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Wimauma Village Residential-2

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

For Wimauma specifically, this section seeks to align with the intent of the Wimauma Community Plan. Areas defined as WVR-2 may be appropriate for development utilizing tools that incentivize small town stewardship, rural and agricultural preservation, design rules, form-based code principles, or use of transects.

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

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

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

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areas' natural, cultural, and physical assets.

Policy 48.1. Development Intent

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

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

Policy 48.2: Location & Boundaries

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

Policy 48.3: Residential Gross Density

The WVR-2 land use allows consideration of up to 2 dwelling units per gross acre provided that the development is clustered at a minimum of 4 dwelling units per net acre meeting all adopted provisions of this section and the LDC. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering, connectivity, open space and provision of Community Benefits are required in order to obtain the maximum density. When calculating clustering ratios of 4 dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. Required storm water ponds, when not internally located to the housing site and when associated with larger reserved open space, may be excluded from the net acreage calculation. In no event shall open space constitute less than 40% of the gross site acreage with 30% of open space being contiguous and 10% of open space internally located to the PD site.

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Policy 48.4: Residential Development

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

Policy 48.5: Typical Uses and Floor Area Ratio

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

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

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

To ensure that the rural landscape is preserved, large areas of new development must be reserved in WVR-2 for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous or adjoining and 10% of the open space being internally located to the PD site.

Policy 48.7: Community Benefit Options

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

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

Community Benefits	
<u>Proposed Neighborhoods including (50) fifty or more residential units shall conduct at least one public meeting and shall notify all registered neighborhood groups within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. This meeting shall occur within the defined Community Plan boundary and occur prior to the application submittal. Proof of the meeting in form of an affidavit shall be provided that identifies the date, location, and timing of the meeting, as well as a list of Neighborhood associations contacted, and meeting minutes.</u>	
<u>At least two benefits shall be offered for developments less than 50 acres.</u>	
<u>At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.</u>	
<u>At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.</u>	
<u>At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.</u>	
<u>At least six benefits shall be offered for developments greater than 320 acres.</u>	
<u>Tier 1: Community Benefits Priority List</u>	
<u>(For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).</u>	
<u>1</u>	<u>Construct multi-use trail adjacent to the TECO easement (as agreed during PD process), consistent with Hillsborough County Trails Master Plan and the Wimauma Community Plan or Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Wimauma Community Plan or connect to other trails found in the Long-Range Transportation Plan. **</u>
<u>2</u>	<u>Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in addition to design rules (when not used for these purposes, must be open to the public – as agreed during PD process). At least 5 acres must be provided. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***</u>
<u>3</u>	<u>Construct new non-residential use in the Wimauma Downtown Main Street Core or Wimauma Downtown East. The requirement of 42 sq ft per household for the required non-residential uses shall be based on 30% total unit count or 3,000 sq ft whichever is larger. *</u>
<u>4</u>	<u>Benefit shall directly or indirectly contribute towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. This benefit may include economic development, transit, affordable housing, internet access or other contributions. ****</u>
<u>Tier 2</u>	

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<u>5</u>	<u>Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County. Lands sent may not contribute to 40% open space requirement.</u>
<u>6</u>	<u>Land dedication for ELAPP (approved by Hillsborough County) at a minimum of 10% of total site. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***</u>
<u>7</u>	<u>Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. Lands exceeding regulation shall be open to public use and maintenance of these lands shall not be the responsibility of Hillsborough County. **</u>
<u>8</u>	<u>Construct on-site non-residential uses within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units or 3,000 sq. ft. whichever is larger. Non-enclosed uses shall contribute a maximum of 37.5%. *</u>
<p><u>*Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.</u></p> <p><u>**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</u></p> <p><u>***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.</u></p> <p><u>****Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.</u></p>	

Policy 48.8: Approvals & Tracking

All approvals shall be through a planned unit development requiring, at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezoning inside the Wimauma Village Residential-2 (WVR-2) land use plan category shall be through a Planned Development district and shall comply with the LDC.

Policy 48.9: Transfer of Development Rights (TDR)

In WVR-2, up to 2 dwelling units per gross acre (DU/GA) densities may be transferred between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The *designated sending area* shall be inside the limits of the Wimauma Village Residential-2 land use plan category.

Policy 48.9.a: Designated Receiving Zone

The *designated receiving areas* shall be inside the Wimauma Village

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Residential-2 land use plan category, inside the Urban Service Area portion of the Wimauma Village Plan, or in the Wimauma Downtown Receiving Zone.

