, Life care treatment center, Lumber/building mate
  - Mail and package services, Mail order office, Mail order pickup facilities, Manufacturing, Mini warehouses, Mortuaries, Motor repair – small, Motor vehicle repair – major & minor, Office equipment sales
  - Packaging, Packing house, Parks with picnic areas, Plant farm, Printing services, Processing, Radio or TV broadcasting studios, Repair shops, Sales, rental & service 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

### **2. Main Street Core, Downtown Center, Government District, Downtown Residential, Wimauma Downtown East, and Wimauma Downtown West illustrated on District Regulating Plan (Figure 1):**

Figure 1



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## Section 3.23.05. - Permitted Lot types in the Main Street Core, Downtown Center, Government District, and Downtown Residential districts:

The following lot types in Table 5-1 shall be assigned within the corresponding districts as shown in the following matrix. An applicant may propose additional lot types during a rezoning process provided the lot types comply with the intent of the Wimauma Downtown Overlay.

Lot Types	Main Street Core	Downtown Center	Downtown Residential	Government District	Village Residential (WVR-2)
Mixed-Use Building Lot	✓	✓		✓	
Retail Building Lot	✓	✓		✓	
Apartment Building Lot	✓	✓		✓	✓
Live/Work Building Lot	✓	✓		✓	
Apartment House Lot	✓	✓	✓	✓	✓
Courtyard Apartment Lot	✓	✓	✓	✓	✓
Rowhouse Building Lot	✓	✓		✓	✓
Sideyard House Lot		✓	✓		✓
Cottage House Lot		✓	✓		✓
Standard House Lot	✓	✓	✓	✓	✓
Civic Building Lot	✓	✓	✓	✓	✓

\* Apartment House and Courtyard Apartment Lots within the Downtown Residential will only be encouraged in appropriate locations.

**Table 5-1**

1. Table 5-2 provides percentage of coverage requirements that apply to all lots of each designated type.
2. If additional lot types are proposed by an applicant, comparable dimensional requirements must also be proposed. An applicant may also propose changes to the coverage requirements in Table 5-2 for a particular lot type.
3. All lot types permitted in the Downtown Center are permitted in Wimauma Downtown West.

**Table 5-2**

**LOT SIZE AND DIMENSIONAL REQUIREMENTS (Urban Service Area)**

LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	BUILDING FRONTAGE (min/max)	LOT COVERAGE BY BLDG (max)	YARD (min and max)			HEIGHT (min/max in stories; max i feet)
					FRONT(*1)	REAR	SIDE	
Mixed-Use Building Lot	2,400/98,050	24/no max	70/100%	80%	0/10	15	0	2/4; 56'
Retail Building Lot	2,400/49,000	24/120	70/100%	80%	0/10	15	0	1/4; 50'
Apartment Building Lot	2,400/98,050	24/no max	70/100%	80%	0/10	15	0	2/4; 50'
Live/Work Building Lot	1,800/11,400	16/60	80/100%	80%	0/10	15	0	2/3; 45'
Apartment House Lot	4,800/25,000	48/130	60/80%	70%	10/15	15	0	1/4; 50'
Courtyard Apartment Lot	4,800/18,000	60/no max	50/80%	70%	10/15	10	0	1/2.5; 35'
Rowhouse Lot	1,800/4,500	16/32	90/100%	80%	0/15	15	0 (*3)	2/3; 35'
Cottage House Lot	2,400/7,000	24/40	70/90%	60%	10/25	10	2	1/2; 30'
Sideyard House Lot	3,000/7,000	30/60	60/90%	50%	10/15	10	0/10 (*2)	1/3; 35'
Standard House Lot	5,000/14,800	50/80	50/70%	40%	20/40	10	5	1/3; 35'
Civic Building Lot	5,000/98,050	50/no max	70/100%	80%	0/20	15	0	1/4; 50'

**Table 5-2 Notes:**

- (1) Corner lots must meet front yard requirements on both streets.
- (2) Sideyard house requires zero-foot setback on only one side, 10-foot setback on the other side, and no back to back zero foot side.
- (3) Rowhouses shall contain at least 3 attached units.
- (4) Garages are encouraged to be located at the rear of the lot.
- (5) Courtyard Apartment lots and Standard House lots will meet minimum Building Frontage requirement unless lots are located on Main Street.

**Sec. 3.23.06. – Standards for Development of Main Street (4<sup>th</sup> Street) and State Road 674 within the Main Street Core District and Government District.**

The applicant shall be responsible for providing the necessary information to determine compliance with the applicable sections of this Part.

**1. Building Frontage**

Buildings must occupy a minimum of 70% of a parcel's street frontage along Main Street (4<sup>th</sup> Street) and State Road 674 between State Road 579 and Maggie Street, except when driveways to rear parking access may be impeded by the minimum requirement. Plazas,



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parks, and patios along Main Street frontage may count toward building frontage requirements. Natural resources protected by Part 4.01.00 of this Code shall be excluded from a parcel's street frontage dimension.

## 2. Main Street Building Setbacks

A. A 10-foot maximum variation in setback along the street frontage is allowed within each project. On parcels containing natural resources protected by Part 4.01.00 of this Code, the building setbacks shall be the minimum possible to avoid said areas.

B. Side and rear yard setbacks shall be in accordance with Table 5-2.

## 3. Floor Area Ratio

Employment and shopping opportunities are centered in the Wimauma Downtown where existing zoning determine FAR.

## 4. Building Orientation

A building's primary orientation and façade shall be toward State Road 674, Main Street (4<sup>th</sup> Street), or other Downtown Center streets rather than the parking areas. The primary building entrance(s) shall be visible and directly accessible from the street. Entrance(s) shall be a distinctive and prominent element of the architectural design. Buildings shall incorporate lighting and changes in mass, surface or finish material, or balcony, porch or awning to emphasize the entrance(s).

## 5. Building Design

A. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street.

B. The building façade must be architecturally finished to grade.

C. Buildings are required to incorporate porch-like character including porticos or awnings along street-facing, park-facing, plaza-facing, and patio-facing building façades. These features may be counted toward the architectural relief.

D. New parking shall occur within parking garages or within surface lots that are located behind the line of the building façade. First-story or ground floor individual unit garage access for multi-family or mixed-use structures shall not be permitted to face Main Street or State Road 674.

E. Each building on a Mixed-Use Building Lot, a Retail Building Lot, a Live/Work Building Lot, or a Civic Building Lot must have an entrance facing a street or public open space.

F. For Mixed-Use Building Lots and Retail Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 25% of the actual building frontage and may not be used for parking.

G. Each building must have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows must provide necessary light and air shafts within their own lot without relying on the side yard of an adjacent lot.

H. Each building on a Building Lot is required to have an awning, balcony, colonnade, or arcade facing the street. The same requirement applies to Retail Building Lots except that a porch may be substituted. Buildings on Live/Work Building Lots are encouraged but not required to have one of these features. Any of these features may extend into the front set

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back. When providing a required awning, balcony, colonnade, arcade, or porch, the following design requirements apply:

- a. Awnings over first-floor doors or windows must have a depth of at least 6 feet. Back-lit, high-gloss, or plasticized fabrics are prohibited.
  - b. Balconies must have a depth of at least 5 feet and a clear height below of at least 10 feet from the sidewalk. Balconies may have roofs but must be open and not air-conditioned.
  - c. Colonnades and arcades must have a clear width from column to building face of at least 8 feet and a clear height of at least 10 feet above the sidewalk.
  - d. Porches must be at least 8 feet deep and 16 feet wide. Porches typically have roofs but must be open and not air-conditioned.
- I. Minimum and maximum depths of front yards are shown in Table 5-2.
- J. On all Mixed-Use Building Lots and Retail Building Lots, building walls that face streets are required to have between 15% and 75% of their area in transparent windows. In addition, each retail storefront must comply with the following:
- a. The ground floor must have transparent storefront windows covering no less than 75% of the wall area in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces.
  - b. Storefronts must remain unshuttered at night to provide views of display spaces and are encouraged to remain lit from within until 10:00 PM to provide security to pedestrians.
  - c. Doors allowing public access to streets must be provided at intervals of at least 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter and exit buildings, and to minimize any expanses of inactive wall. To be considered transparent, window and door glass, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight. These requirements do not apply to walls that face alleys or lanes.
- K. Specific building standards for drive-through development
- a. Drive-through window services, including pneumatic devices, other associated mechanical equipment, and any structural canopies or building elements, shall not be located between the front building façade and Main Street (4th Street) or State Road 674. These uses must be designed to have minimal impact on safe pedestrian movement.
  - a. The entrance to all vehicle service bays shall not be oriented directly towards of Main Street (4th Street). All vehicle repair and service shall take place within a fully enclosed area of the building in which such use is located.

### **Section 3.23.07. - Building Form and Placement on Lots for the Main Street Core, Downtown Center, Government District, and Downtown Residential:**

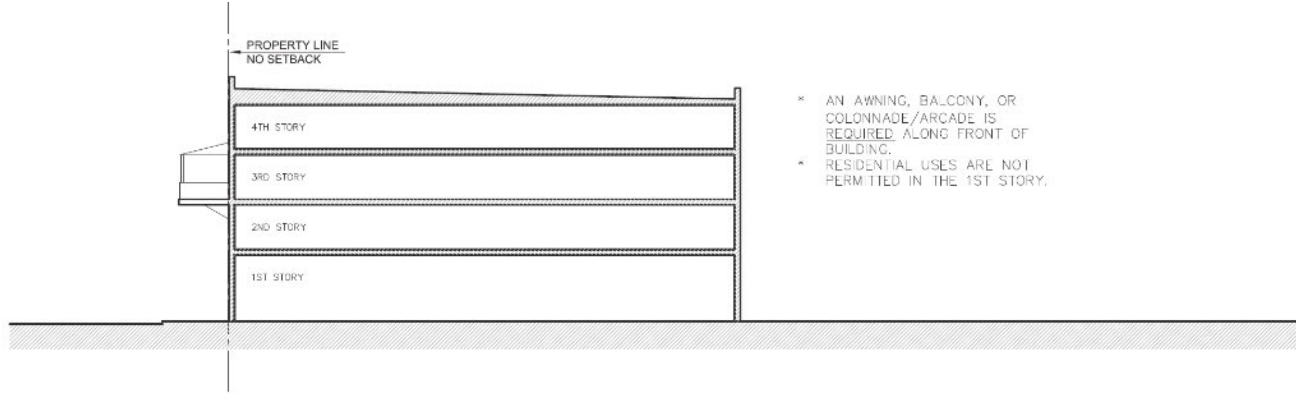
The primary entrance of every building must directly face a street, a square, a park, a plaza, or a green. The proper building placement is illustrated below for each lot type

- Mixed-Use Building
- Retail Building
- Apartment Building
- Live/Work Building
- Apartment House

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- Courtyard Apartment Building
  - Rowhouse
  - Cottage House
  - Side Yard
  - House
  - Civic Building
1. Front loaded garages must be setback 5 feet from the front façade of the main structure. Alley access garages are strongly encouraged.
  2. Accessory Structures shall follow the primary building setback in Table 6-1 and not exceed two stories.
  3. Accessory Dwellings may accommodate up to one dwelling unit.
  4. Detached garages shall follow accessory structure setback requirements in Table 6-1 except for the Standard Building Lot where garages may be setback 5 feet from the property line.
  5. In yards with required build-to lines for 0' side yard, the entire length of each building façade containing enclosed floor space shall be placed on the build-to line or, on parcels with curved or irregular build-to lines, the chord of the build-to line. Doorways and minor architectural features, such as transoms, sidelights and porticos, recessed into the façade shall be permitted. A maximum of one foot of relief from the build line shall be permitted for architectural features such as cornices and expression lines.
  6. Conceptual illustrations below demonstrate lot size and dimensional requirements of Table 5-2.

