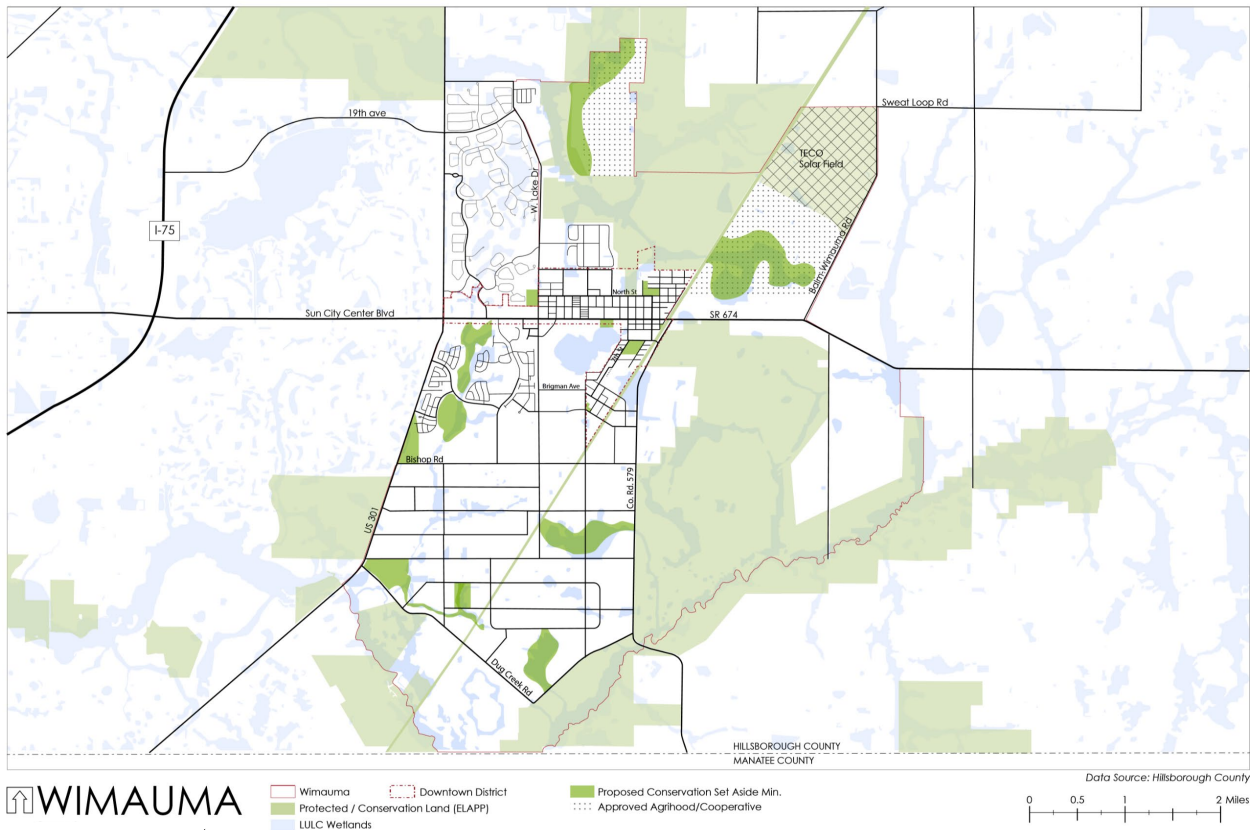
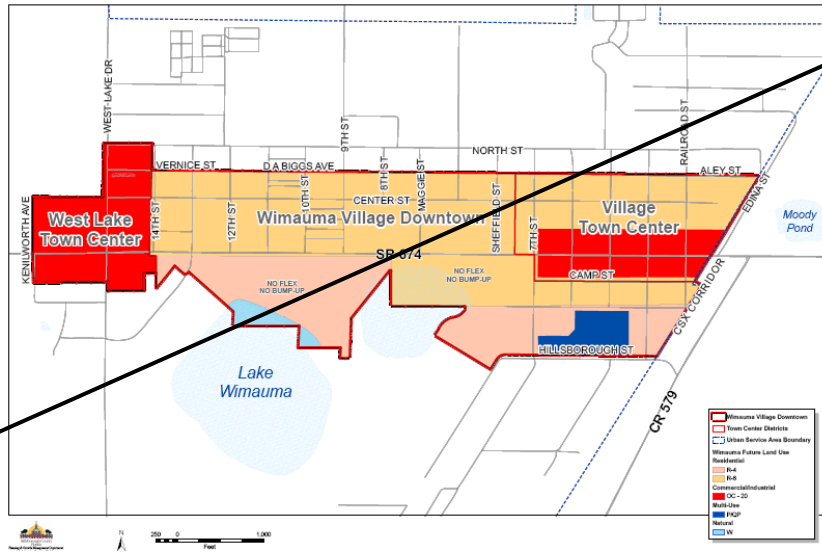


