

Wimauma

Welcome

to

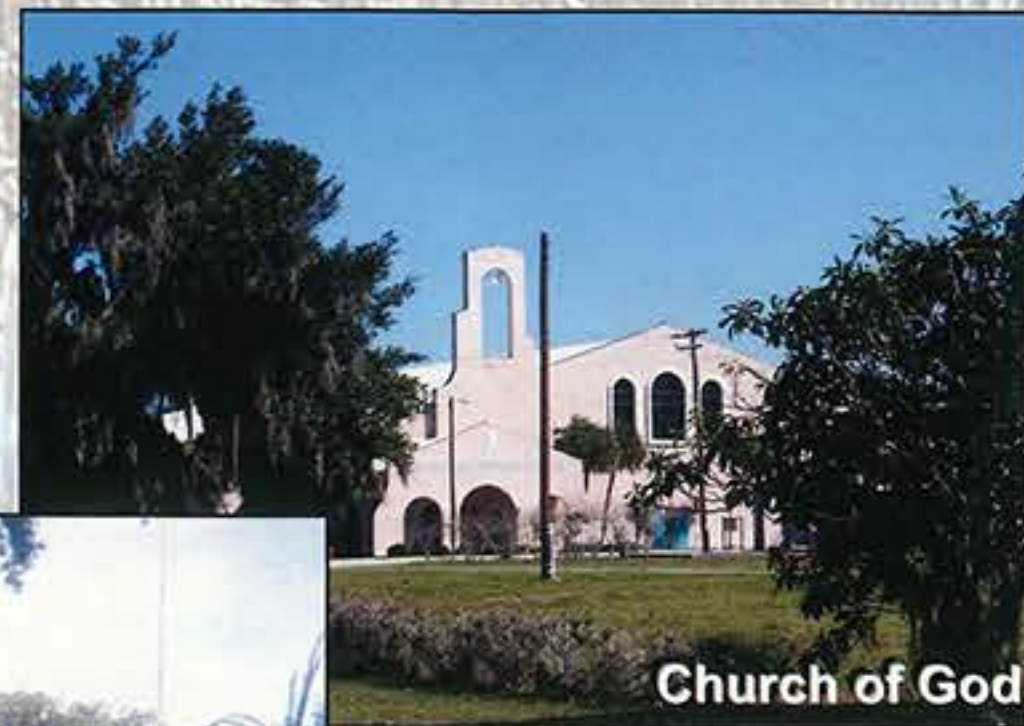
Wimauma

Village Plan

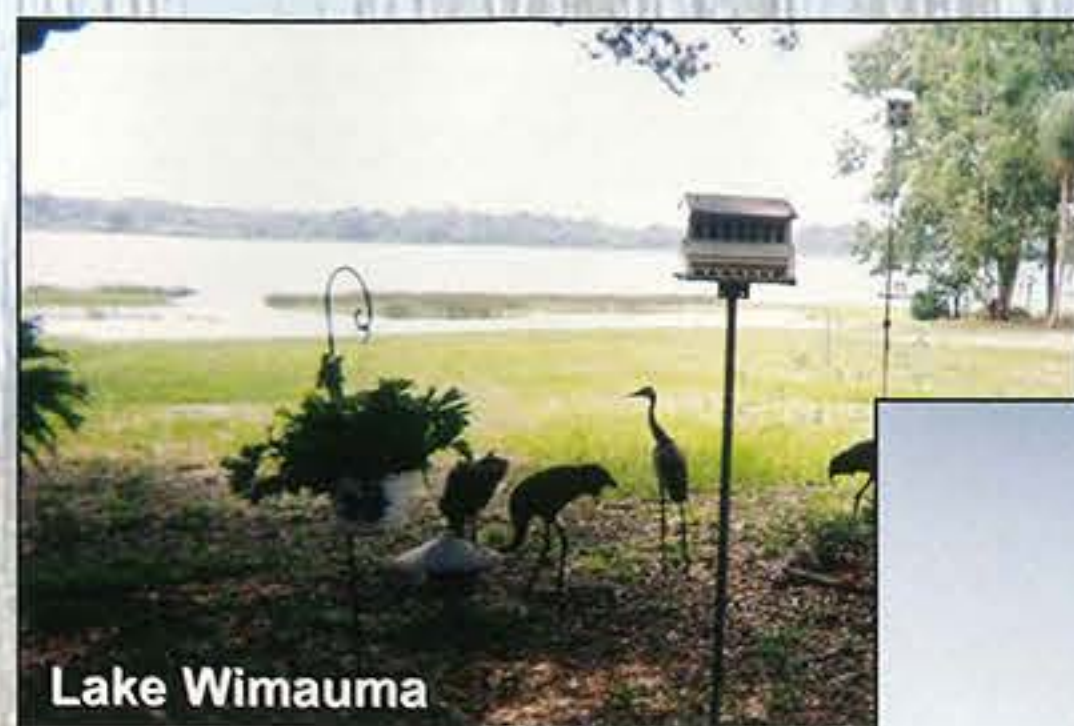




Swiger's Old IGA Store



Church of God



Lake Wimauma



Garcia's Bakery



Affordable Housing Florida Home Partnership



Traditional Cottages



Wimauma Elementary School



Farming Tradition



Smith House



Wimauma Post Office



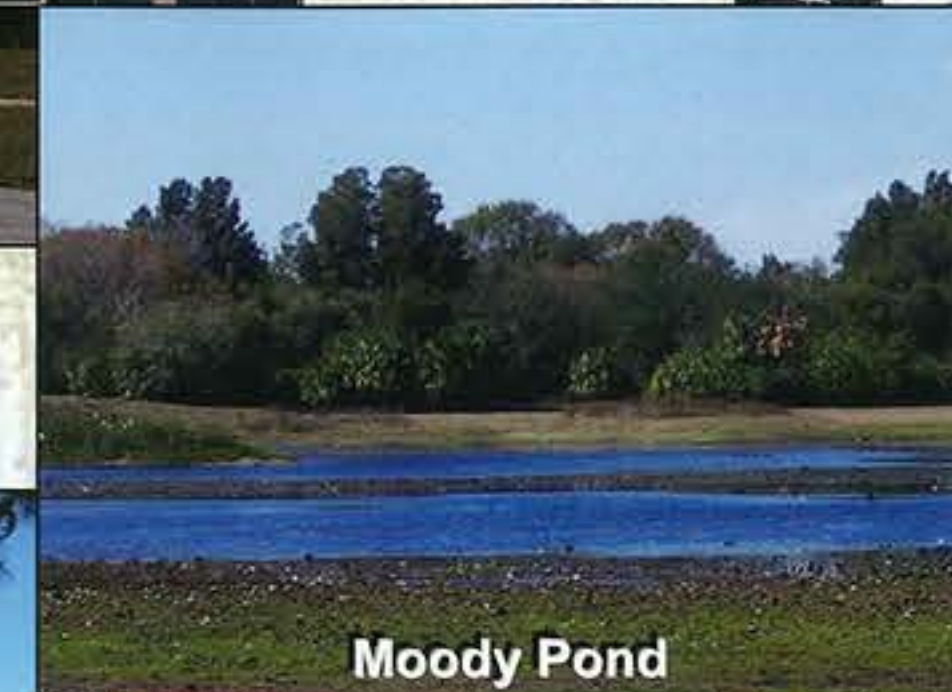
Campground Water Tower



First Baptist Church



Fire Station 22



Moody Pond



Ann's Restaurant

Historical Timeline

1875 Pleasant Franklin Stanaland, a citrus farmer from Thomasville, Georgia, is the first settler in the area.

1902 Captain Davis establishes a town, with a rail depot and post office, naming it after his three daughters: Willie, Maude, and Mary.

1907 Wimauma's sawmills, truck farming, cattle raising, and packing plant support two general stores. The one-room schoolhouse runs on a strawberry schedule.

1914 The Davis and Dowdell Addition to the Town of Wimauma is platted, and Tiger Lake is officially renamed "Lake Wimauma."

1918 With a population of 1,000, Wimauma is officially incorporated, but the city government ceases to function in the 1930s.

