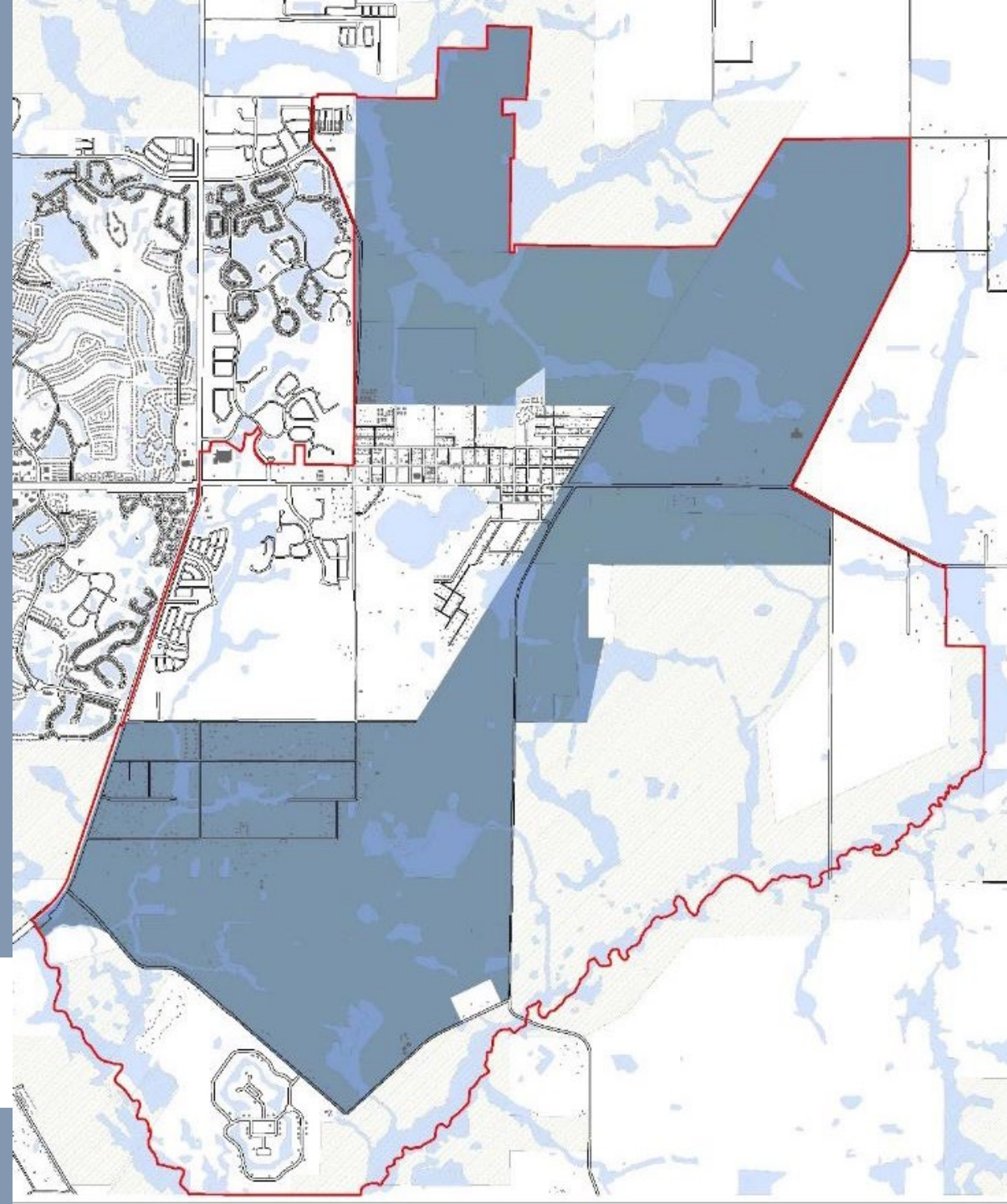


# Estudio de uso de la tierra de Wimauma

## Reunión de la comunidad después del BOCC

18 septiembre 2021

Comisión de Planificación



**Hillsborough**  
**County Florida**



**Hillsborough County**  
**City-County**  
**Planning Commission**



# Agenda



Resumen de la decisión del BOCC



