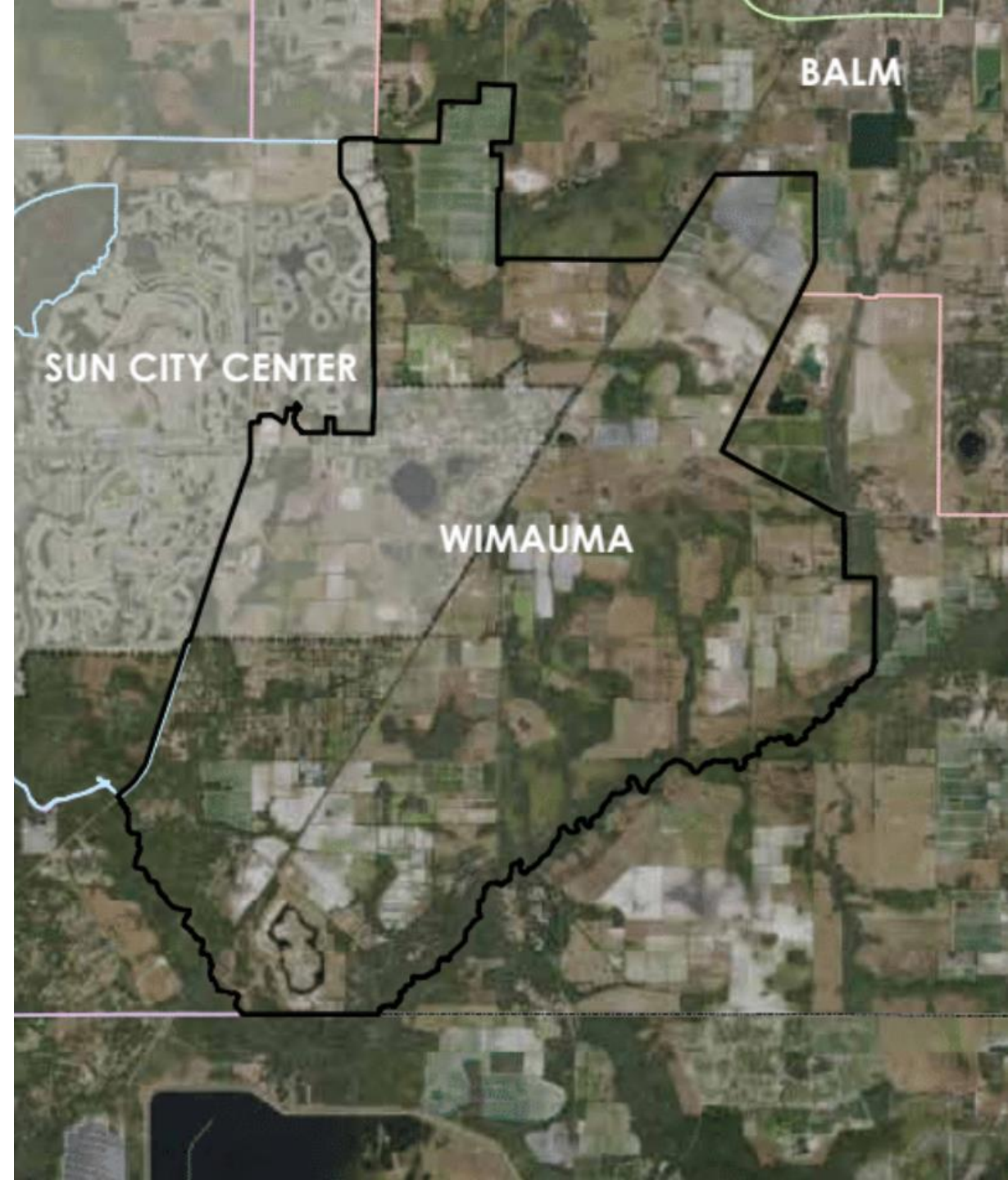


WIMAUMA

Community Plan Update

BOCC Workshop Presentation
December 2020



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission



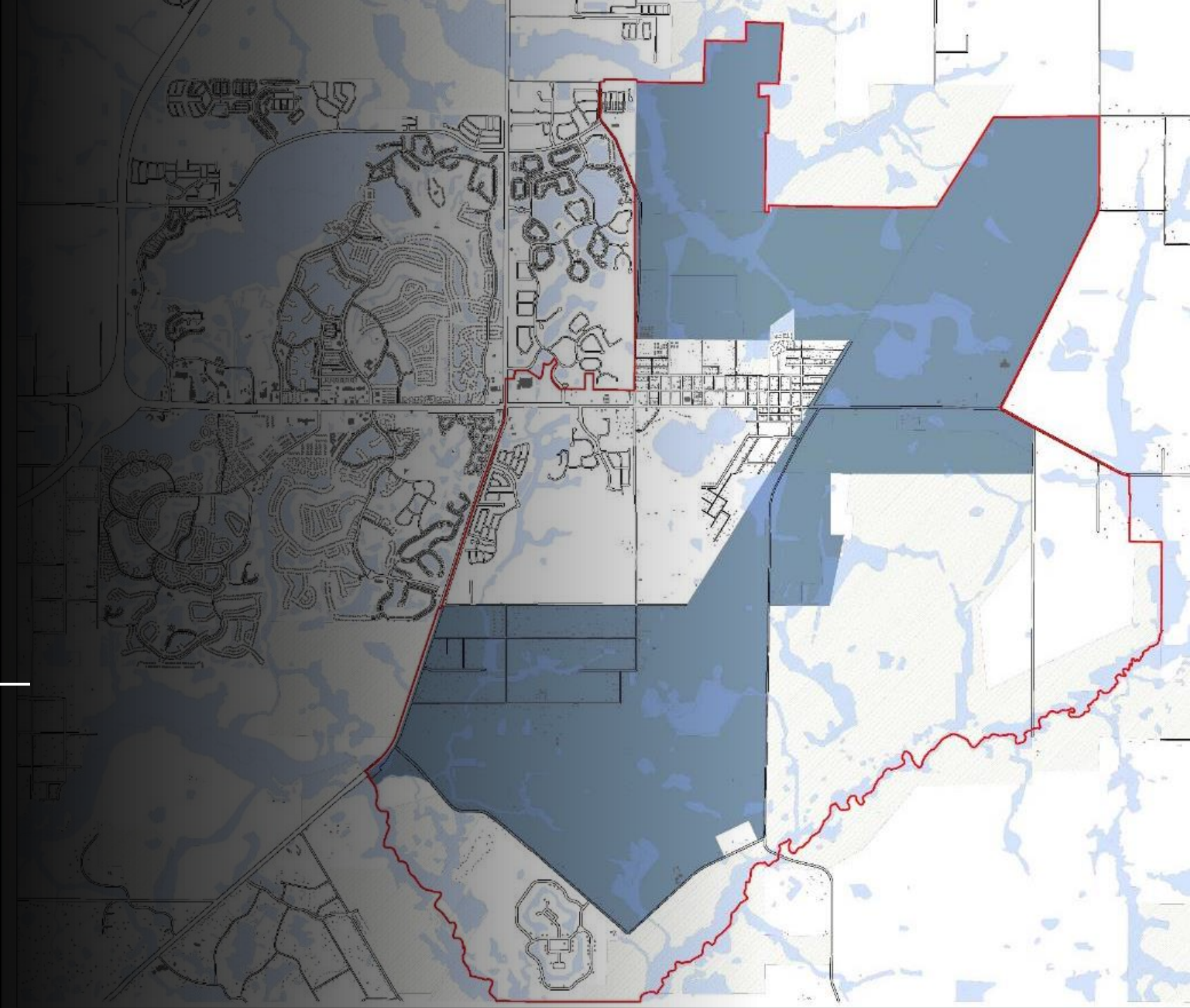


Community Plan Update

Update to the existing Wimauma
Community Plan 2007

WVR-2 Policy Update

Downtown Vision and Strategic Action
Plan





Community Outreach Timeline

- ❑ Kick-off and Charrette **March 4-7, 2020**
- ❑ Community Survey **April 9-16 and June 1-15, 2020**
- ❑ Virtual Work Session **June 17, 2020**
- ❑ Presentation to Planning Commission and Board of County Commissioners **July 2020**
- ❑ Meetings with Community Groups **August 2020**
- ❑ **Virtual and In-person Open Houses November 2020**

Key Objectives: Livable Communities Element (LCE)

- ❑ **Create urban and community design strategies that enhance mobility and establish a network of connected amenities throughout Wimauma.**
 - **Walkability**
 - **Public transit**
 - **Bicycle network and trails**
 - **Walking School Bus**
- ❑ **Articulate a distinct vision and character of Wimauma that reflects a town and nature relationship.**
- ❑ Define and enhance the "place-like" qualities of the community, including the culture of Wimauma residents.
 - Enhance Wimauma's visual image
 - Public realm conditions with a focus on walking and biking.
- ❑ **Revitalize Wimauma's downtown by leveraging infrastructure improvements to support new commercial facilities, regular farmers markets, and multi-family housing.**
- ❑ **Create opportunities for strengthening the community's access to jobs, education, and the region.**
 - **Support entrepreneurship and local business development.**
