



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission



Wimauma Community Plan Update

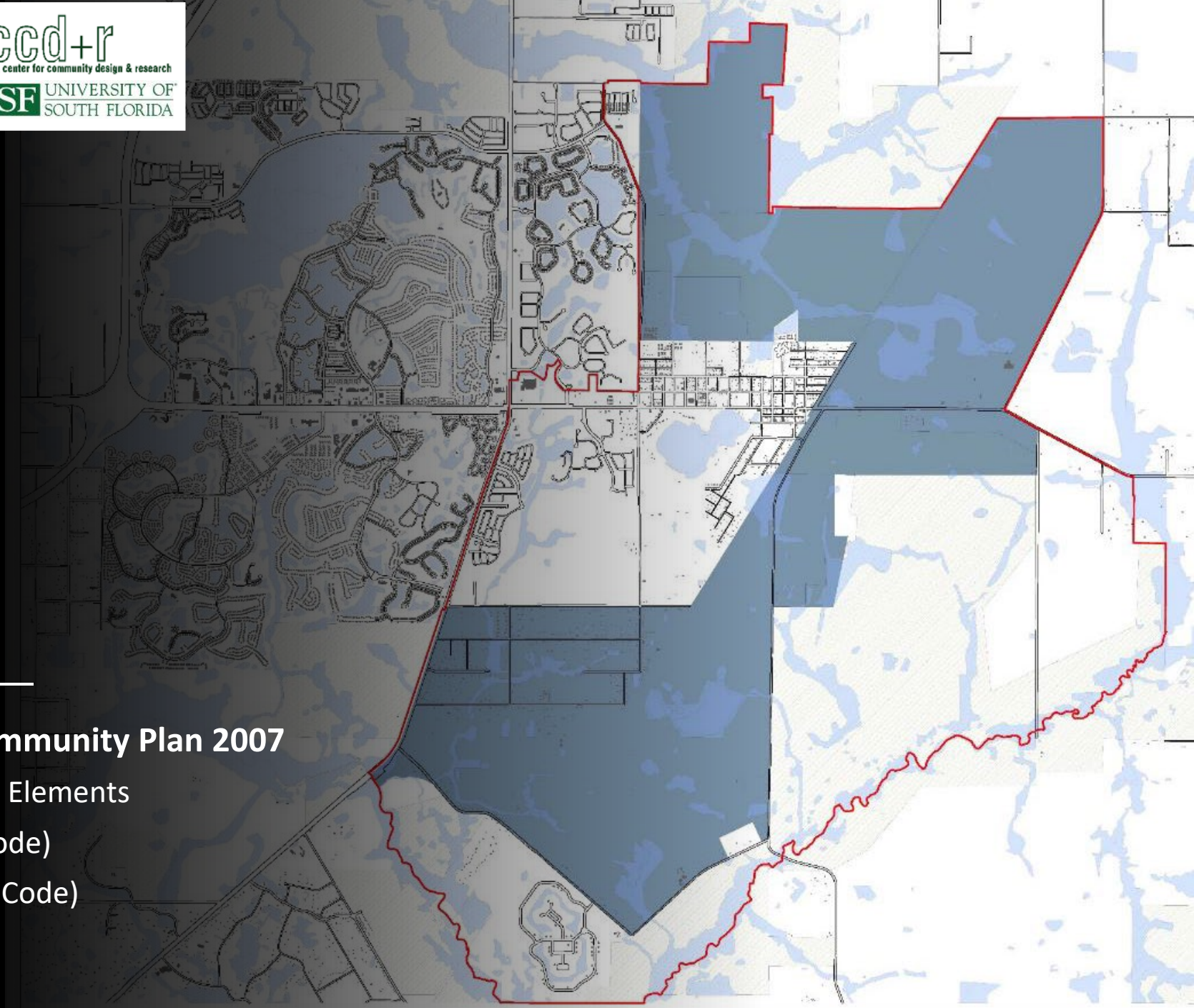
Update to the existing Wimauma Community Plan 2007