1. Mixed-Use Building (MU)

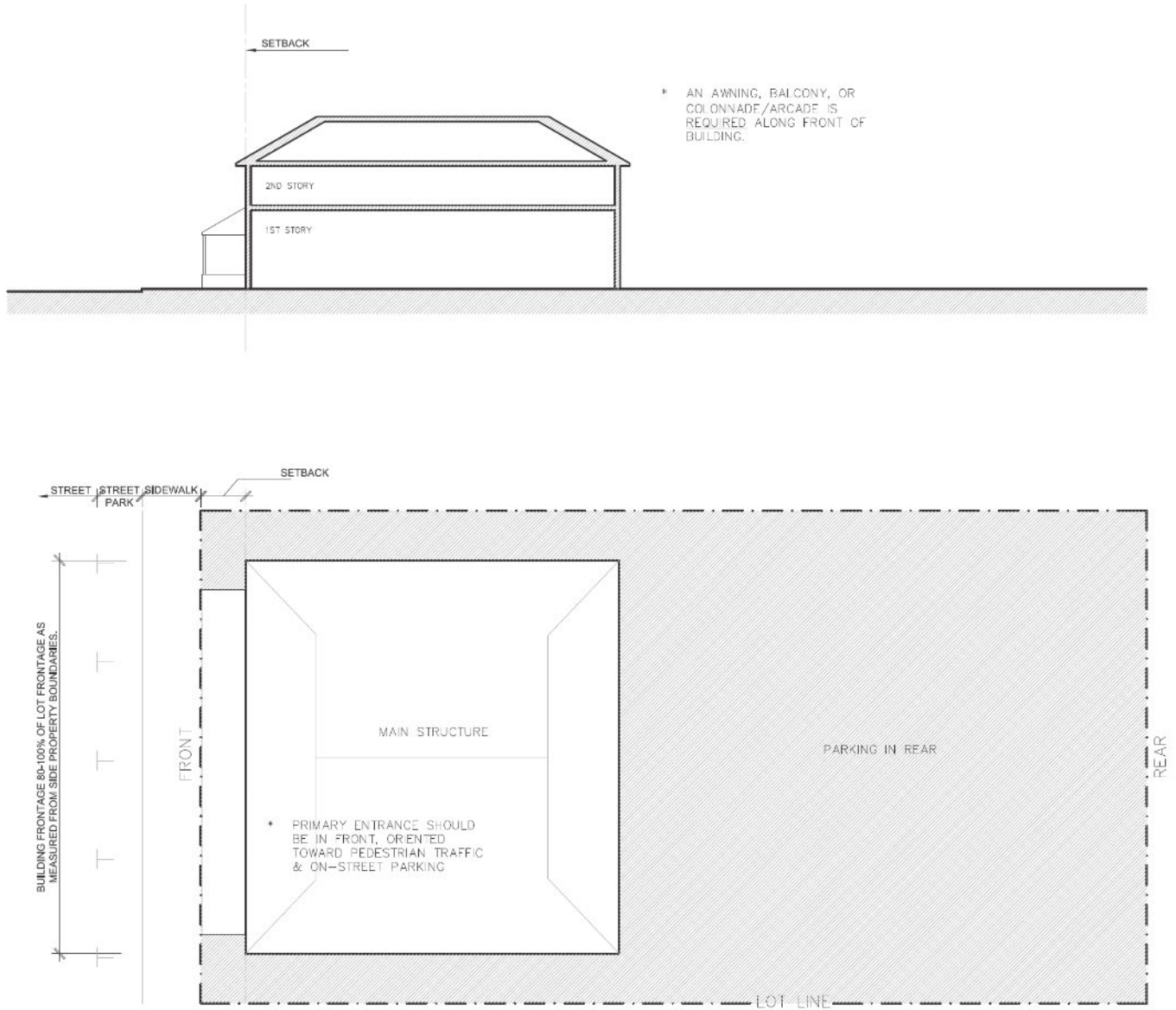


BUILDING PLACEMENT

Off-street parking for Mixed Use Building lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

**2. Retail Building (RB)**

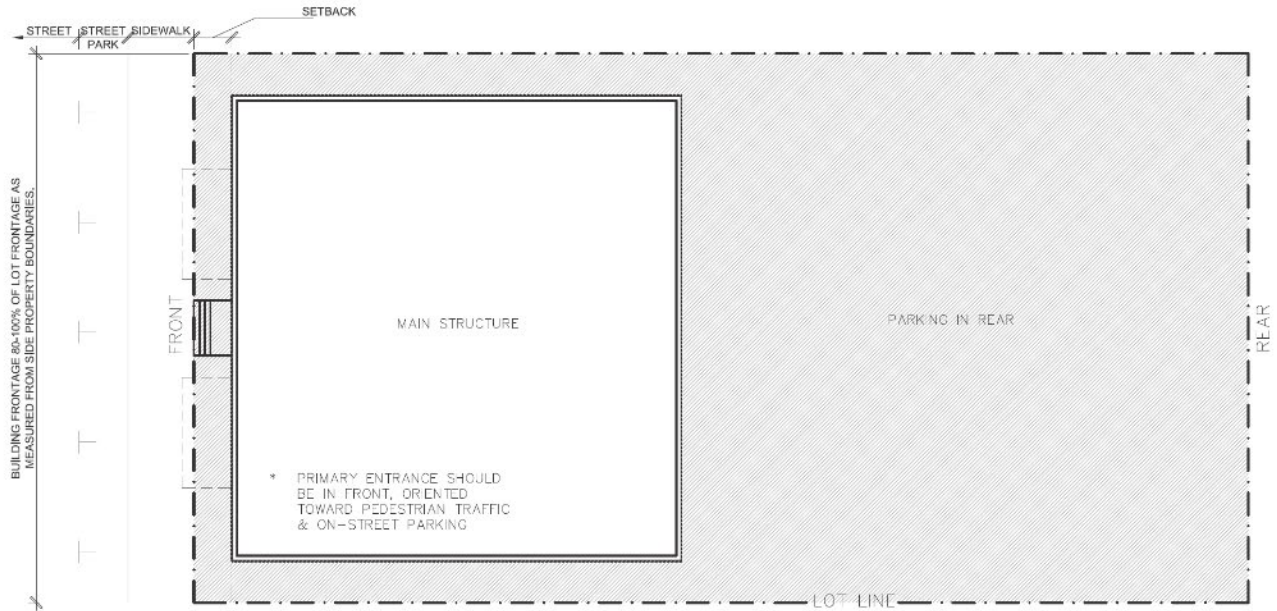
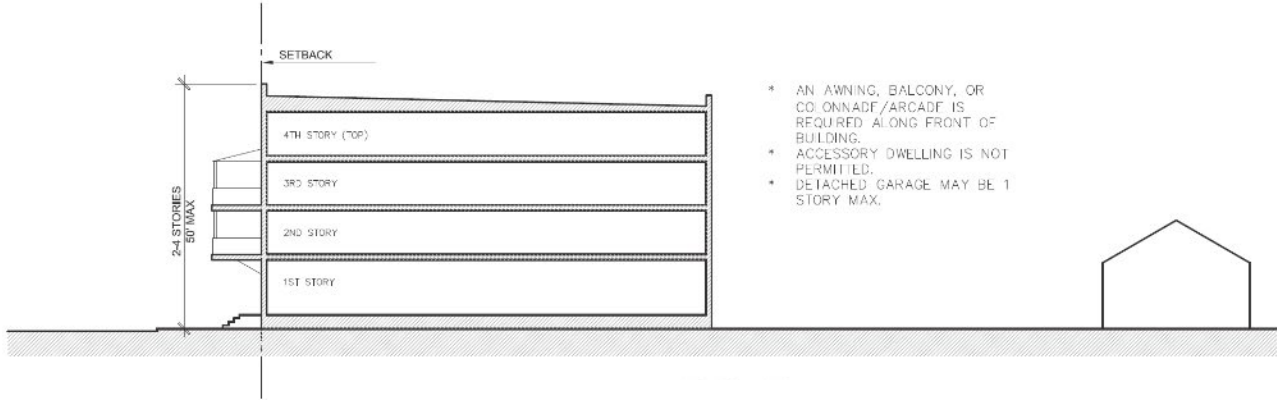


BUILDING PLACEMENT

Off-street parking for Retail Building lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

3. Apartment Building (AB)

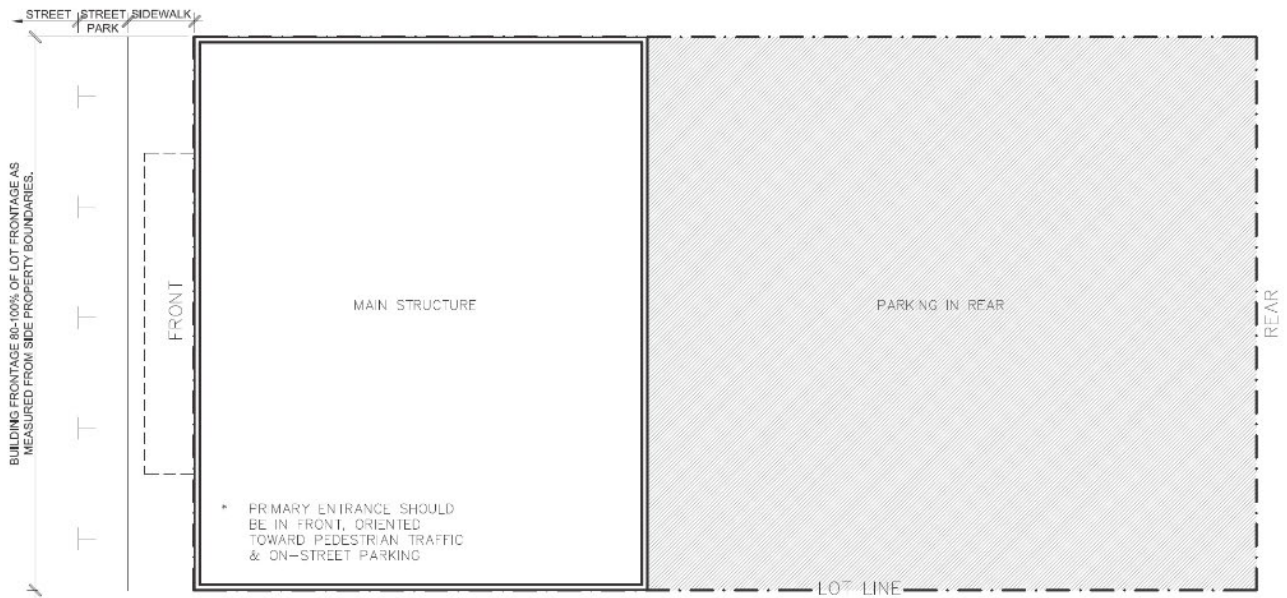
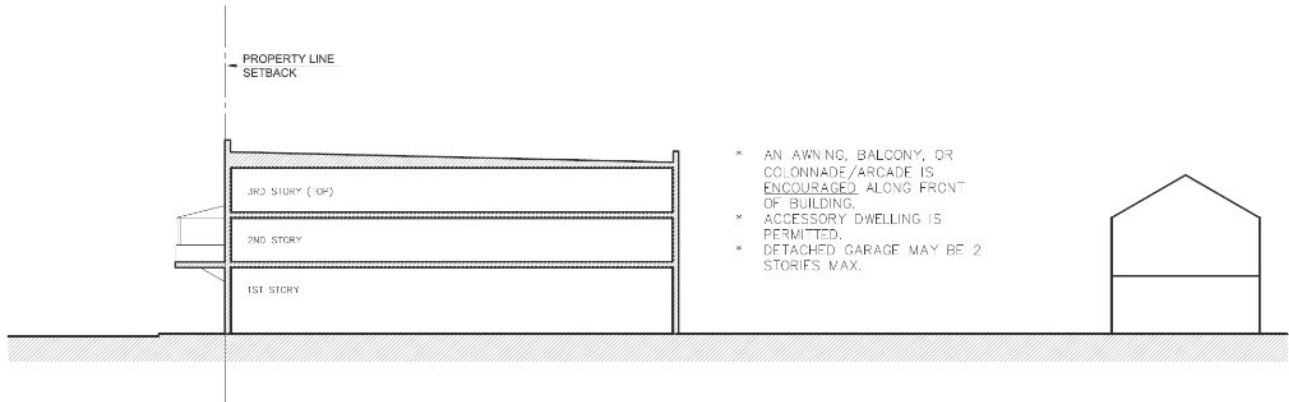


