



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission



Update to the existing Wimauma Community Plan 2007

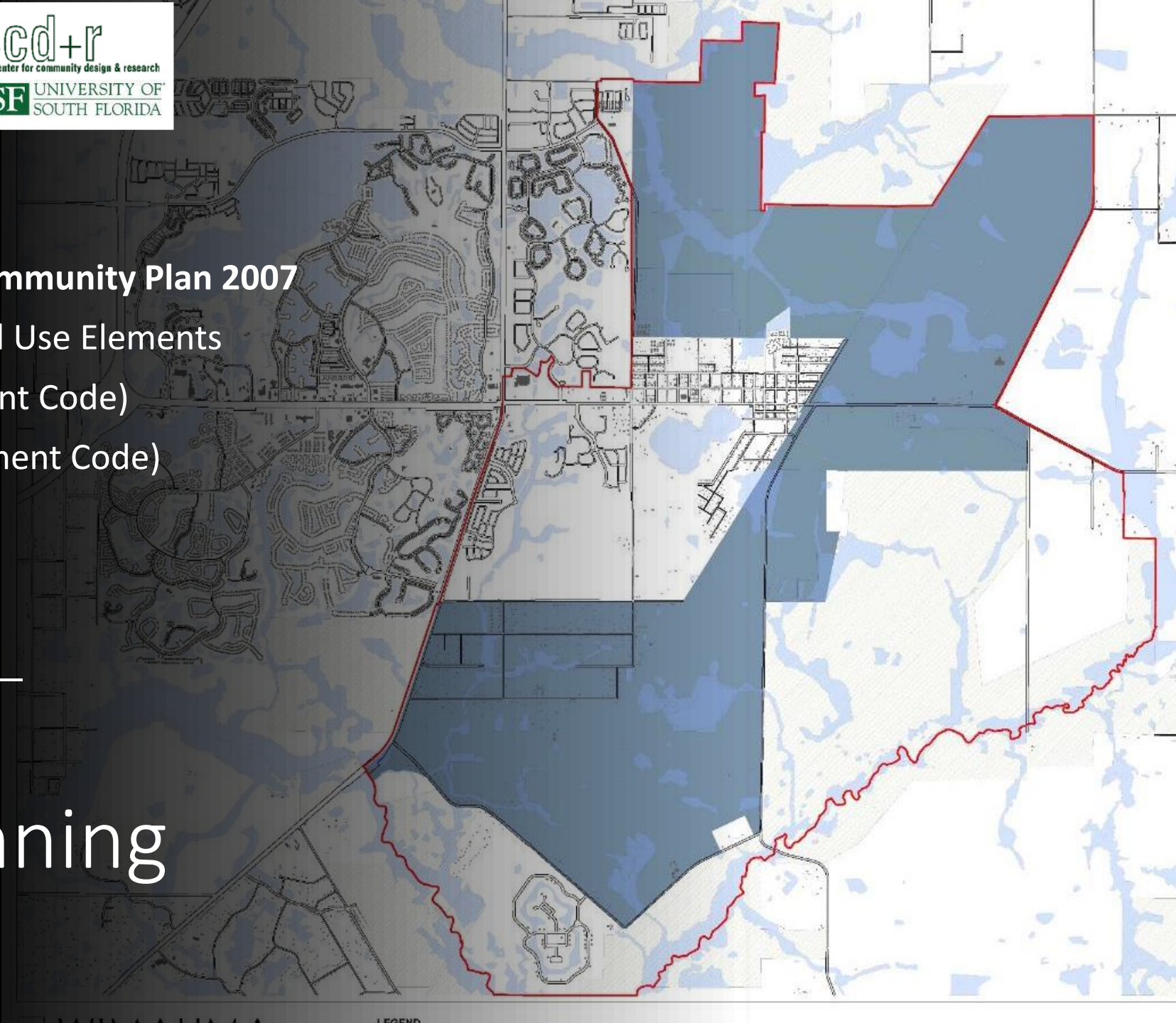
Livable Communities and Future Land Use Elements

Downtown Overlay (Land Development Code)

WVR-2 Policy Update (Land Development Code)

Downtown Strategic Action Plan

Continue the Community Planning Process



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

Next Steps:

Workshop #1 – Livable Communities Element and
Saturday, March 27



Workshop #2 – Downtown Plan (includes 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
June 2021

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): GOALS

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.