Revisión de los cambios



Próximos pasos



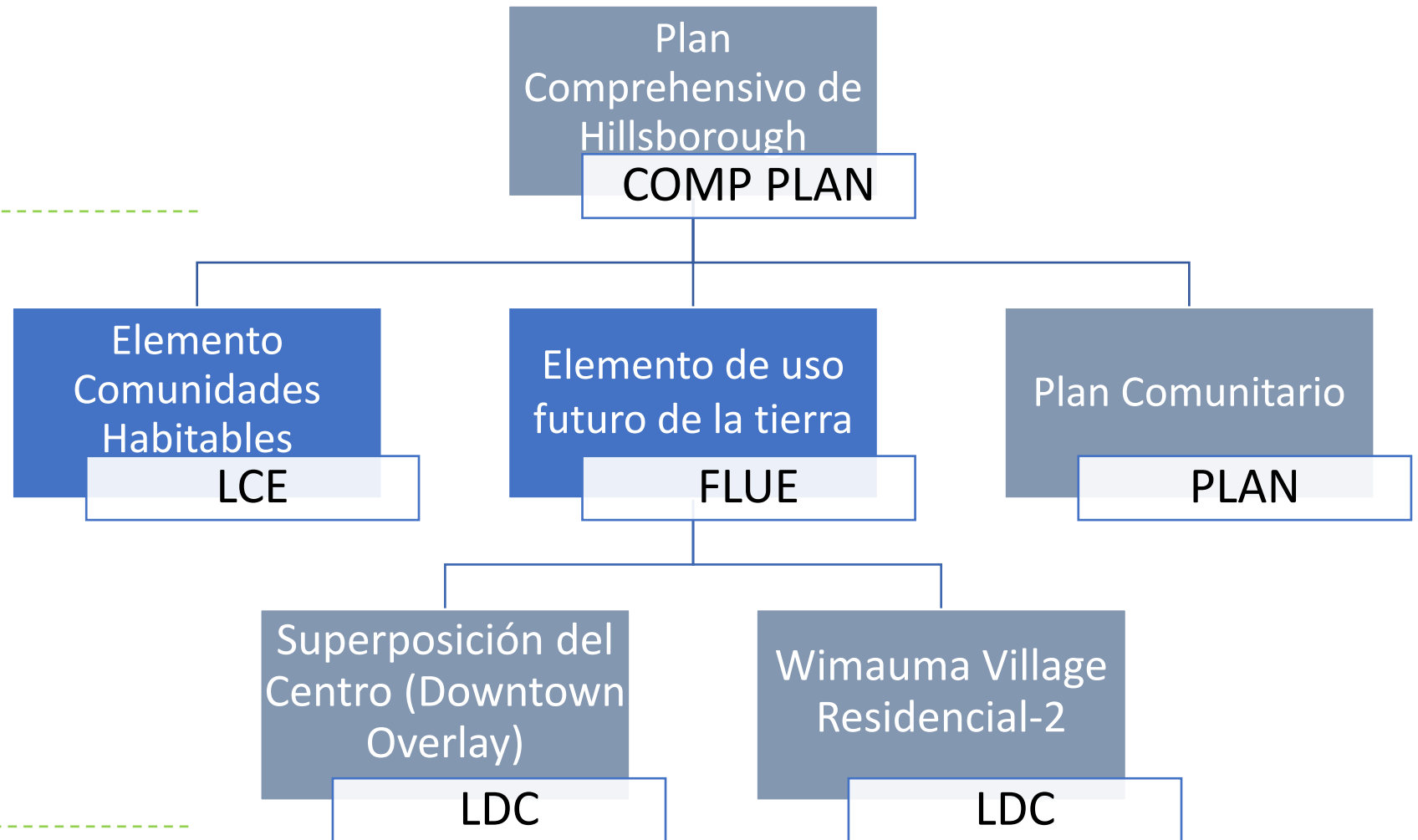
Preguntas y respuestas

# Documentos de política

USO DE LA TIERRA

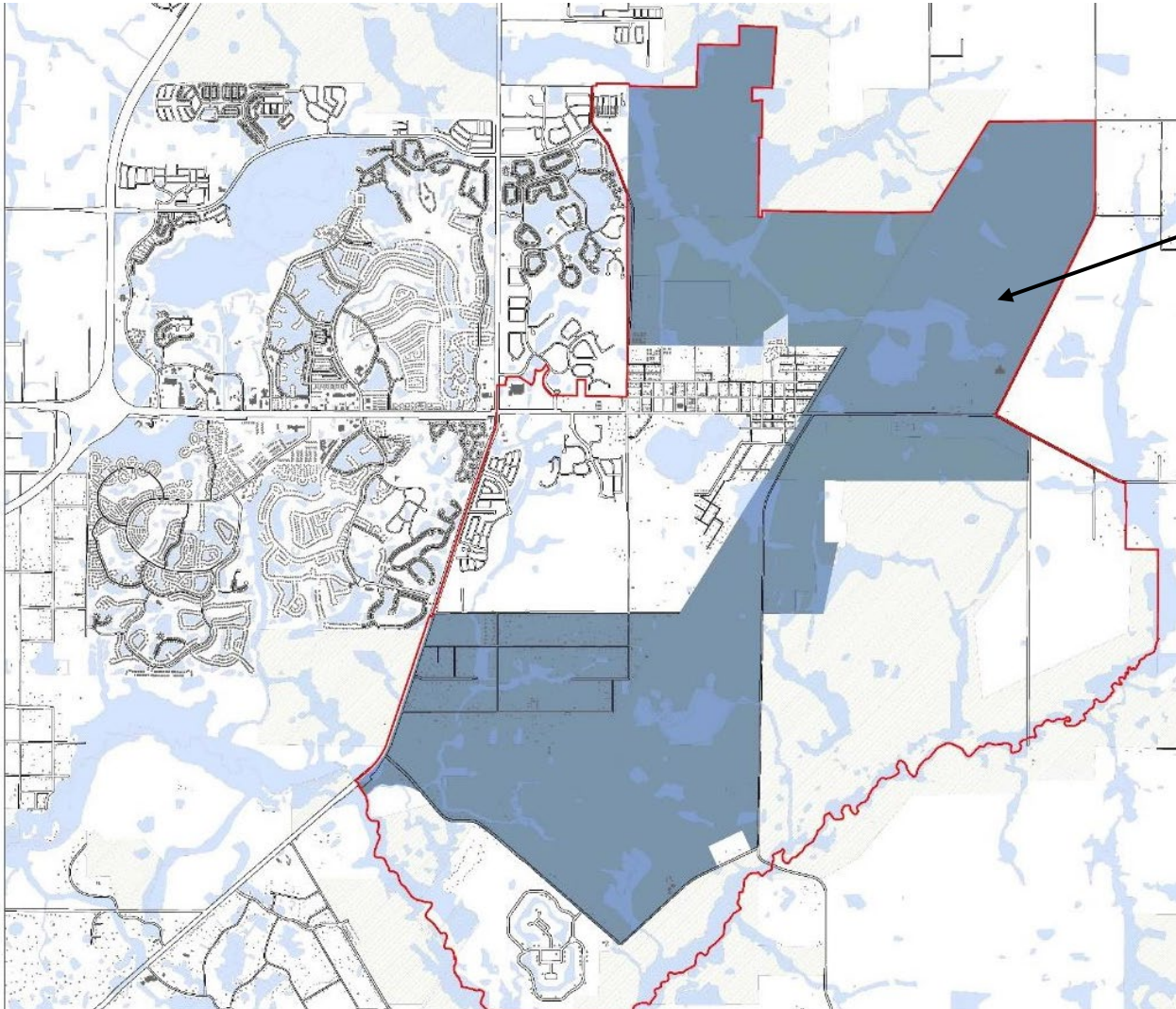
OBJECTIVOS

CÓDIGO DE  
DESARROLLO  
DE LA TIERRA





# Wimauma Village Residencial 2 (WVR-2)



## Wimauma Village Residencial 2 (WVR-2)

El uso futuro de la tierra categoría Wimauma Village Residencial-2 se encuentra dentro de los límites del Plan de Wimauma.

El WVR-2 es una categoría de uso de la tierra. El límite de la zona se estableció durante la década de 1990.