BUILDING PLACEMENT

Off-street parking for Apartment Building lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

4. Live/Work Building (LW)

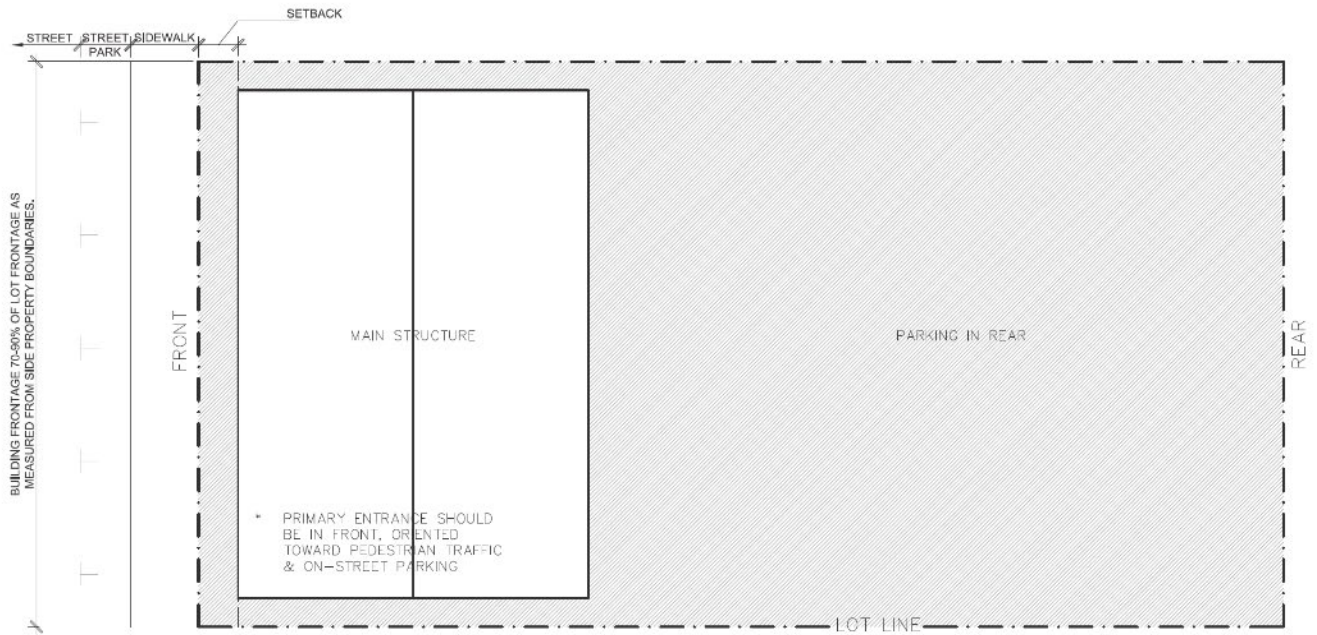
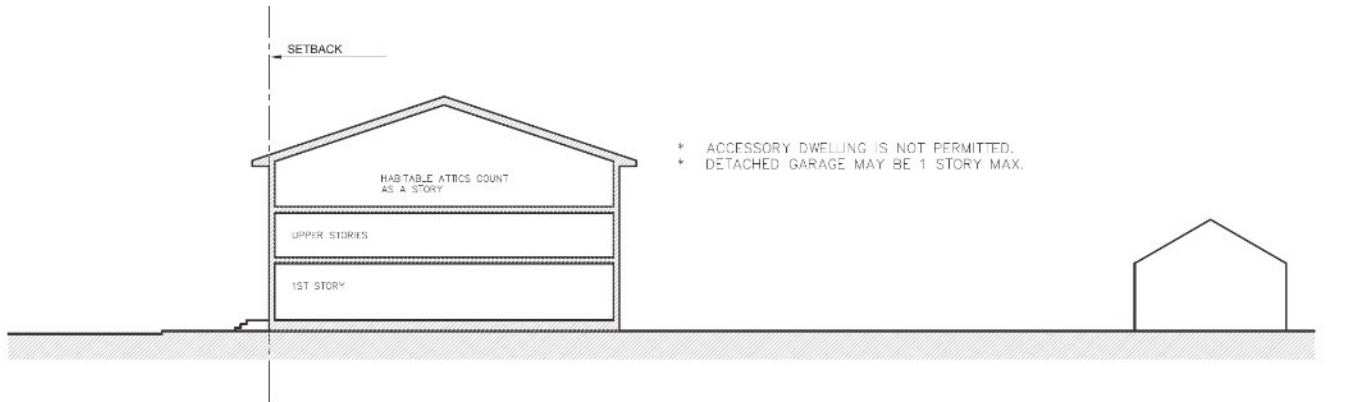


BUILDING PLACEMENT

Off-street parking for Live/Work Building lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

**5. Apartment House (AH)**



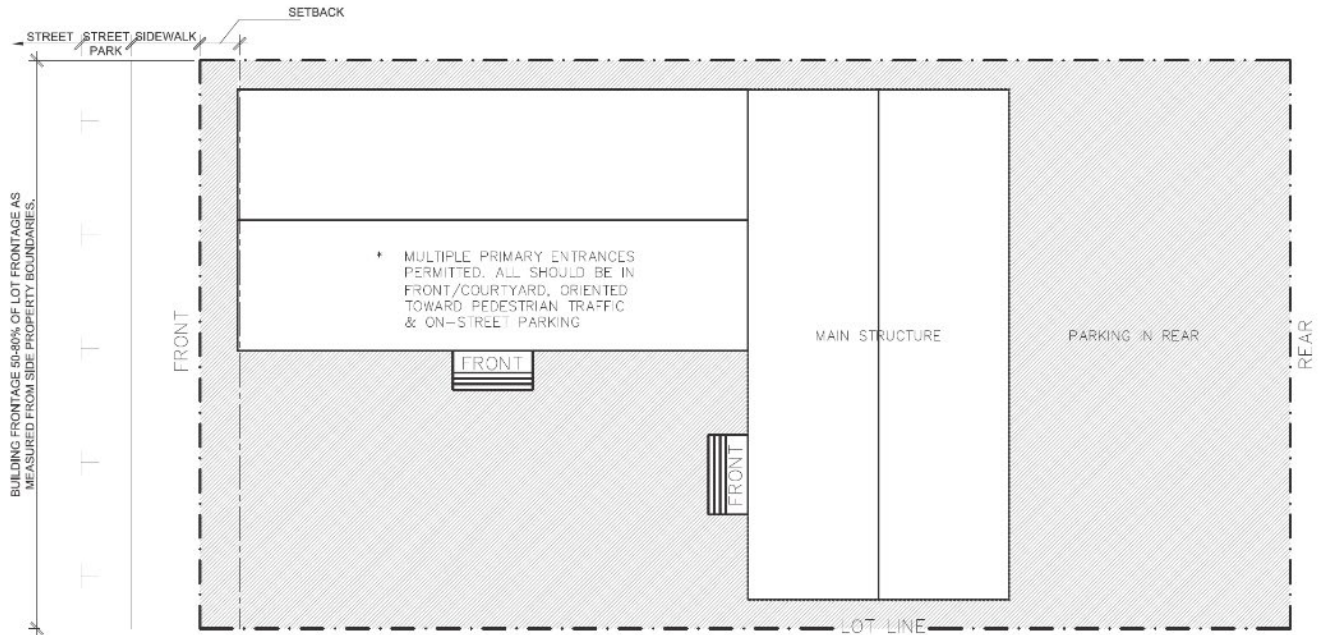
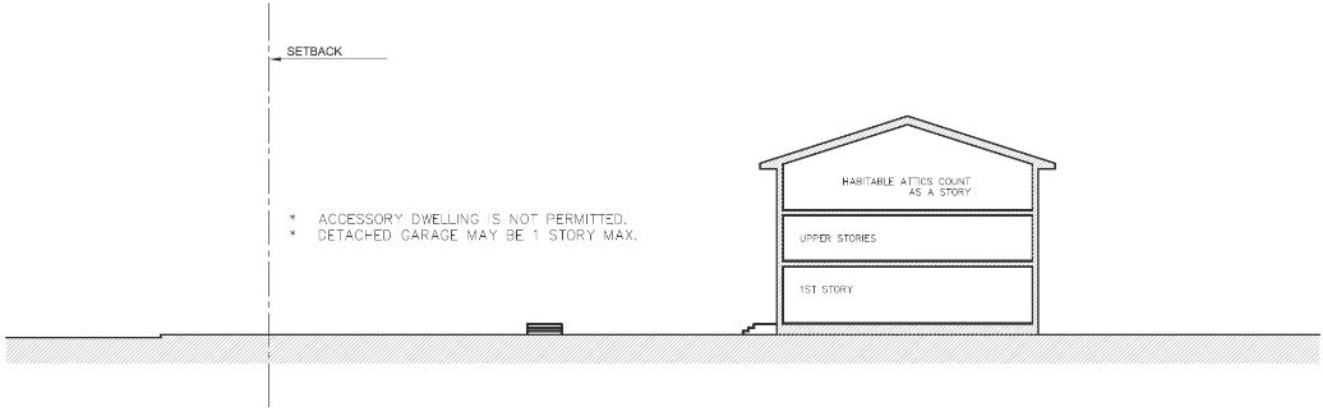
BUILDING PLACEMENT

Off-street parking for Apartment House lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.