1925 Wimauma is home to six churches, three gas stations, three stores, and a physician.

1927 Passenger rail service is discontinued in Wimauma.

1946 Census 2000 reports 4,246 residents living in Wimauma.



1875 Captain C.H. Davis and D.M. Dowdell help build the Seaboard Air Line railroad through the area, connecting Turkey Creek to Braidentown.

1902 The Town of Wimauma is platted around Tiger Lake.

1907 Zeno Tharp, a Church of God minister, visits Wimauma and finds a ten-acre plot of land for camp meetings.

1914 Wimauma's 500 residents support three churches, three general stores, a physician, the Wimauma Fruit and Vegetable Company, and the Wimauma Naval Stores Company.

1918 The population boom spurs the construction of a larger two-story brick school building.

1925 A series of freezes damaged Wimauma's citrus crops, closing the packing house. Many of Wimauma's residents work at U.S. Phosphoric, on the railroad, and at the sawmills.

1927 Wimauma's railroad depot is closed.

2006 Wimauma Village Plan completed.

GOALS & STRATEGIES

The Wimauma Village Plan is unique and represents the consensus of the vast majority of those who gave freely of their time and expertise in the hope of making Wimauma a better place. The Wimauma Village Plan incorporates elements to discourage urban sprawl, promote preservation of contiguous open space, provide for centralized employment and shopping opportunities, and expand areas available for light industrial and office development. The Wimauma Village Plan comprises a total area of approximately 16,294 acres, of which 7,600 acres are classified as "Wimauma Village Residential-2". Total Plan area population at build-out could exceed 47,000 people residing in over 19,000 homes. Although Wimauma's original town plat and the majority of the current population are in the section of the Wimauma Village Plan that is inside the Urban Service Area, most of the lands inside the Plan are in the Rural Service Area.

Notes:

*Not all strategies are shown.

**Additional Strategies can be found in the Wimauma Village Plan documents which are available at the Hillsborough County, Planning and Growth Management Department.

Goal 1 - Wimauma Village Residential-2 (WVR-2)

Establish Wimauma Village Residential-2 (WVR-2) Future Land Use Category in areas previously classified as Residential Planned-2 (RP-2) inside the boundaries of the Wimauma Village Plan. The category contains text and map elements.

WVR-2 Clustering Example 2 du/ga Overall



Cul-de-Sac (Dead ends)



Summary:

This land use category is used to designate those areas inside the Wimauma Village Plan that are suited for residential development up to 2 dwelling units per gross acre, but due to their location, require planned and clustered development on a minimum of 10 acres. The purpose of the designation is to reduce the negative impacts of the development on the environment and minimize infrastructure costs. Clustering shall obtain a minimum density of 3.5 dwelling units per net acre and provide for meaningful open space on the remaining acreage. Residential development that is not part of a clustered project may only develop up to 1 dwelling unit per 5 gross acres. Suburban scale neighborhood and community commercial, multi-purpose and mixed use projects serving the non-urban areas may be considered inside the Wimauma Village Downtown Area. Light industrial and office uses may be considered inside the "Wimauma Village Light Industrial and Office District" of the WVR-2.

Goal 2 - Parks, Recreation & Conservation

Protect and enhance Wimauma's natural environment



Strategies:

- Implement the "**Hillsborough County Greenways Master Plan**" within the Wimauma Village Plan area
- All new development must occur such that sensitive native habitats are protected to the greatest degree possible

Goal 3 _ Wimauma Village Downtown Plan

Revitalize the Wimauma Village Downtown by developing a downtown master plan to enhance the appearance of the district, and promote business growth.

Wimauma Village Downtown:

The area identified in the Plan as the Wimauma Village Downtown is wholly inside the *Town of Wimauma* plat in the Urban Service Area. It is the intent of the plan that Wimauma Village Downtown will enjoy a variety of mixed-uses including residential, commercial and office uses. The Wimauma Village Downtown incorporates the future land uses currently identified in the *Future of Hillsborough* Comprehensive Plan. In order to encourage development, redevelopment and a variety of uses in the Wimauma Village Downtown, it is the intent of the Plan to waive locational criteria for neighborhood serving commercial uses inside the borders of the Wimauma Village Downtown. The downtown shall provide the commercial requirements of the WVR-2 development.

