



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission



Update to the existing Wimauma Community Plan 2007

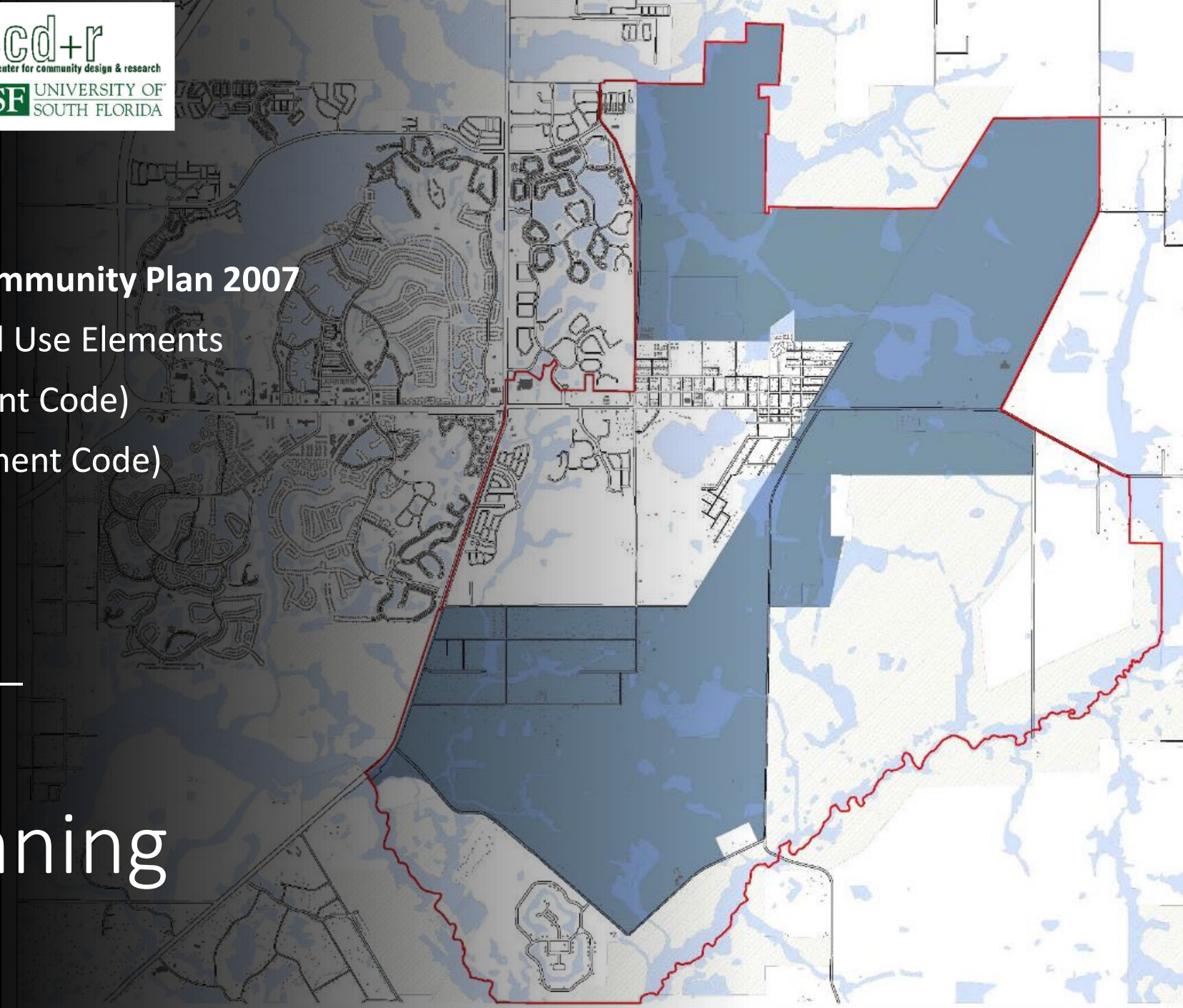
Livable Communities and Future Land Use Elements

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**





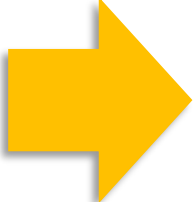
Community Outreach Timeline

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

Next Steps:

Workshop #1 – Livable Communities Element
Saturday, March 27

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



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

Workshop #4 – WVR-2 LDC Neighborhood Design and Affordable Housing
Saturday, June 5

Workshop #5 – Open House to occur after BOCC workshop on June 8
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 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.

This is how the community prioritized the goals.