6. Courtyard Apartment (CA)

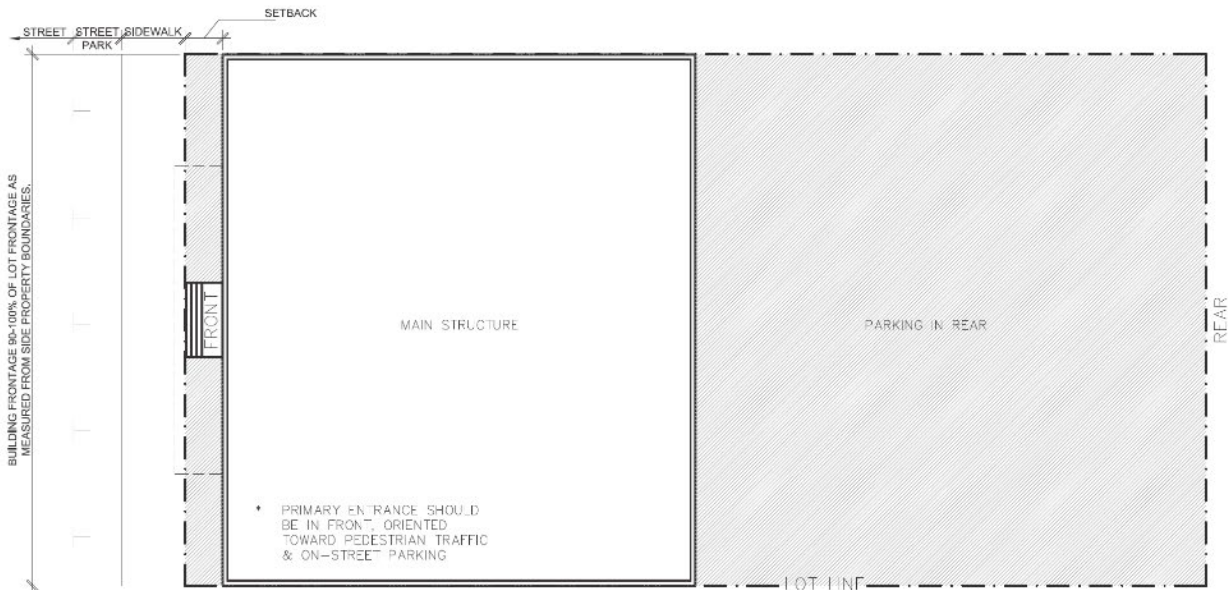
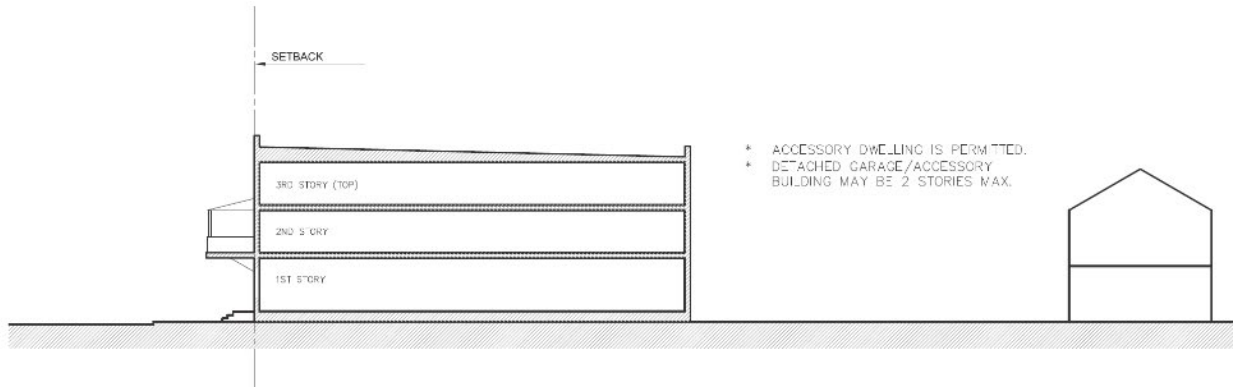


BUILDING PLACEMENT

Off-street parking for Courtyard Apartment lots shall be located behind or to the side of the main structure(s). No parking shall be located between the primary façade, or façade portion, closest to the street, and the street.

The building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

**7. Rowhouse (RH) or Townhouse**



BUILDING PLACEMENT

Attached garages, accessed from the front of the property/street, shall be setback a minimum of 20 feet from the front property line. The remaining residential portion of the structure may be setback at the same distance or at a setback closer to the street. The residential portion shall not be located behind the garage. An offset of at least 10 feet shall be provided between the residential portion and garage portion of the structure when the garage is not flush with the residential facade.

Garages attached to the rear of the rowhouse buildings, accessed from the rear or side of the rowhouse building, are to be accessed via an alley located along the rear of the lot or from the front street via a driveway located to the side of the rowhouse building.

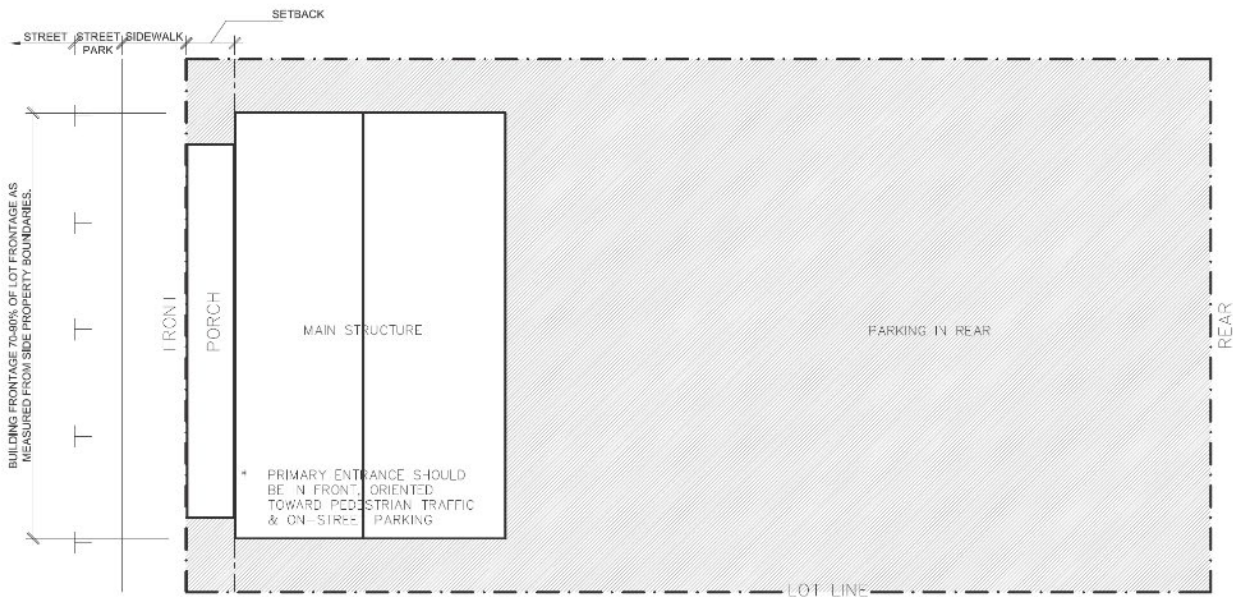
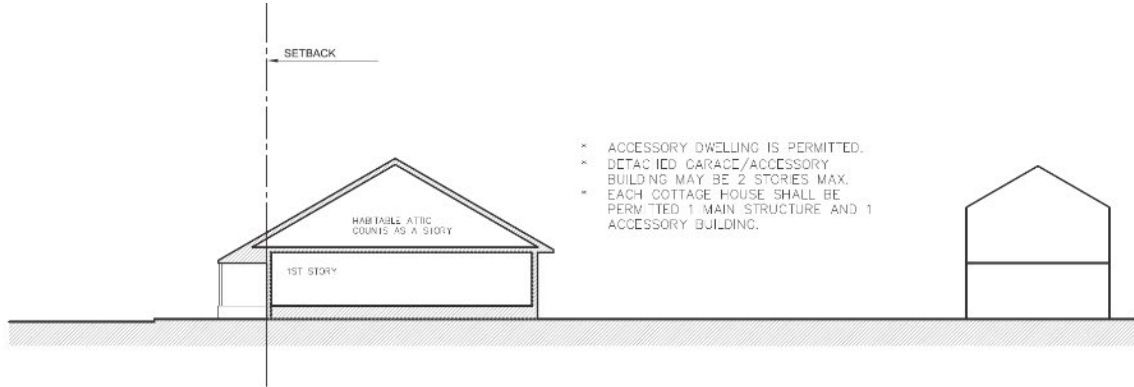
## **DRAFT 07.07.2021**

Detached garages, accessed from the rear or side of the rowhouse building, are to be accessed via an alley located along the rear of the lot or from the front street via a driveway located to the side of the rowhouse building.

Should the project provide a parking area, rather than individual garages, the parking area shall be located behind or to the side of the rowhouse building. No parking shall be located between the primary façade, or façade portion, closest to the street.

A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a street.

**8. Cottage House (CH)**

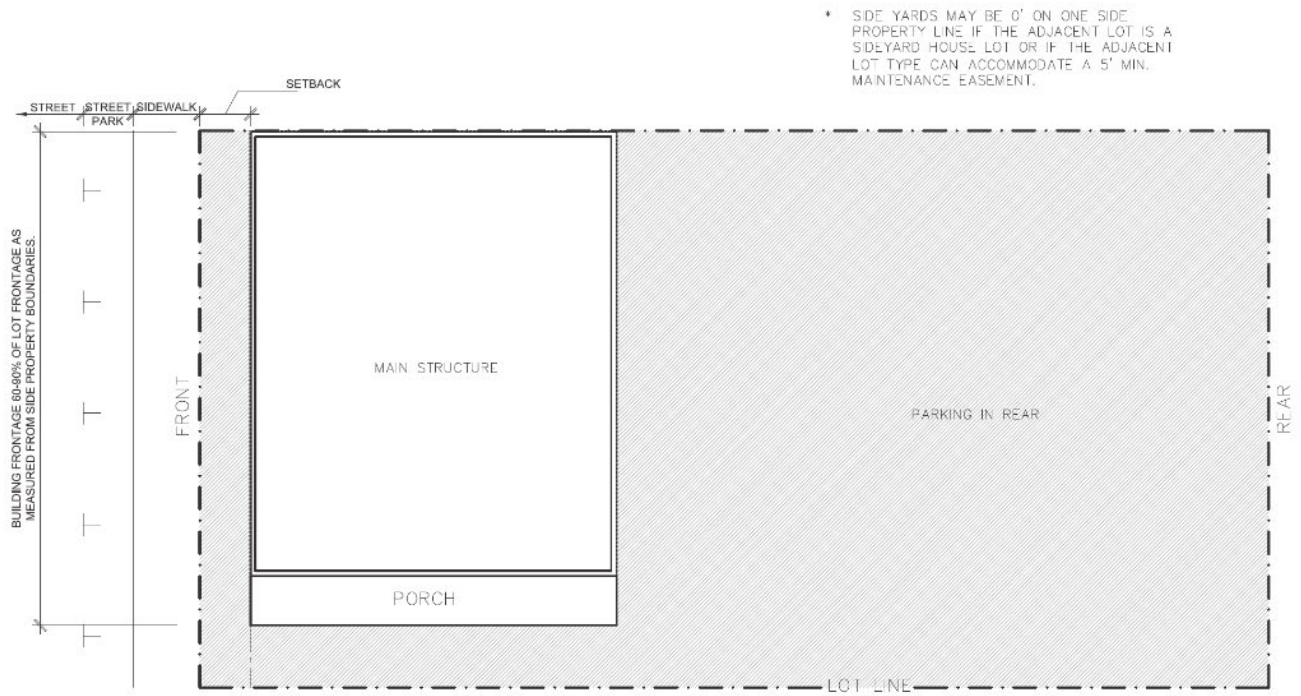
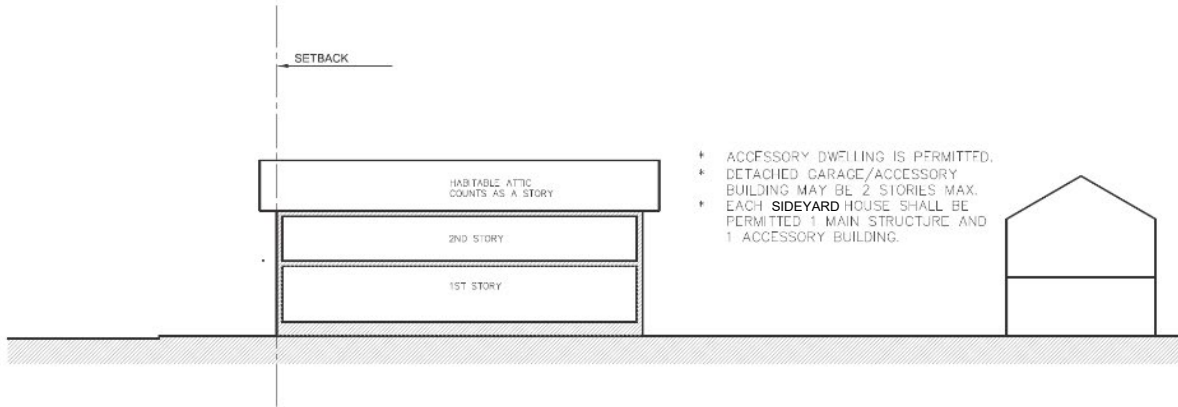