Livable Communities and Future Land Use Elements

Downtown Overlay (Land Development Code)

WVR-2 Policy Update (Land Development Code)

Downtown 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**
- ❑ **2021 Community Workshop Series, March-May 2021**



Community Outreach Timeline

- ❑ **2021 Community Workshop Series, March-May 2021**
 - ❑ **5 Workshops**
 - ❑ **Project Website**
 - ❑ www.bit.ly/wimaumavillage

Health, Equity, Resilience, and Sustainability

Guiding Principles

HEALTH is an essential benefit of a well-designed built environment; ranging from access to health services to healthier lifestyle choices and educational opportunity for residents in Wimauma.

EQUITY matters to Wimauma's future 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 resources.

RESILIENCE is Wimauma's capacity to change, absorb shock and reorganize, in order to sustain community identity.

SUSTAINABILITY refers to the long-term health of a community and the environment that it relies on. The foundation of this concept has to do with planning for the well being of future generations.

Health, Equity, Resilience, and Sustainability

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.

Key Objectives: Input from the Community

- ❑ **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.

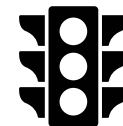


Key Objectives: Input from the Community

- Maintain the diversity within the Wimauma community.
- 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.

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).**



Livable Communities Element (LCE)

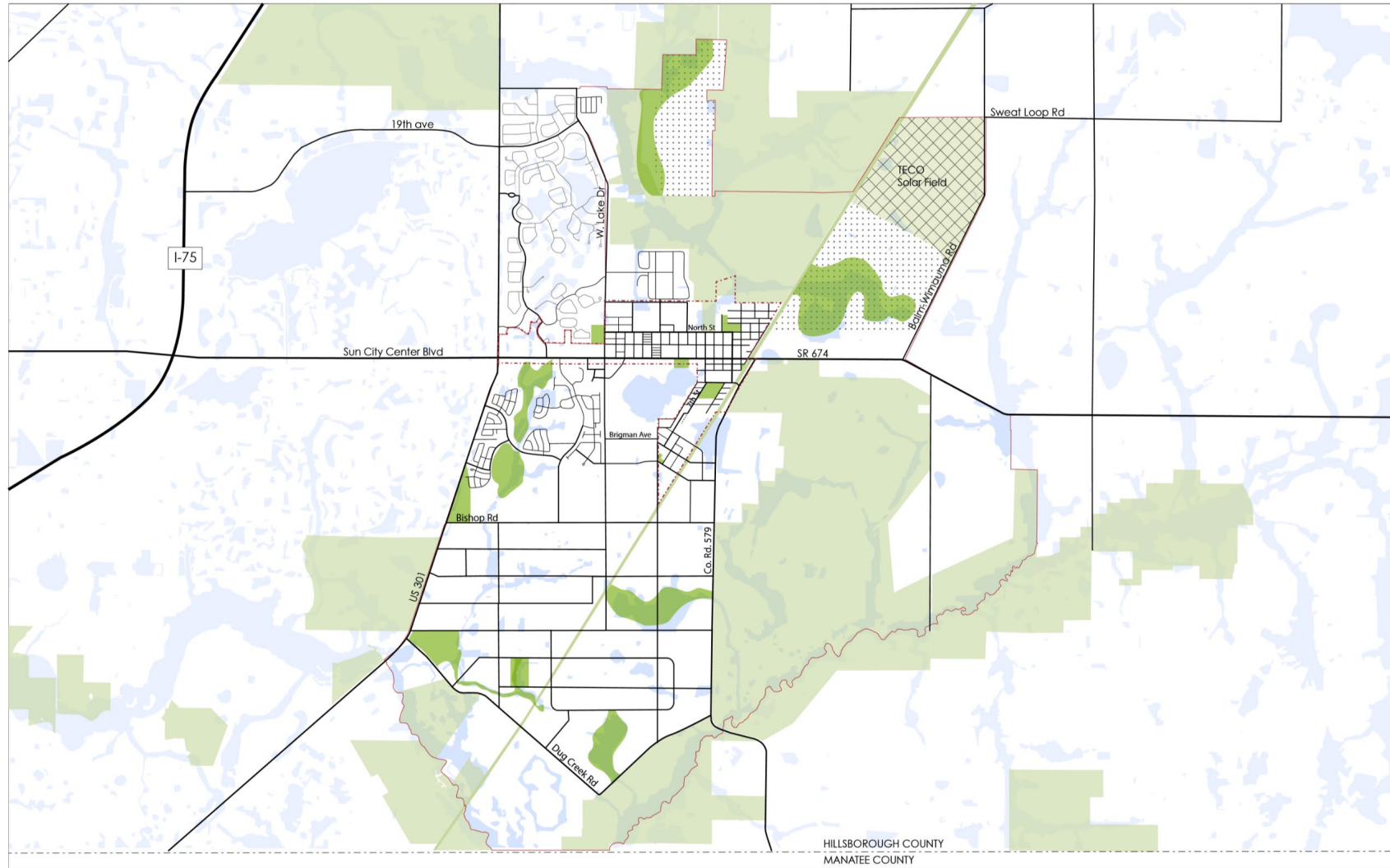
What is the Livable Communities Element?