Two sub-districts inside the boundaries of the Wimauma Village Downtown have been identified and referred to as Wimauma Village Town Center and West Lake Town Center. The districts consist of activity centers defined by existing zoning, current land uses, and/or future land use designation. Additional analysis, planning, and recommendations of the sub-districts are suggested.

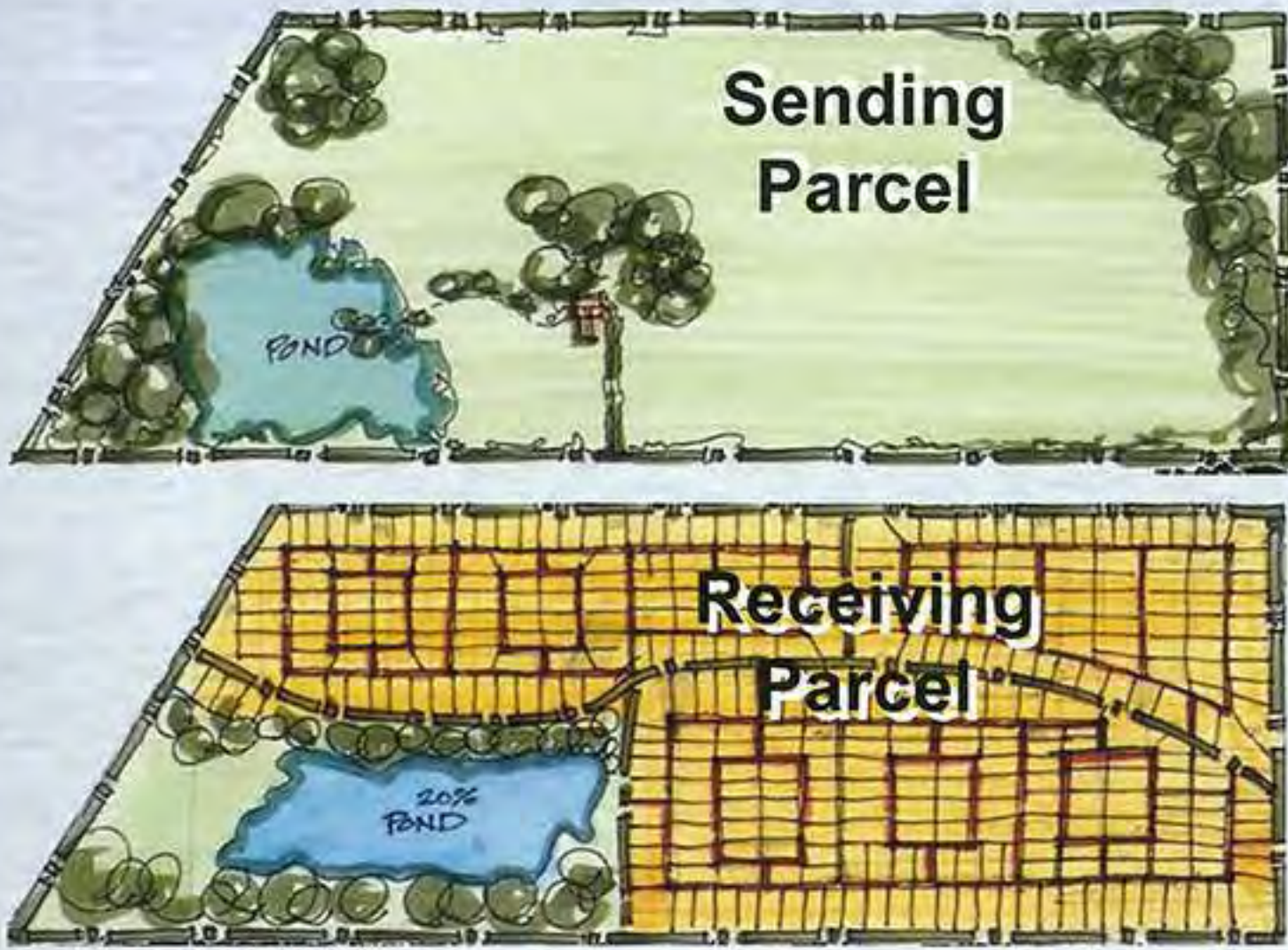
Identifying Main and Market Streets:

