Wimauma Village Residential-2

Objective 48: In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate Wimauma Village Residential-2 areas inside the boundaries of the Wimauma Village Plan, that are suited for current agricultural uses development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.

Avoiding a pattern of development that contributes to urban sprawl is still very relevant; however, current requirements are in conflict with proposed development in the WVR-2. There are a number of development pressures and current proposed plan developments. The current allowable density even under the clustering provision promotes an unsustainable growth pattern and allows areas of Wimauma Village to develop without appropriate connections to support downtown Wimauma which is the “center” of the Wimauma Village.

Location & Boundaries

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

Residential Gross Density

Residential densities in the Wimauma Village Residential-2 (WVR-2) would not increase above what is currently allowed in the Plan except as an incentive for affordable and workforce housing. The WVR-2 allows up to 2 dwelling units per gross acre provided that the development is clustered at a minimum of 3.5 dwelling units per net acre, and up to 8 units per net acre if including Affordable and Workforce Housing provision on at least 10 acres throughout the entire development. Otherwise the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering is required to obtain the maximum gross density of 2 dwelling units per gross acre. When calculating clustering ratios of 3.5 dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. Required storm water ponds, when not internally located to the housing site and when associated with larger reserved open space, may be excluded from the net acreage calculation. In no event shall contiguous open space constitute less than 40% of the gross site acreage with 30% of open space being contiguous and 10% of open space internally located.

1) Residential development is limited to the maximum residential densities allowed in the Plan, except that: Density may be increased as a county incentive for providing affordable housing and workforce housing.

Montgomery County, Maryland requires 12.5 percent of all new residential units be affordable but the required affordable percentage rises to 15 percent for projects that take advantage of the County’s density bonus program. Under that program developers can build up to 20 percent more floor area than would otherwise be allowed under local zoning.

According to the recent ALICE data, 39% of Hillsborough residents (200,000 households) are housing cost burdened.
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 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.

Minimum Acreage

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

Floor Area Ratio

Employment and shopping opportunities are generally centered in the Wimauma Village Downtown where existing Future Land Uses determine FAR. A maximum 0.25 FAR is allowed in the segment of the Wimauma Village Residential-2 identified as “Wimauma Village Light Industrial and Office District Large Commercial District” on the Future Land Use Map.

Typical Uses and Locations with WVR-2

Agriculture, residential uses, multi-purpose and clustered projects. To satisfy locational criteria requirements for non-residential uses, the required non-residential square footage shall be contained, to the greatest extent possible, in the Wimauma Village Downtown, the Wimauma Village Light-Industrial / Office District Large Commercial District & the West End Commercial District.

Office uses will be encouraged in the Wimauma Village Downtown to help populate the Main Street Core. Based on current development and large-scale commercial retail locations on SR 674, the OC20 will remain, only the form will change.

1) Residential support uses are permissible uses in the Wimauma Village Residential-2 (WVR-2). 2) Commercial uses in the WVR-2 are not allowed with the exception of those uses permitted inside the Wimauma Village Light Industrial and Office District Commercial District of the WVR-2.

The following uses are permitted in the Wimauma Village Light Industrial and Office District Commercial District inside the WVR-2:

- Agricultural manufacturing.
- Agricultural packing house.
- Agricultural stands.
- Airport related activities.
- All Office & Professional Services Uses.
- Ambulance Services.
- Animal hospital/veterinary clinic — large & small.
- Assembly Plants.
- Bicycle repair.
- Blueprinting.
- Body shops.
- Brewery.
- Building materials lot.
- Building supply centers and do-it-yourself centers.
- Bus terminal.
- Business school.
- Catering.
- Commercial school.
- Contractor's office without open storage.
- Electric/electronic repair large & small.
- Equipment rental & leasing — light.
- Equipment storage yards.
- Exterminator.
- Farm & garden supply centers.
- Farm & garden equipment sales and service.
- Farm equipment sales and service.
- Furniture refinishing.
- Repair.
- Upholstery.
- Manufacture.
Governmental offices, Heliport, Helistop, Hospital & medical centers, Industrial laundry, Kennels, Landscaping contractor nursery, Lawn care & landscaping, Life care treatment center, Lumber/building 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

Open Space, Conservation Land Area, and Agricultural SpaceLand

Open space, Conservation Land Area, and Agricultural SpaceLand (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of the Village Residential.

1) To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas.

2) To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Land Area, or Agricultural SpaceLand preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Land Area, and Agricultural SpaceLand 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 and 10% of the open space being internally located.