This Element contains Community and Special Area Studies. These Community and Special Area Studies are intended to be extensions and refinements of the County's Comprehensive Plan. The studies discuss the special and unique characteristics of the areas under study and examine the issues and problems facing the areas and provide strategies for solutions. They are meant to portray a vision for the future and may have an impact on zoning.

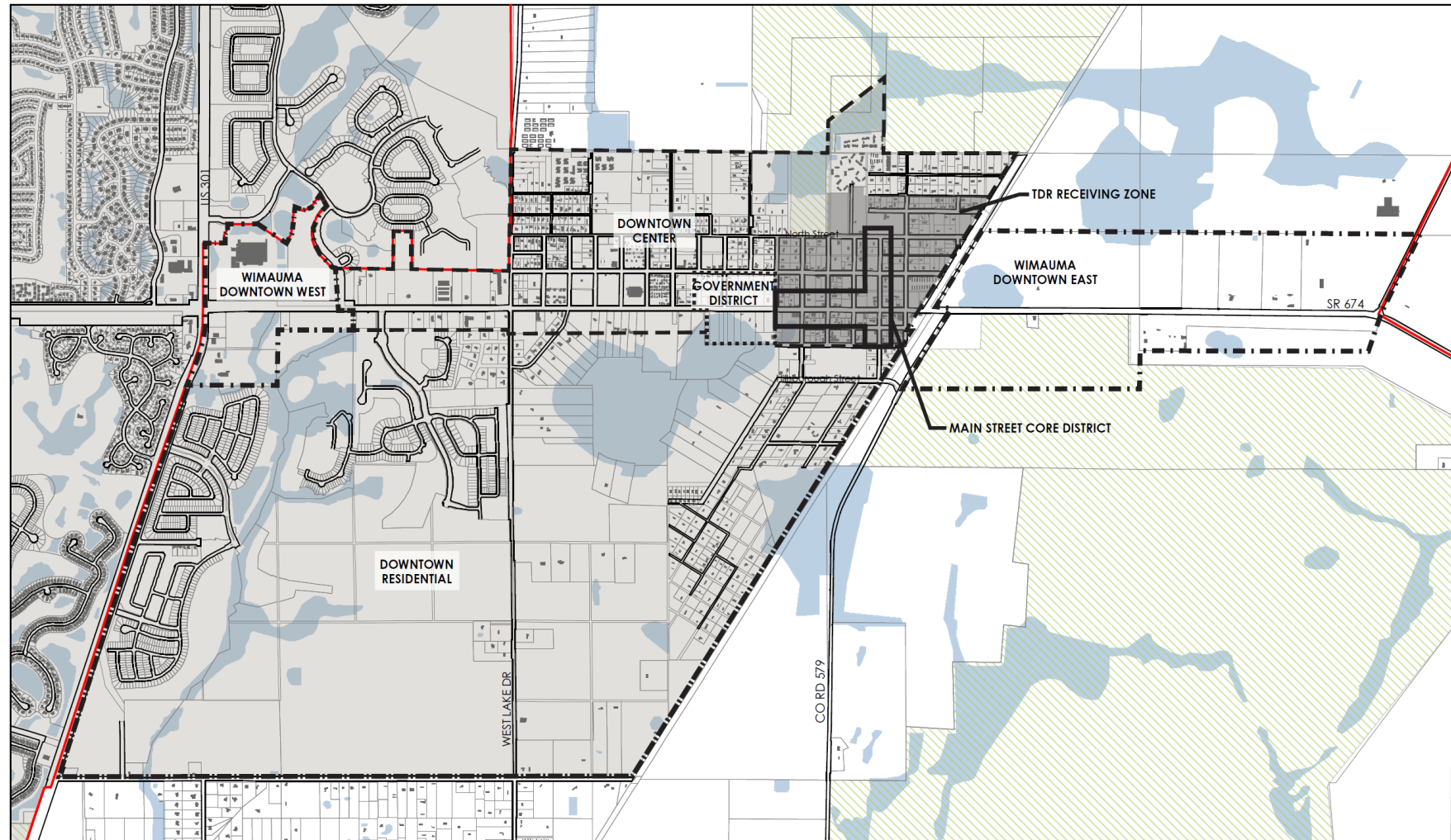
Community and Special Area Studies are developed through an extensive citizen participation program. The Comprehensive Plan is general in nature and provides guidance on an issue county-wide. A community or special area study is more detailed in nature and is intended to provide specific recommendations on issues in a particular area of the county.