Figure 15 – Wimauma Village Plan Boundary Map

**WIMAUMA VILLAGE PLAN**  
Downtown Boundary



**Figure 15A – Wimauma Regulating Plan**

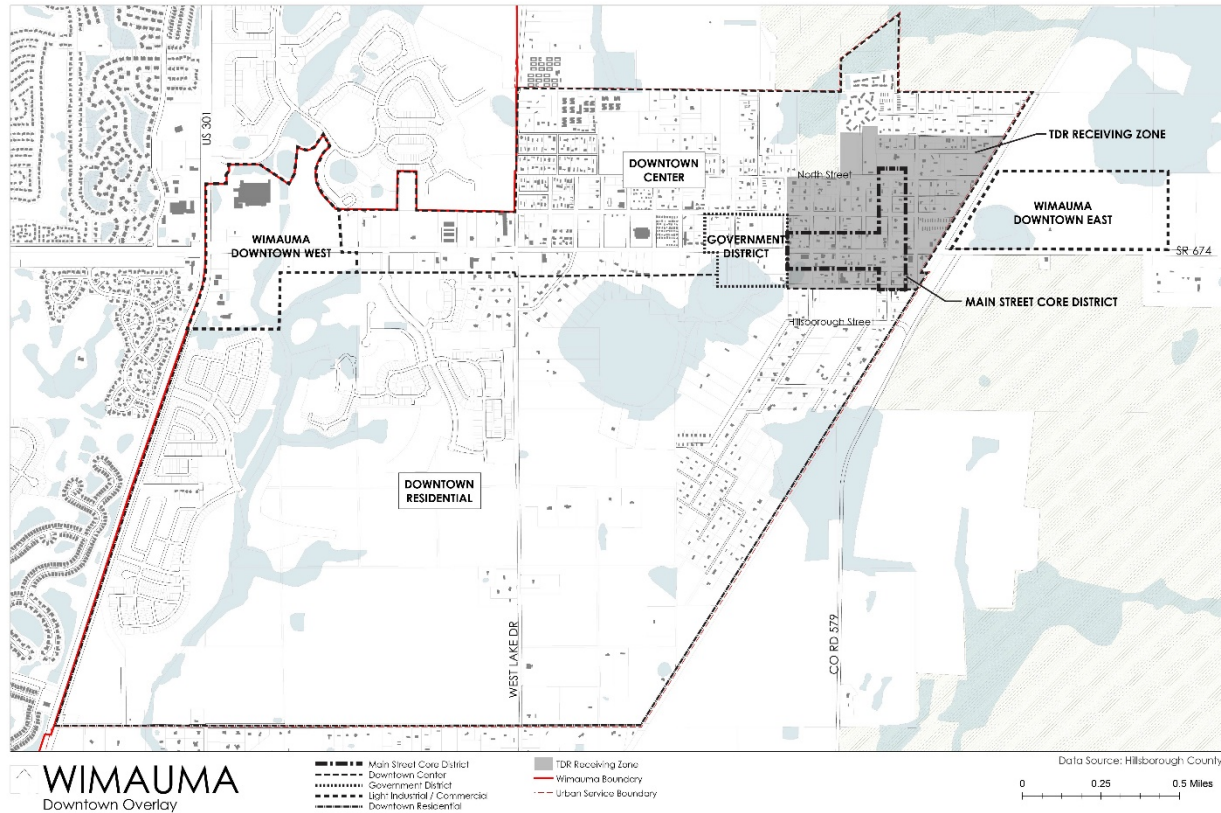


Figure 15B – Wimauma Village Downtown Boundary

**VISION STATEMENT**

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.~~

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 self-sustaining community which is safe and welcoming to residents and businesses with access to improved well-being, housing, and opportunity.