- ❑ Leverage the area's proximity to local farms, strengthening the area's cultural attributes as contributors to the area's economic diversity.
- ❑ Create opportunities for enhancing wellness through the public realm, safer streets, and access to health care and food.

Key Objectives:

- ❑ Maintain the diversity within the Wimauma community.
- ❑ **Maintain the affordability of the Wimauma area.**
- ❑ **Ensure that the final Wimauma Village Community Plan communicates a framework for sustainable and coordinated community development.**
- ❑ **Leverage new development to support existing amenities and the desired increase of retail in Wimauma's downtown.**
- ❑ **Encourage workforce and affordable housing development in Wimauma.**
- ❑ Establish partnerships with the Hillsborough County School District to create joint use of libraries, computer labs, and recreation fields.
 - Opportunities for higher skills training
 - After-school enrichment programs
- ❑ **Adopt policies that will help achieve the Community Plan including zoning and land development regulations for Wimauma's downtown and the Wimauma Village Residential - 2 (WVR-2).**



Health, Equity, Resilience, and Sustainability

Guiding Principles and Critical Needs



Health

- Access to nearby healthcare.
- Access to healthier lifestyle and mobility options.
- Access to safer streets for all ages.



Housing

- A thorough needs assessment of existing housing & infrastructure.
- Resilient housing (energy efficient and updated to current code at minimum).
- Housing that is connected to resources and amenities,
- Financial assistance and housers for mobile home replacement & mitigation upgrading.



