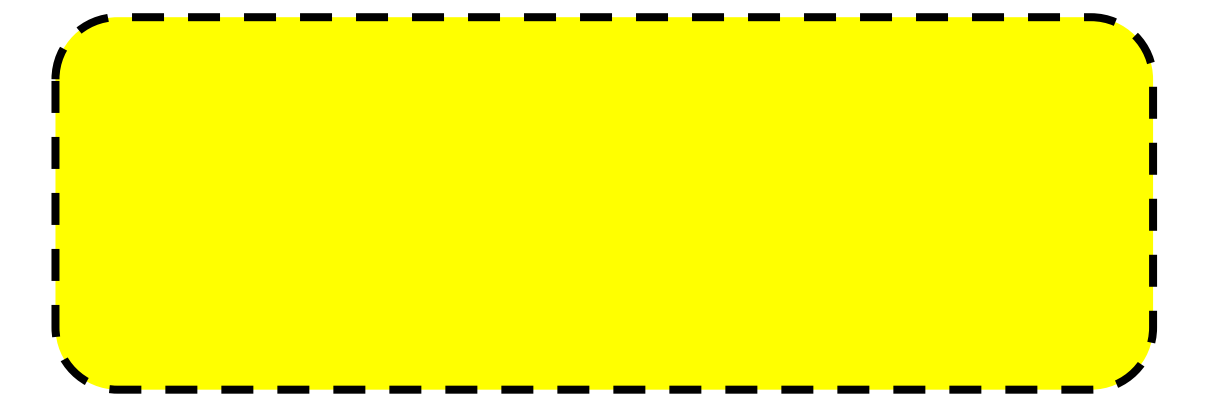
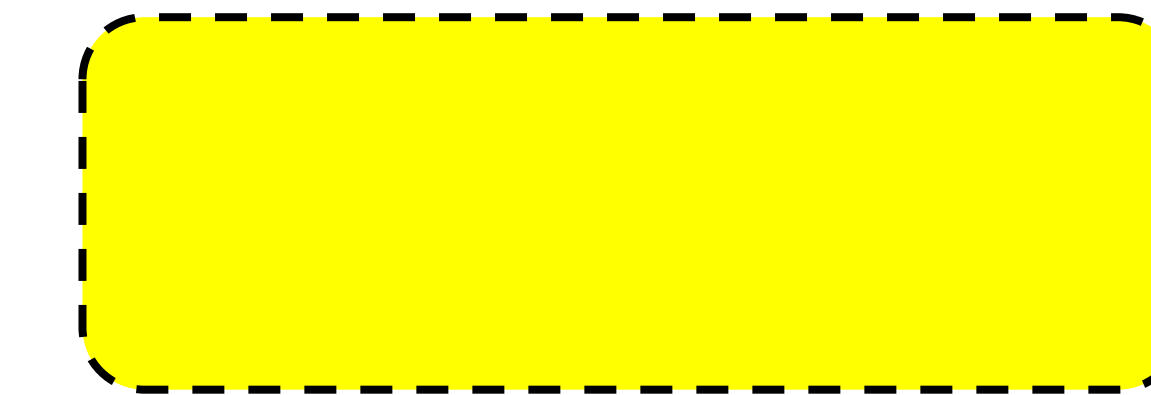


