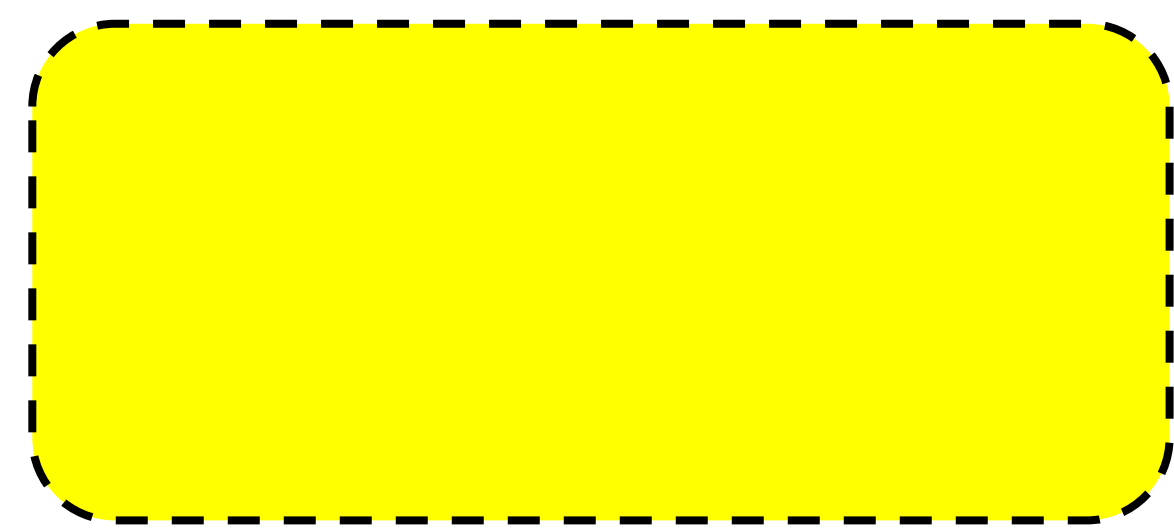
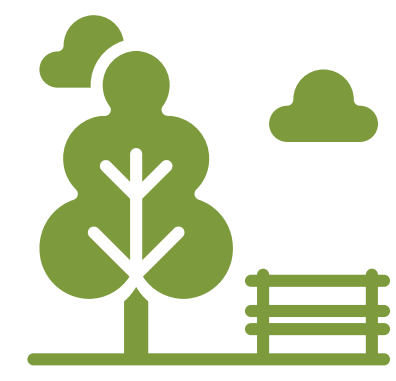
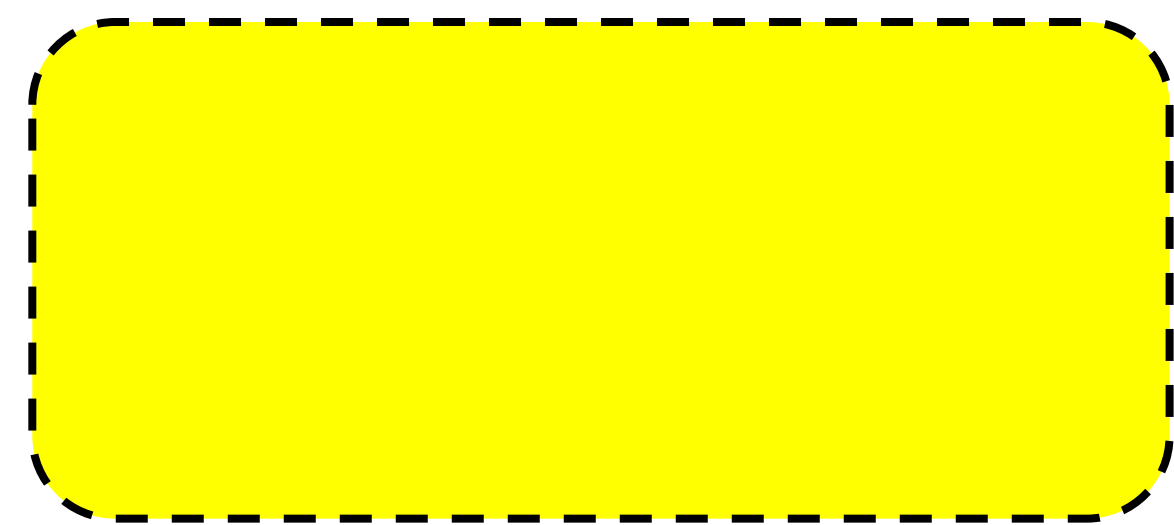