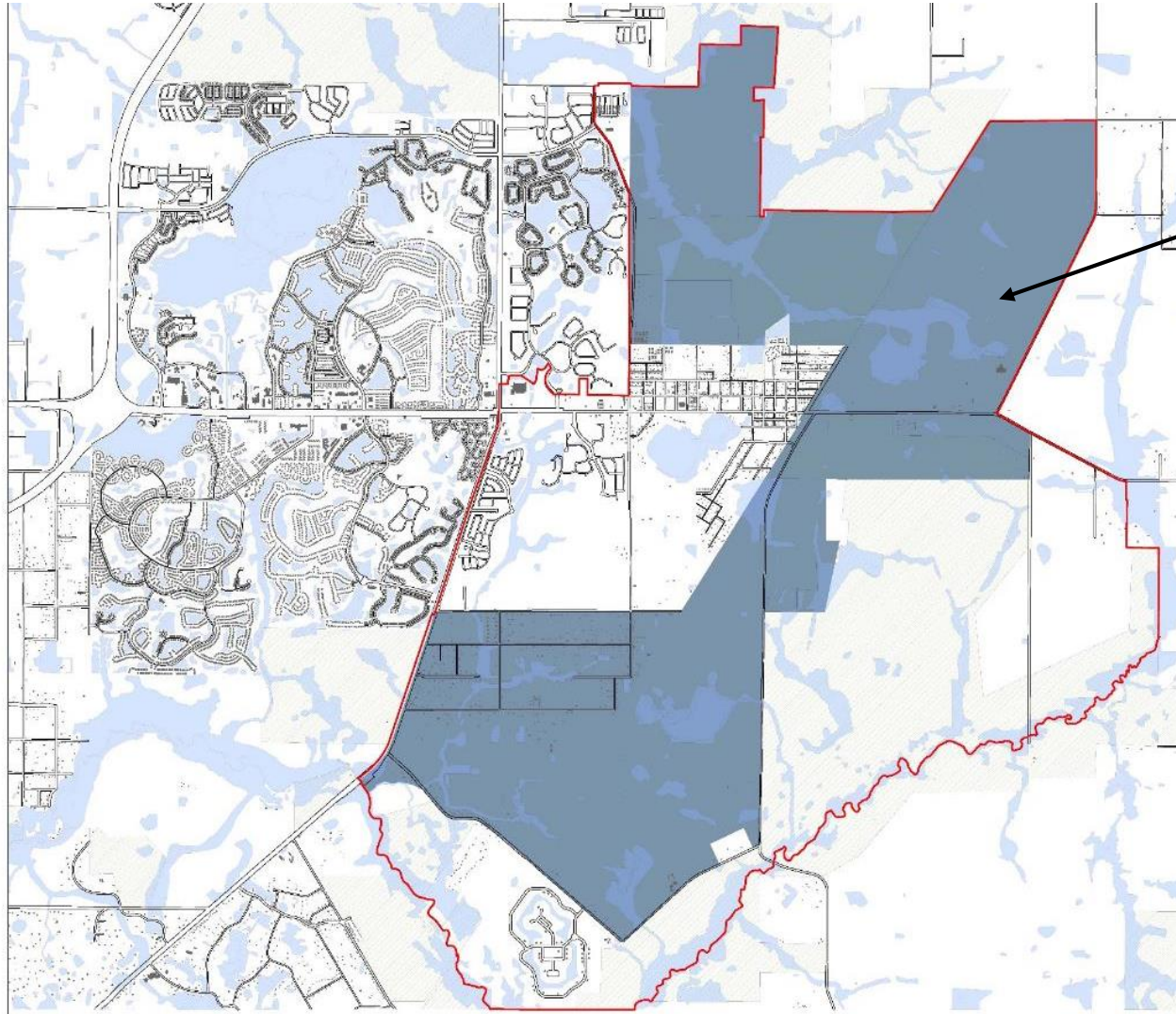
GOALS:

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



Community Plan: Wimauma Village Residential 2 (WVR-2)

Wimauma
Downtown



Wimauma Village Residential 2 (WVR-2)
Shaded area

Wimauma Downtown Overlay District

What is the Downtown Overlay District?

The original Wimauma Community Plan established the goal for an OVERLAY District for Downtown Wimauma

The overlay district sets design standards to implement the vision, principles, and strategies of the Wimauma Community Plan.

The intent of these regulations is to improve and encourage the vitality and development of Wimauma's center, Main Street, and along State Road 674, to establish a mixed use, walkable, and pedestrian friendly downtown district with small town character.

Wimauma Downtown Overlay District

What is the Downtown Overlay District?

The Overlay District map includes the following character districts to encourage a range of development to support a mixed use, walkable, and pedestrian friendly downtown with focus on a Main Street Core.