La categoría permite 2 unidades de vivienda por acre si se cumplen ciertos requerimientos





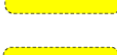
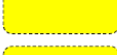

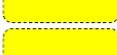

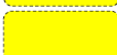
# Opciones de Beneficios Comunitarios

- Para apoyar las necesidades de la comunidad, las opciones están disponibles a través del **proceso de Desarrollo Planificado**.
- Parte de los requerimientos para que los proyectos sean elegibles **para recibir un aumento de densidad superior a 1 unidad por 5 acres** (a menos que se especifique lo contrario en la zonificación existente) hasta un total de 2 unidades por acre.
- **El nuevo desarrollo incluirá requisitos de beneficio comunitario** para proporcionar servicios a los residentes, que pueden ser apoyados en el sitio o fuera del sitio.
- Un **desarrollo de 50 o más unidades se reunirá** con el distrito escolar, el condado y celebrará una reunión comunitaria antes de la solicitud.
- Los Beneficios Comunitarios se clasifican en dos niveles según la prioridad.

## Opciones de Beneficios Comunitarios

### Priorice las opciones de Beneficios:

Coloque una pegatina en sus tres principales beneficios para Wimauma

-  Incluya la combinación de seis (6) diferentes tipos de lotes de construcción - no menos del 10% y no se debe proporcionar más del 60% de un tipo de lote y lote de construcción por sección 3.24.05. \*\*
-  Construya un camino multiusos adyacente a la servidumbre de TECO (según lo acordado durante el proceso de PD), de acuerdo con el Plan Maestro de Caminos del Condado de Hillsborough y el Plan Comunitario de Wimauma. \*\*
-  Acuerdo de Satisfacción Alternativa de la Tarifa de Movilidad (MFASA), en el que el desarrollador tiene la opción de construir una mejora de movilidad que se contaría para la tarifa de movilidad requerida de conformidad con el artículo III del Capítulo 40 del Código de Ordenanzas del Condado de Hillsborough.
-  Dedicación de la tierra: los parques públicos (según el Código de Ordenanzas del Condado de Hillsborough Parte A Sección C, usos cívicos o comunitarios tales como jardines comunitarios, granjas además de reglas de diseño (cuando no se utilizan para estos propósitos, deben estar abiertos al público – como se acordó durante el proceso de PD). Se deben proporcionar al menos 5 acres. El beneficio se suma al requisito mínimo de espacio abierto por sección 3.24.04. \*\*\*
-  Dedicación de tierras e infraestructura de conexión (agua, alcantarillado e infraestructura de transporte para mejoras internas del sitio, incluyendo, pero no limitado a carreteras, aceras y senderos) a las Escuelas Públicas del Condado de Hillsborough para fines escolares (si son aprobadas por las Escuelas Públicas del Condado de Hillsborough y el Condado de Hillsborough).
-  Transferencia de Derechos de Desarrollo: Transferir un mínimo del 10% del total de unidades completas por acre a la Zona Receptora en el Centro de Wimauma (por Segundo. 3.24.13).
-  Dedicación de tierras para ELAPP (aprobado por el condado de Hillsborough) en un mínimo del 10% del sitio total. El beneficio se suma al requisito mínimo de espacio abierto por sección 3.24.04. \*\*\*
-  El proyecto construido con prácticas de Estándares de Construcción Verde Nacional o otro programa de construcción verde aprobado por el Condado.
-  La recreación interna y el espacio abierto superarán la regulación por sección 3.24.04 en no menos del 25%. \*\*
-  El desarrollo comercial del centro se puede construir en la zona del Calle Principal (Main Street Core) o la zona de Centro Oeste (Downtown East). El requisito de 42 pies cuadrados por hogar para el vecindario requerido comercial (100 hogares equivalen a 4,200 pies cuadrados).

\*\*El cumplimiento de estos beneficios comunitarios se demostrará en el plan general del sitio de la solicitud de re zonificación.  
\*\*\*Estos beneficios comunitarios recibirán un acreditamiento por escrito por parte de la entidad receptora de los beneficios dedicados para proporcionar servicios en el momento de recibir el beneficio. Además, se requiere documentación de la transferencia de ese beneficio a la entidad receptora antes de la aprobación final de la zonificación.