Livable Communities Element (LCE)

Prioritize your GOALS :



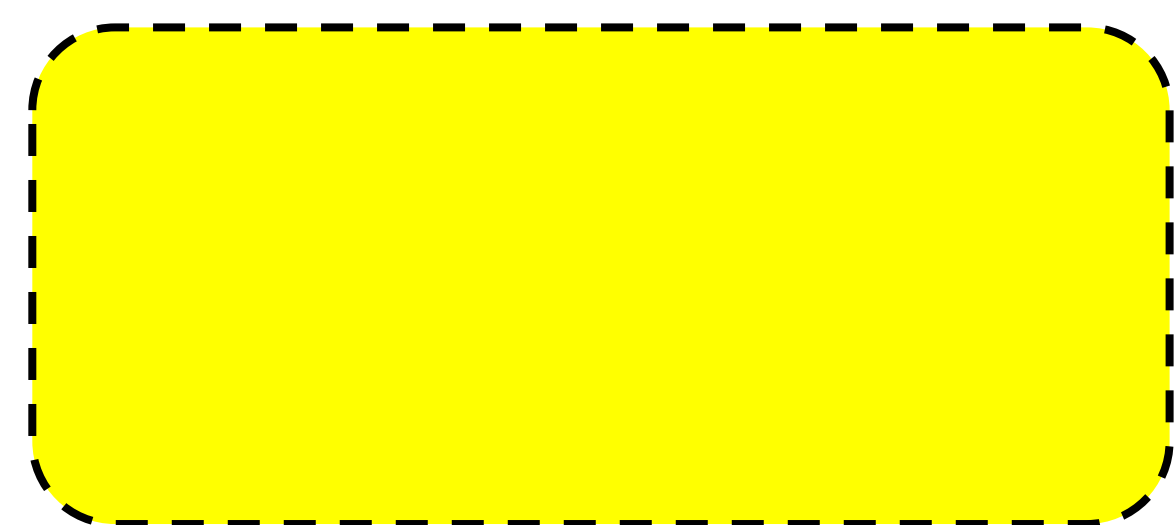
Wimauma Village Residential-2 (WVR-2)



Parks, Recreation, & Conservation



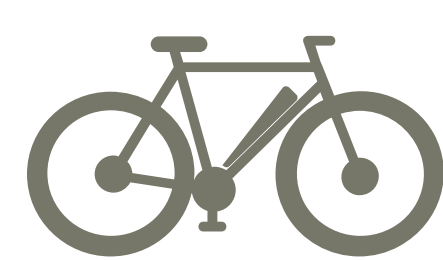
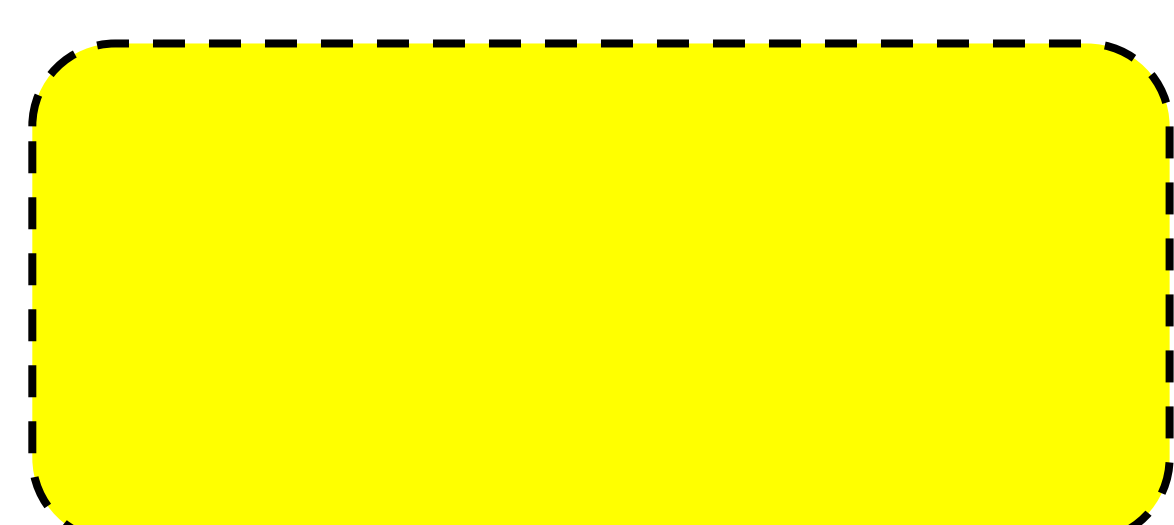
Infrastructure and Public Realm