BUILDING PLACEMENT

Each structure shall provide a porch along a minimum of 70% of the façade. The porch shall be used in the building frontage percentage calculation.

On-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot or from the street via a driveway located to the side of the home.

**9. Sideyard House (SH)**



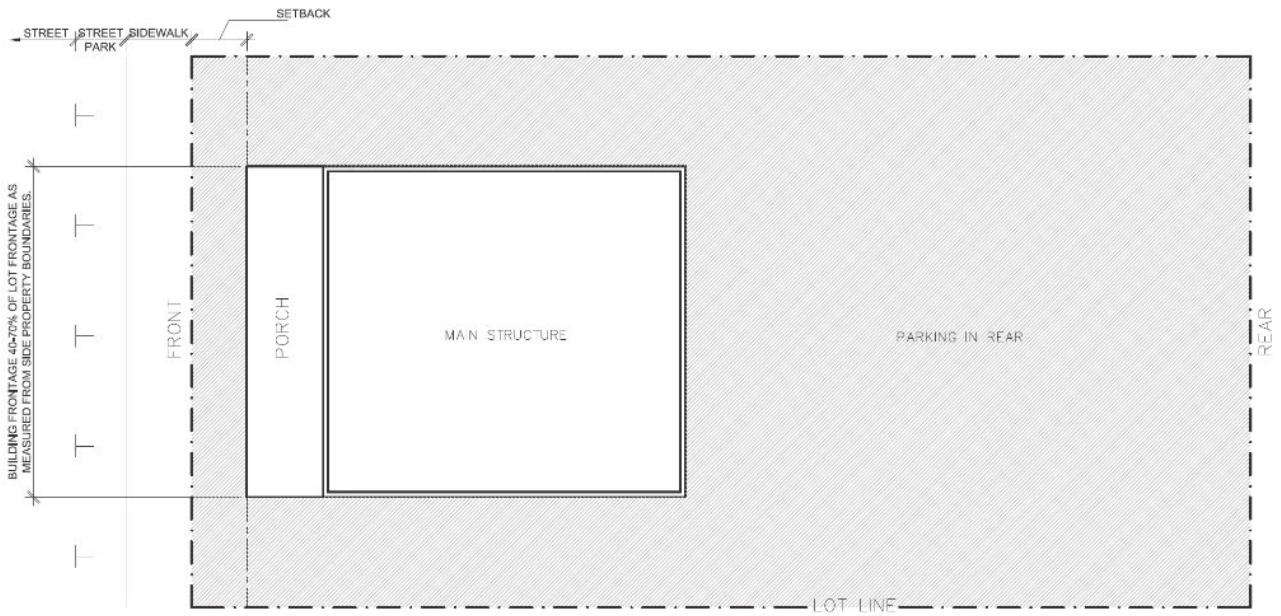
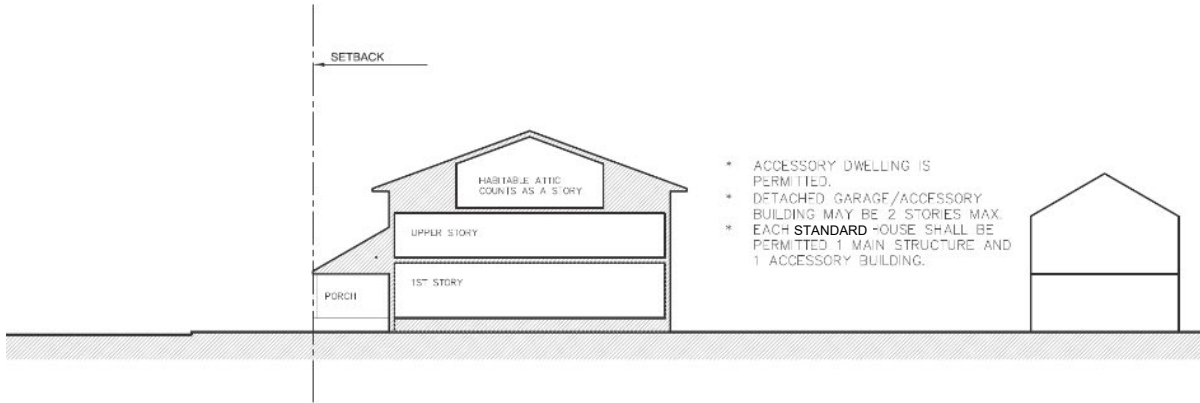
\* SIDE YARDS MAY BE 0' ON ONE SIDE PROPERTY LINE IF THE ADJACENT LOT IS A SIDEYARD HOUSE LOT OR IF THE ADJACENT LOT TYPE CAN ACCOMMODATE A 5' MIN. MAINTENANCE EASEMENT.

BUILDING PLACEMENT

Each structure shall provide a porch along at least 75% of the side façade not placed at a 0-foot side yard setback.

On-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot or from the street via a driveway located to the side of the home.

10. Standard House (HO)

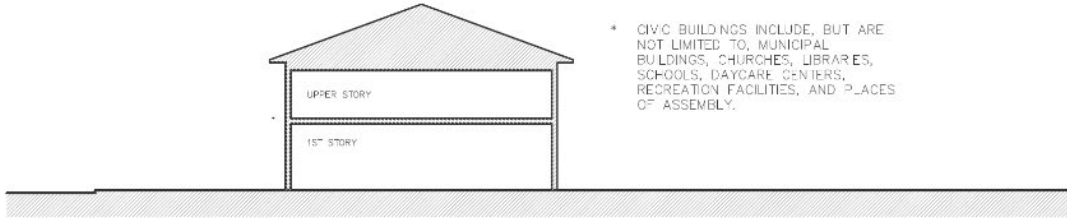


BUILDING PLACEMENT

Each structure shall provide a porch along a minimum of 80% of the façade. The porch shall be used in the building frontage percentage calculation.

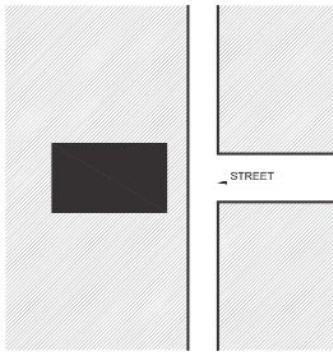
Any on-site parking shall be accommodated with a detached garage, or attached rear-loading garage, to be accessed via an alley located along the rear of the lot.

**11. Civic Building (CB)**

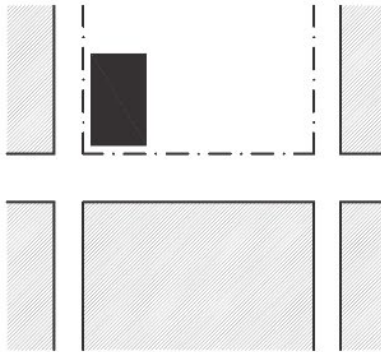


\* CIVIC BUILDINGS INCLUDE, BUT ARE NOT LIMITED TO, MUNICIPAL BUILDINGS, CHURCHES, LIBRARIES, SCHOOLS, DAYCARE CENTERS, RECREATION FACILITIES, AND PLACES OF ASSEMBLY.

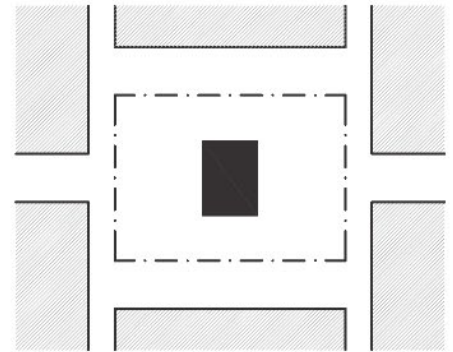
\* BUILDING PLACEMENT REQUIREMENTS FOR CIVIC BUILDINGS VARY BY SITE. IN GENERAL, CIVIC BUILDINGS SHOULD BE SITED IN LOCATIONS OF PARTICULAR GEOMETRIC IMPORTANCE, SUCH AS ANCHORING A MAJOR PUBLIC SPACE, OR TERMINATING A STREET VISTA.



\* THE CIVIC BUILDING TERMINATES THE VIEW OF THIS STREET.



\* THE CIVIC BUILDING ANCHORS THE GREEN AT A PROMINENT CORNER.



\* THE CIVIC BUILDING ANCHORS THE SPACE FROM WITHIN THE GREEN.

Each building on a Civic Building Lot must have an entrance facing a street or public open space. Parking shall be located to the side or rear of the building

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## Section 3.23.08. – Allowable Street types for new development and redevelopment in the Main Street Core, Downtown Center, Downtown Residential, Government District, and Wimauma Light Industrial and Commercial

Below designate the following street types with applicable streets in Wimauma:

1. Boulevard
  - a. SR 674
2. Main Street
  - a. 4<sup>th</sup> Street and 7<sup>th</sup> Street
3. Multimodal Avenue
  - a. North Street, Center Street, Hillsborough Street, West Lake Drive
4. Neighborhood Street
5. Greenway/Trail

Street Types	Main Street Core	Downtown Center	Downtown Residential	Government District	Light Industrial and Commercial	Village Residential (WVR-2)
Boulevard	✓	✓	✓	✓	✓	✓
Main Street	✓					
Multimodal Avenue	✓	✓	✓	✓	✓	✓
Neighborhood Street	✓	✓	✓		✓	✓
Greenway/Trail	✓	✓	✓	✓	✓	✓

**Table 8-1**

## Section 3.23.09. – Streetscape Standards for the Main Street Core, Downtown Center, Downtown Residential, Government District, and Wimauma Downtown East and Wimauma Downtown West

Definition of zones within cross sections.