Main Street Core

Downtown Center

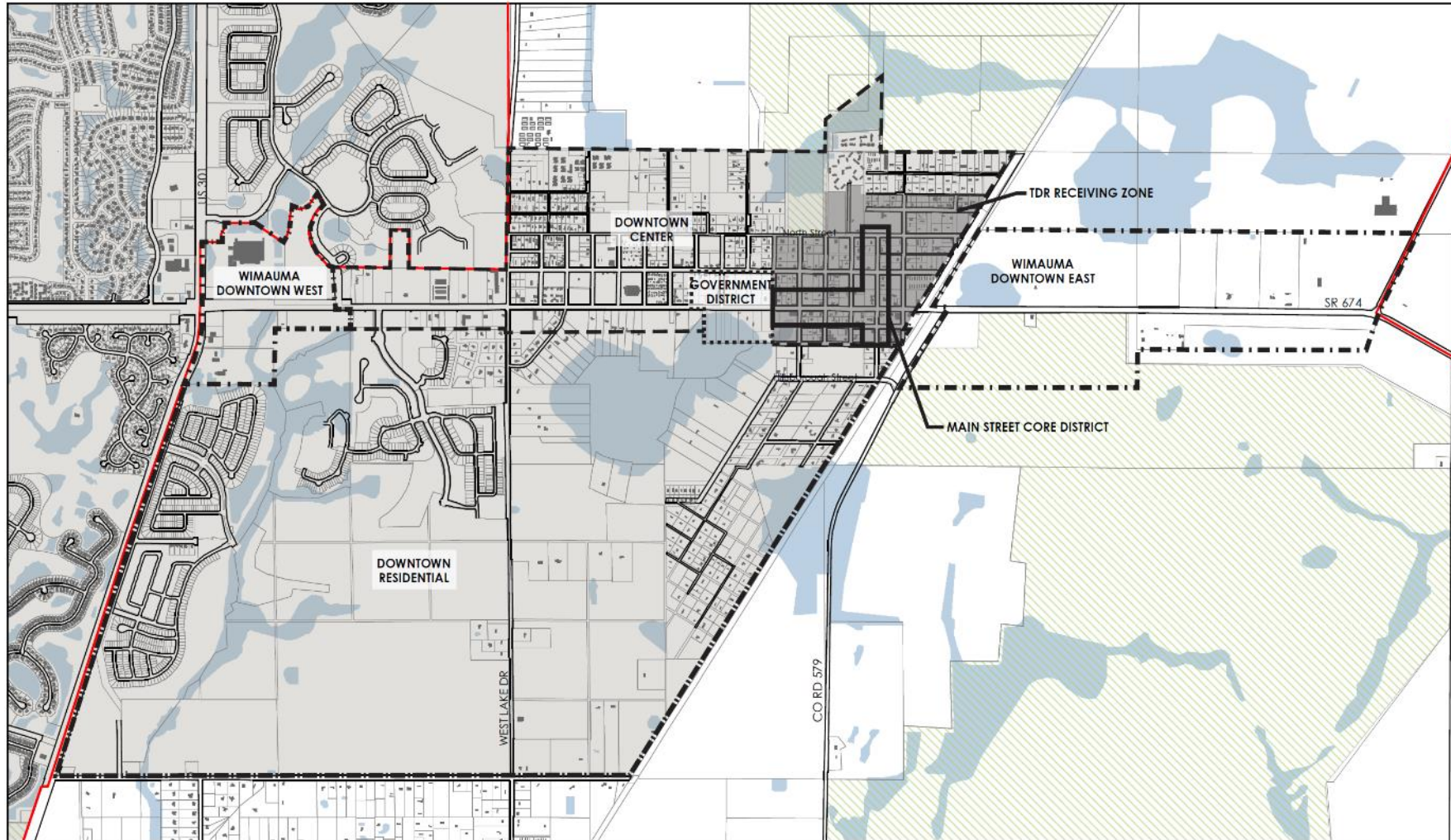
Government District

Downtown Residential

Wimauma Downtown East

Wimauma Downtown West

Wimauma Downtown Overlay District



Wimauma Downtown Overlay

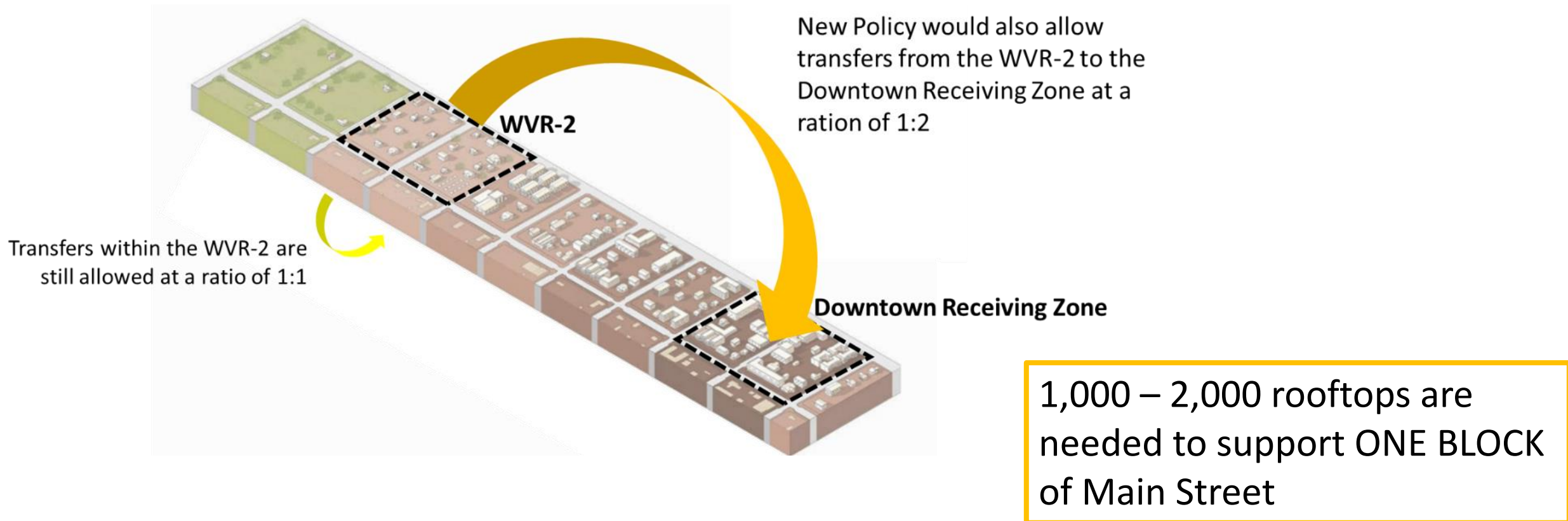
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- Main Street Core District
- - - Downtown Center
- Government District
- · - · - · Light Industrial / Commercial
- - - - - Downtown Residential
- Wimauma Boundary
- TDR Receiving Zone
- Urban Service Area

Wimauma Downtown Overlay District