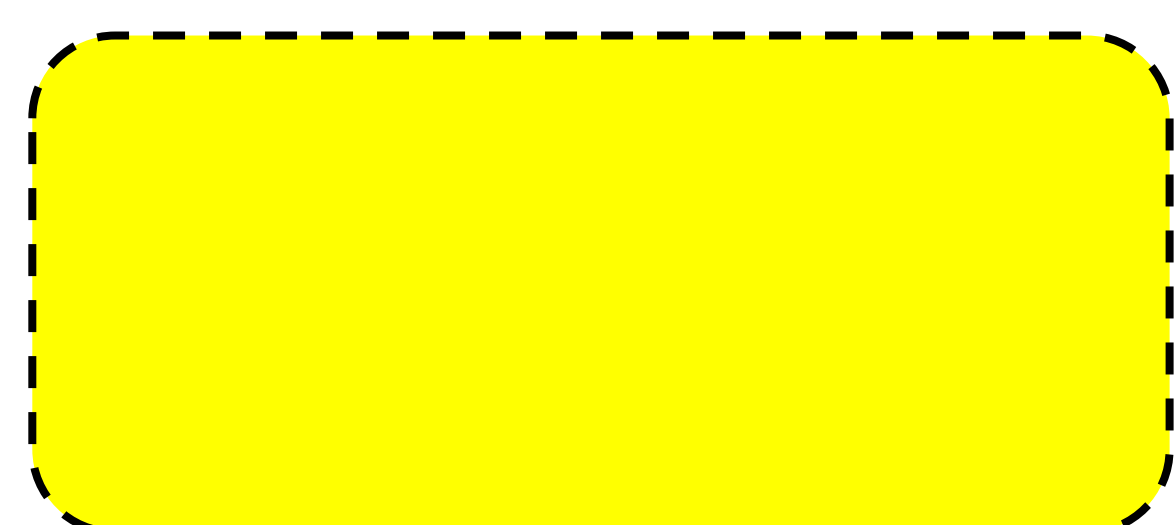
Wimauma Downtown Plan & Development



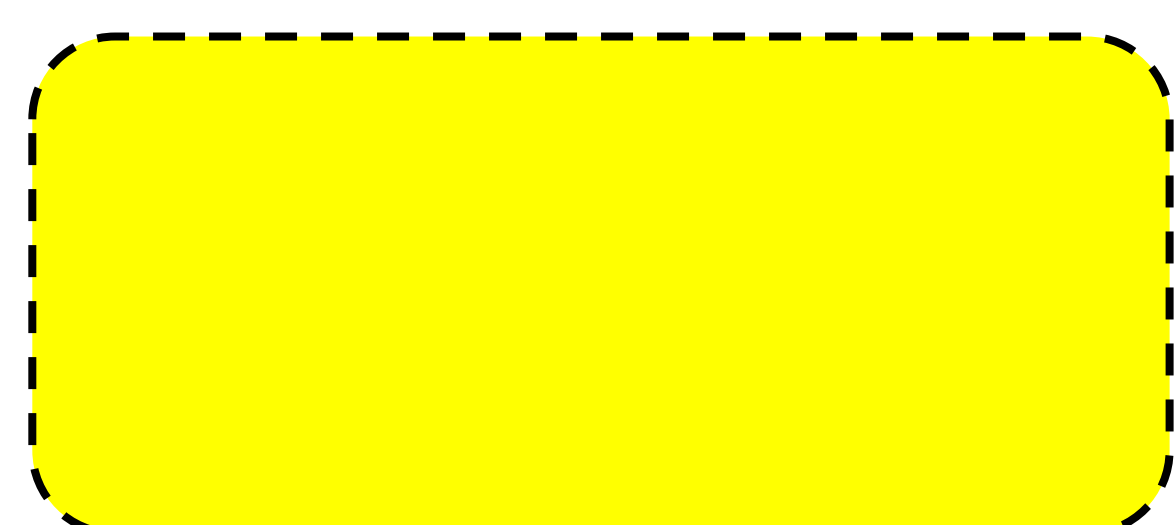
Business and Economic Development



Multi-modal Transportation & Connectivity



Affordable Housing & Neighborhoods



Health, Wellness, & Safety



Education



Livable Communities Element (LCE)



Prioritize your Strategies :

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 provided that the development is clustered at a minimum of 4 dwelling units per net acre. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 acres. Clustering is required to obtain the maximum density of 2 dwelling units per gross acre. Residential development is limited to the maximum residential densities allowed in the Plan. Community Benefits 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 Downtown, the Wimauma Downtown East and the Wimauma Downtown West Areas.

- **Open Space**

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 and Shopping Areas**

Shall be contained in the Wimauma Downtown, 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, requiring at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns.