1. Frontage Zone. The area adjacent to properties, such as building entrances, front yards, stoops, window shopping area, vending, café seating, and building-related utilities. This area may be part of the public right-of-way, or private, if a building setback is present.
2. Pedestrian Clearway Zone. The most important area of the street for safe, accessible, and efficient movement of pedestrians. The width depends on the street context. The minimum will be higher on streets with greater pedestrian activities. An adequate pedestrian clearway is most important in sidewalk design.



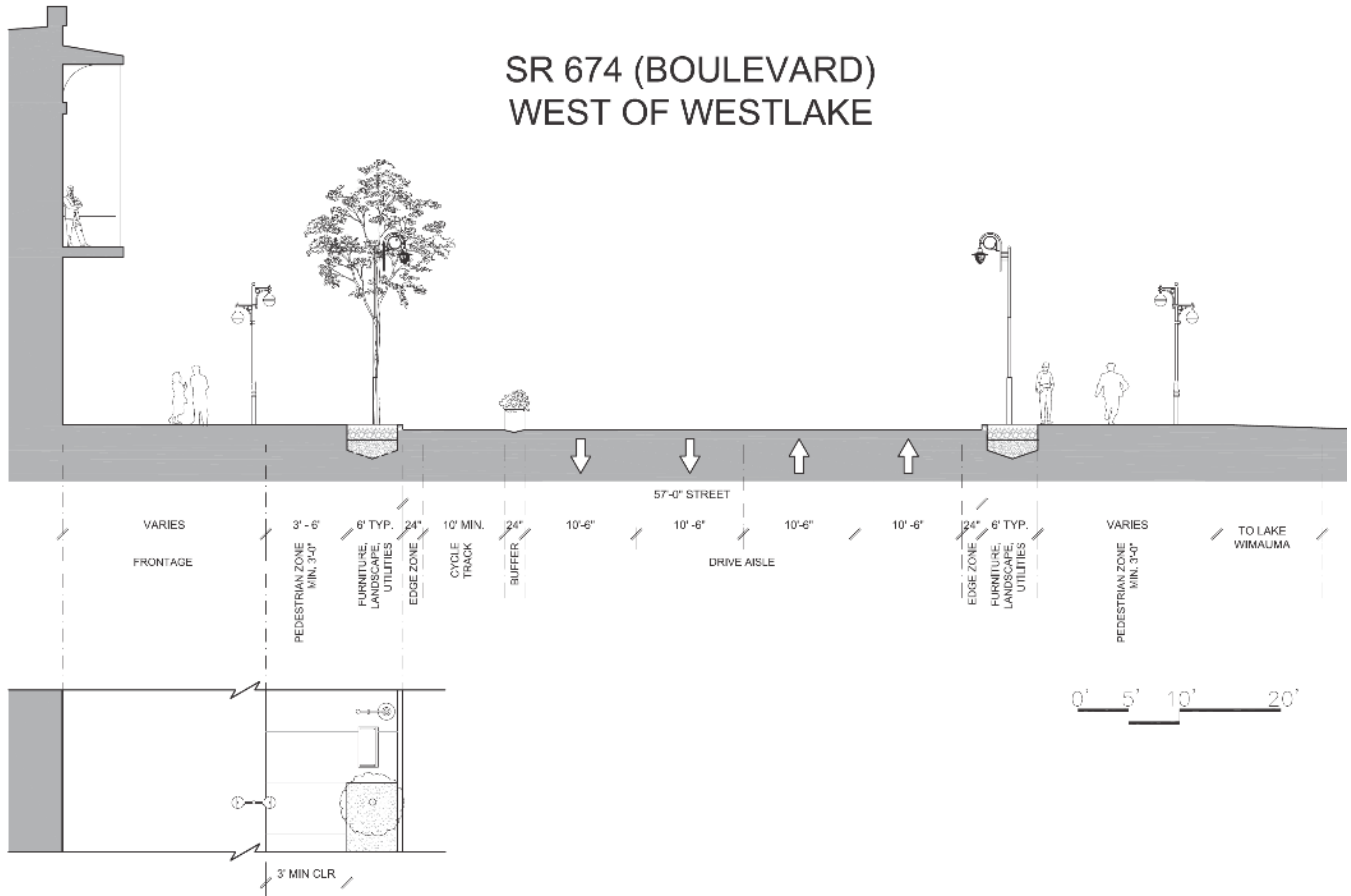
## **DRAFT 07.07.2021**

3. Furnishing and Planting Zone. This zone in the boulevard provides space for a wide range of street elements such as trees, other plantings, litter and recycling bins, benches, streetlights, and bicycle racks. Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
4. Edge Zone. The space behind the curb that acts as a buffer between moving/parked vehicles and the other sidewalk/boulevard functions. Should accommodate decorative street lighting. May accommodate signposts, parking machines, decorative pavers, and garbage set out.
5. Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.
6. Utilities are encouraged to be installed underground.

### Street Type Cross-Sections

**1. Boulevard**

A. West of West Lake Drive



\*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone

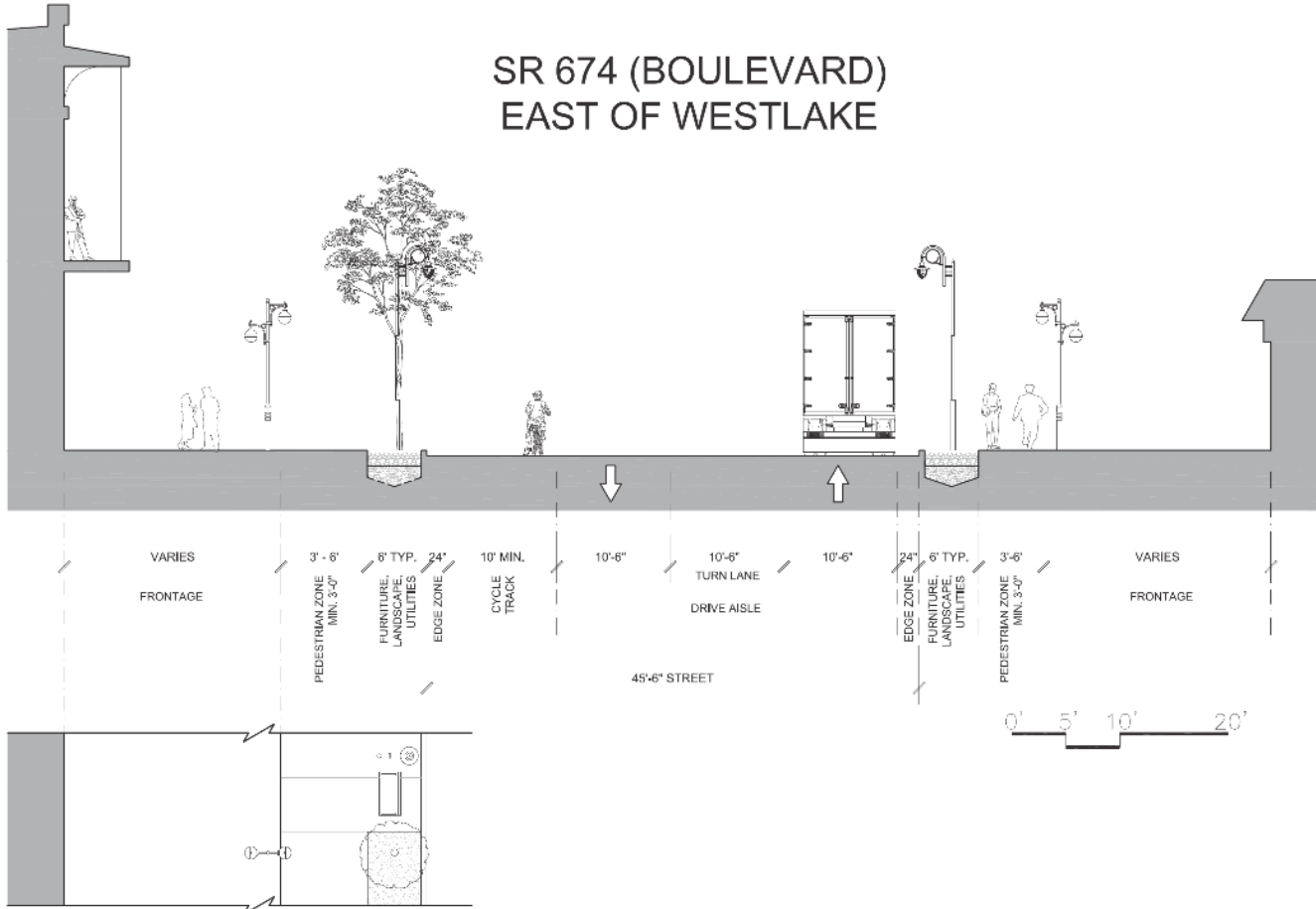
\*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.

\*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.

\*Utilities are encouraged to be installed underground.

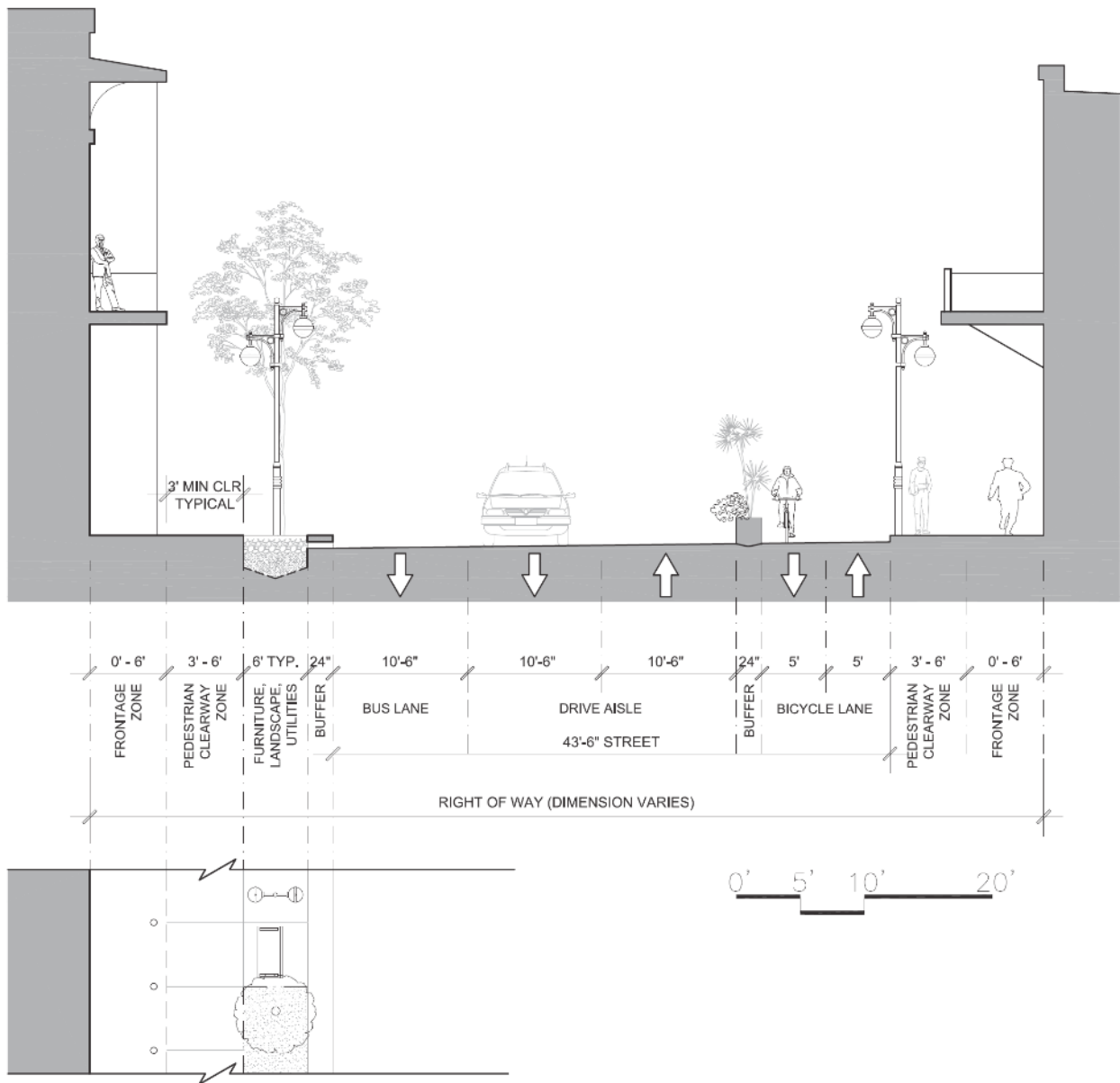
# DRAFT 07.07.2021

## B. East of West Lake Drive



- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.
- \*Utilities are encouraged to be installed underground.