Downtown Receiving Zone

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



Wimauma Downtown Overlay District

Urban Design Framework: Community-Wide Approach



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

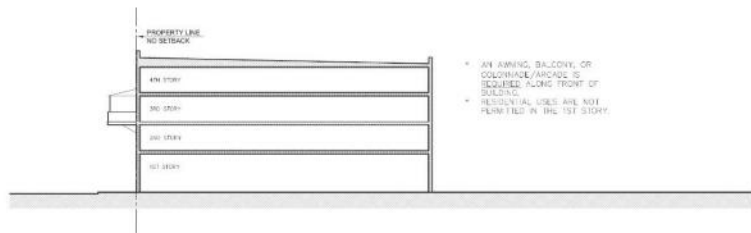
- Create a gateway or welcome center to natural areas
- Schools
- Shared Resources
- Social network

Wimauma Downtown Overlay District

Provides Lots types

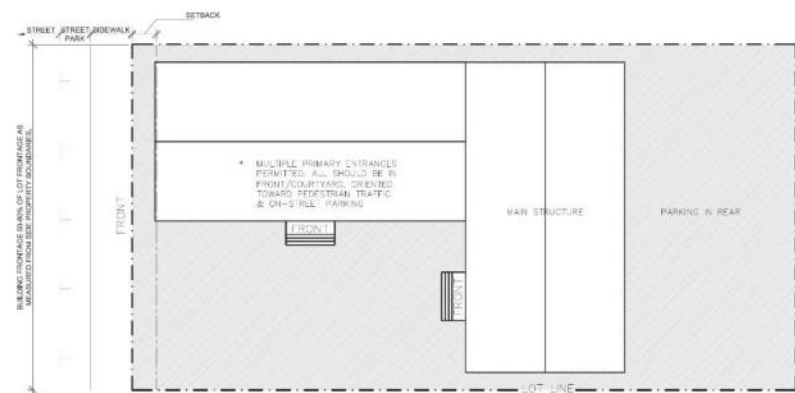
To establish street rhythm, scale, and placement of buildings and parking.