# Downtown Wimauma

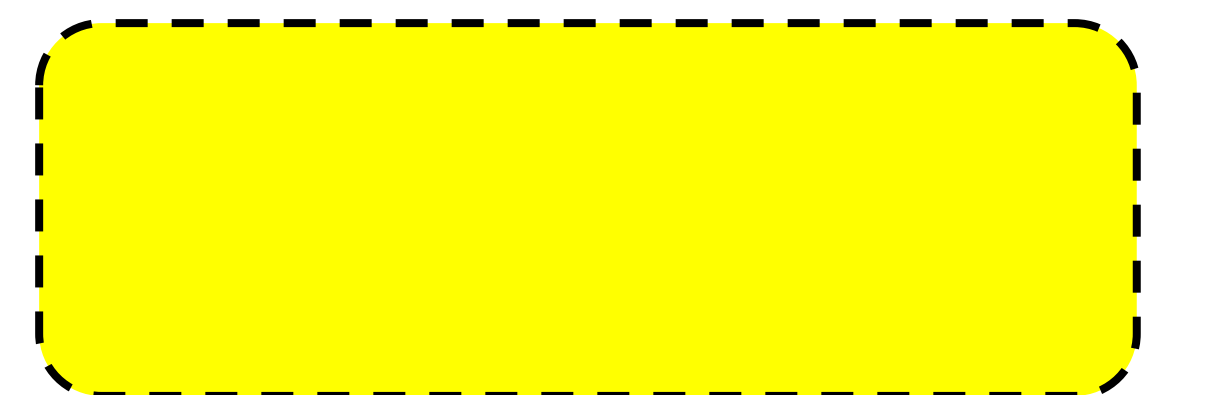
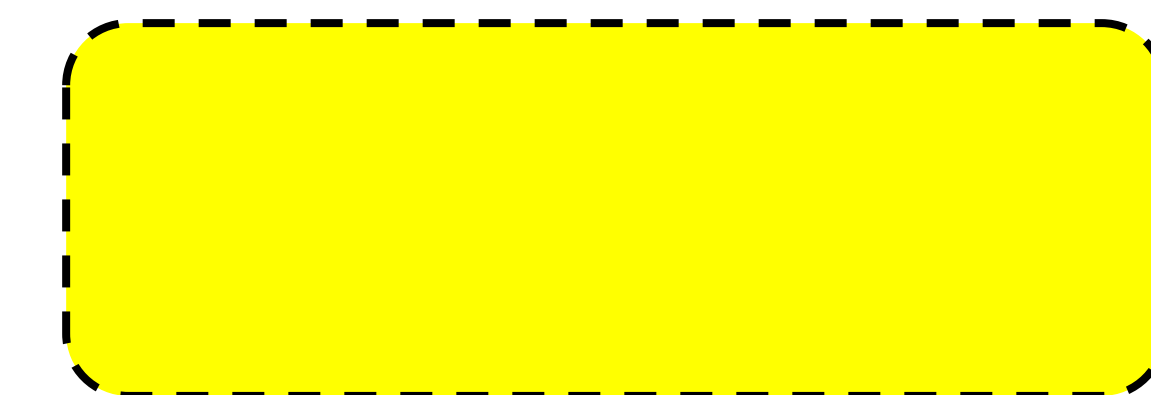