The overwhelming majority of non-residential uses in Wimauma are concentrated along SR-674; however, most have come to regard SR-674 as a through road rather than a main street. Issues were identified pertaining to SR-674's status as a state road, impacts on commercial and residential uses, and reconciling truck route related issues with Wimauma's "*character*." Relocating "Main Street" became imperative. As a result, alternatives to relocate "Main Street" were explored, leading to the identification of a portion of Center Street east of 7th Street as a reasonable alternative to SR-674.

DEVELOPMENT ALTERNATIVES

Transfer of Development Rights (TDR)

2 dwelling units/gross acre (du/ga)

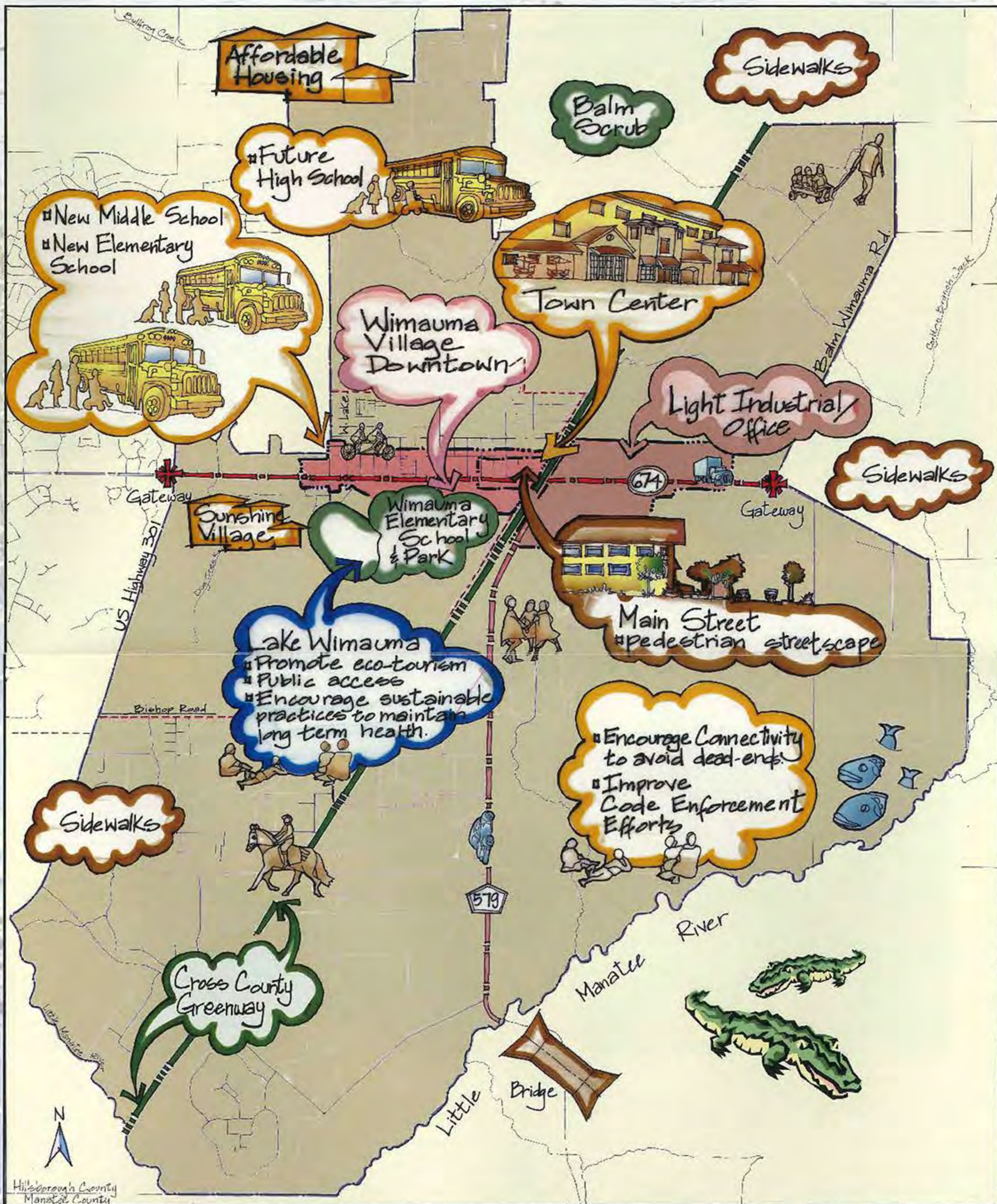


Residential Gross Density

2 dwelling units/gross acre provided that the development is clustered at a minimum 3.5 dwelling units/net acre on at least 10 acres.



MAIN FEATURES



Goal 4 - Economic Development

Provide opportunities for business growth and jobs in Wimauma

Strategies:

- Expand the commercial core north & south of SR-674 within the Urban Service Area
- Create a Light Industrial & Office district along SR-674 between the CSX Railroad Corridor and Balm-Wimauma Road to meet future employment requirements of the WVR-2



Goal 5 - Transportation

Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.



Strategies:

- Improve SR-674 from the CSX Railroad to US-301 as a 4-lane urban cross section within the existing right-of-way to the greatest extent possible
- New streets must connect with existing streets and rights-of-way to provide multiple north-south and east-west through routes for vehicles and pedestrians. Additionally, paved street stub-outs must be provided to accommodate future potential street connections. Exceptions shall be allowed where prohibited by environmentally sensitive lands

Goal 6 - Housing & Neighborhoods



Strategies:

- Implement incentives to encourage affordable housing
- Discourage gated subdivisions to foster an economically integrated community

Goal 7 - Safety

Create a safer environment for the Wimauma Community

Strategies:

- Relocate Sheriff's Office substation to Wimauma Village Downtown in order to provide greater presence/visibility of law enforcement
- Construct sidewalks on both sides of SR-674 within the Urban Service Area (USA) portion of Wimauma Village



Goal 8 - Education

Improve educational opportunities at all levels



Strategies:

- Co-locate schools, parks, libraries and fire stations
- Provide after school programs collocated with educational facilities