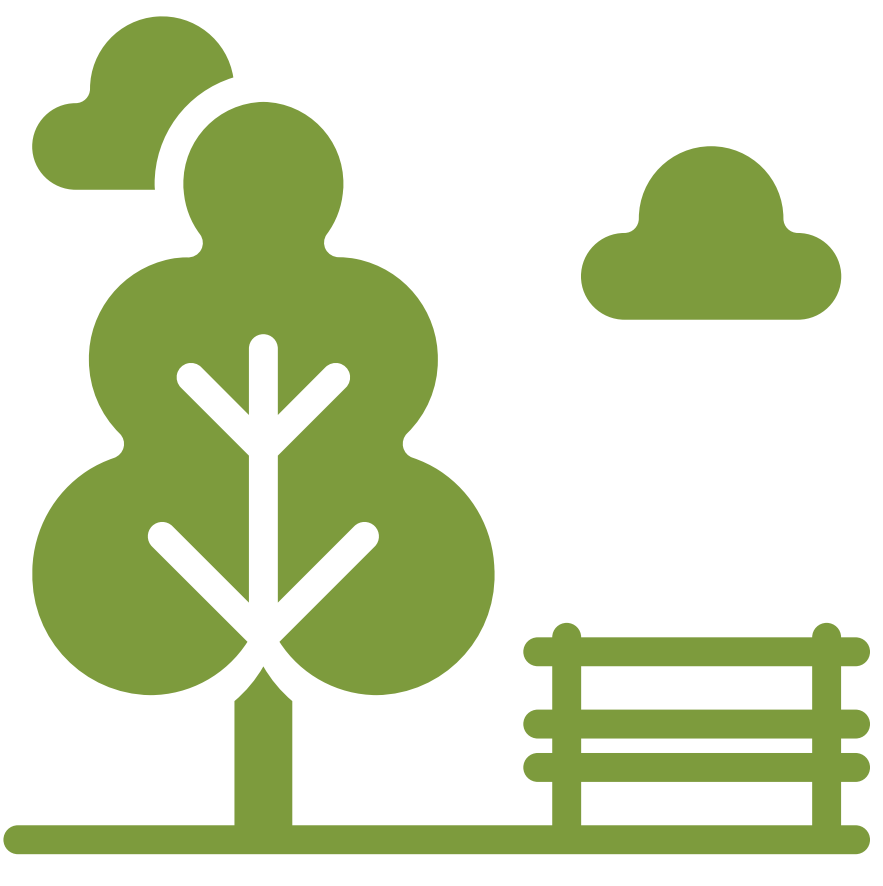
- **Transfer of Development Rights**

Allow for the transfer of up to 2 dwelling units per gross acre (DU/GA) 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/GA to 4 DU/GA, 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 (except in WVR-2 to WVR-2 transfers).

Livable Communities Element (LCE)



Prioritize your Strategies :

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

- Implement the “Hillsborough County Greenways Master Plan” within the Wimauma Village Plan Area
- Develop the Wimauma Greenway Trail per the Community Plan
- 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
- 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 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 improve infrastructure in downtown Wimauma
- Explore options to provide public access to Lake Wimauma from SR-674
- 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

Livable Communities Element (LCE)



Prioritize your Strategies :

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

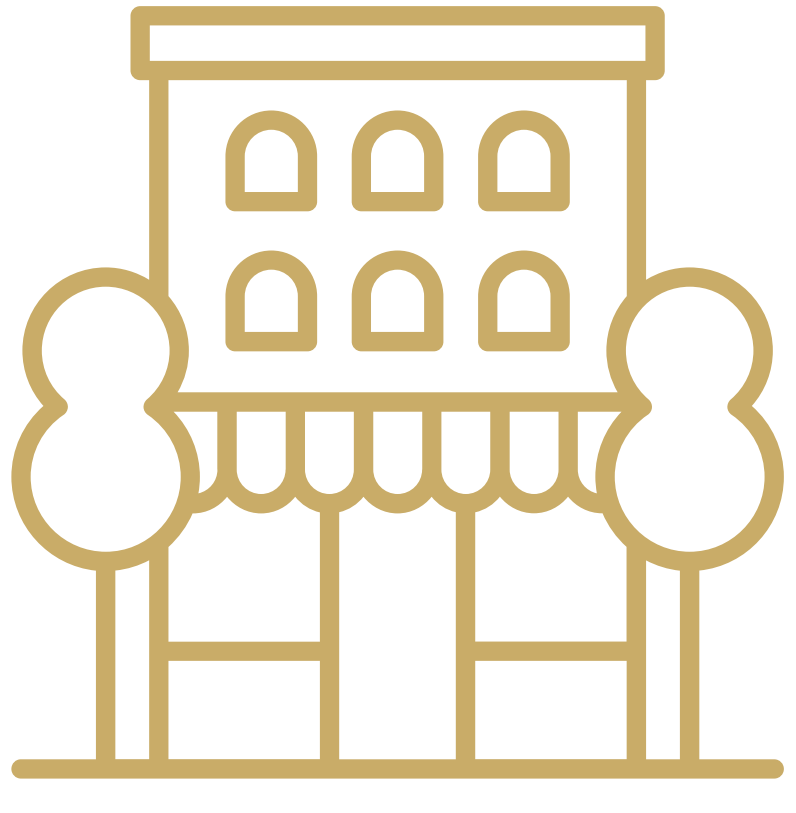
- Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Downtown as part of the green infrastructure design

- Expand sewer and water for commercial development in downtown Wimauma

- Create an Infrastructure Prioritization Plan for Wimauma Downtown

- Expansion of internet access through infrastructure

Livable Communities Element (LCE)



Prioritize your Strategies :

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

Wimauma Downtown Districts: Main Street Core, Downtown Center, Government District, Downtown Residential, Wimauma Downtown East, and Wimauma Downtown West

- Planting trees, providing bike paths & pedestrian friendly development and Connecting development to the proposed Greenway system and bicycle network
- Enforce the overlay district or special zoning district to implement the plan
- Maintaining the existing grid system and Sidewalks which are accessible
- 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 Downtown
- Maintaining the small-town character and 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 with specific fixture styles within the Main Street Core and downtown Receiving Zone
- Incorporating low impact design or green infrastructure for storm water management
- An architectural gateway at Main Street (SR674 and 4th Street) to serve as a welcome to Wimauma; additional architectural markers located at SR674 and 7th 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 with the Receiving Zone.