Employment and Service Requirements

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

1. There are 2.7 persons per household
2. There are 1.5 job holders per household
3. One job is created for every 500 square feet of commercial development
4. One job is created for every 250 square feet of office development
5. One job is created for every 400 square feet of light industrial development
6. One job is created for every 400 square feet of government services (schools, parks, fire stations, etc.), and residential support uses (churches, day cares, nursing homes, etc.)
7. Neighborhood retail and community commercial demand is 10 square feet, respectively, per person
8. The Village shall provide 55% of the needed household jobs (households X 1.5 X .55 = needed jobs)
9. **The Village shall have available 75% of the needed household services (households \times 2.7 \times 10 = desired level of available commercial space in square feet)**

This section is under review to update with the findings of the market study. It is anticipated that the study will show a possible decrease in square footage is appropriate, or the possibility of looking at other mechanisms to encourage/provide economic development/employment through developer contribution or both. Additionally, the draft market analysis shows that the jobs requirement in the Comprehensive Plan is not in line with development expectations as there are currently 11 jobs per 100 residents in Wimauma.
Employment Areas

To satisfy the employment requirements of the plan, the proposed commercial Commercial square footage and employment generating uses are encouraged shall be contained in the Wimauma Village Downtown. Other employment square-footage may be requirements shall be contained in the Wimauma Village Light Industrial and Office District Large Commercial District & the West End Commercial District.

Shopping Areas

The required Commercial square footage shall be contained in the Wimauma Village Downtown.

Sprawl Prevention

Clustering and street network design and contiguous open space provisions reduce sprawl. Contiguous open space, agricultural easements, and conservation easements which buffer rural land areas serve to preserve rural landscapes.

Utilities

The development shall be on a central public water and sewer system. All capital costs associated with the provision of infrastructure, including, but not limited to, public water, wastewater, parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

Approvals & Tracking

All approvals shall be through a planned unit development requiring, at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings inside the Wimauma Village Residential-2 (WVR-2), Future Land Use category shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended. The WVR-2 employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County’s Annual Planned Development Review.

Transfer of Development Rights (TDR)

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 USB; 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.

Allow for the transfer of up to 2 dwelling units per gross acre (DUGA) 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 and other rural areas outside of USB. The designated receiving areas shall be inside the Wimauma Village Residential-2 category or inside the Urban Service Area portion of the Wimauma Village Plan, Wimauma Downtown, Receiving Zone. The exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DUGA to 3 4 DUGA, a ratio of 1:2. No property shall be
Based on the current market analysis provided by WTL, limiting receiving zones would help make utilization of TDR to preserve rural areas more implementable. The County could consider banking TDRs for future use. Severed TDRs can be held (“banked”) and auctioned off for future use in TDR receiving areas. Once banked, those TDRs could either be retired by the elected officials or sold to a developer. Additionally, the exchange ratio should be increased for the priority receiving zone within Wimauma Downtown Main Street Core.

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.

1) Provide safe, convenient pedestrian access and circulation patterns within and between developments.
2) Create a continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
3) Create a friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.
4) Create 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 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.
6) The Wimauma Greenway Trail adjacent to the TECO easement, or on the easement with TECO’s approval, provides an important connection between neighborhoods and connects future development with existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and the County Trails network.

Affordable and Workforce Housing Bonus Density

To encourage a broad range of family sizes and incomes, each Planned Development that provides a minimum of 20% of the proposed number of dwellings as workforce housing, as generally defined by Hillsborough County and during the process of approving an individual Planned Development will be granted a bonus density of 20% to developments.

This bonus provision has the potential to assist with much needed housing in Wimauma and begin to address the affordability concerns that residents shared. Additionally, there are a number of mobile homes located within Wimauma which are not sustainable long term and vulnerable to natural hazards. Inclusion of market study information is important to add here--

Policy 48.1:

The ability to obtain the maximum intensities and/or densities permitted in the Wimauma Village Residential-2 (WVR-2) land use category shall be dependent on the extent to which developments are
planned to achieve on-site clustering. In order to achieve densities in excess of 1 du/5 ga in the WVR-2 category, developments shall achieve the minimum clustering ratios, job opportunity provisions, and shopping provisions, required by this Plan except as noted in the Zoning Exception found in the Implementation Section of the FLUE.

Policy 48.2:

Clustering and Mixed Use shall be required in the Wimauma Village Residential-2 plan category for projects of 40.5 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 48.3:

Parcels within the Wimauma Village Residential-2 land use category shall not be split into smaller parcels to avoid clustering requirements applicable to larger parcels, except as noted in the Zoning Exception found in the Implementation Section of the FLUE.

Policy 48.4:

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

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