The Livable Communities Element contains all the Community Plans.

Livable Communities Element (LCE): Wimauma



Livable Communities Element (LCE): Downtown



Wimauma Downtown Overlay

0 0.25 0.5 1 Miles

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

Livable Communities Element (LCE): 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 self-sustaining community which is safe and welcoming to residents and businesses with access to improved well-being, housing, and opportunity.



Livable Communities Element (LCE): GOALS

GOALS In order of priority:

1. Wimauma Village Residential-2 (WVR-2)
2. Parks, Recreation, and Conservation
3. Infrastructure and Public Realm
4. Wimauma Downtown Plan and Development
5. Business and Economic Development
6. Multi-modal Transportation and Connectivity
7. Affordable Housing and Neighborhoods
8. Health, Wellness, and Safety
9. Education



Livable Communities Element (LCE): GOALS

GOALS In order of priority:

The following STRATEGIES are selected examples. Please see the complete Livable Communities Element document for the complete list of STRATEGIES under each of the nine GOALS.

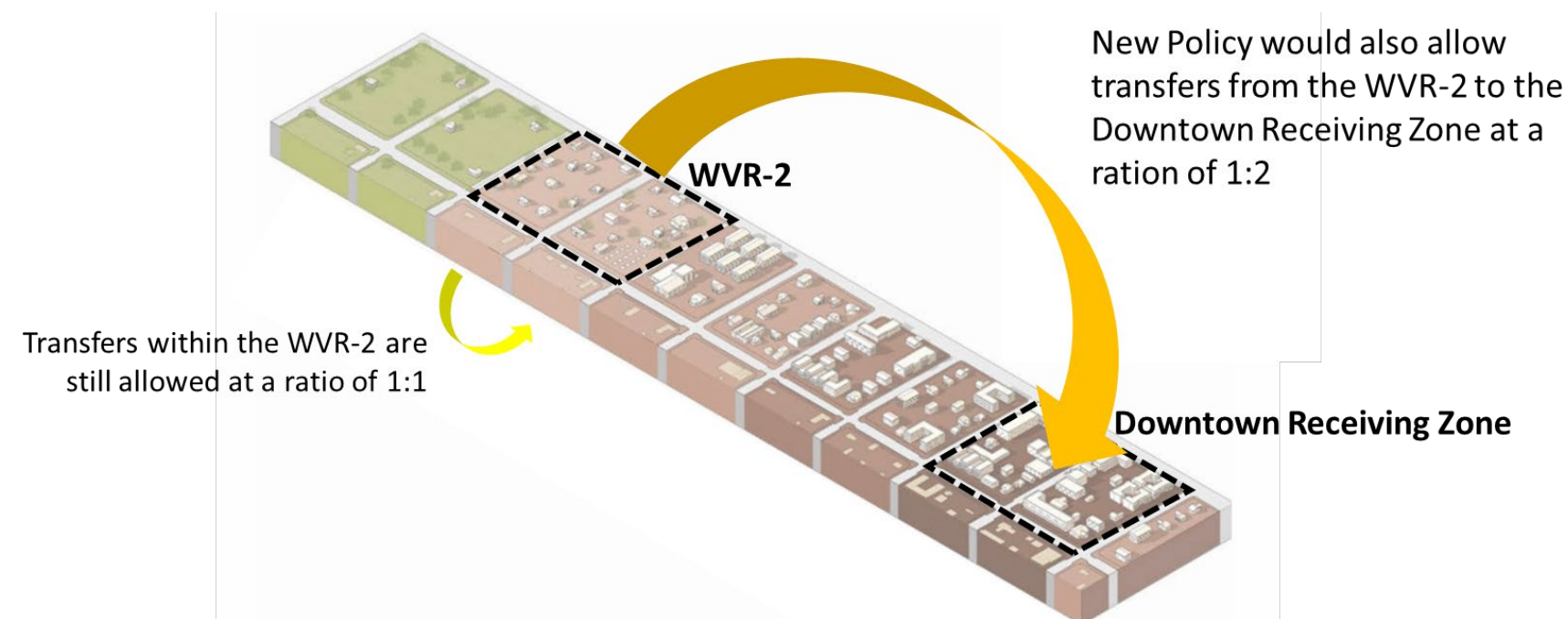


Livable Communities Element (LCE): Goal 1



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

- Transfer of Development Rights - To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2



Livable Communities Element (LCE): Goal 2



Parks, Recreation, and Conservation – Protect and enhance Wimauma’s natural environment

- Develop the Wimauma Greenway Trail per the Community Plan
- Encourage the development of Agrihoods to maintain Wimauma’s farming heritage and industry, and preserve open space through agricultural easements