# Decisión del BOCC del 12 de agosto de 2021

La Junta de Comisionados del Condado (BOCC) votó unánimemente para transmitir las enmiendas a la

**Elemento de Comunidades Habitables (LCE) y Elemento de Uso de la Tierra WVR-2 (FLUE)**

al Departamento de Oportunidades Económicas de Florida (DEO), con modificaciones, para su revisión oficial por parte del estado.

Política FLUE 48.a.7: Eliminación de la última oración de la Política, excluyendo la consideración de proyectos de capacidad externos a proyectos en revisión de aplicaciones de desarrollo.

#### **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.~~

Política FLUE 48.a.14: Se ha añadido otro indicador de la puntualidad para el desarrollo a lo largo de 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.~~ \*

Moción para crear el Grupo de Trabajo del Plan Comunitario de Wimauma.

#### **Propuestas no adoptadas:**

Agregue el lenguaje a la Opción de Beneficio Comunitario #7 para priorizar el área de envío de TDR de Wimauma Downtown (los TDR se enviarían al Downtown antes que a otras partes del Condado).

\* ~~A project that~~ 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.



Eliminación de 6 tipos de construcciones de los beneficios comunitarios (Opción #1) para agregarlos como requerimientos en Wimauma Village Residencial (WVR-2) LDC con no más del 40% por tipo.

Eliminación del Acuerdo de Satisfacción Alternativa de la Tarifa de Movilidad (MFASA) de la lista de Beneficios Comunitarios (#3).

Eliminación de la dedicación de tierras para escuelas públicas de la lista de Beneficios Comunitarios (#5).

Reubicación de la Opción de Beneficio Comunitario #10, construcción de nuevos usos no residenciales en Wimauma Downtown Main Street Core o Downtown East, de Nivel 2 a Nivel 1 en la lista de beneficios comunitarios.

Reubicación de la Opción de Beneficio Comunitario #14, (el beneficio de “atrapa todo”) del Nivel 2 al Nivel 1 en la lista de beneficios de la comunidad.

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).	
<del>1</del>	<del>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. **</del>
<del>21</del>	<del>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.**</del>
<del>3</del>	<del>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.</del>
<del>42</del>	<del>Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in</del>
	<del>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. ***</del>
<del>5</del>	<del>Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County). This Community Benefit requires completion of the school siting process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrency.</del>
<del>6</del>	<del>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%. **</del>
<del>3</del>	<del>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%. **</del>
<del>4</del>	<del>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. ****</del>



Se agregó un lenguaje a la Opción de Beneficio Comunitario #7 con respecto a los TDR que "el área de envío de TDR no puede contar para el requisito de espacio abierto".

Eliminación del diseño de vecindario verde / LEED de la lista de beneficios comunitarios (#9).

El lenguaje agregado a la Opción de Beneficio Comunitario #11 para espacios internos y abiertos excedió las regulaciones en un 25% de que dicha tierra se haría "pública y accesible".

Eliminación de la dedicación de terrenos adicionales en el sitio para el centro vecinal de la lista de beneficios comunitarios (#12).

Eliminación de la adición de 25% de paisajismo y detección, ya que se incluyó erróneamente en la lista de beneficios comunitarios (#13).

Reubicación de la Opción de Beneficio Comunitario #6, para la construcción de usos no residenciales en el sitio dentro del Centro Vecinal requerido, del Nivel 1 al Nivel 2 en la lista de beneficios comunitarios.

Tier 2	
<del>75</del>	<del>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></del>
<del>86</del>	<del>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. ***</del>
<del>9</del>	<del>Project site built using National Green Building Standard practices or other green building program approved by the County. **</del>
<del>10</del>	<del>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. *</del>
<del>117</del>	<del>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. **</del>
<del>12</del>	<del>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***</del>
<del>13</del>	<del>Provide 25% additional landscaping portions of the screening above the minimums found in the LDC. **</del>
<del>14</del>	<del>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. ****</del>
<del>8</del>	<del>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%. *</del>

\*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.