## Visual Preference: Downtown Main Street examples

Place a sticker on your favorite three images



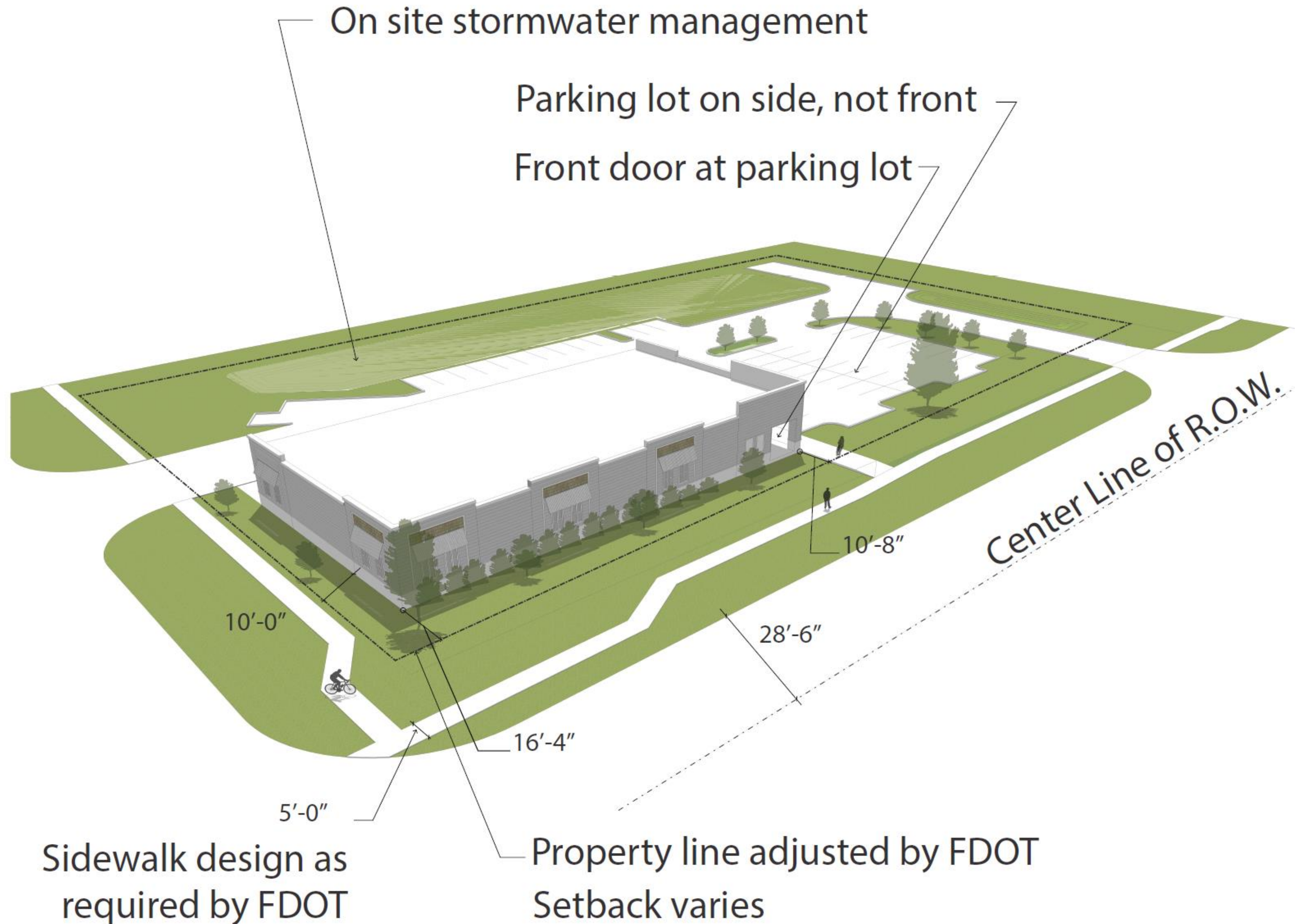
Write down your favorite features:







## Development per the Existing Code: Dollar General



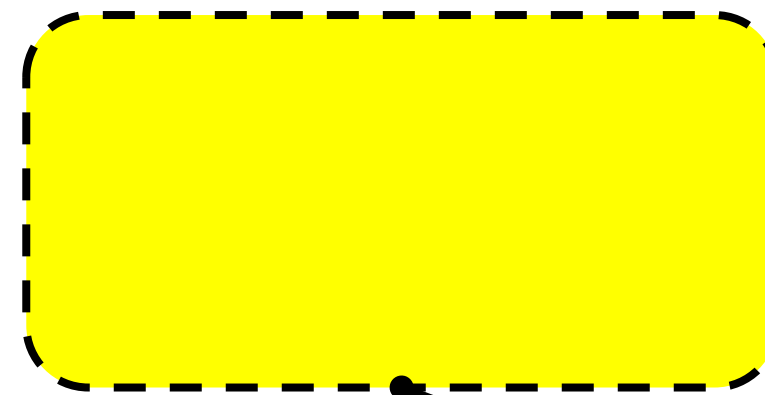




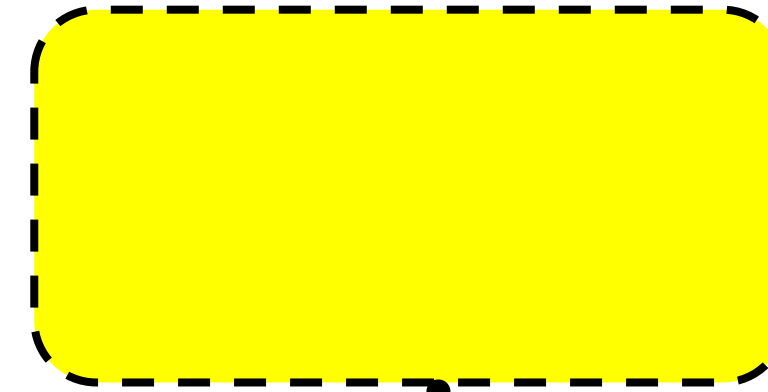
## Development per the Proposed Downtown OVERLAY

Place a sticker on your favorite three STRATEGIES

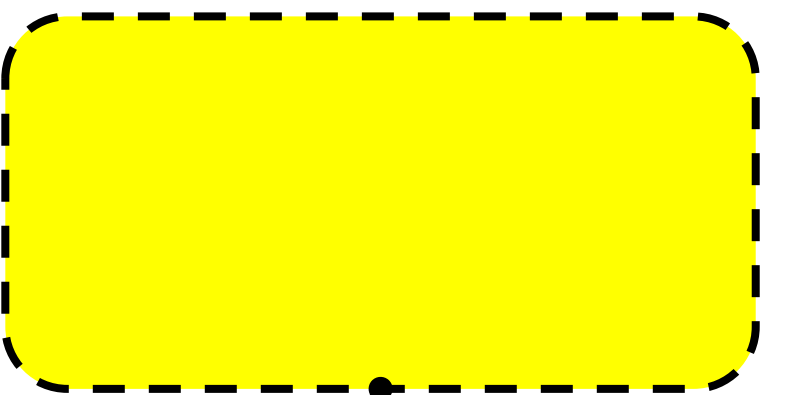
- Maintaining the small-town character and an architectural theme for downtown



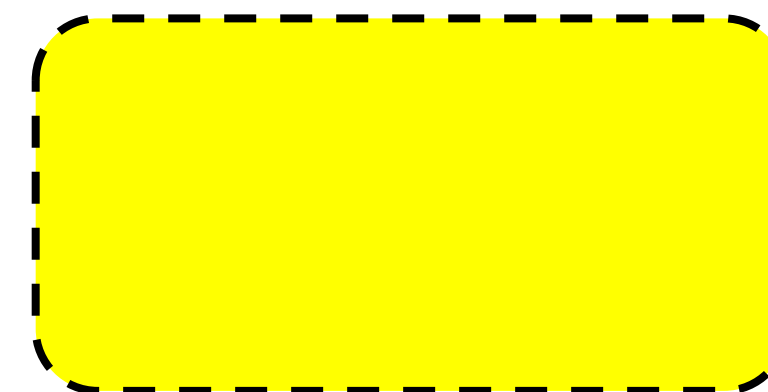
- Incorporating low impact design or green infrastructure for storm water management



- Main Street Cross Section should continue through 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.



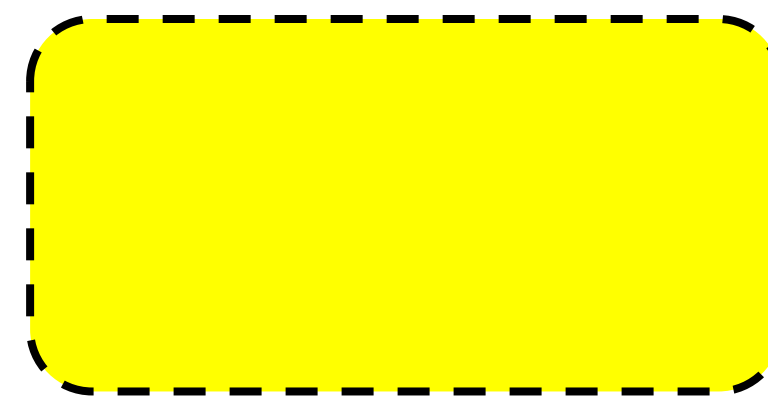
- Encourage mixed-use residential with commercial development within the Wimauma Downtown district