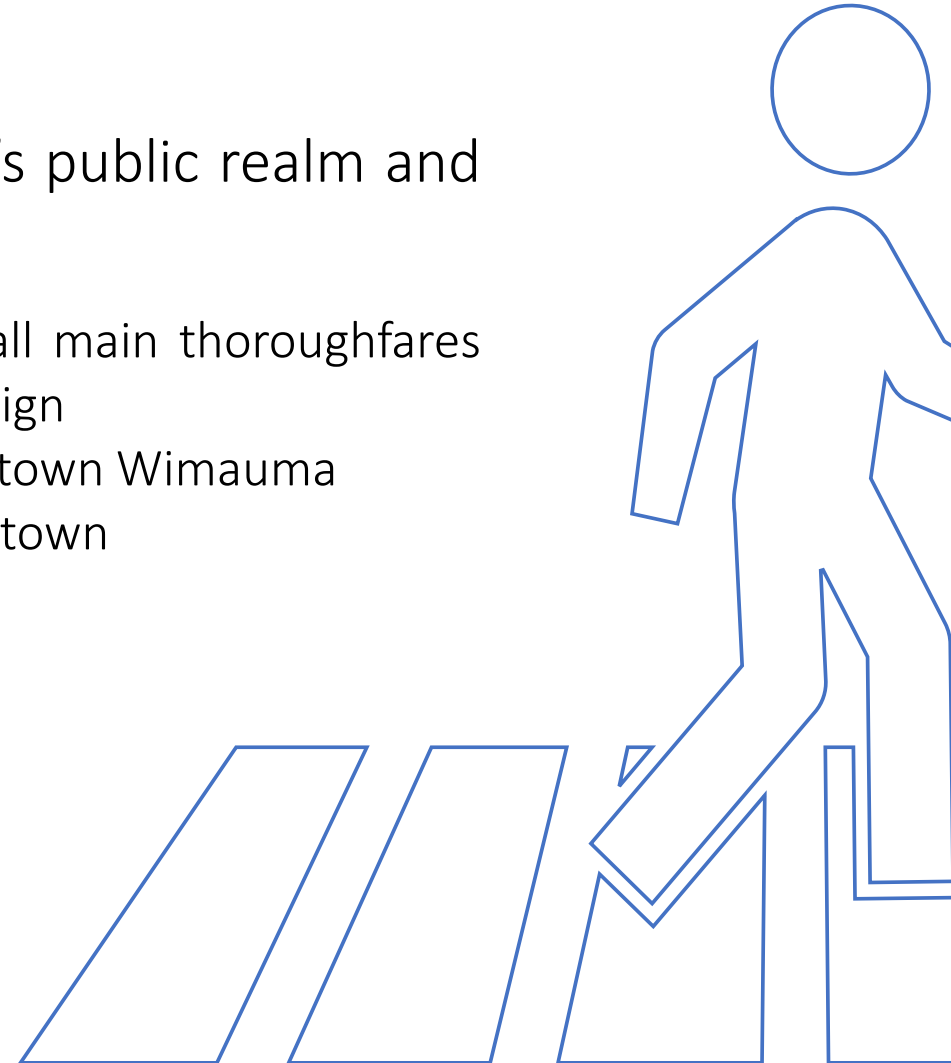


Livable Communities Element (LCE): Goal 3



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

- 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

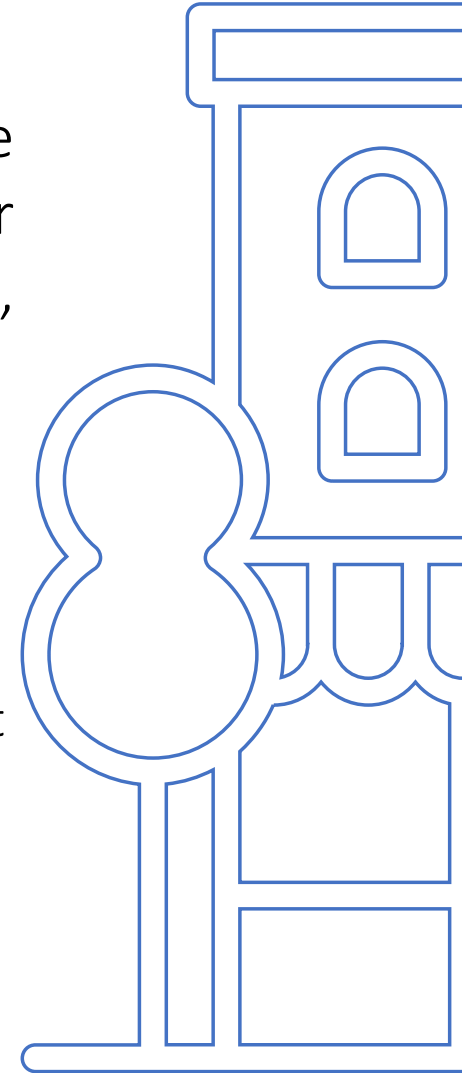


Livable Communities Element (LCE): Goal 4



Wimauma Village Downtown Plan and Development – Revitalize the Wimauma Village Downtown by implementing the downtown master plan to enhance the appearance of the district, improve infrastructure, and promote business growth.