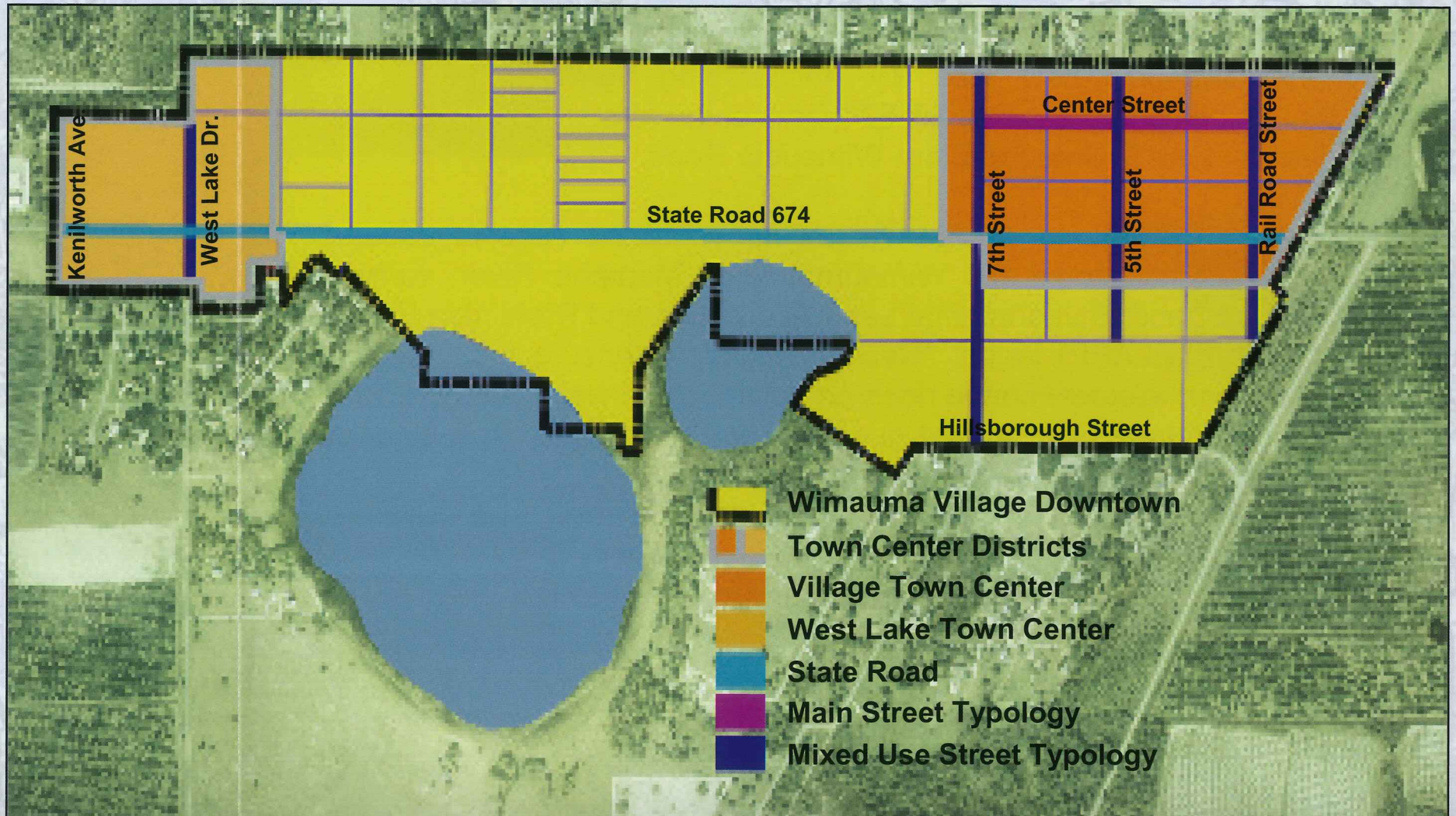
Goal 9 - Appearance

Enhance the appearance of Wimauma Village



Strategies:

- Strengthen enforcement of commercial building and housing codes within Wimauma Village Plan
- Provide for beautification/Florida-friendly landscaping along all main thoroughfares in Wimauma Village Downtown



Wimauma Village Plan - Vision



Wimauma Village desires to reflect the community's unique agricultural and multi-cultural heritage as it develops into a planned village. Our community embraces a traditional small-town character, encouraging clustered housing, the preservation of native habitats, and the development of recreational opportunities. We support the enforcement of the housing and commercial codes. Our commercial development will be focused on our Village Center along SR 674, our Main Street and key transportation corridor. As Wimauma



Village grows, the downtown area will become pleasant, safe and well-lit, with traditionally-styled individual shops that use architecture to create a sense of place. The buildings will be oriented toward pedestrian-friendly roads that feature wide sidewalks, maintained landscaping, curb and gutter, street furniture, street lighting, and underground utilities along safe and handicapped-accessible walkways. Our community supports new jobs by encouraging light industrial and office uses along SR 674, east of the former Seaboard Air Line Railroad to Balm-Wimauma Road.



Wimauma Village values its important natural resources, including Lake Wimauma, Little Manatee River, wetlands, and Environmental Land Acquisition and Protection Program (ELAPP) lands. Residents wish to ensure a future where nature trails and leisurely canoe rides on pristine waterways can be enjoyed. We wish to educate citizens and guests about our community's significant history. Our community welcomes new residents and neighbors willing to make positive contributions to our local society, particularly those who will establish family roots and enhance the richness of our history.





Anna Yantiger



Hillsborough County Florida

HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS
WIMAUMA VILLAGE COMMUNITY PLAN WORKING COMMITTEE
HILLSBOROUGH COUNTY PLANNING AND GROWTH MANAGEMENT DEPARTMENT

"Working Together for a Great^{er} Community"

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Note: Goals, Strategies, projects, and estimates contained in this brochure are for planning purposes and reflect the expressed desires of the community. These do not become part of Hillsborough County's program or budget until specifically adopted or funded by the Board of County Commissioners.

OCTOBER 2007