- Implement the bicycle network and Wimauma Greenway Trail as a main transportation mode



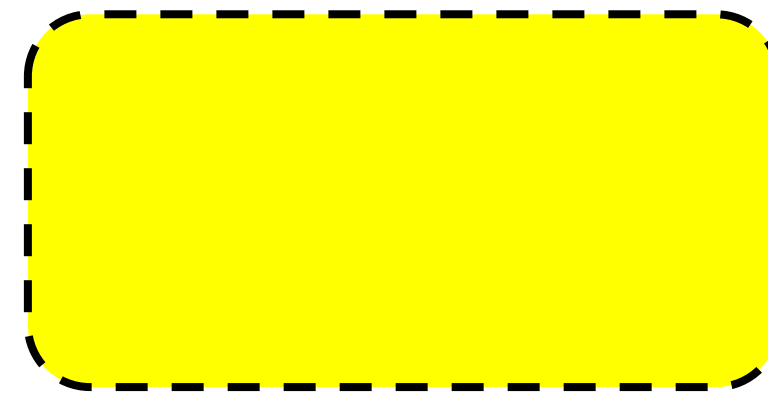
- Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Downtown as part of the green infrastructure design



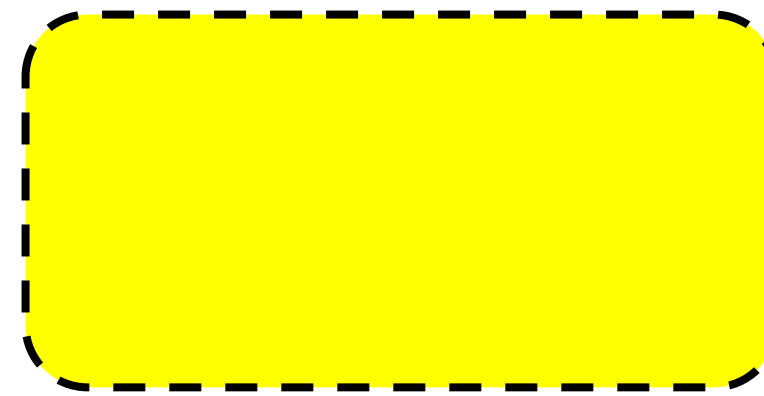
- Establishing the Receiving Zone to support the Main Street mixed-use environment through Transfer of Development Rights. Stacking of TDR and Affordable Housing Density Bonuses are permitted with the Receiving Zone.



- Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools



- Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Downtown



Write down your favorite features:







## Development per the Proposed Downtown OVERLAY

Write down your favorite features

### HYPOTHETICAL MAIN STREET DESIGN

#### PARCEL: MIXED-USE BUILDING LOT

~93,000 SF/2.1 acres  
0.44 FAR  
Receiving Zone  
R9 utilizing the affordable housing density bonus

#### Building 1: 10,000 SF

•10,000 SF retail  
•2 residential units (2,000 SF)  
•8,000 SF office

#### Building 2: 10,000 SF

•16 units (20,000 SF)