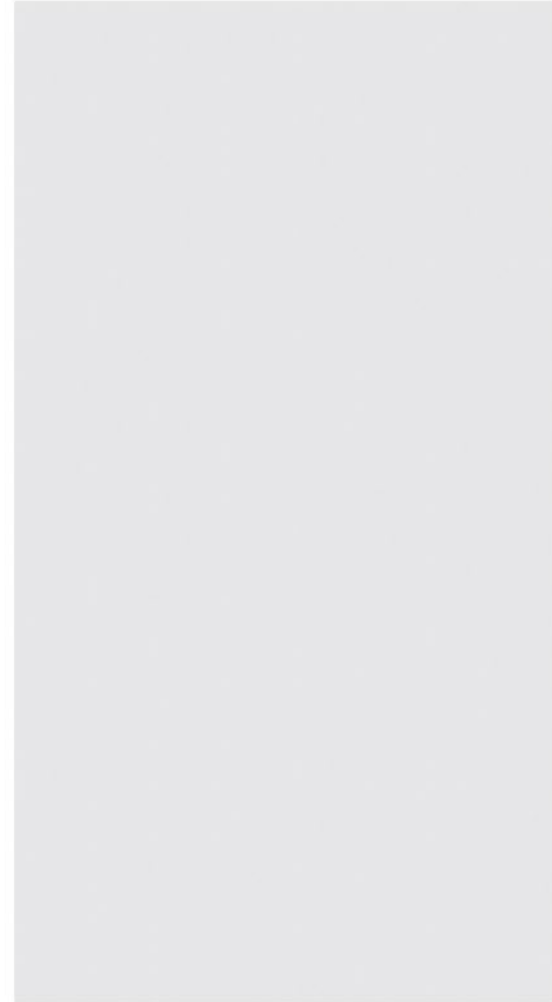
Opportunity

- Opportunities to invest locally.
- Opportunities to earn locally.
- Capacity (infrastructure) to update existing and build new businesses.
- Capacity to preserve and capitalize on the valuable resource of open space and agricultural landscape.

Vision

In order to secure the participation of the community's diverse population in its economic growth, contribute to its readiness for the future, and connect to its assets and natural resources - the Wimauma Community Plan focuses on health, equity, resilience, and sustainability. The community-wide approach celebrates Wimauma's agricultural heritage, rural natural resources, local businesses, cultural legacy, and small-town character. As Wimauma grows, the community envisions an affordable, walkable community connected by a network of trails with thriving local businesses and farmers markets along a porch-like main street – a community which is safe and welcoming to residents and businesses with access to educational opportunities and healthcare.

The elements addressed in the district-wide urban design framework – mobility, form and character, environment and open space, and cultural capital and community – function to create an integrated approach to community revitalization and development. Implementation of the plan will ensure a future for Wimauma where residents can prosper and visitors can share in the vitality of a small town with a lot to offer.





Mobility

- Circulation
- Hierarchy
- Streets
- Trails / Bike Network
- Pedestrian Realm
- Transit



Form + Character

- Town + Rural Landscape
- Zoning
- Infrastructure
- Scale (Parcels)
- Small Town
- Downtown Districts
- Main street
- WVR-2
- Housing / Building Types



Environment + Open Space

- Conservation
- Parks + Recreation Fields
- Low Impact Design
- Agriculture



Cultural Capital + Community

- Create a gateway or welcome center to natural areas
- Schools
- Shared Resources
- Social network

Community Wide Approach

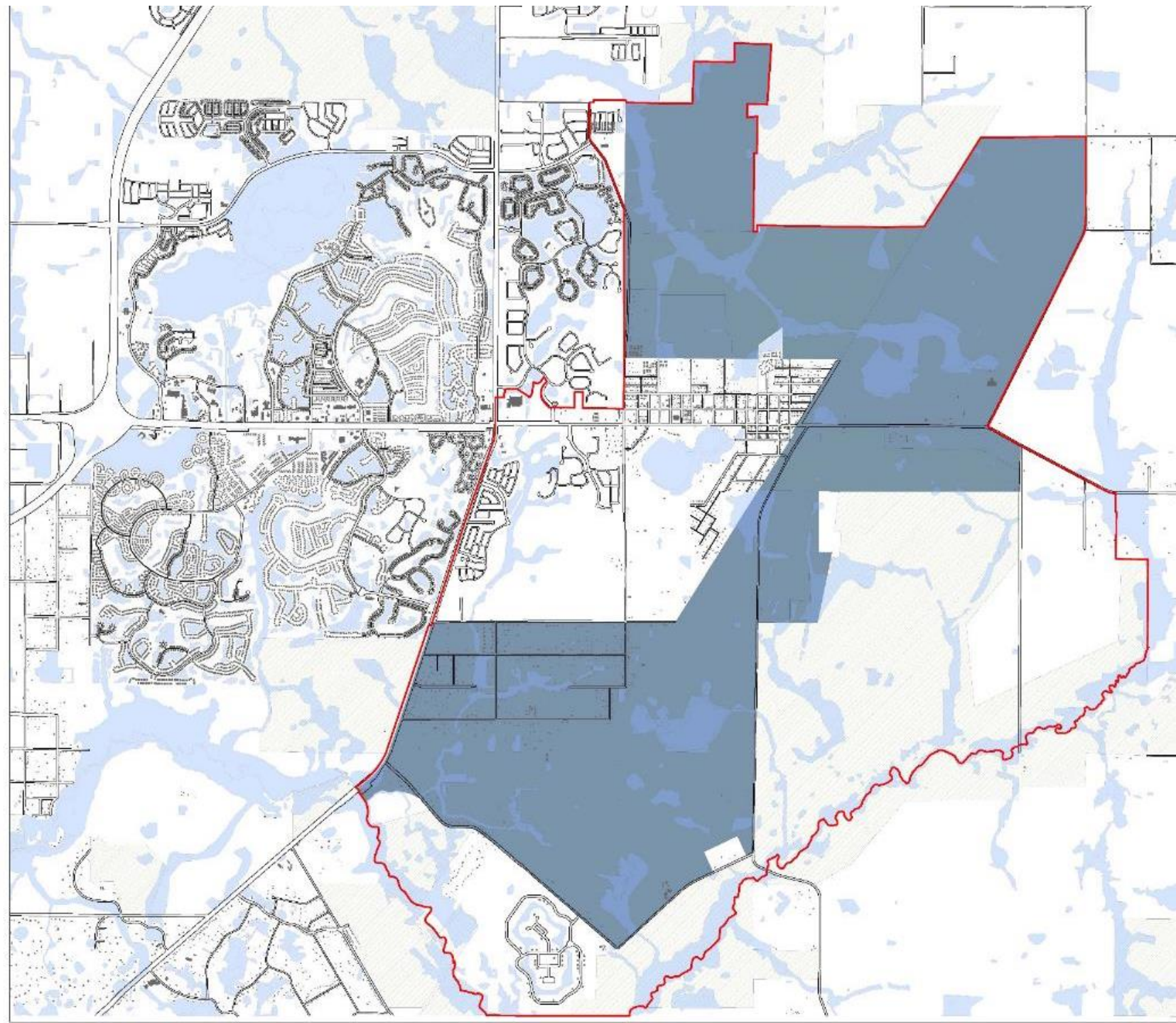
Urban Design Framework to Support the Livable Communities Element Goals

