



Hillsborough
County Florida

A report presented to the
Board of County Commissioners

on September 12, 2023

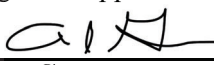
from Development Services Department

regarding

Comprehensive Plan and Land Development

Code Community Benefit Requirements in

Wimauma

Sign-Off Approvals	
	9/1/2023
Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
County Attorney – Approved as to Legal Sufficiency	Date
Assistant County Administrator	Date

- Consent Section – Informational purposes only. *(No discussion anticipated)*
- Consent Section – Board requested report. *(No discussion anticipated)*
- Staff Reports Section

Insert File

Note: Staff reports scheduled for the Consent or Staff Report sections may not contain any recommendations.

At the July 18, 2023, Land Use Meeting the Board of County Commissioners requested that staff bring a report to the Board on Community Benefits currently required in the Wimauma Village Residential -2 (WVR-2) Comprehensive Plan Future Land Use Category and the Land Development Code for the purpose of looking at possible amendments to the Comprehensive Plan and Land Development Code.

The use of Community Benefits as a regulatory tool is only currently applicable in the WVR -2 Comprehensive Plan Future Land Use Category in accordance with a Comprehensive Plan Amendment HC/CPA 20-13 and Land Development Code Amendment LDC 21-0289 which were adopted by the Board on October 14, 2021. The Board also adopted Comprehensive Plan Amendment HC/CPA 20-11 and Land Development Code Amendment LDC 21-0288 on October 14, 2021, which included a Community Benefit requirement for development at densities greater than 1 unit per 5 acres in portions of the Residential Planned-2 Comprehensive Plan Future Land Use Category however those amendments are not yet effective due to a pending challenge to the adoption of HC/CPA 20-11.

The WVR-2 Comprehensive Plan Future Land Use Category permits a base density of 1 dwelling unit per 5 acres, however development may be considered at a density of up to 2 dwelling units per acre if it complies with certain requirements in the Comprehensive Plan and the Land Development Code which include the provision of Community Benefits.

The Comprehensive Plan and Land Development Code amendments for relating WVR-2 Future Land Use Category resulted from a Board-requested study of the previous Comprehensive Plan requirements for development within the WVR-2 Future Land Use Category. The previous requirements included building square footage assumptions for employment and commercial shopping demand that were deemed to be required to support new residential development in excess of 1 dwelling unit per 5 acres. The results of the study included a recommendation that the employment and commercial shopping standards be replaced with a requirement for projects to provide Community Benefits.

Comprehensive Plan Amendment HC/CPA 20-13 and Land Development Code Amendment LDC 21-0289 were initially considered for Board action at a public hearing held on February, 4, 2021, at which time the Board did not act on the items but directed that the additional stakeholder input be obtained.

Following additional public meetings, changes were made to the proposed amendments including expanding the number of potential community benefits that could be considered, requiring additional Community Benefits based on larger project sizes, creating a tiered system for Community Benefit requirements and requiring a public meeting to discuss the proposed Community Benefit proposals. These changes were considered by the Board at a public hearing held on August 12, 2021 at which time the Board removed certain Community Benefit options, amended the text and tier classification of certain Community Benefit options and changed a proposed Community Benefit options to a project requirement and transmitted Comprehensive Plan Amendment HC/CPA 20-13 for state review.

An adoption public hearing was held by the Board on October 14, 2021, to consider adoption of Comprehensive Plan Amendment HC/CPA 20-13 and Land Development Code Amendment LDC 21-0289. The proposed amendments included an option for a Community Benefit to be used more than once for a project and a requirement for a second community meeting to discuss Community Benefit proposals. Both amendments were adopted by the Board and include the following Community Benefit requirements.

At least one Community Benefit for developments less than 25 acres

At least two Community Benefits for developments less than 50 acres but equal to or greater than 25

At least three Community Benefits for developments less than 100 acres but equal to or greater than 50

At least four Community Benefits for developments less than 160 acres but equal to or greater than 100

At least five Community Benefits for developments less than 320 acres but equal to or greater than 160

At least six Community Benefits for developments greater than 320 acres

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 within or adjacent to the TECO consistent with Hillsborough County 2019 Greenways and Trails Master Plan or construct at least two connections to an adjacent County trail system planned or otherwise.
2	Land dedication and conveyance for county owned land to be used for any type of recreational use and public civic/community uses (such as, but not limited to, community centers, libraries, fire or police stations).
3	Construct new non-residential use in the Wimauma Downtown Main Street Core or Wimauma Downtown East.
4	Benefit that directly or indirectly contributes 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. (Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.)
Tier 2	
5	Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Downtown TDR Receiving Zone in Wimauma Downtown Lands sent may not contribute to 40% open space requirement.
6	Land dedication for ELAPP at a minimum of 10% of total site. Benefit is in addition to the minimum open space requirement
7	Internal recreation and open space shall exceed requirement by no less than 25% and 35%. 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