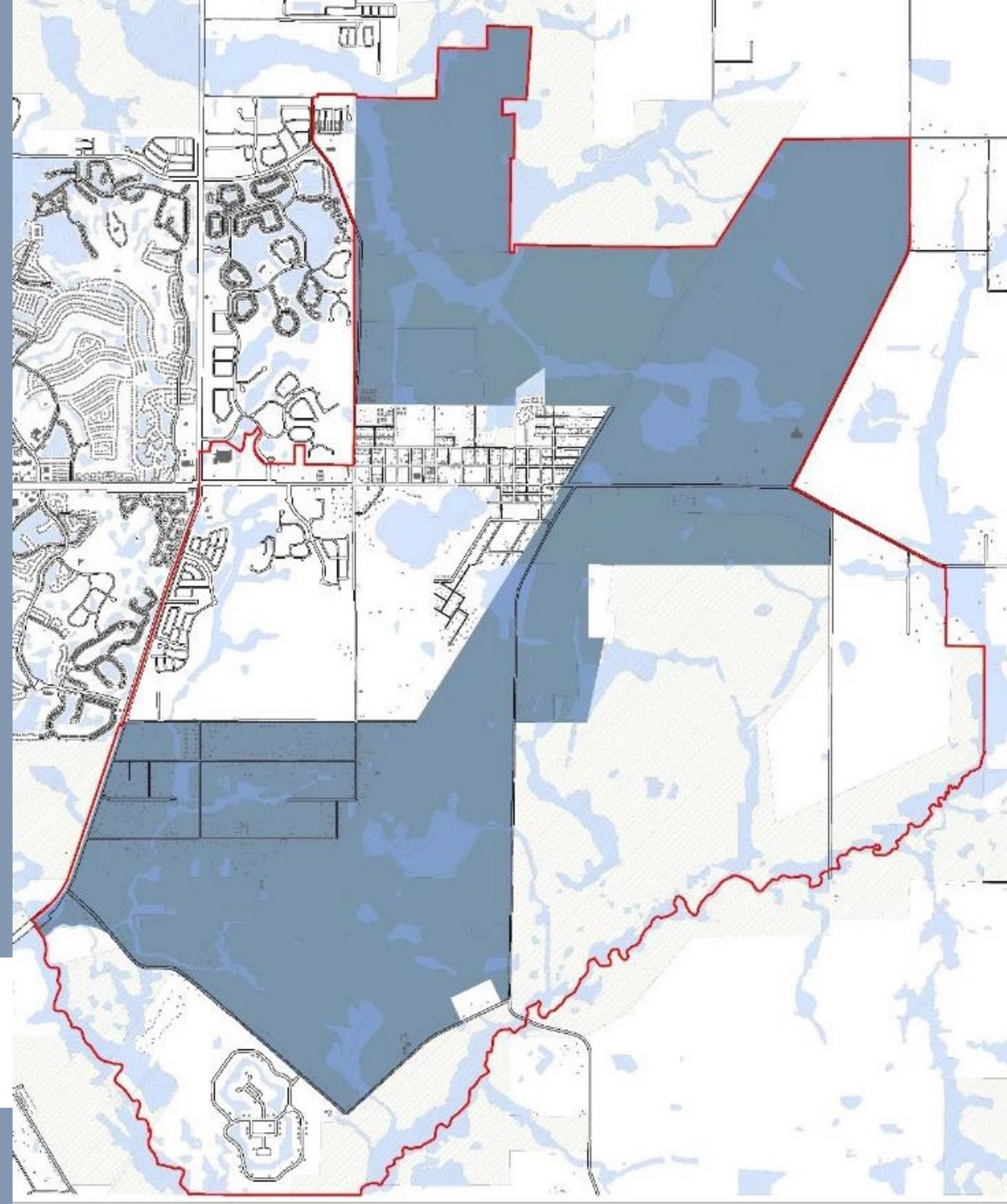


Wimauma Land Use Study

Post BOCC Community Meeting

September 18, 2021
Planning Commission



**Hillsborough
County Florida**



**Hillsborough County
City-County
Planning Commission**



Agenda



Overview of BOCC Decision



Review of Changes



Next Steps



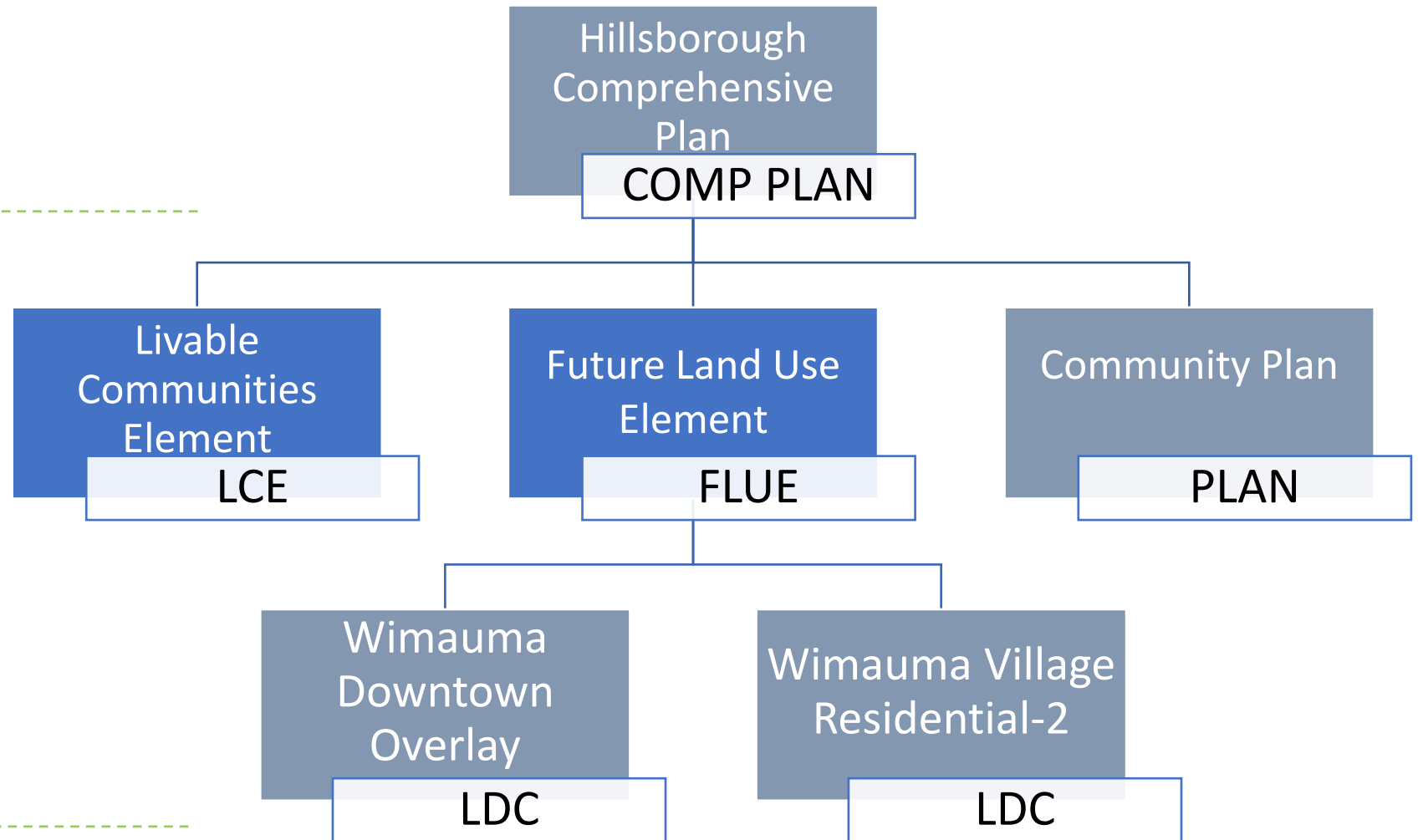
Q & A

Policy Documents

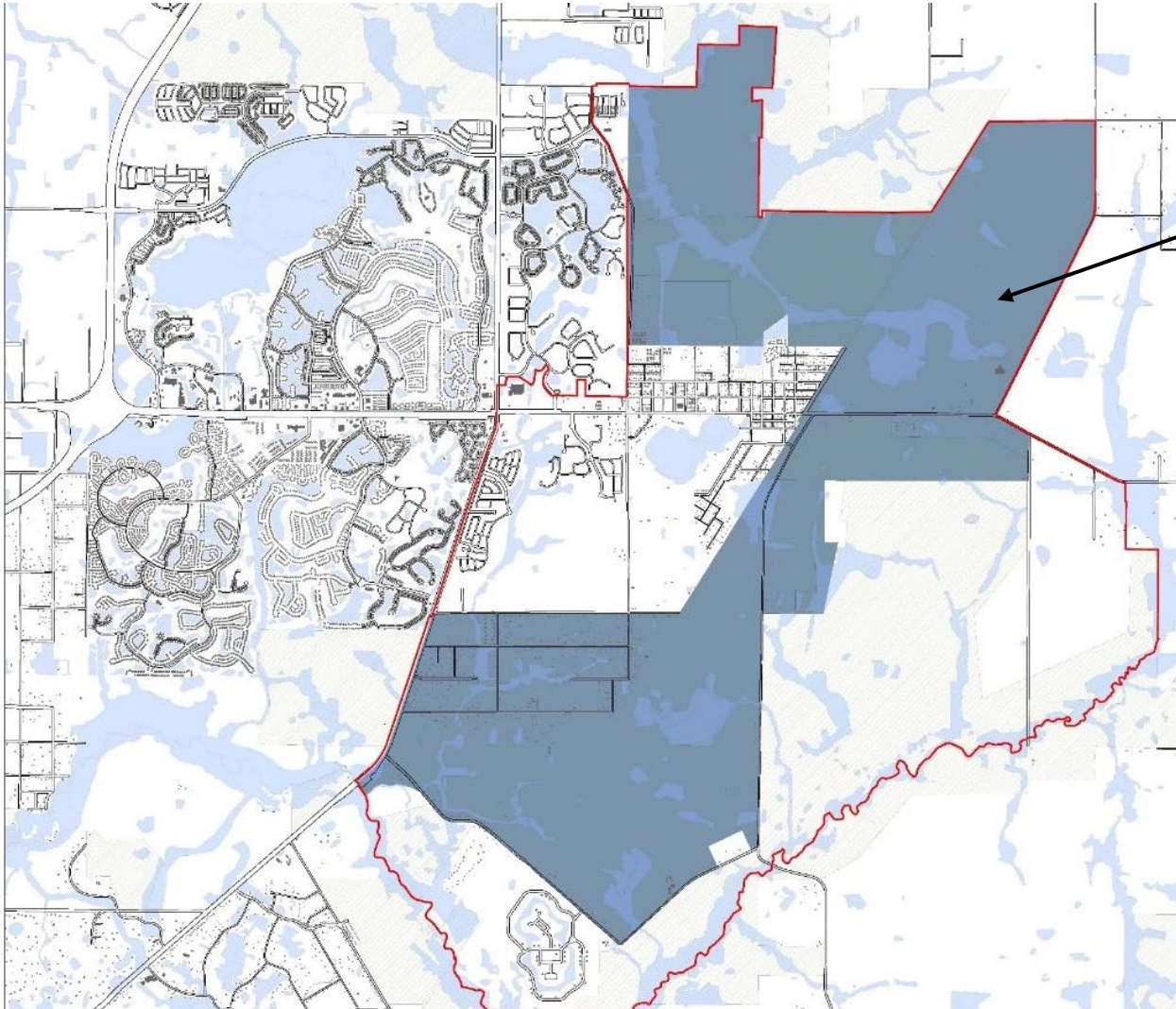
LAND USE

GOALS

LAND DEVELOPMENT CODE



Wimauma Village Residential 2 (WVR-2)



Wimauma Village Residential 2 (WVR-2)

The Wimauma Village Residential-2 Future Land Use category is located inside the boundaries of the Wimauma Village Plan.

The WVR-2 is a land use category. The boundary of the area was established during the 1990's.

The category allows 2 dwelling units per gross acre if certain criteria are met

Community Benefit Options

- To support community needs, options are available through the **Planned Development process**.
- Part of the criteria required for projects **to be eligible to 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.
- **New development shall include community benefit requirements to provide services to residents, which can be supported on-site or off-site**
- A development of **50 or more units** shall meet with the school district, the county, and hold a community meeting prior to application.
- Community Benefits are classified into two levels according to priority.

Community Benefit Options



Prioritize the Benefit Options:

Place a sticker on your top three benefits for Wimauma

- 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. **
- 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. **Hillsborough County Future Land Use DRAFT 1.18.2021
- Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a mobility improvement that would be counted toward the required mobility fee in accordance with Article III in Chapter 40 of the Hillsborough County Code of Ordinances.
- 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. ***
- 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).
- Transfer of Development Rights: Transfer a minimum of 10% of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11.
- 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. ***
- Project site built using National Green Building Standard practices or other green building program approved by the County.
- Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. **
- Downtown commercial development can be constructed in the downtown Main Street Core or Downtown East as agreed during PD process. The requirement of 42sqft per household for the required neighborhood commercial/retail (100 households equals 4,200sqft).