<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	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. ****

<b>Tier 2</b>	
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>	

# Próximos pasos

12 de agosto Audiencia Pública de Transmisión de BOCC



18 de septiembre Reunión de la Comunidad



14 de octubre Audiencia Pública de Adopción de BOCC



31 de diciembre el final de la moratoria

# Preguntas y respuestas



# Gracias

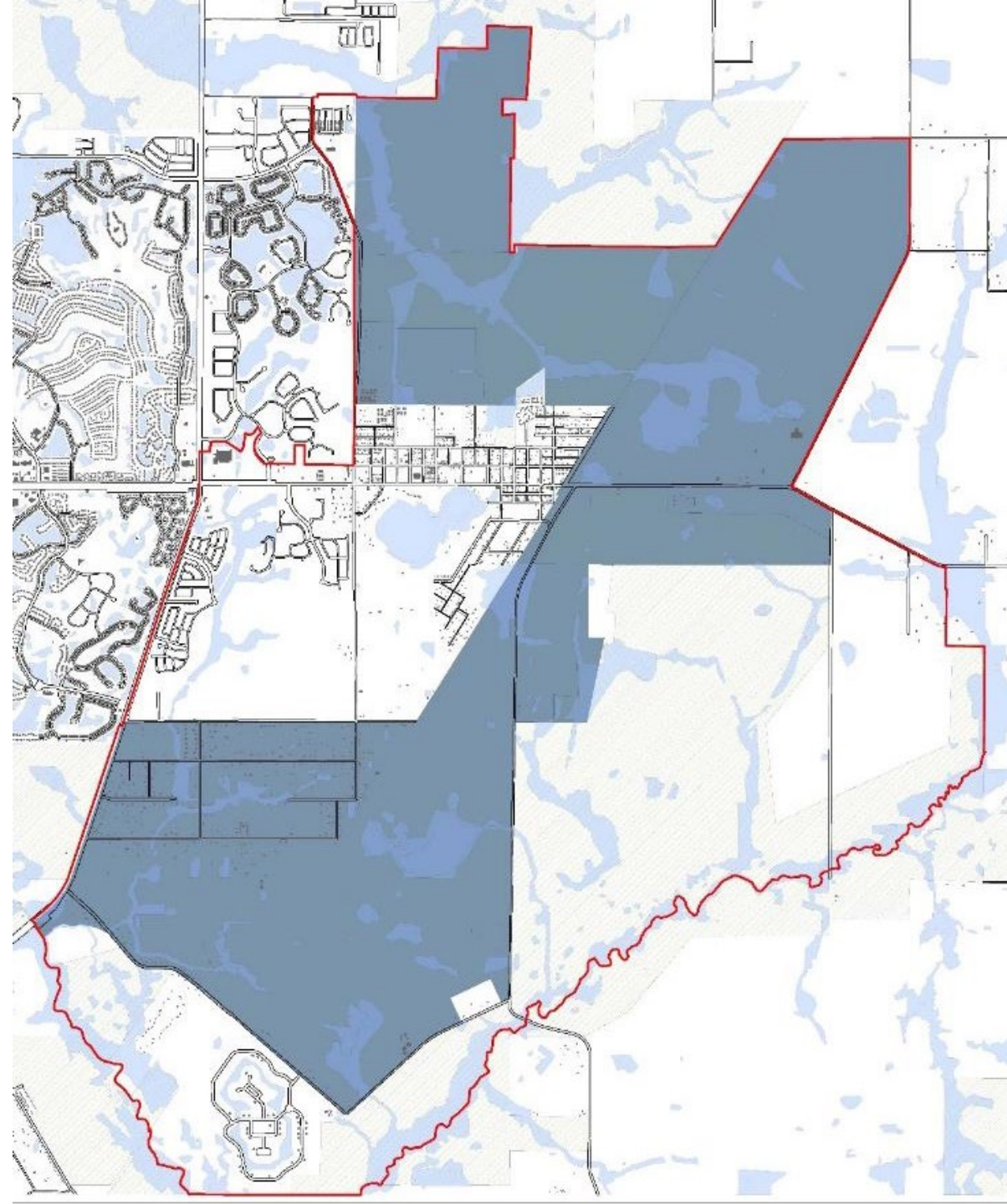
Para obtener más información, visite el sitio web del proyecto: [www.bit.ly/wimaumavillage](http://www.bit.ly/wimaumavillage)

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**Hillsborough  
County Florida**



**Hillsborough County  
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