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.

**GOALS AND STRATEGIES** (listed in order of priority):

**Introduction**

A lot of effort by the Wimauma Village Plan Working Committee went into developing ~~a set of the original~~ community goals and related implementation strategies. ~~After months of hard work, deliberations, and collaboration, the members of the Working Committee reached consensus on nine goals and supporting strategies.~~ On April 24, 2006, the Working Committee ranked the Goals and implementation strategies in order of priority. On July 17, 2006, the Working Committee presented the Plan at a large community meeting where it received overwhelming support. The 2020 Wimauma Community Plan Update and Downtown Strategic Plan builds off of these goals and achieves several of the previously identified goals.

- 1. Wimauma Village Residential-2 (WVR-2)** – Establish the 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)

- **Residential Gross Density**

Up to 2 dwelling units per ~~gross~~ acre based on upland areas provided that the development is clustered at a minimum of ~~3-5~~ 4 dwelling units per net acre ~~on at least 10 acres~~. Otherwise the ~~gross~~ residential density may not exceed 1 dwelling unit per 5 acres. Clustering is required to obtain the maximum ~~gross~~ density of 2 dwelling units per acre. Residential development is limited to the maximum residential densities allowed in the Plan. ~~except that: Density may be increased as a county incentive for providing affordable housing.~~ Community Benefits and services which support the needs of the community, improve infrastructure, enhance economic opportunity, and achieve the goals of the community plan will be required of all new developments within the WVR-2 area of the Wimauma Village Plan.

- **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, to the greatest extent possible, in the Wimauma Village—Downtown, the Wimauma Downtown East Light-Industrial/Office area & ~~and~~ the Wimauma Downtown West End Commercial Areas.

- **Open Space**

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

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas. To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous and 10% of the open space, not contiguous, being internally located within the neighborhoods of the Planned Development site.

- **Employment Areas**

~~To satisfy the employment requirements of the plan, to the greatest extent possible, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square footage requirements shall be contained in the Light Industrial/Office District & the West End Commercial Area.~~

- **Employment and Shopping Areas**

~~To the greatest extent possible, the required commercial square footage shall be contained in the Wimauma Village Downtown and the Wimauma Downtown East and Wimauma Downtown West areas.~~

- **Specific Intent of Category**

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, formerly in the RP-2 category, 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.

- **Utilities**

The development shall be on a central public water and sewer system.

- **Approvals**

All approvals shall be through a planned unit development ~~of at least 10 acres,~~ requiring at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns.

- **Transfer of Development Rights**

~~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 Wimauma Village Residential 2 category. The *designated receiving areas* shall be inside the Wimauma Village Residential 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.~~

The TDR Element encourages the transfer of density for several purposes: to move potential development to certain locations inside the USA; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

- Allow for the transfer of up to 2 dwelling units per 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 Wimauma Village Residential-2 category and other rural areas outside of USA. Receiving Zone: The designated receiving areas shall be inside the Wimauma Village Residential-2 category, inside the Urban Service Area portion of the Wimauma Village Plan, or in the Wimauma Downtown Receiving Zone.
  - To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DU/A to 4 DU/A, a ratio of 1:2 (except in WVR-2 to WVR-2 transfers, the ratio is 1:1). 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. TDR tracking shall be via file-permanent deed restriction.
  - To support the Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Downtown Receiving Zone. Stacking of TDR and Affordable Housing Density Bonuses shall not be permitted in WVR-2 to WVR-2 transfers.
- 2. Parks, Recreation, and Conservation** – Protect and enhance Wimauma’s natural environment
- 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
  - Encourage connection of existing publicly-owned land to form a greenway system
  - Develop the Wimauma Greenway Trail per the Community Plan
  - Promote eco-tourism related businesses to take advantage of Wimauma’s natural resources, such as the Little Manatee River and promote passive recreation within the ELAPP sites
  - Require open space to be established as a focal point of new subdivisions with ~~50~~ 40 or more dwelling units

