WIMAUMA
Lunch N’ Learn

January 28, 2021
Tatiana Gonzalez
Planning Commission
Agenda

Meetings since November

Changes since November

Next Steps

Q & A
Community Plan Update

Update to the existing Wimauma Community Plan 2007
WVR-2 Policy Update
Downtown Vision and Strategic Action Plan
Meetings

- Virtual and In-person Open Houses  
  November 2020
- BOCC Workshop Part I  
  December 8, 2020
- Planning Commission Workshop  
  December 14, 2020
- BOCC Workshop Part II  
  January 13, 2021
- Lunch N’ Learn / Q&A  
  TODAY
Proposed Changes since November Open House

- Density
- Affordable Housing
- Residential Support Uses
- School Sites
- Vision Zero **NEW**
- Agriculture
Density

Policy 48.6 & Policy 48.7

Previously Proposed
- Density calculations include wetland areas

Currently Proposed
- Density calculations based on upland areas for new development
- No wetland density credits
Affordable Housing

**Previously Proposed**
- Affordable Housing Density Bonus in WVR-2
- County-based Affordable Housing Income Requirements

**Currently Proposed**
- No affordable housing density bonus in WVR-2
- AMI requirements reflective of Wimauma income levels
Vision Zero  
Policy 48.8

What is it?
A transportation safety strategy which aims to achieve zero traffic fatalities through a variety of safety implementation techniques such as:
• speed limit reductions
• buffered/painted bike lanes
• street design

Currently Proposed
• Vision Zero principles shall be incorporated into all mobility facility improvements, whether public or private.
School Sites
Policy 48.9

Adopted Language
• Require applicants of rezonings containing 50 or more residential units to consult with the “School District of Hillsborough County” regarding potential school sites (Goal in the Livable Communities Element)

Currently Proposed
• Policy in the FLUE
Residential Support Uses
Policy 48.10

Previously Proposed
• Residential support uses (childcare centers, adult care centers, churches, etc.) shall be located within and/or adjacent to the neighborhood node(s), except for community gardens or farms, or in a neighborhood center within the neighborhood.

Currently Proposed
• Residential support uses on lands under 3 acres shall not be subtracted from residential density calculations in efforts to encourage such uses.
Agriculture
Policy 48.11

Previously Proposed
• Encourage the development of Agrihoods to maintain Wimauma’s farming heritage and industry, and preserve open space through agricultural easements (Goal in the Livable Communities Element)

Currently Proposed
• Up to 50% of the planned village open space requirement may be satisfied by agricultural uses such as:
  • co-operative farming
  • agrihoods
  • other uses incorporating agricultural use
Downtown Wimauma

The Wimauma Light Industrial and Commercial District has been renamed Wimauma Downtown West and Wimauma Downtown East to distinguish the two separate areas.
Next Steps

February 1st Planning Commission Public Hearing

February 4th BOCC Transmittal Public Hearing

March 25th BOCC Adoption Public Hearing

May 31st Moratorium ends
Sign Up to Speak at the Public Hearings

Signup up to Speak at a Land Development Code (LDC) Hearing
Prioritization is on a first-come first-served basis.

- Up to three minutes are allowed for each speaker.
- All audiovisual presentations such as Power Points, digital photos, audio, and video files for Public comments are not accepted at this time for virtual meetings. Please refer back to this page for future updates.

You must call into the conference with the same number you provided on the form below. You must call using the same number so staff may identify and associate your name with your number. This is required so we may recognize you and unmute your line.

First Name *  Last Name *

Email *  Phone *

Which LDC Hearing do you want to speak at? *
- Feb. 4, 2021 - Wimauma & RP2 Related Amendments, 1st Hearing
- Other: ________________________________________________________________________

Please include details relating to the topic you wish to speak about. ____________________________________________________________

Signup up to Speak at a Planning Commission Public Hearing
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- Up to three minutes are allowed for each speaker.
- All audiovisual presentations such as Power Points, digital photos, audio, and video files for Public comments are not accepted at this time for virtual meetings. Please refer back to this page for future updates.
- Presentations may be submitted to the Clerk’s Office for insertion into the official record. Please mail any submissions to boccsec@hillsclick.com and Financial@plancom.org.

You must call into the conference with the same number you provided on the form below. You must call using the same number so staff may identify and associate your name with your number. This is required so we may recognize you and unmute your line.

First Name *  Last Name *

Email *  Phone *

Please include details relating to the topic you wish to speak about. ____________________________________________________________

www.hillsboroughcounty.org
Sign Up to Speak at the Public Hearings

February 2021 Calendar:
- Circled dates: 1st and 4th of February.
Sign Up to Speak at the Public Hearings

Planning Commission Public Hearing (Hybrid)
This is a hybrid in-person quorum meeting for the Planning Commission public hearing.

What is a hybrid in-person quorum meeting?
A hybrid meeting is where a quorum of the board members meets in-person at a physical location. The rest of the board, staff and general public participate virtually.

In-person location for board members only (no members of the public admitted):
County Center - 2nd floor boardroom
601 E. Kennedy Blvd.
Tampa, FL 33602

Public participation and access to the hearing
View our Speak at an Planning Commission public hearing page for information on how to sign-up to offer public comment.

SPEAK AT A HYBRID PLANNING COMMISSION PUBLIC HEARING
Stay Connected

• Contact Your Commissioner
• Submit Comment online
• Submit Comment by phone
  Call 813-272-5940 Option #9
• Call or Email Us
  Call 813-582-7320
gonzalezt@plancom.org

www.bit.ly/wimaumavillage
Q & A

Please type your questions in the chat box
Or raise your hand to speak
Thank You!

For more information:
Visit the Wimauma Project Website
www.bit.ly/wimaumavillage

Or contact:
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