2. Main Street



\*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone

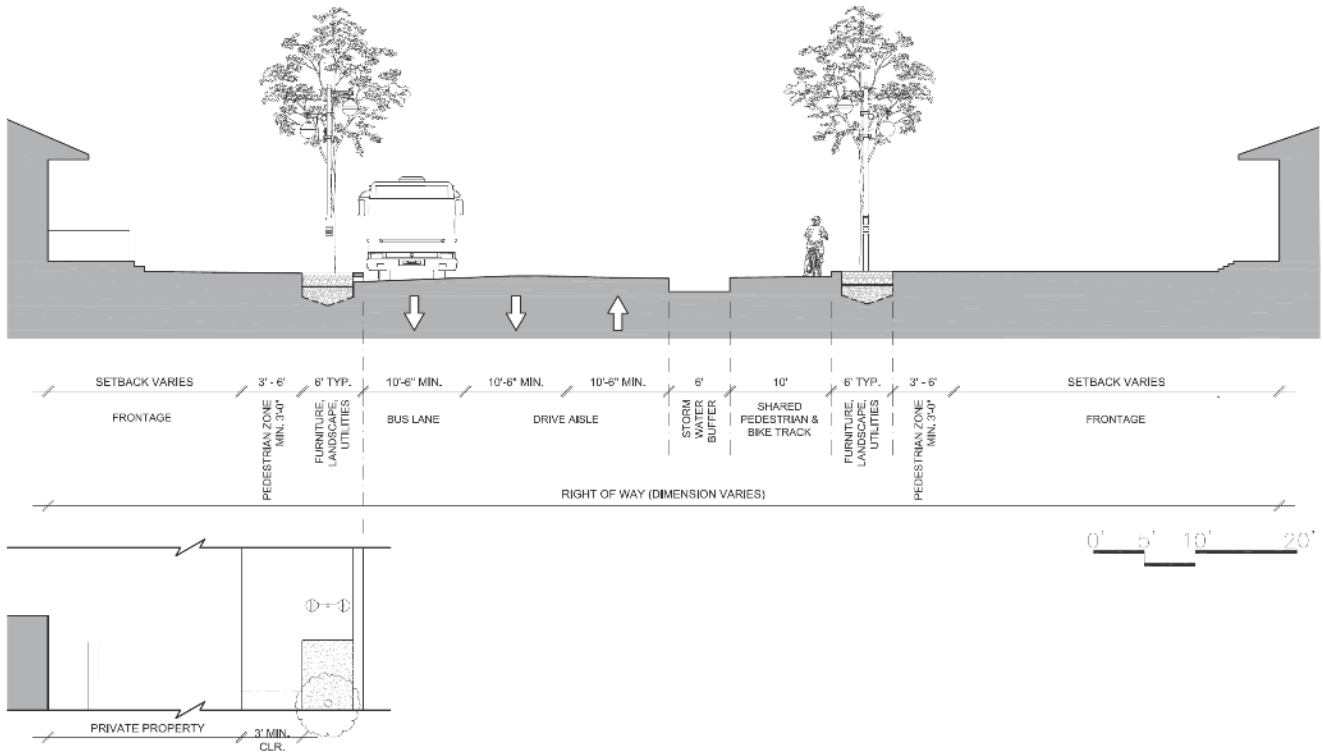
\*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.

\*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.

\*Utilities are encouraged to be installed underground.

3. Multimodal Avenue

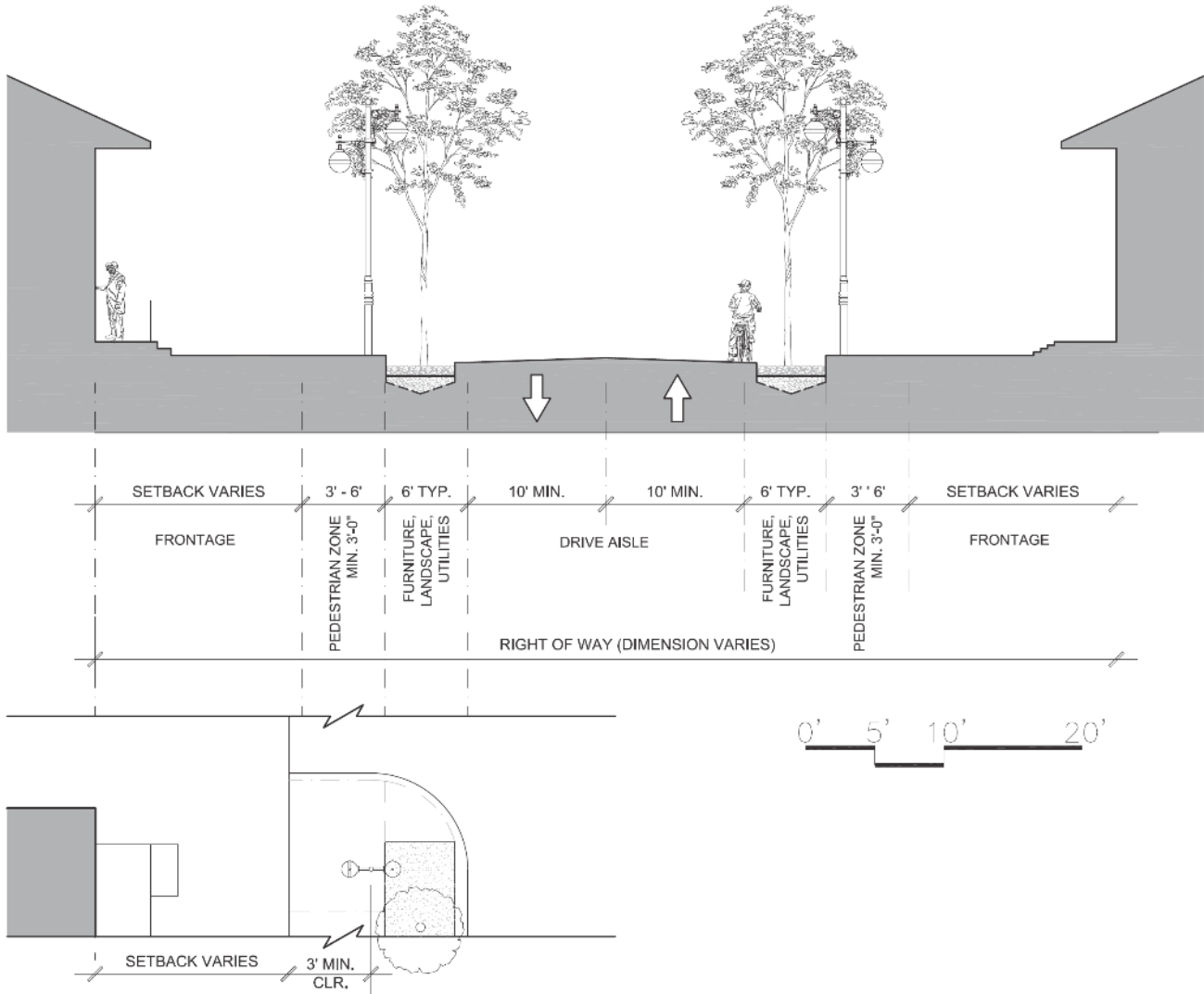
NORTH STREET  
(MULTIMODAL AVENUE)



- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Planted buffers are the preferred protection or separation for bicycle lanes within the roadway.
- \*Utilities are encouraged to be installed underground.

4. Neighborhood Street

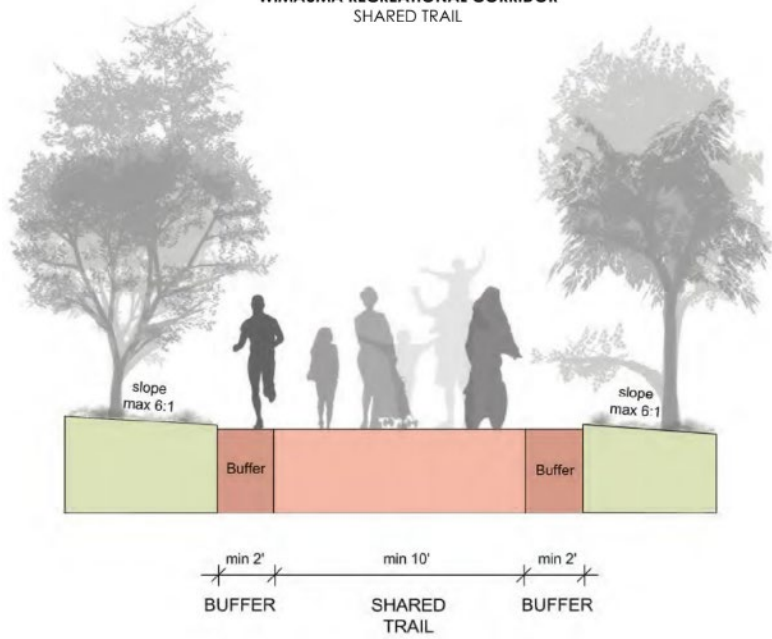
NEIGHBORHOOD



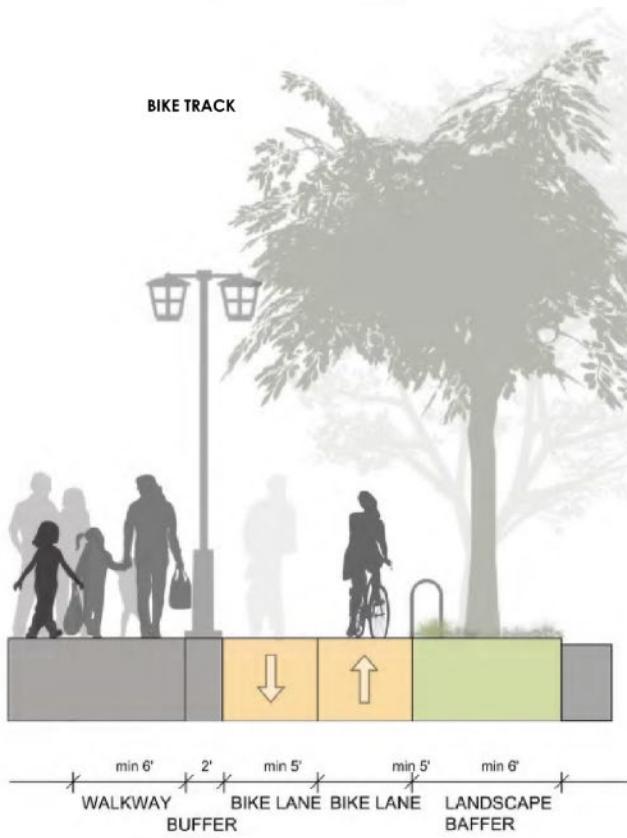
- \*Decorative street lighting should be installed in the Furnishing Zone, or within the area between the Pedestrian Zone to the Edge Zone
- \*Street trees are encouraged at a spacing of 25 feet to 30 feet on center.
- \*Utilities are encouraged to be installed underground.