WVR-2

Policy which supports the
Community Goals

Livable Communities Element

In order to **avoid a pattern of single dimensional 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.



WVR-2

Policy which supports the Community Goals

Connectivity



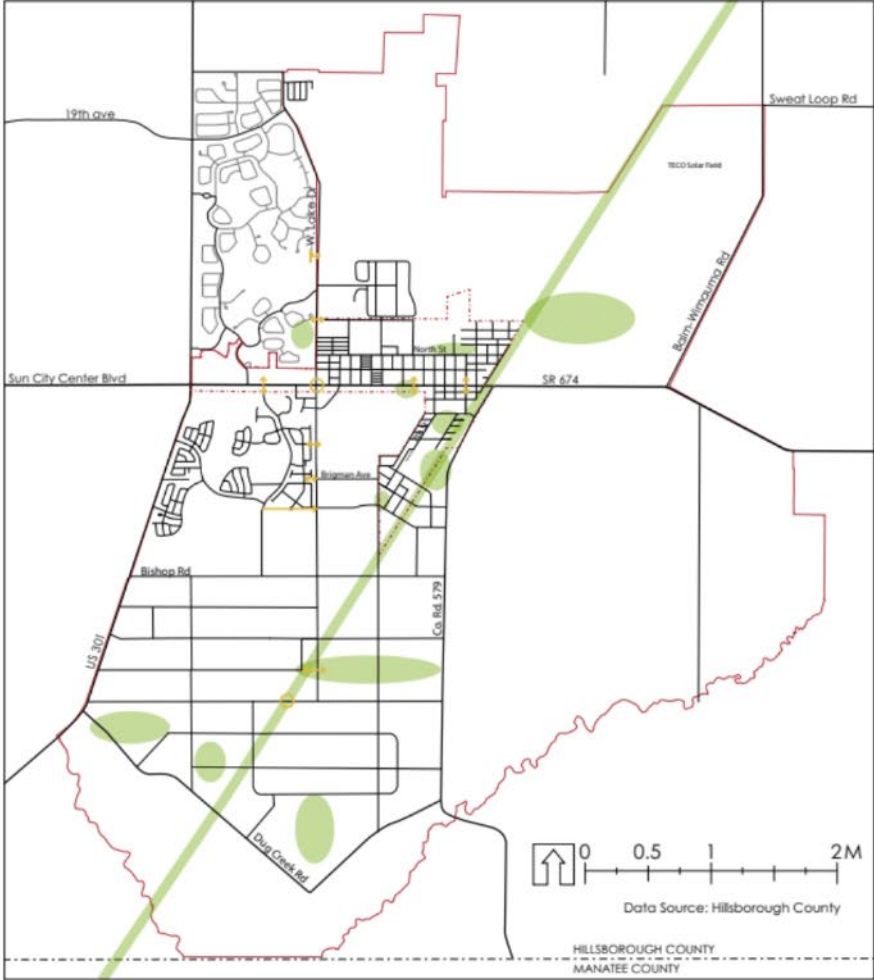