- Enforce the overlay district to implement the plan
- Connecting development to the proposed Greenway system and bicycle network
- Maintain the small-town character
- Incorporating low impact design or green infrastructure for stormwater management
- Establishing the Receiving Zone to support the Main Street mixed-use

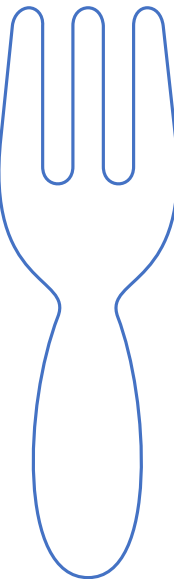


Livable Communities Element (LCE): Goal 5



Business and Economic Development – Provide opportunities for business growth and jobs in the Wimauma community

- Maintain the Light Industrial and Commercial district along SR-674, east of the TECO easement corridor to the intersection of Balm-Wimauma Road
- Expand the commercial core north and south of SR-674 within the Urban Service Area - (Refer to the Wimauma Downtown borders defined by the Wimauma Community Plan)

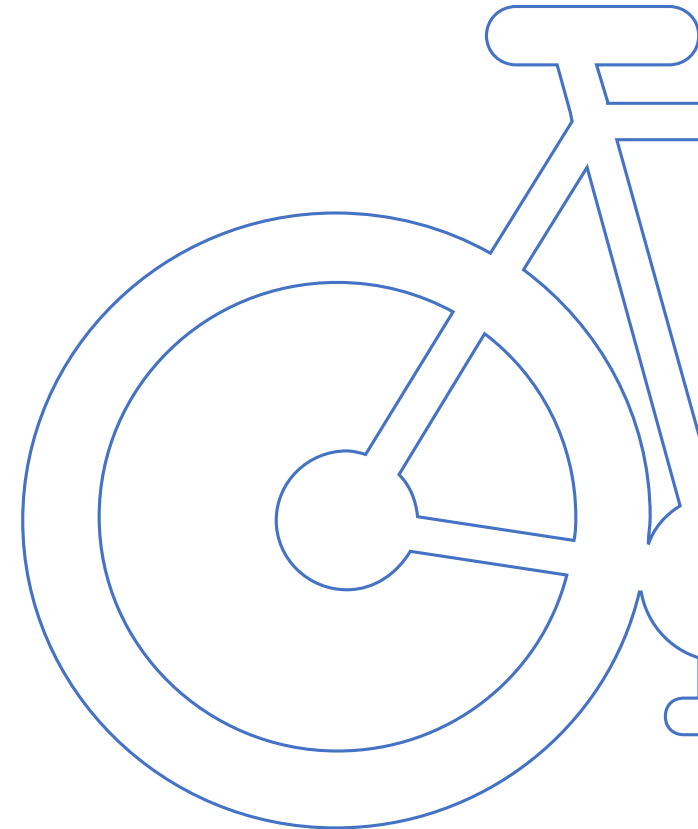


Livable Communities Element (LCE): Goal 6



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.

- Streets within the Receiving Zone should be prioritized for pedestrian connectivity.
- 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.