**Compliance with these community benefits shall be demonstrated on the general site plan of the recording application.
***These community benefits shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of recording the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plan approval.



BOCC Decision on August 12, 2021

The Board of County Commissioners (BOCC) voted unanimously to transmit the amendments to the

**Livable Communities Element (LCE) and
WVR-2 Land Use Element (FLUE)**

to the Florida Department of Economic Opportunity (DEO), with modifications, for official state review.

FLUE Policy 48.a.7: Removal of last sentence of Policy, excluding consideration of capacity projects external to projects in review of development applications.

Policy 48.a.7: Mobility Planning

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

FULE Policy 48.a.14: Added another timeliness indicator for development along 674.

Policy 48.a.14: Timeliness Indicators

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

1. The proposed site plan is not compatible with the surrounding area as further described in Policy 48.a.15.
2. The proposed planned development does not meet or exceed all Land Development Code requirements.
3. The project would adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the policies of the Comprehensive Plan.
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.~~*

Motion to create the Wimauma Community Plan Action Task Force.

Failed Motions:

Add language to Community Benefit Option #7 to prioritize Wimauma Downtown TDR sending area (TDRs would be sent to Downtown before other parts of the County).

* ~~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.~~

Removal of inclusion of 6 types of building form types from Community Benefits list (#1) and add as required language to Wimauma Village Residential Neighborhood (WVR-2) LDC with no more than 40% per type.

Removal of Mobility Fee Alternative Satisfaction Agreement (MFASA) from the Community Benefits list (#3).

Removal of land dedication for public schools from the Community Benefits list (#5).

Relocation of Community Benefit Option #10, construction of new non-residential uses in the Wimauma Downtown Main Street Core or Downtown East, from Tier 2 to Tier 1 on the community benefits list.

Relocation of Community Benefit Option #14, the “Catch-all” benefit, from Tier 2 to Tier 1 on the community benefits list.

Tier 1: Community Benefits Priority List (For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).	
1	Include combination of six (6) different Building Form types—no less than 10 percent and no more than 60 percent should be provided of one Lot and Building Form type per Section 3.24.05. The proposal of two Standard House Lot and Building Form types at two different lot sizes, lot widths and/or development standards shall be permitted to count for a maximum of two of the six different Lot and Building Form types. For all other Lot and Building Form types, multiple lot sizes, widths, or development standards proposals of the same Lot and Building Form type shall only count as one of the six required Lot and Building Form types. **
21	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.
42	Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in
	addition to design rules (when not used for these purposes, must be open to the public – as agreed during PD process). At least 5 acres must be provided. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***
5	Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County). This Community Benefit requires completion of the school siting process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrence.
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%. **
3	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. Non-enclosed uses shall contribute a maximum of 37.5%. **
4	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. ****

Added language to Community Benefit Option #7 regarding TDR's that "TDR sending area cannot count towards open space requirement".

Removal of green/LEED neighborhood design from Community Benefits list (#9).

Added language to Community Benefit Option #11 for internal and open space exceeded regulations by 25% that such land would be made "public and accessible".

Removal of dedication of additional on-site land for neighborhood center from community benefits list (#12).

Removal of addition 25% landscaping and screening as it was erroneously included on the community benefits list (#13).

Relocation of Community Benefit Option #6, for construction of on-site non-residential uses within the required Neighborhood Center, from Tier 1 to Tier 2 on the community benefits list.

Tier 2	
75	Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Receiving Zone in Wimauma Downtown per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County. <u>Lands sent may not contribute to 40% open space requirement.</u>
86	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 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. *
117	Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25%. <u>Lands exceeding regulation shall be open to public use and maintenance of these lands shall not be the responsibility of Hillsborough County. **</u>
12	Dedicate additional on-site land for neighborhood center, to promote residential support uses (at least 1 acre). <u>Dedicated land shall be located in a Neighborhood Center***</u>
13	Provide 25% additional landscaping portions of the screening above the minimums found in the LDC. **
14	Benefit shall directly or indirectly contribute towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. <u>This benefit may include economic development, transit, affordable housing, internet access or other contributions. ****</u>
8	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%. *

*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.