GOALS:

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

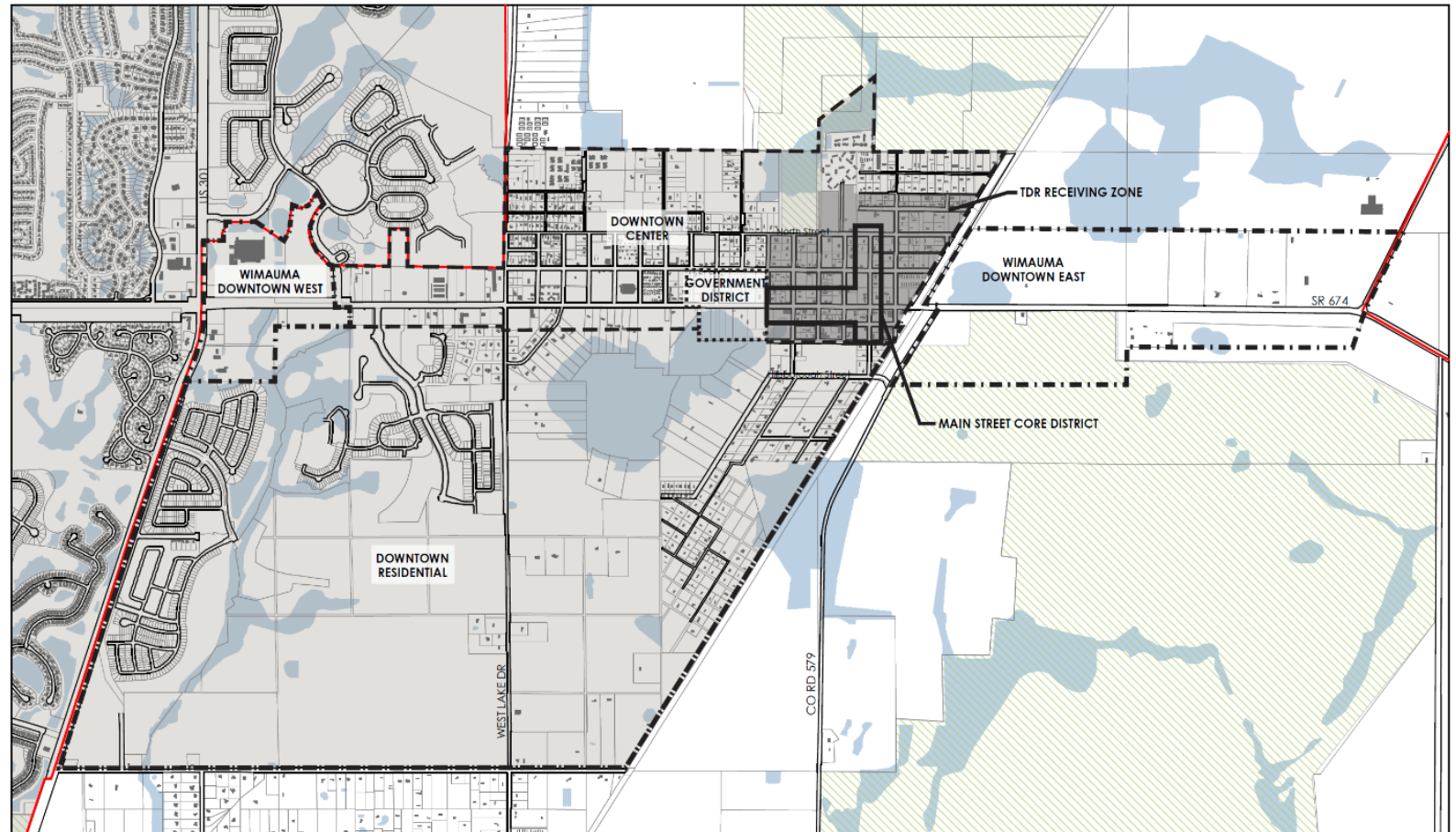


Wimauma Downtown Overlay District

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.



Wimauma Downtown Overlay

- 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

What is the Downtown Overlay District?