1. Mixed-Use Building (MU)



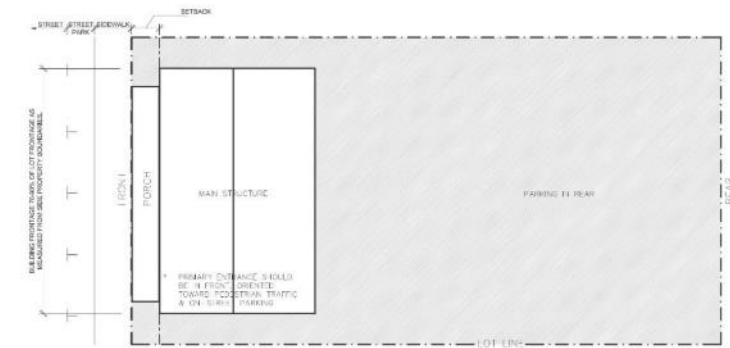
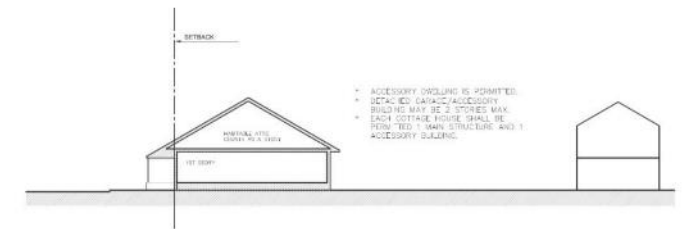
BUILDING PLACEMENT

6. Courtyard Apartment (CA)



BUILDING PLACEMENT

8. Cottage House (CH)

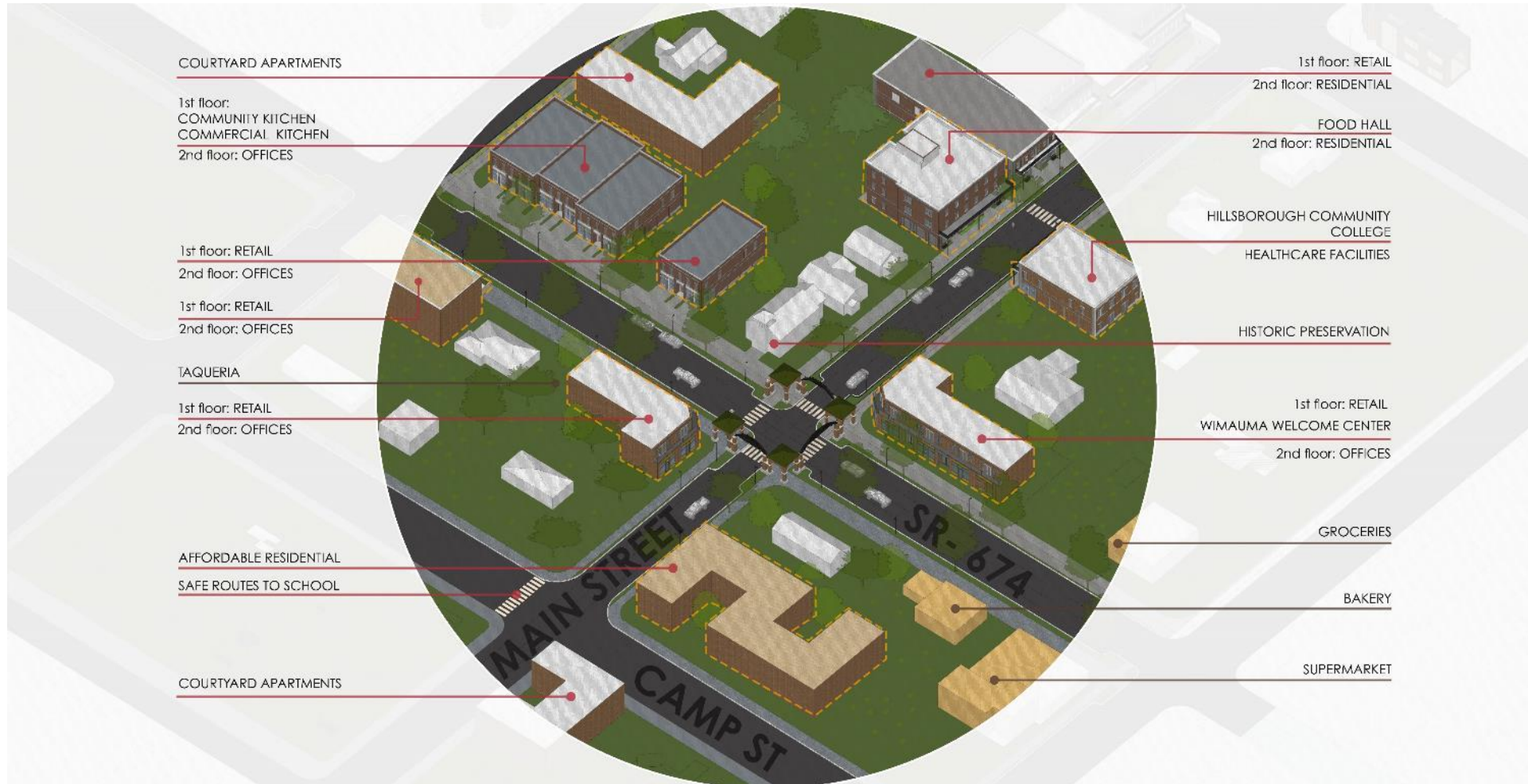


BUILDING PLACEMENT

Wimauma Downtown Overlay District



Supported through the **Downtown Receiving Zone** – private property owners would be able to rezone their properties for increased densities.