- Encourage sustainable practices to maintain the long-term health of Lake Wimauma, the only natural lake fed by underground freshwater springs in the Little Manatee River watershed
- Encourage development that allows for the maintenance of the scenic view corridors to Lake Wimauma
- Investigate and identify funding opportunities to ~~acquire properties along the northern edge of Lake~~ improve infrastructure in downtown Wimauma
- Explore options to provide public access to Lake Wimauma from SR-674
- ~~Allow and encourage the transfer of development rights from properties along the north edge of Lake Wimauma to other property within the Urban Service Area of the Wimauma Village Plan. If transferred within the designated downtown area, two times the existing development entitlements may be permitted.~~
- Encourage the development of Agrihoods to maintain Wimauma’s farming heritage and industry, and preserve open space through agricultural easements
- No flexing of the plan category boundary will be permitted between SR-674 and the northern edge of both segments of Lake Wimauma from Sheffield Street in the east to West Lake Drive on the west

**3. Infrastructure and Public Realm**– Enhance Wimauma’s public realm and improve infrastructure

- Explore options to fund the development of the two identified Paseos as part of public realm improvements per the Community Plan
- Explore options to fund the development of the Wimauma Plaza del Sol, a park space at the former train station site
- Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Downtown as part of the green infrastructure design
- Expand sewer and water for commercial development in downtown Wimauma
- Create an Infrastructure Prioritization Plan for Wimauma Downtown
- Expansion of internet access through infrastructure

**43. Wimauma Village Downtown Plan and Development** – Revitalize the Wimauma Village Downtown by ~~developing~~ implementing the a downtown master plan to enhance the appearance of the district, improve infrastructure, and promote business growth. The ~~Working Committee~~ defined the boundaries of the Wimauma Village Downtown Plan are ~~on February 20, 2006 as:~~ Center Street to



the north; Hillsborough Street to the south; Kenilworth Avenue on the west and the TECO easement CSX-Rail Road-corridor on the east. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma ~~Village~~ Downtown Plan shall include:

**Wimauma Downtown Districts:**

- **Main Street Core**

Purpose: Development is most intense in the Main Street Core. Buildings are built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Main Street Core; a mix of apartments and live/work buildings constitute the residential component of the Main Street Core within walking distance of surrounding residential areas of the Wimauma Village.

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.

- Residential uses encouraged on 2<sup>nd</sup> or 3<sup>rd</sup> floor, above other uses
- Office uses encouraged on 2<sup>nd</sup> floor, above other uses
- Highest density and intensity within the Wimauma Downtown Overlay District
- Serve as the priority receiving zone for Transfer of Development Rights in the Wimauma Village Plan area
- Within the Wimauma Downtown TDR Receiving Zone

- **Downtown Center**

Purpose: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

The Downtown Center encourages higher density residential with some retail services and office uses. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- Live-work units and mixed-use buildings are encouraged
- Includes the Wimauma Downtown TDR Receiving Zone

- **Government District**

Purpose: The Government District at Post Office Square is a special district within the Downtown Center adjacent to the Main Street Core. The character is consistent with the Downtown Center but is focused on institutional uses.

Government District at Post Office Square is a special district intended for government and institutional uses, so that they are centrally located in close proximity.

- Concentrates government services close to each other
- Other uses are encouraged to prevent vacant areas and maintain a mix of uses
- Regulations permit flexibility in design for public service buildings to meet community needs.
- Uses such as libraries and government offices, nongovernment institutional including private institutional uses, such as hospitals, clinics and colleges are encouraged.

- **Downtown Residential**

Purpose: The Downtown Residential is adjacent to the Downtown Center and within walking distance to the Main Street Core. The Downtown Residential zone is residential in character with a mix of housing types including single family attached and detached homes, live/work units, and some multi-family units. Homes located in the Downtown Residential zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Development should maintain a connected street network.

- Residential uses are encouraged
- Multi-family units are encouraged
- Creates a variety of housing types including single-family attached and detached homes.

