

Wimauma Village Residential-2 (WVR-2)

RESIDENTIAL GROSS DENSITY

Up to 2.0 dwelling units per gross acre provided that the development is clustered at a minimum of 3.5 dwelling units per net acre on at least 10.0 acres. 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. In no event shall contiguous open space constitute less than 40% of the gross site acreage.

Allow for the transfer of up to 2 dwelling units per gross acre 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 WVR-2 category. The *designated receiving areas* shall be inside the WVR-2 category or inside the Urban Service Area portion of the Wimauma Village Plan. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.

TYPICAL USES

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 in the Wimauma Village Downtown, the West End Commercial District, and the Wimauma Village Light-Industrial and Office District.

To satisfy the employment and shopping requirements of the Plan, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square-footage requirements shall be contained in the West End Commercial District and the Wimauma Village Light Industrial and Office District.

The employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County's Annual Planned Development Review.

TDR tracking shall be via file-permanent deed restriction.

Approvals shall be tracked as part of the County's Annual Planned Development Review.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Employment and shopping opportunities shall be centered in the Wimauma Village Downtown where existing future land uses determine FAR. Allow a maximum .25 FAR in the segment of the category identified as Wimauma Village Light Industrial and Office District.

All approvals shall be through a planned unit development, requiring, at a minimum, an integrated site plan controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended.

Developments within the WVR-2 land use plan category that request approval to achieve densities in excess of 1 dwelling unit per 5 gross acres under the Wimauma Village Plan concept 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.

SPECIFIC INTENT OF CATEGORY

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

Open Space (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of this category. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connectivity to other open spaces or conservation areas.