Livable Communities Element (LCE)



Prioritize your Strategies :

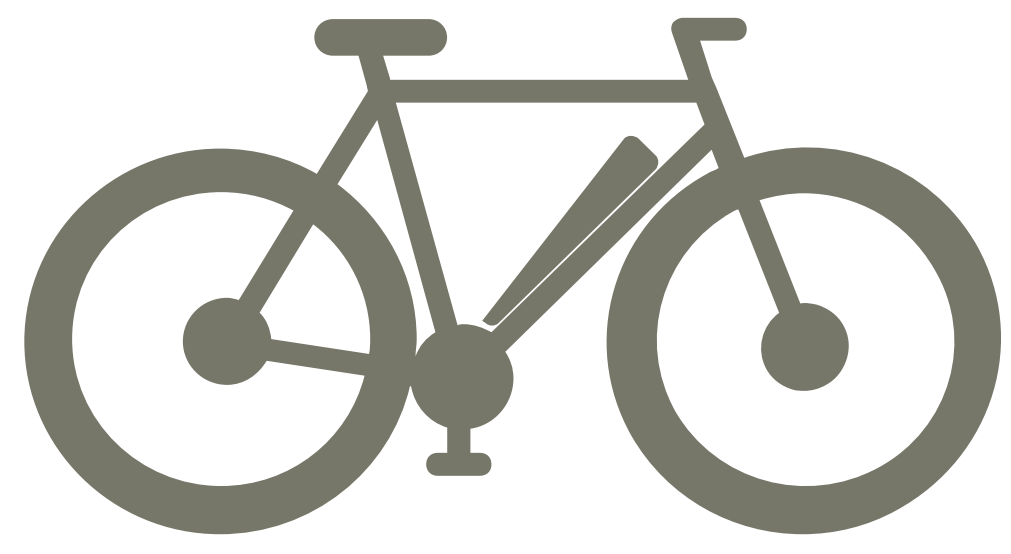
Business and Economic Development – Provide opportunities for business growth and jobs in the Wimauma community

- Expand the commercial core north and south of SR-674 within the Urban Service Area - (Refer to the Wimauma Downtown borders defined by the Wimauma Community Plan)

- Maintain the Light Industrial and Commercial district along SR-674, east of the CSX Rail Road corridor to the intersection of Balm-Wimauma Road

Write In your community goals for Business and Economic Development

Livable Communities Element (LCE)



Prioritize your Strategies :

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 US-301 to West Lake as a 4-lane pedestrian and bicycle friendly urban cross section within the existing right-of-way. 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, and provide bus shelters along the identified circulator route
- A minimum of 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
- 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 4th Street (Main Street), 7th 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 4th Street and 7th 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 4th Street, 7th 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

Livable Communities Element (LCE)



Prioritize your Strategies :

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
- 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 within the Wimauma Downtown district
- Increase enforcement of the “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

Livable Communities Element (LCE)



Prioritize your Strategies :

Health, Wellness, and Safety – Create a safer environment for the Wimauma Community

- Locate more officers in the Wimauma Downtown area in order to provide greater presence/visibility of law enforcement. Relocate Sheriff's Office to Wimauma Downtown
- Construct sidewalks on both sides of SR-674 within the USA portion of Wimauma Village
- Encourage the use of energy efficient streetlights and down-lighting to preserve the rural character
- Establish a street lighting with specific fixture styles throughout the USA portion of Wimauma with focus on downtown and connections to downtown
- 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 4th 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

Livable Communities Element (LCE)



Prioritize your Strategies :

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.

- 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” regarding potential school sites