Wimauma Downtown Overlay District

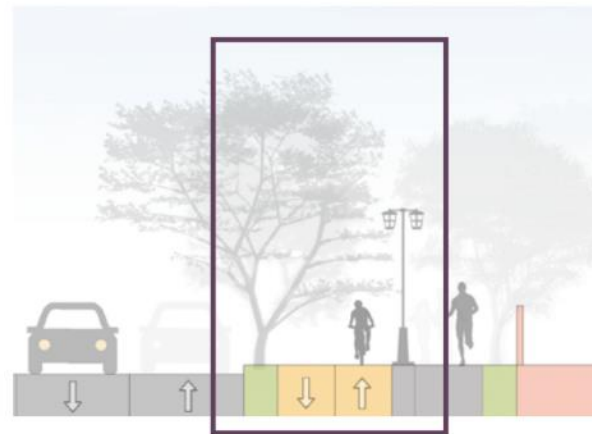


Transportation Hierarchy for Wimauma Downtown to support pedestrian activity and Main Street Character.

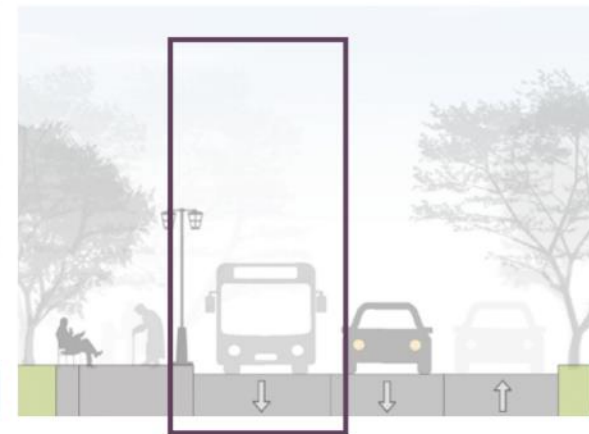
the Pedestrian Realm



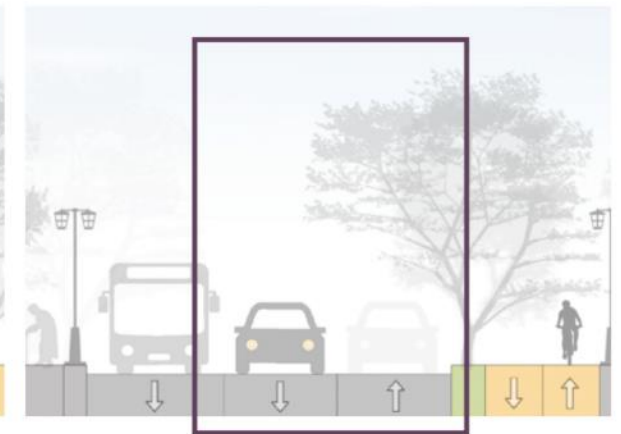
Bicycle Facilities



Transit



Automobile

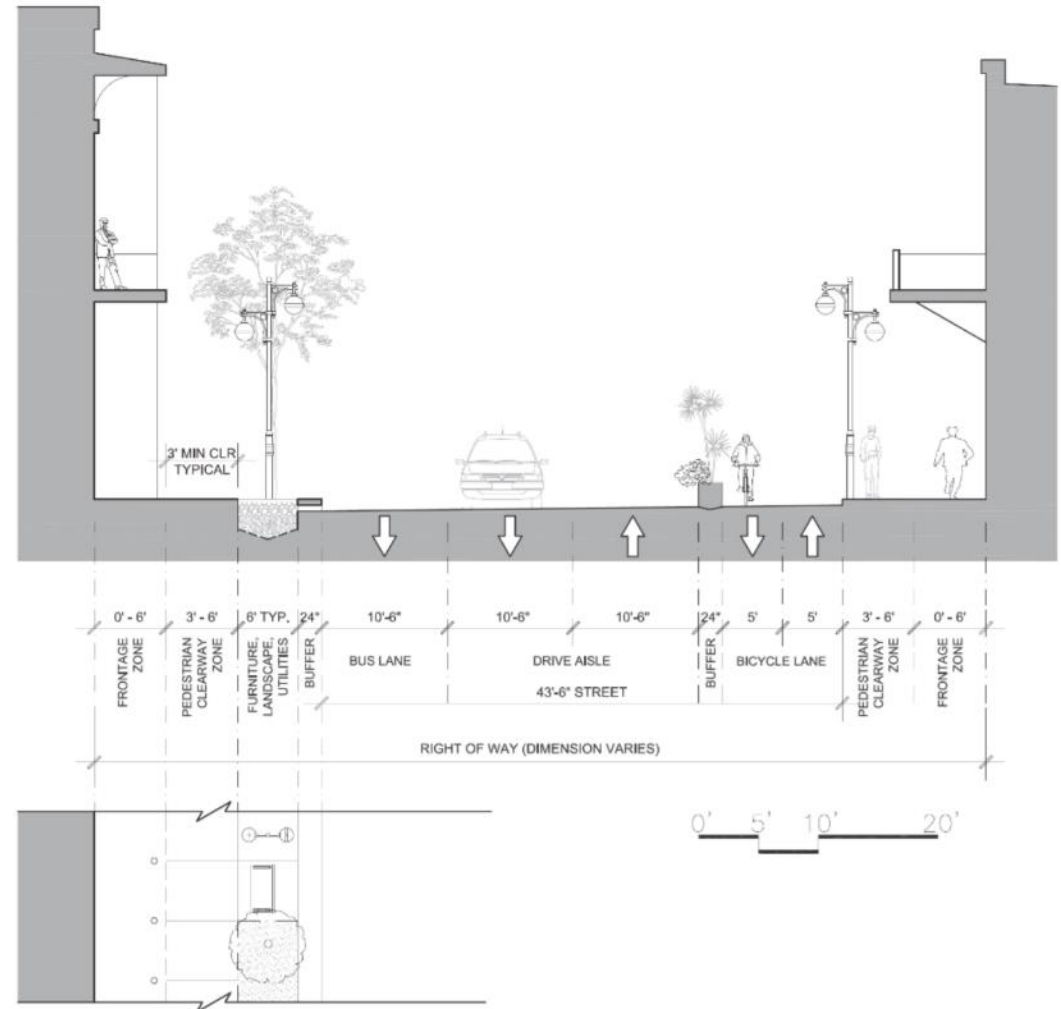


Wimauma Downtown Overlay District

Provides Street Cross Sections

To create a pedestrian friendly environment that supports different types of mobility and to strengthen connections throughout Wimauma.