- **Wimauma Downtown West**

Purpose: Focusing larger scale uses outside of the compact downtown will allow small business to develop near residential uses within the most pedestrian oriented zones of the district.

- Uses per the LDC typical use matrix

- **Wimauma Downtown West**

Purpose: Focusing larger scale uses outside of the compact downtown will allow small business to development near residential uses within the most pedestrian oriented zones of the district.

- Uses per the Wimauma Downtown Overlay section of LDC

**Wimauma Downtown Plan Elements:**

- Planting trees, providing bike paths & pedestrian friendly development
- ~~Creating an~~ Enforce the overlay district or special zoning district to implement the plan
- Maintaining the existing grid system
- Connecting development to the proposed Greenway system and bicycle network
- Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts
- Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Village Downtown
- Maintaining the ~~historie~~ small-town character
- An architectural theme for downtown
- Encouraging developments along SR-674 to adhere to “*Design Guidelines*” that include reduced building setbacks, courtyards, pedestrian friendly sidewalks, parking to the rear, accommodating parking spaces for larger than standard vehicles, etc.
- Establishing street lighting a ~~“Lighting District”~~ with specific fixture styles within the Main Street Core and downtown Receiving Zone
- Sidewalks which are accessible
- Incorporating low impact design or green infrastructure for storm water management
- An architectural gateway at Main Street (SR674 and 4<sup>th</sup> Street) to serve as a welcome to Wimauma; additional architectural markers located at SR674 and 7<sup>th</sup> Street
- Establishing the Receiving Zone to support the Main Street mixed-use environment through Transfer of Development Rights. Stacking of TDR and Affordable Housing Density Bonuses are permitted within the Receiving Zone.
- Flexing of the underlying Future Land Use for development is permissible only within the Wimauma Downtown Main Street Core and west of West Lake Drive in the Wimauma Downtown West District.
- Commercial locational criteria do not apply to non-residential-uses located within the Wimauma Downtown Main Street Core.

- 54. Business and Economic Development** – Provide opportunities for business growth and jobs in the Wimauma community

- Expand the commercial core north and south of SR-674 within the Urban Service Area - (Refer to the Wimauma Village Downtown borders defined by the ~~Working Committee on February 20, 2006~~) Wimauma Community Plan
- ~~Create a~~ Maintain the Light Industrial and ~~Office~~ Commercial district along SR-674, east of the CSX Rail Road corridor to the intersection of Balm-Wimauma Road

**65. Multi-modal Transportation and Connectivity** – Ensure a balanced transportation system that reflects the community’s character and provides for options including walking, bicycling and transit

- Improve SR-674 from ~~the CSX Rail Road to US-301 to West Lake~~ as a 4-lane pedestrian and bicycle friendly urban cross section within the existing right-of-way ~~to the greatest extent possible.~~
- Improve SR-674 from West Lake to the TECO easement providing pedestrian and bicycle friendly urban cross section with two drive lanes with a center turn lane.
- 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
- Establish local bus service or transit circulator and connection to the Ruskin Bus Center
- A minimum of ~~fifty (50)~~ eighty (80) percent of all roadways internal to new subdivisions shall be constructed in such a manner as to ensure that both ends of a given roadway terminate with another roadway
- Expand local bus service and provide bus shelters along the identified circulator route
- Consider the Transportation Hierarchy defined in the Community Plan when making transportation decisions
- Streets within the Receiving Zone should be prioritized for pedestrian connectivity including 4<sup>th</sup> Street (Main Street), 7<sup>th</sup> Street, North Street, and Hillsborough Street, and designed per the Main Street Cross Section in the Wimauma Downtown Overlay District. The area south of SR674 will remain primarily residential. The Main Street Cross Section should continue on 4<sup>th</sup> Street and 7<sup>th</sup> Street corridors from North Street through to Hillsborough Street in order to provide important connectivity and safe intersections at SR 674.