Open Space



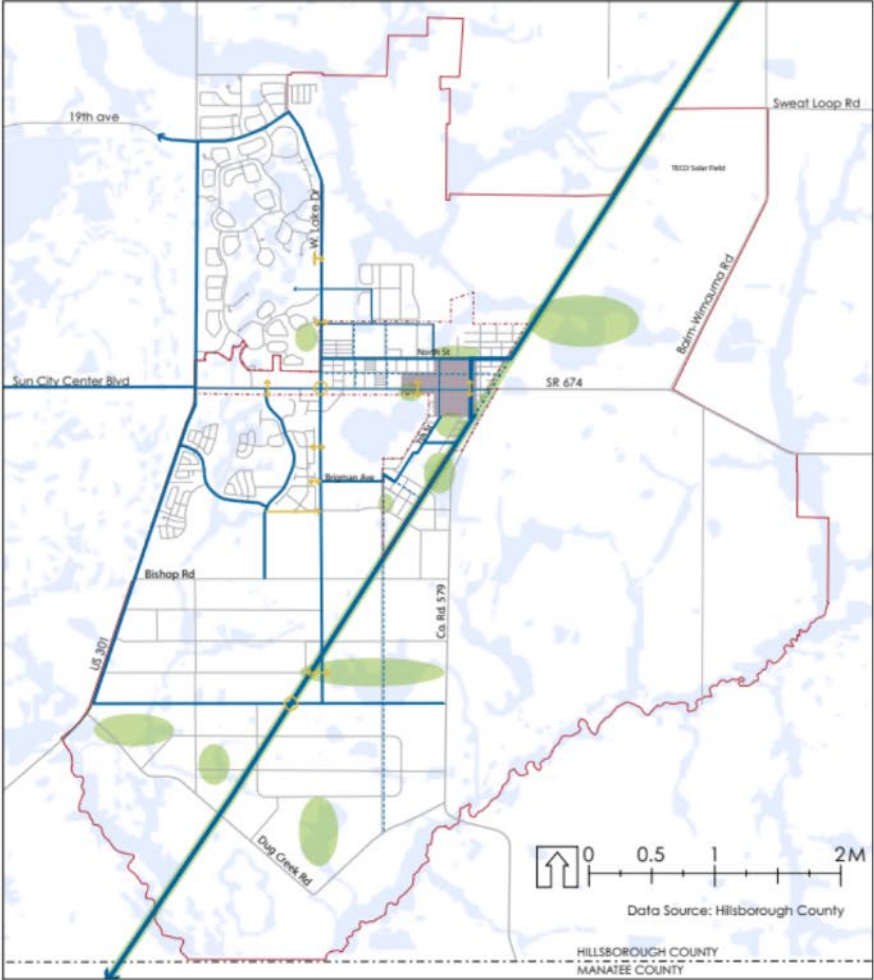
Clustering



New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network.



Street Classification



Bicycle Facilities and Trails

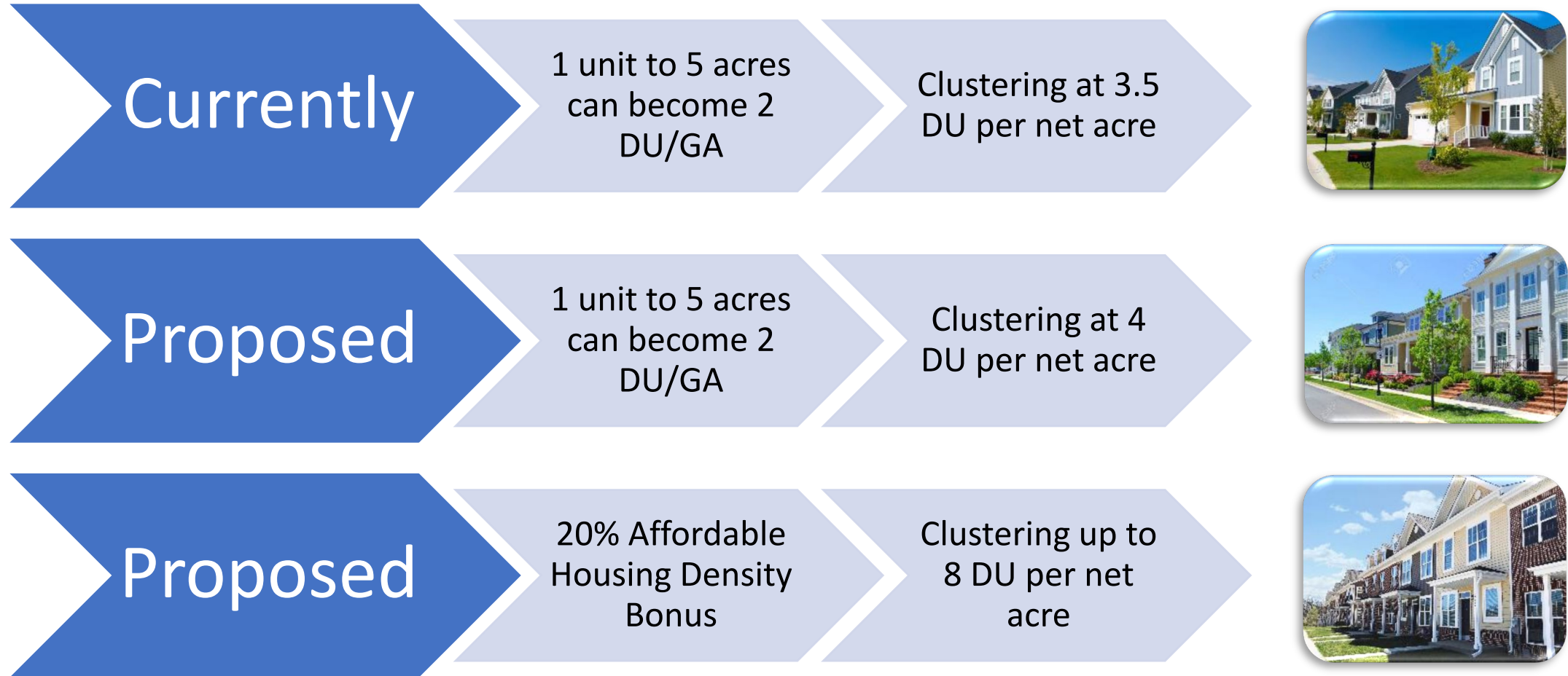
WVR-2: Policy which supports the Community Goals