5. Greenways

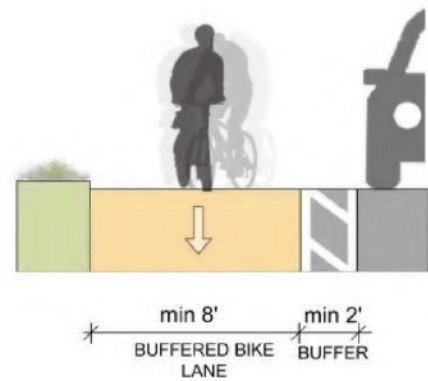
WIMAUMA RECREATIONAL CORRIDOR  
SHARED TRAIL



BIKE TRACK



BUFFERED BIKE LANE



**Section 3.23.10. - Street Network Design**

1. Development must accommodate the grid-like pattern in Wimauma Downtown as represented in the Plan.
2. Wimauma Downtown must provide an interconnected network of streets, alleys or lanes, and other public passageways.
  - A. Downtown streets must be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks, and other neighborhood facilities within downtown or adjoining developments and neighborhoods. Sidewalks, rows of street lighting, and street trees must be provided on both sides of all downtown streets.
  - B. Downtown streets should be organized according to a hierarchy based on function, size, and design speed. Rights-of-way are expected to differ in dimension and must meet the appropriate county standards for safety.
  - C. Downtown streets should form an orthogonal grid and are required to intersect at ninety-degree angles.
  - D. Downtown must accommodate one or more public transit nodes for future service to points beyond the Village.
  - E. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.
  - F. The use of raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to more conventional traffic calming measures such as speed bumps.
  - G. Cul-de-sacs are not permitted except where physical conditions such as freeways provide no practical alternatives for connection for through traffic. Each cul-de-sac must be detailed as a close, with landscaping in the center.
  - H. Provide pedestrian networks that offer clear circulation paths from Off-Street Parking Areas to building entrances.
  - I. Provide connections to the Wimauma Greenway Trail adjacent to Downtown.

**Section 3.23.11. - Mobility, Parking, and Access for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown West, and Wimauma Downtown East**

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Section 6.05.00. Landscaping requirements for off-street vehicular use areas shall be in accordance with the landscaping and buffering requirements of this Part.

1. Required Off-Street Parking
  - A. Required parking provided through surface parking lots shall be on the development site or within 250 feet of the development site that the parking is required to serve. The off-site parking spaces shall be located within 250 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted, and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served.
  - B. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, or other similar physical barriers to convenient access between the parking and the use.



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C. In projects with off-street surface parking, parking lots are encouraged to be located at the rear of the building. Parking shall be located behind the line of the building façade fronting Main Street and all streets in the Wimauma Downtown Overlay.

D. The parking requirements in Section 6.05.00 of this Code for non-residential uses may be reduced by 50 percent.

E. On-Street Parking Credit. On-street parking spaces shall be deducted from the required number of off-street parking spaces for the adjacent use. When an extended parcel line splits an on-street parking space, that space shall be deducted from the parking requirements of the parcel that fronts the majority of the on-street parking space notwithstanding other sections of the code.

F. Bicycle Parking. Bicycle parking facilities are required to be provided within the project. Bicycle parking must meet the design standards of Section 6.05.02 of this Code.

## 2. Parking Garages

A. Except for vehicle entrances, the ground floor shall be developed with enclosed commercial, office or civic floor space to a minimum building depth of 30 feet along the entire length of the structure on each adjacent street, unless separated from the street by another building, parking lot and/or landscaped open space with a minimum depth of 30 feet.

B. Direct pedestrian access in the form of pedestrian entrances and walkways from parking garages to each adjacent street shall be provided.

C. Parking Garages are encouraged in the Downtown Center, Government District, and Light Industrial and Commercial District.

## 3. Connectivity

A. Parking, service drives, and alleys shall be designed to allow for future connections to adjacent parcels and to allow all development along State Road 674 to be accessible from a street with an intersection at State Road 674, subject to FDOT approval.

B. Direct pedestrian access in the form of pedestrian entrances, sidewalks, crosswalks, and other walkways from public sidewalks to building entrances and between parcels shall be provided.

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

## 4. Utilities

Where possible, all utility lines for newly constructed structures shall be located underground.

A. Utility poles and other utility infrastructure shall not obstruct Main Street sidewalks and pedestrian areas within the public realm throughout Wimauma Downtown.

## 5. Storm Water

Storm water retention/detention ponds with slopes steeper than 4-to-1 shall be located to the rear of all principal buildings on the parcel and not within any buffer. Chain link fencing around storm water ponds shall be prohibited.

A. Low Impact Design for stormwater management and runoff are encouraged to enhance the rural character and small town feel of Wimauma.

**6. Joint Use Facilities and Shared Parking**

Nothing in this Section shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Code.

A. An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the County Attorney shall be filed with the Administrator and recorded with the Clerk of the Circuit Court for Hillsborough County, Florida.

B. No part of an off-street parking area or off-street loading area required for any structure or use for the purpose of complying with the provisions of this Code, shall be included as a part of an off-street parking area or off-street loading area similarly required for another building or use, unless the Administrator determines that the periods of peak usage of such buildings or uses will not be simultaneous with each other.

C. All development orders or permits covering such approval shall include the requirements that the order or permit is valid only so long as the conditions described in the application for order or the permit exist.

**Section 3.23.12. - Screening for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown East, and Wimauma Downtown West**

A. Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from the street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets. Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height at the time of planting and spaced not more than four feet apart.

B. Mechanical equipment shall be placed behind the line of the primary building façade and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building.

C. All rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing it into roof structure.

D. Fences and walls shall be constructed of masonry, vinyl or cast iron/metal. The location of all fences and walls shall be in accordance with Part 6.07.00 of this Code throughout the overlay.

E. Landscaping, irrigation, and buffering, including off-street vehicular use areas, street trees, and buffering and screening between incompatible land uses, shall be in accordance with Part 6.06.00 of this Code.

F. Perimeter buffer along ROW. On any parcel of land providing an off-street vehicular use area, where such area is not entirely screened from an abutting right-of-way by an intervening building or other structure, a landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the right-of-way, unless the buffer or screening requirements of Part 6.06.06 are more stringent, in which case the more stringent requirements shall apply.

## Section 3.23.13. - Sign Standards

Signs within the WD Overlay as illustrated in Figure 1, herein, shall conform to the limitations and provisions of Article VII of this Code and must be constructed of materials similar to those of the buildings served. Additionally, the following limitations and provisions shall apply.

### 1. Structural Alteration and/or Replacement.

Notwithstanding the applicability provisions of this Part, structural alteration and/or replacement of existing signs that do not conform to the requirements of this Part on parcels within the Overlay District as shown in Figure 1. herein, as well as on any other parcel that is aggregated for development with a parcel shown in Figure 1, shall not be permitted, regardless of whether any building activity is occurring on the parcel at the time, except that such signs may be removed and replaced with signs conforming with the requirements of this Part.

### 2. Nonconforming Signs.

Notwithstanding the applicability provisions of this Part and regardless of whether any building activity is occurring on the parcel at the time, nonconforming signs may be removed and replaced with signs conforming with the requirements of this Part, and those illegal nonconforming signs as identified in Section 7.02.03.A which should have been removed or modified under prior law shall only be removed and replaced with signs conforming with the requirements of this Part. Variance requests to allow the continued use of existing nonconforming monument signs shall be considered pursuant to the sign standards of this Part.

### 3. Replacement of Advertising Copy or Panels.

Replacement of advertising copy or panels on such signs that do not involve structural alterations shall be allowed if otherwise permitted by this Code.

### 4. Pole Signs, Animated Signs and Changeable Copy signs and Revolving Signs.

Use of Pole Signs, Ground Signs extended from the ground, Animated Signs, Changeable Copy signs and Revolving Signs shall be prohibited; exceptions may be made for emergency public services/uses. Variances to allow the continued use of existing on-site pole signs, ground signs extended from the ground, or revolving signs, or the installation of new pole signs or revolving signs, shall be prohibited.

### 5. Sign Lighting.

Sign lighting fixtures shall be hidden from view by landscaping. All other sign lighting shall conform to the limitations and provisions of Part 6.10.00 of this Code.

## Section 3.23.14. - Transfer of Development Rights (TDR) Receiving Zone

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

1. Allow for the transfer of up to 2 dwelling units per gross acre (DU/GA) densities between 2

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separately owned or commonly held properties, whether or not they are contiguous to each other. The designated sending area shall be inside the limits of the Wimauma Village Residential-2 category and other rural areas outside of USA.

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

2. To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DU/GA to 4 DU/GA, a ratio of 1:2 (except in WVR-2 to WVR-2 transfers, the ratio is 1:1). 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 to be in the form of a conservation easement consistent with Section 704.06, Florida Statutes, to be granted by the owner of the sending parcel and accepted by the Board of County Commissioners and recorded in the official public records prior to preliminary plat approval for the receiving area.

3. To support the Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Downtown Receiving Zone (Figure 1).

### **Section 3.23.15. – Affordable Housing Density Bonus**

To encourage a broad range of family sizes and incomes Affordable Housing is encouraged and may be used in conjunction with TDR credits resulting in a stacking of density bonuses.

1. Affordable housing must be made available on approximately the same schedule as the balance of housing in each phase of a project; affordable housing may not be deferred until the final phases.

A. A specific schedule for the types, location, and phasing of construction of affordable housing must be proposed with each application.

2. Affordable housing must be sold or rented only to qualified households as defined by Hillsborough County.

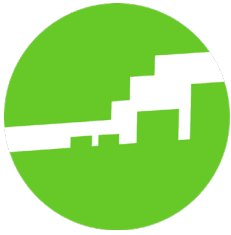
A. 60% of the required affordable housing must be affordable to families earning below 50% of the County's Area Median Income (AMI). 40% of the required affordable housing must be affordable to families earning 50% to 80% of the County's AMI.

3. The bedroom mix of affordable housing units must be proportional to the bedroom mix of the market rate units.

4. "Floating" units are preferred in lieu of designating specific units within multi-family development, and Town House/Rowhouse developments.

## Attachment D

### 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.