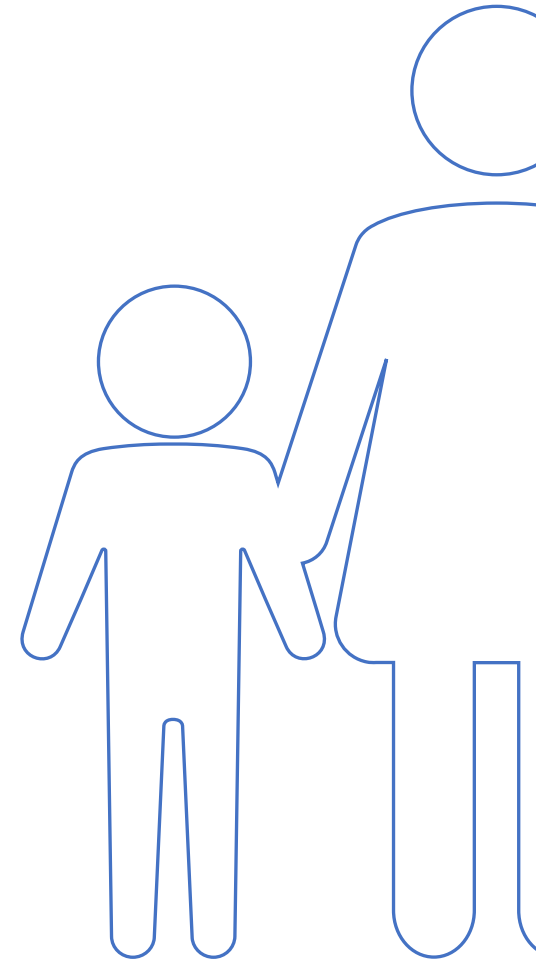


Livable Communities Element (LCE): Goal 7



Affordable Housing and Neighborhoods

- Allow stacking of affordable housing bonus densities and the Transfer of Development Rights within the downtown Receiving Zone.
- Encourage housing to accommodate a diverse population and a range of income levels.
- Encourage mixed-use residential with commercial development within the Wimauma Downtown district.
- Implement housing rehabilitation assistance to lower income homeowners and mobile homes.
- Orient residential development to the Wimauma Greenway Trail.

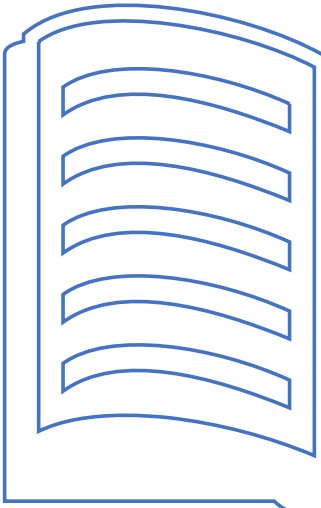


Livable Communities Element (LCE): Goal 9



Education – Improve educational opportunities at all levels

- Provide early childhood care co-located with educational facilities or community services.
- 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*”.



Livable Communities Element (LCE): GOALS

GOALS In order of priority:

1. Wimauma Village Residential-2 (WVR-2)
2. Parks, Recreation, and Conservation
3. Infrastructure and Public Realm
4. Wimauma Downtown Plan and Development
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7. Affordable Housing and Neighborhoods
8. Health, Wellness, and Safety
9. Education



Livable Communities Element (LCE): Goal 9

Please give us your priorities in the workshop activity!

1. What **GOALS** should be prioritized, 1-9?
2. Which **STRATEGIES** should be prioritized under each GOAL?



Next Steps:

Upcoming Workshop Dates:

Workshop #2 – Downtown Plan (includes downtown infrastructure)
and LDC Regulations **Thursday, April 15**

Workshop #3 – WVR-2 Community Benefit Options and Infrastructure
Saturday, May 8

Workshop #4 – WVR-2 LDC Neighborhood Design and Affordable
Housing **Tuesday, May 25**

Workshop #5 – Open House to occur after first BOCC workshop
Saturday, June 12

Thank You

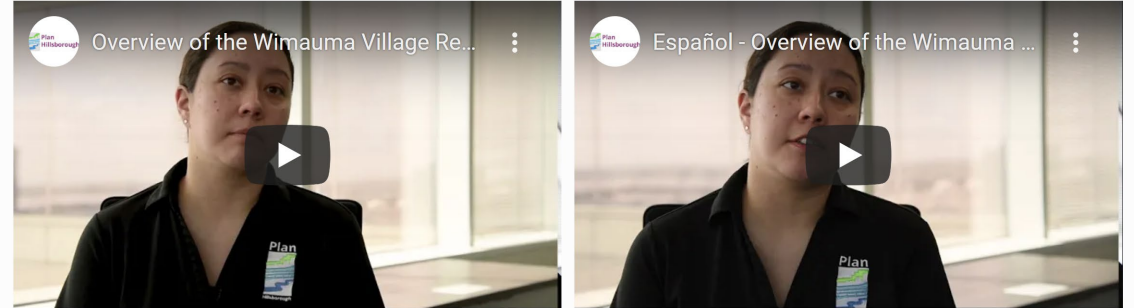
For more information visit the project website:

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

Planning Commission Staff Contact:
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