2. Main Street

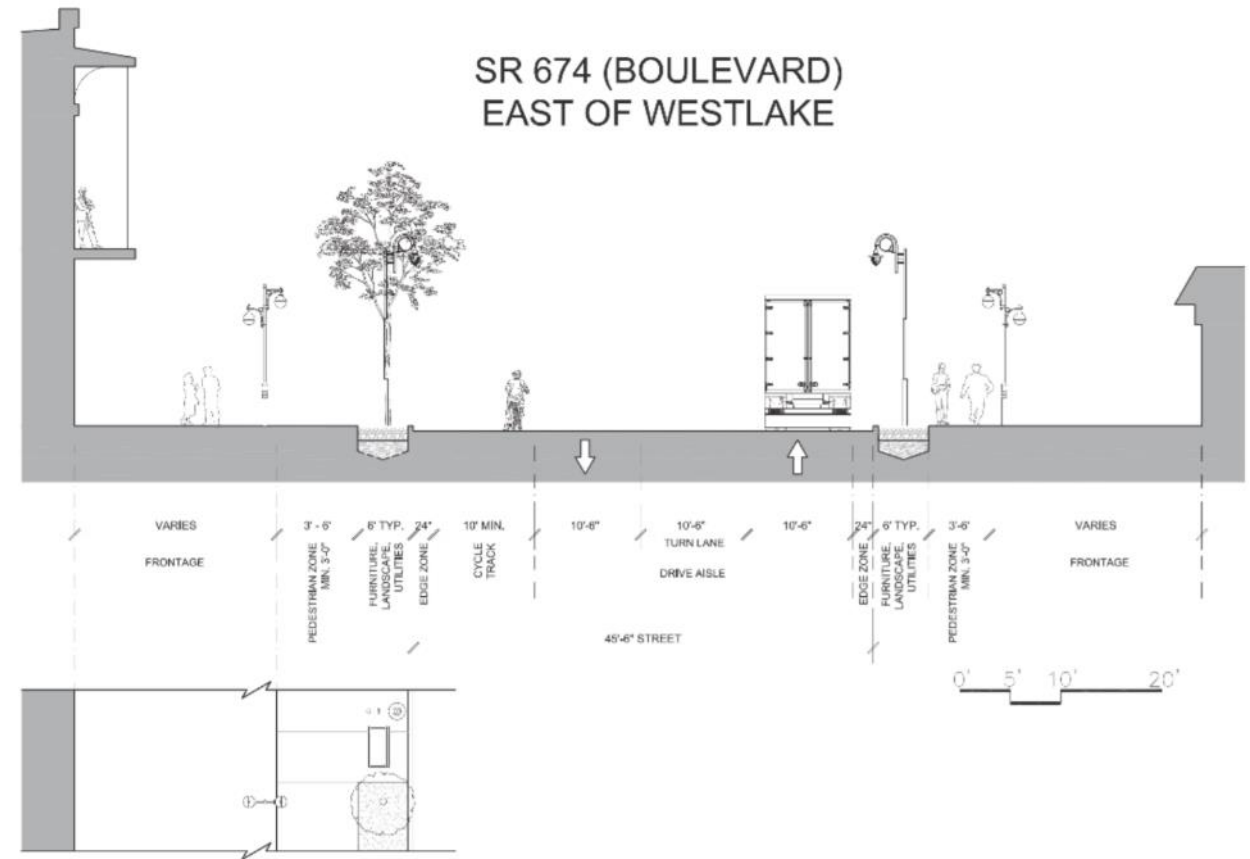


Wimauma Downtown Overlay District

Provides Street Cross Sections

To create a pedestrian friendly environment that supports different types of mobility and to strengthen connections throughout Wimauma.

B. East of West Lake Drive



Wimauma Downtown Overlay District

What prompts the OVERLAY?

Painting your building and small upgrades do not activate the OVERLAY. Changing the use of a property, a new building, or significant renovation or addition does need to meet the OVERLAY. You can call the zoning department for more details .

Structures that are expanded to between 25 and 50 percent of existing legally permitted square footage within the parcel, the landscaping and signage requirements of the OVERLAY apply.

Structures that are expanded to beyond 50 percent of existing legally permitted square footage within the parcel, the landscaping, screening, signage, and building design requirements of the OVERLAY apply.

New structures constructed on a vacant parcel or where a primary structure is replaced by a new structure, the entire requirements of the OVERLAY apply to the entire project and parcel(s).

Wimauma Downtown Strategic Plan