Community Benefits



WVR-2: Policy which supports the Community Goals

Density Allowances



WVR-2: Policy which supports the Community Goals

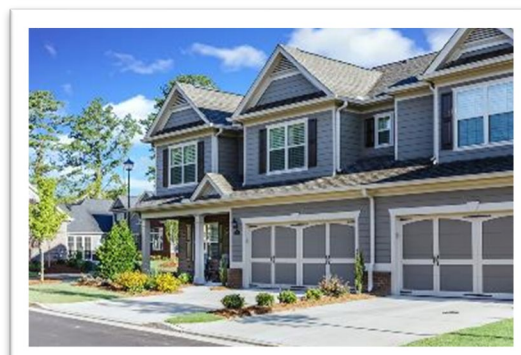
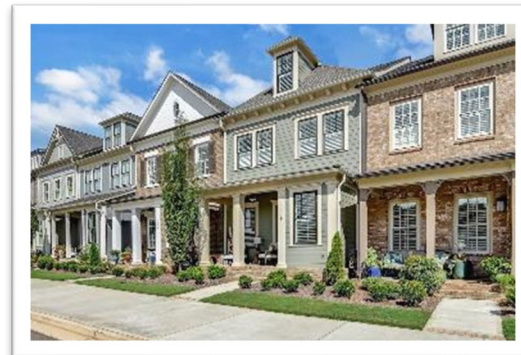
Diversity of Housing Types

1. Apartment House Lot
2. Courtyard Apartment Lot
3. Rowhouse or Town House Lot
4. Cottage House Lot
5. Sideyard House Lot
6. Standard House Lot
7. Civic Building Lot

Proposed: Mixture of four (4) different lot types clustered closest to the Urban Service Boundary, trails, and civic uses. Accessory Dwelling Units will be allowed.