#### Parking

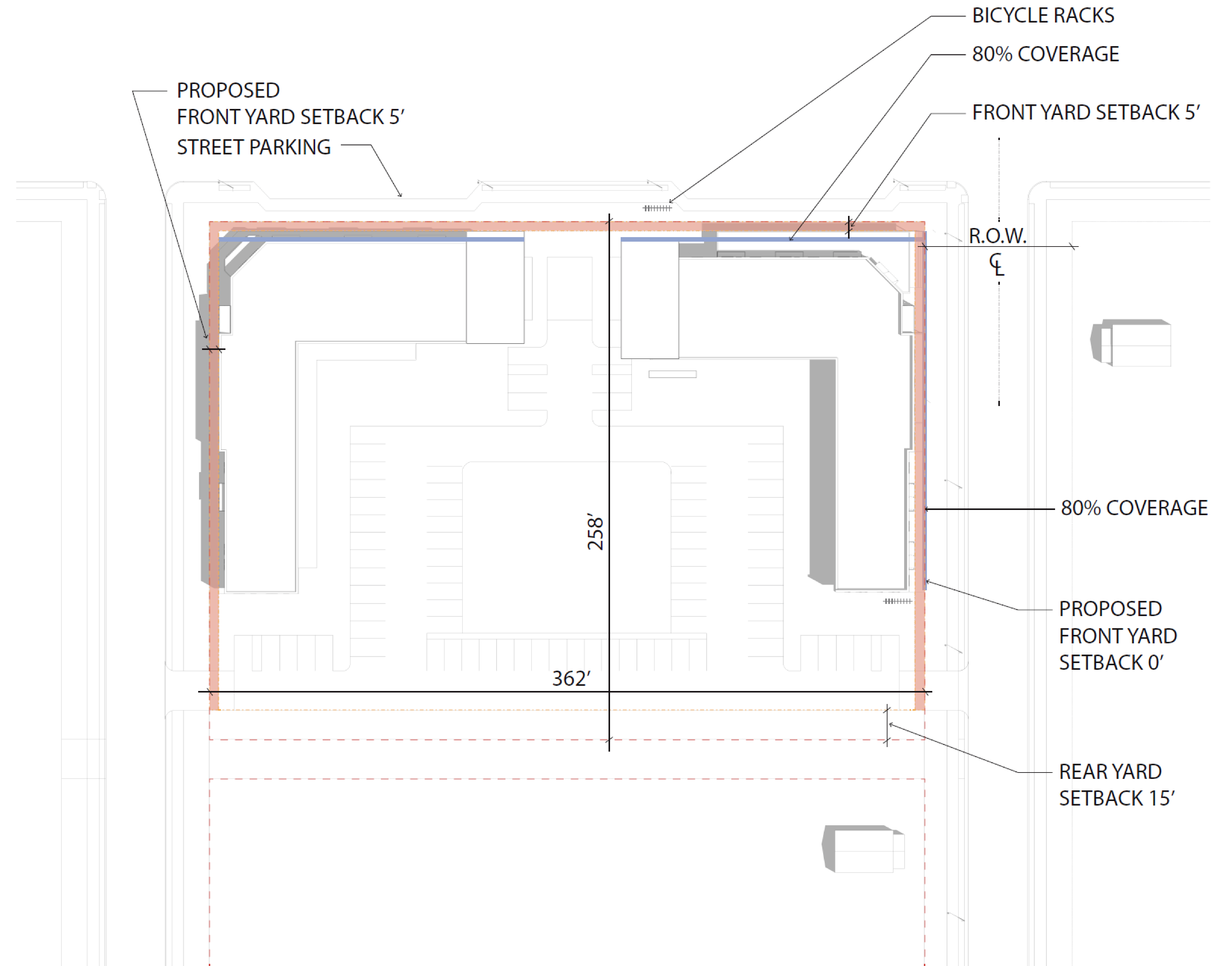
\*The parking requirements in Section 6.05.00 of this Code for non-residential uses may be reduced by 50 percent

78 total parking spaces required

Minimum 4 accessible parking spaces

- Housing units 18 x 2 per unit = 36
- Retail/apparel 4,000sf x 4 per 1,000sf = 16
- Retail/eating 2,000sf x 15 per 1,000sf = 30
- Childcare center 2,000sf x 3.2 per 1,000sf = 6.4 (7)
- Health Clinic 2,000sf x 5 per 1,000sf = 10
- Office/professional service 8,000sf x 3 per 1,000sf = 24

- PARCEL BOUNDARY
- SET BACK RANGE ALLOWABLE
- BUILDING FRONTAGE



Write down your favorite features: