

WELCOME TO THE URBAN SERVICE AREA EXPANSION – BALM/WIMUAMA OPEN HOUSE



Wednesday, November 13, 2024 | Sumner High School (in cafeteria)

Saturday, November 16, 2024 | Sumner High School (in cafeteria)

Thank you for attending the Urban Service Area Expansion Balm and Wimauma Open House. Please start at Station #1 by watching a video explaining the proposed expansion. Staff are available around the room to help answer any questions.

STATIONS:

- Station #1: Video
- Station #2: Proposed Urban Service Area Boundary
- Station #3: Proposed Future Land Use Changes
- Station #4: Comment Cards and Survey

What is the Urban Service Area?

The Urban Service Area is both a boundary on the Future Land Use Map and a tool used to plan and facilitate orderly development in areas where the county has programmed infrastructure to serve development with public facilities such as water and sewer service. Private property owners are not required to connect to public water and sewer unless the private property owner proposes development at or above a density/intensity that requires these facilities.

What is the purpose of the Urban Service Area Expansion?

The expansion requested by the Board of County Commissioners is an effort to accommodate future population and employment growth within Hillsborough County to the year 2050. It is the goal of the Urban Service Area to accommodate 80% of the population of Unincorporated Hillsborough County.

What geographic areas will be included in the expansion?

The land within the Wimauma Village Residential-2 (WVR-2) and the Residential Planned-2 (RP-2) future land use in the rural area will be examined for expansion of the Urban Service Area boundary.

Will my land be affected by this project?

This will impact all properties in the rural area with a future land use designation of Wimauma Village Residential-2 (WVR-2) or a Residential Planned-2 (RP-2) future land use category. If you are an affected property owner or within 500 feet of an affected property you will receive mailed notice of all public hearings.

You can check if your property is within the affected area on the project website through the USA Expansion Study Areas Lookup Map tool. We have staff at station #4 that can assist you with checking as well.

What changes are proposed under the expansion?

The expansion will afford privately owned properties in Balm (RP-2) and Wimauma (WVR-2) the same development potential as properties located to the west with a Residential-4 Future Land Use Designation. The expansion may also afford some properties the ability to request commercial or office uses. Publicly owned properties, many of them conservation areas, would continue to be conservation areas utilizing the Natural Preservation land use designation. Short descriptions for the existing and proposed designations are provided below:

Future Land Use Designation	Description	Maximum Density (# homes per acre)
Wimauma Village Residential – 2 (WVR-2)	Semi-Rural; Lands can have agricultural development but may be suitable for the expansion of the Wimauma Village as described in the Comprehensive Plan.	Up to 2 with community benefits
Residential Planned – 2 (RP-2)	Semi-Rural; Lands can have agricultural development but may be suitable for planned villages.	Up to 2 if meets certain criteria

Residential – 4 (RES-4)	Suburban; Low density residential development.	4
Residential – 2 (RES-2)	Semi-Rural; Non-urban density residential development requiring limited urban services.	2
Natural Preservation (NP)	Non-Residential; Public or privately owned lands of environmental significance set aside primarily for conservation.	N/A
Agricultural/Rural – 1/5 (AR – 1/5)	Rural; Long term agricultural character, agricultural and mining productivity, or other rural uses.	1 per 5 acres

How does the Board of County Commissioners have authority to ask for these changes?

Florida State Statues and the Unincorporated Hillsborough County Charter grant the Board of County Commissioners the power to plan for future development and growth, including making land use and infrastructure decisions. Expanding the Urban Service Area is just one example of that authority to support future population and employment projections.

When will the changes take effect?

Public hearings on the matter are tentatively scheduled early next year. If your property is in the affected area or within 500 feet, you will receive mailed notice of the public hearings. The proposed changes only allow future consideration of additional homes and businesses. The owner of any property changed by this process would still need to rezone the property to utilize the additional density and/or intensity.

Will this affect my zoning?

No, the proposed changes only allow future consideration of additional homes and businesses. The owner of any property changed by this process would still need to rezone the property to utilize the additional density and/or intensity. Rezoning is a separate process and if you would like more information, please contact the County’s Development Services Department. Staff at station #4 have the contact information for the Development Services Department.

Will my property taxes be impacted?

The proposed changes alone would not impact property taxes. The Property Appraiser establishes the taxable value of real estate property based on various factors such as, but not limited to, zoning, size of the land, and what structures are built on the land. The role of setting the amount of taxes to be paid as a result of the appraised value of a property is that of the various taxing authorities. Taxes on all real estate are billed, collected and distributed by the Tax Collector.

Will my Community Plan be affected?

WVR-2 is within the Wimauma Village Community Plan and RP-2 is within the Balm Community Plan. As such, certain policies in both Community Plans may be affected by the proposed changes

How can I learn more?

We encourage you to attend an Open House. You will have the opportunity to learn more about the expansion, ask questions and provide comments. Keep checking the project website to get updates. Make sure to take available surveys and provide your feedback. If you are a member of a civic or homeowners association in the affected area and wish to have staff present to your organization, please contact us.

Use the link to visit the project website or scan below:

planhillsborough.org/urban-service-area-expansion



Planning Commission Staff Contacts

Sofia Garantiva | (813) 582-7320 | garantivas@plancom.org

Jay Collins | (813) 665-1331 | collinsj@plancom.org

Andrea Papandrew | (813) 582-7335 | papandrewa@plancom.org

Next Open House:

January 30, 2025

6:00 PM – 8:00 PM

Sumner High School (in cafeteria)