- Bishop Road corridor should be designed as a Boulevard Cross Section per the WVR-2 Overlay and connect through to SR579 and the Wimauma Trail to support pedestrian and bicycle connectivity.
- Implement the bicycle network and Wimauma Greenway Trail as a main transportation mode
- Implement pilot and interim improvement projects in the short term for the bicycle network and street crossings
- Improve identified street crossings with traffic signals on SR674 at 4<sup>th</sup> Street, 7<sup>th</sup> Street, and West Lake
- Maintain the existing street grid network and encourage/regulate important street grid connections within new development and Planned Developments
- Outside of the existing platted portion of Wimauma, through streets shall be established approximately every 1,320 feet, except where prohibited by environmentally sensitive lands

## **76. Affordable Housing and Neighborhoods**

- Implement incentives to encourage affordable housing
- Allow stacking of affordable housing bonus densities and the Transfer of Development Rights within the downtown Receiving Zone
- ~~Discourage~~ Gated subdivisions will not be permitted in order to foster an economically integrated community
- Encourage housing to accommodate a diverse population and a range of income levels
- Encourage mixed-use residential with commercial development ~~along SR-674~~ within the Wimauma Village Downtown district
- Increase enforcement of the "~~Housing Code~~" "Hillsborough County Property Maintenance Code"
- Implement housing rehabilitation assistance to lower income homeowners and mobile homes
- Repair local streets within existing subdivisions
- Orient residential development to the Wimauma Greenway Trail

## **87. Health, Wellness, and Safety** – Create a safer environment for the Wimauma Community

- Locate more officers in the Wimauma ~~Village~~ Downtown area in order to provide greater presence/visibility of law enforcement. Relocate Sheriff's Office to Wimauma ~~Village~~ Downtown

- Construct sidewalks on both sides of SR-674 within the USA portion of Wimauma Village
- Encourage the use of energy efficient street lights and down-lighting to preserve the rural character
- Establish a street lighting with specific fixture styles “Lighting District” throughout the USA portion of Wimauma Village with focus on downtown and connections to downtown
- ~~Discourage~~ Waivers to required sidewalks will not be permitted
- Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools
- Improve street crossings and slow traffic speeds on SR674 between Railroad Street and West Lake
- Establish a Safe Pathways to Schools Program so children can walk and bike to schools within the Wimauma Community.
- Implement safety improvements such as pedestrian crossing signals, signage, and crossing guards near all school locations on SR674 at West Lake and 4<sup>th</sup> Street and enforce school zone traffic calming.
- Encourage the development of services to meet the critical needs of Wimauma residents for access to health care

## **98. Education** – Improve educational opportunities at all levels

- Co-locate schools, parks, libraries and fire stations
- Provide after school programs co-located with educational facilities
- Provide early childhood care co-located with educational facilities or community services
- Support a community library in Wimauma that includes Spanish-language resources and historic data/material sections
- Improve the existing facilities at Wimauma Elementary School
- ~~A~~ New elementary, middle and high schools will be needed to support the projected residential development of the area, recommended locations per the Wimauma Community Plan
- Support shared use agreements with the “Hillsborough County Public Schools” to meet civic infrastructure needs including access to libraries, computer labs, and recreation fields
- Encourage shared facilities to support technical certificate programs, community college level courses, adult education courses, and English for Speakers of Other Languages (ESOL) courses in Wimauma through partnerships between “Hillsborough County Public Schools” and “Hillsborough Community College”

- Require applicants of re-zonings containing 50 or more residential units to consult with the *"Hillsborough County Public Schools School District of Hillsborough County"* regarding potential school sites

~~9. **Appearance**—Enhance the appearance of the Wimauma Village Community~~

- ~~• Strengthen enforcement of commercial building and housing codes within the community~~
- ~~• Provide for beautification / Florida friendly landscaping along all main thoroughfares in Wimauma Village Downtown~~
- ~~• Establish a community initiated clean up program coordinated with County Solid Waste Department~~
- ~~• Provide community gateways on SR-674 at US 301 and SR-674 and Balm-Wimauma Road~~

*Note: See Future Land Use Element SECTION C – SPECIAL AREAS OF CONCERN, VI. LAND USE PLAN CATEGORIES and Definitions of the Future Land Use Element related to Wimauma Village Downtown Plan and Wimauma Village Residential-2 plan category.*