Single Family House Lots



Rowhouse/Town House Lots



Apartment House Lots

WVR-2: Policy which supports the Community Goals

Open Space

Currently

40% of the gross site acreage



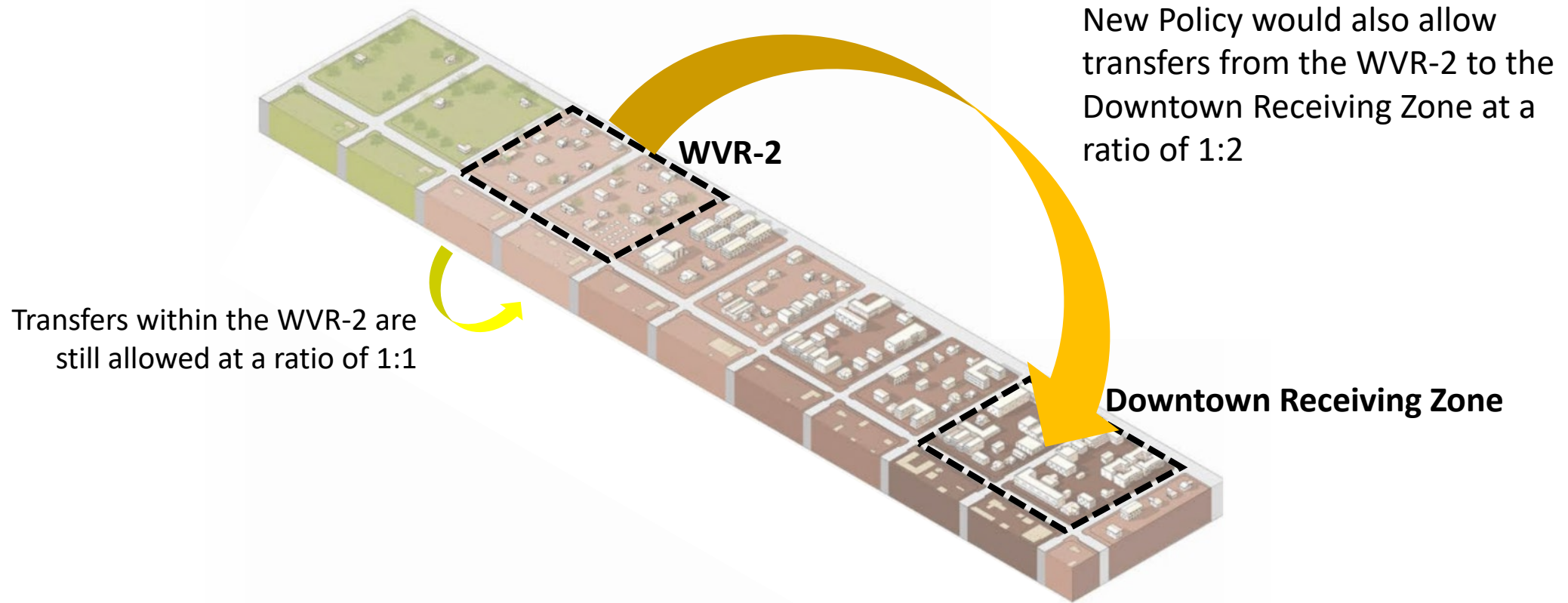
Proposed

40% of the gross site acreage, with 30% contiguous and 10% internal to the site



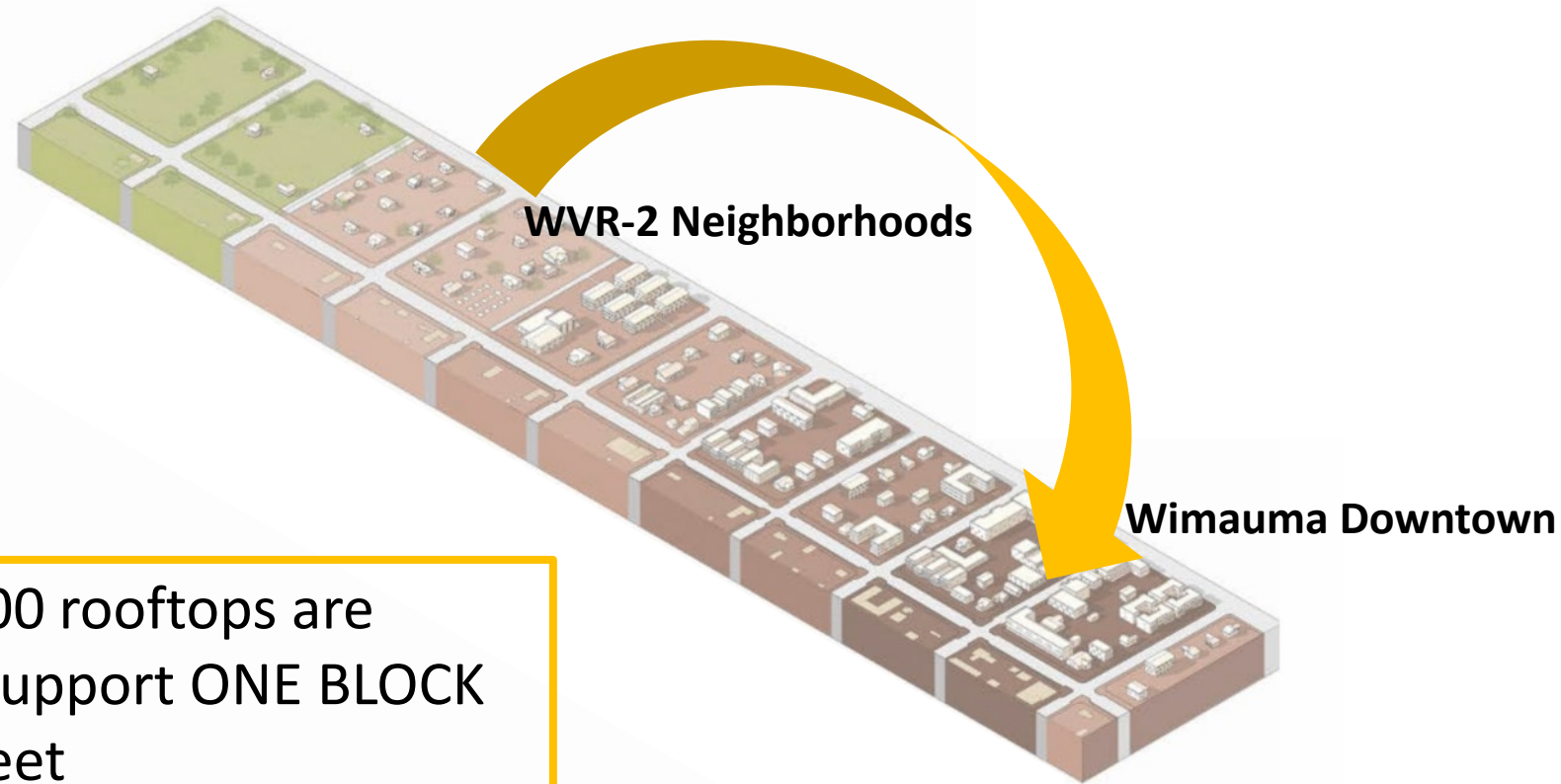
WVR-2: Policy which supports the Community Goals

Transfer of Development Rights (TDR)