Strategies are intended to help the community jump start their plan



Development Opportunities



Affordable Housing Opportunities



Multi-modal Opportunities



Infrastructure & Public Realm
Opportunities



Business Development
Opportunities



Educational
Opportunities



Health & Wellness
Opportunities

Wimauma Downtown Strategic Plan

Downtown Strategic Plan: 1 – 5 year Actionable Strategies

- Farming Co-Op Incubator
- Community Land Trust for Affordable Housing
- Infrastructure Prioritization Plan
- Expand Health Care Access
- Shared-use agreements with Hillsborough County Public Schools

Wimauma Downtown Overlay District

Please show us your preferences in the workshop activity!

1. What **DOWNTOWN EXAMPLES** have your favorite features to bring to Wimauma?
2. Which **STRATEGIES** of the proposed Overlay are most important for Wimauma Downtown?



Next Steps:

Upcoming Workshop Dates:

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

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Thank You

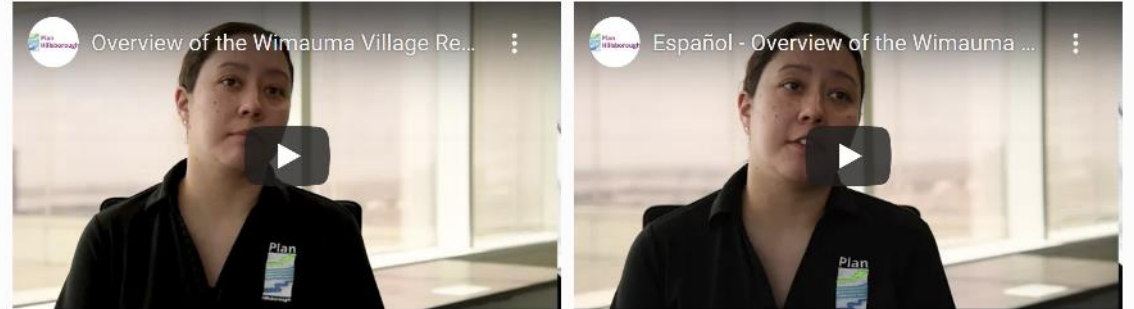
For more information visit the project website:

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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