**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.

***These community benefits shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plat approval.

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

Tier 1: Community Benefits Priority List (For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).	
1	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. **
2	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. ***
3	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. *
4	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. ****

Tier 2	
5	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.
6	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. ***
7	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. **
8	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%. *
<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>	

Next Steps

August 12th BOCC Transmittal Public Hearing



September 18th Community Meeting



October 14th BOCC Adoption Public Hearing



December 31st Moratorium ends

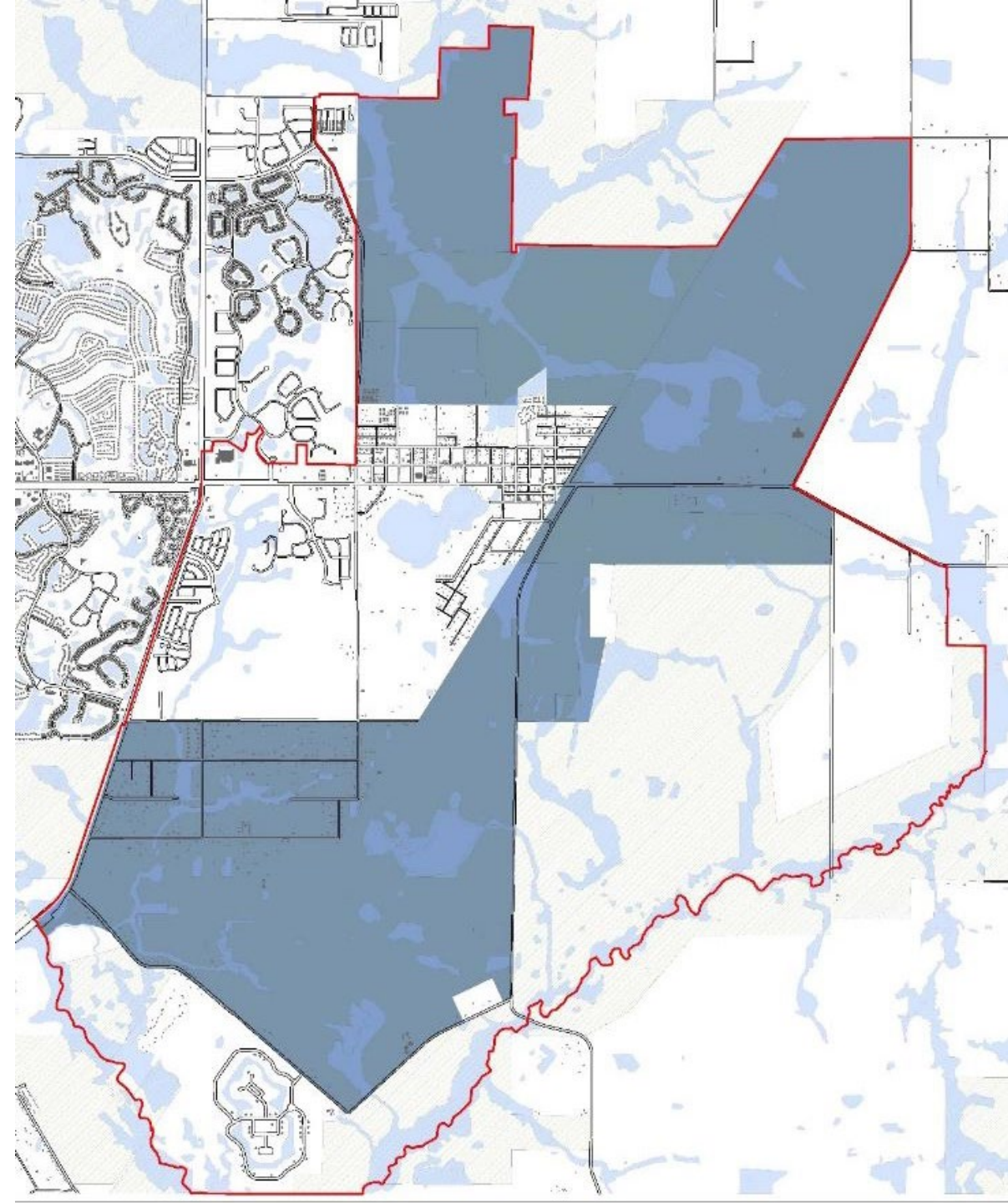
Q & A

Thank You

For more information visit the project website:
www.bit.ly/wimaumavillage

Planning Commission Staff Contact:
Special Area Studies Team

Jay Collins collinsj@plancom.org • T 813.582.7335
Sofia Garantiva garantivas@plancom.org • T 813.582.7320



**Hillsborough
County Florida**



**Hillsborough County
City-County
Planning Commission**



USF UNIVERSITY OF
SOUTH FLORIDA