WVR-2: Policy which supports the Community Goals

Development can support a Thriving Main Street and Downtown



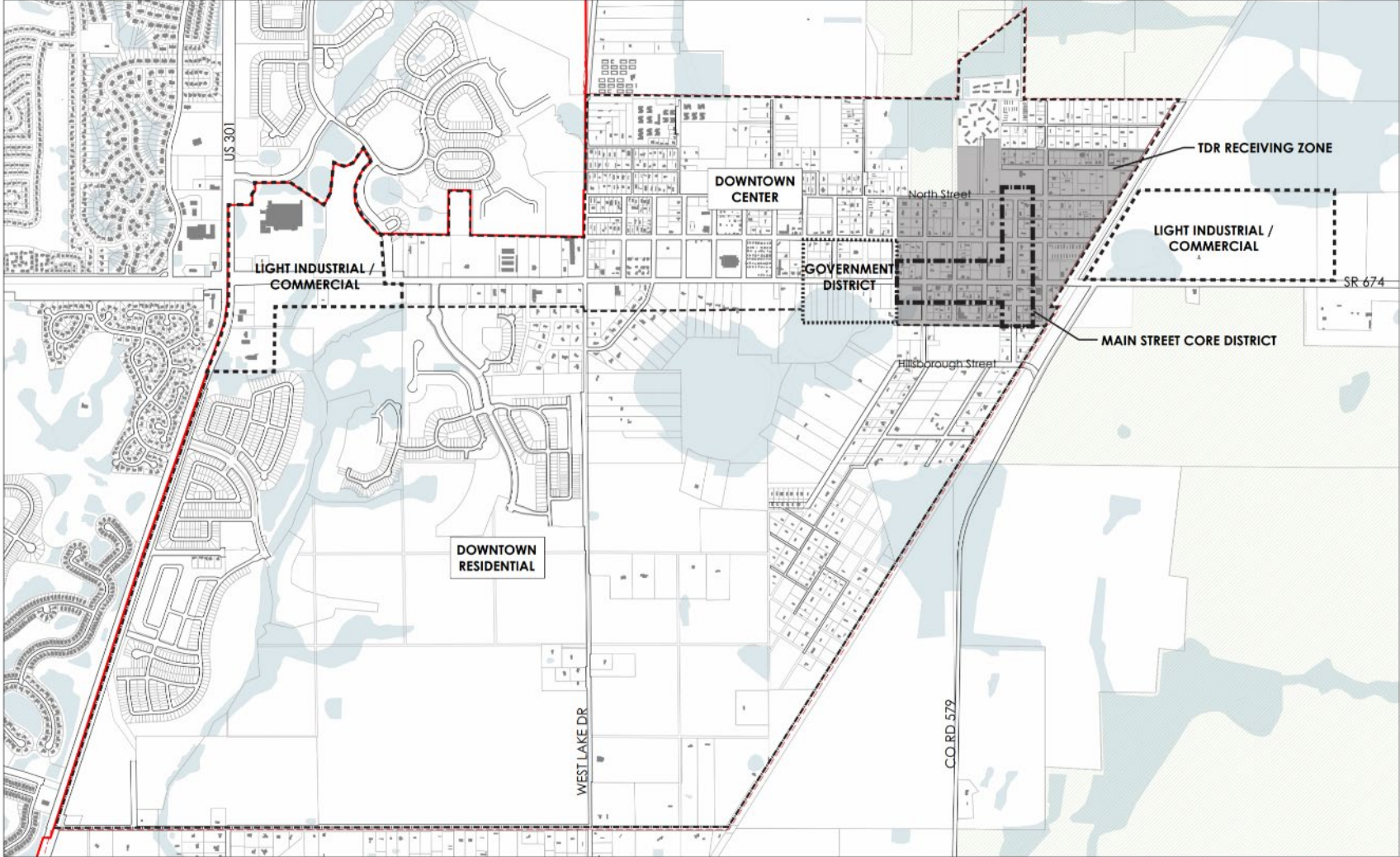
1,000 – 2,000 rooftops are needed to support ONE BLOCK of Main Street

Downtown Wimauma

Policy which supports the Community Goals

Livable Communities Element

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



 **WIMAUMA**
Downtown Overlay

- Main Street Core District
- Downtown Center
- Government District
- Light Industrial / Commercial
- Downtown Residential
- TDR Receiving Zone
- Wimauma Boundary
- Urban Service Boundary

Data Source: Hillsborough County
0 0.25 0.5 Miles

Downtown: Policy which supports the Community Goals Overlay District - Form and Character



Wimauma's rural landscapes nestled around a town center help to create a scale relative to a small-town feel, like many old Florida towns founded along railroad stops.



Downtown: Policy which supports the Community Goals Form and Character – Main Street



The **Main Street Core** is focused on Main Street. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.



Downtown: Policy which supports the Community Goals Housing and Affordable Housing



Supported through the Downtown Receiving Zone – private property owners would be able to rezone their properties for increased densities. These are existing elements in the code, but we have outlined these as strategies to help Wimauma.



Downtown: Strategic Action Plan

Initiatives Leveraging Assets in Wimauma and Led by the Community



Development Opportunities



Affordable Housing Opportunities



Multi-modal Opportunities



Infrastructure and Public Realm Opportunities



Business Development Opportunities



Educational Opportunities



Health and Wellness Opportunities

Next Steps:

January 12th BOCC Workshop (follow up meeting)



January 25th Planning Commission Public Hearing



February 4th Transmittal Public Hearing



March 25th Adoption Public Hearing



May 31 Moratorium ends

Thank You

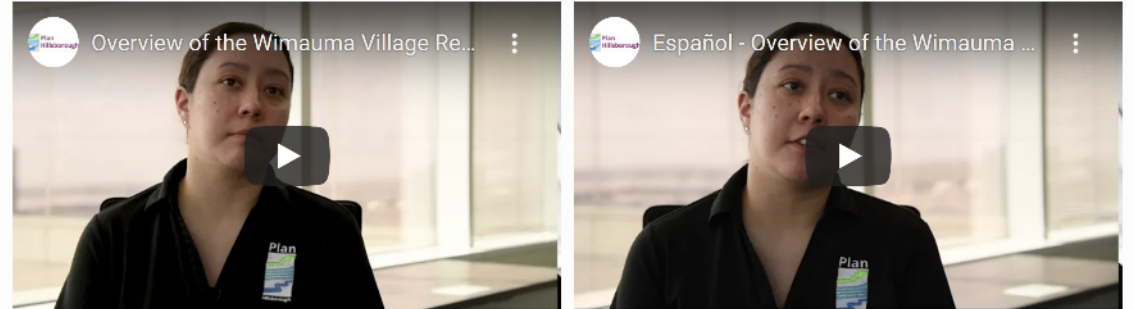
For more information visit the project website:

www.bit.ly/wimaumavillage

Project Overview

Atención: Para traducir esta página al español, seleccione el idioma arriba en el menú "Select Language". Si necesita servicios de traducción adicionales, por favor llame al 813-273-3774 ext. 211.

This study will provide an analysis of development trends affecting current and future development in the Wimauma area, and with community input, will result in an update to the Wimauma Community Plan and the Wimauma Village Residential-2 land use category. For more information on the RP-2 Future Land Use Study, check out the project page.



Community
Outreach Project
Website

Or contact:

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