1. To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the Wimauma Downtown Receiving Zone will be 2 DU/GA to 4 DU/GA, a ratio of 1:2. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.
2. To support the Wimauma Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Wimauma Downtown Receiving Zone. The stacking of TDR with any other density provision of the comprehensive plan or LDC shall be prohibited in WVR-2 to WVR-2 transfers.
3. Properties within the WVR-2 may transfer to properties in the WVR-2 at a 1:1 ratio, not to exceed 4 DU/GA. These TDRs are a no net density increase to the rural service area and are transferred at a density of one to one, from and to WVR-2 properties.

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

Policy 48.10: Mobility and Access

New development must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network, through provision, at a minimum, of the following:

1. Safe, convenient pedestrian access and circulation patterns within and between developments.
2. A continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
3. A friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.
4. A continuous network of bicycle lanes and trails within and between developments, providing cyclists and pedestrians the opportunity to travel or commute (rather than drive) between destinations.
5. Adequate consideration for the access needs of disabled residents and visitors through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled persons an increased level of mobility.
6. For the purpose of developing a greenway trail adjacent to the TECO Easement,

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as defined in the Wimauma Downtown Overlay in the LDC:

a) in the case of property adjacent to or co-located with the TECO Easement, dedicated right-of-way for the greenway trail, or

b) in the case of property not adjacent to the TECO Easement, trail connections between neighborhoods that connect future development with the proposed or existing greenway trail adjacent to the TECO Easement, existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and the Greenway Trails Master Plan.

Policy 48.11: Clustering

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

Policy 48.12: No parcel split to avoid clustering requirements

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

Policy 48.13: Community Benefits under Wimauma Village Plan

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

Policy 48.14: Residential Support Uses

Lands of three (3) acres or less designated for residential support uses within a planned village (PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations.

Objective 48.a: Timeliness

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

Policy 48.a.1: Goal

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

Policy 48.a.2: Two-tiered land use plan category

Hillsborough County will continue to implement a two-tiered land use plan category in

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areas designated WVR-2 which permit a base density of 1 unit per 5 gross acres, with consideration of up to 2 dwelling units per gross acre for projects that meet the intent of the Planned Village concept as embodied in these policies and implementing LDC.

Policy 48.a.3: Capital Improvement Costs

Capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider to service the permitted development shall be the responsibility of the developer. All land for capital facilities shall continue to count toward project density.

Policy 48.a.4: Capital Facilities

When a new WVR-2 development with density greater than 1 du/5 ga is proposed, the applicant shall meet with Hillsborough County to determine if capital facilities for emergency services, parks, and libraries are needed to serve the area and if so, encourage development to integrate land for those facilities into the design of their project, to the extent feasible. All land for capital facilities for emergency services, parks and libraries shall continue to count towards project density.

Policy 48.a.5: Rural Services

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

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

Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in the LDC not as Planned Developments.

Policy 48.a.7: Mobility Planning

In the review of development applications consideration shall be given to the present and long-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, TPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to consider designing the development to coincide with the ultimate roadway configuration as shown on the adopted Long Range Transportation Plan.

Policy 48.a.8: Provision of Connectivity to Roadway Networks

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

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Policy 48.a.9: Vision Zero

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

Policy 48.a.10: School Sites

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

Policy 48.a.11: Open Space

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

Policy 48.a.12: Wildlife Corridors

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

Policy 48.a.13: Agriculture

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

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

Policy 48.a.14: Timeliness Indicators

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

1. The proposed site plan is not compatible with the surrounding area as further described in Policy 48.a.15.
2. The proposed planned development does not meet or exceed all Land Development Code requirements.

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3. The project would adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the policies of the Comprehensive Plan.
4. The project does not achieve internal trip capture either through the construction of an onsite mix of uses, or by being located within a 2-mile walking or driving distance of the segment of 674 that is within the Wimauma Village Downtown and in the Urban Service Area, or some combination thereof that ensures the provision of internal trip capture in the Wimauma Village. *

* A project that provides for commercial or office development fronting State Road 674 within the Wimauma Village Downtown, or within the Wimauma Main Street Core District, through construction, land dedication, or infrastructure development, shall not be considered premature on the basis of not achieving internal trip capture.

Policy 48.a.15: Compatibility Review

Compatibility is of the utmost importance as this area is primarily rural in area, so any development at higher densities than 1 unit per 5 acres must be sensitive to that predominant rural character. Factors to address compatibility can include, but are not limited to, height, scale, mass and bulk of structures, circulation and access impacts, landscaping, lighting, noise, odor and architecture to maintain the character of existing development. Residential uses adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of enhance rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

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