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

Community priorities:

- Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Downtown as part of the green infrastructure design
- Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools
- Implement the bicycle network and Wimauma Greenway Trail as a main transportation mode

Community Plan: Wimauma Village Residential 2

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

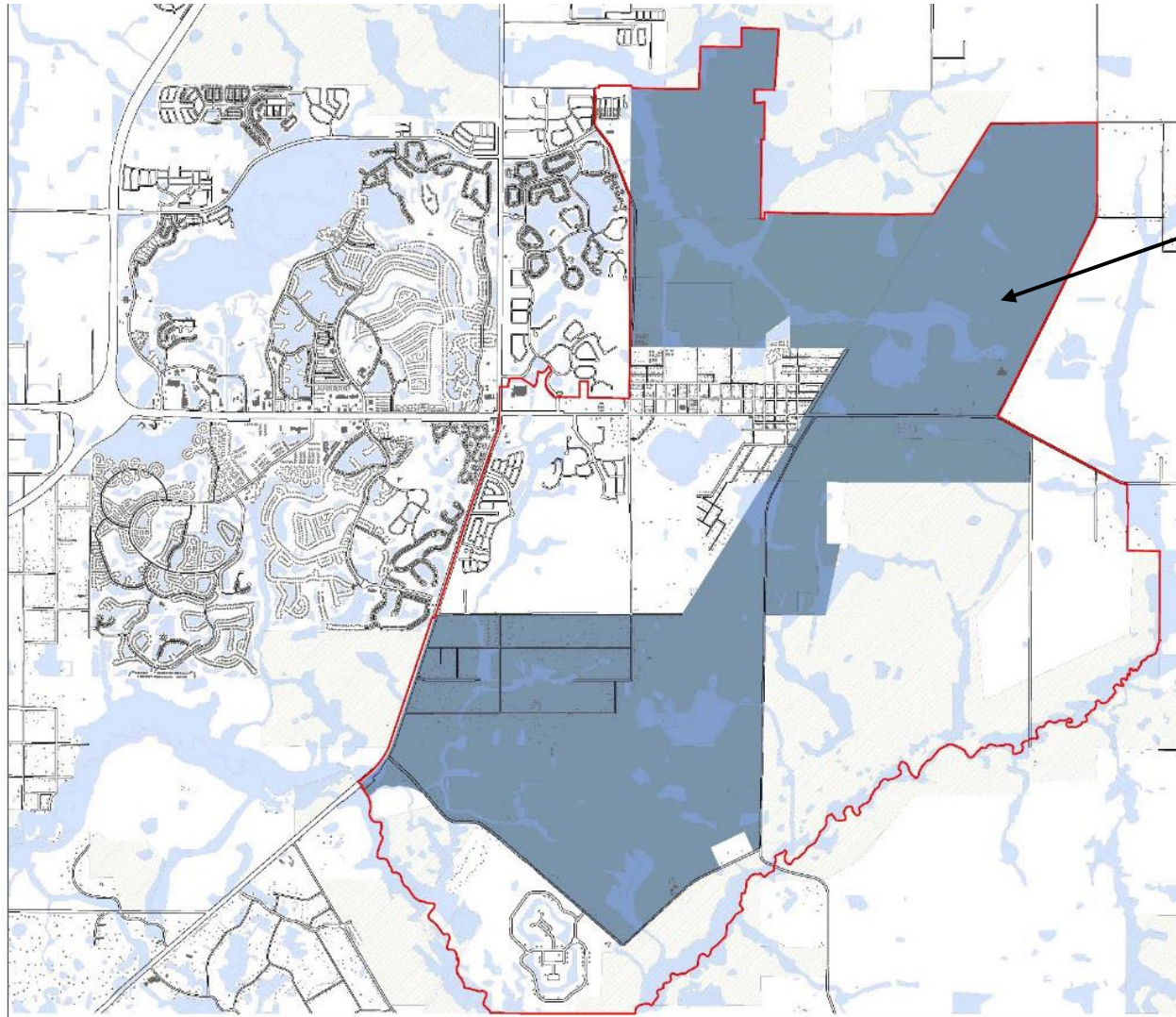
- Conservation
- Parks + Recreation Fields
- Low Impact Design
- Agriculture



Cultural Capital + Community

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

Wimauma Village Residential 2 (WVR-2)



Wimauma Village Residential 2 (WVR-2)
Shaded area

Location & Boundaries

The Wimauma Village Residential-2 Future Land Use category is located inside the boundaries of the Wimauma Village Plan and generally conforms to those properties previously classified as Residential Planned-2

Wimauma Village Residential 2 (WVR-2)



What is the Wimauma Village Residential 2 (WVR-2)?

The WVR-2 is a land use category. The boundary of the area was established during the 1990's. The Future Land Use Element is part of the county's Comprehensive Plan.

The Policy:

In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate Wimauma Village Residential-2 areas inside the boundaries of the Wimauma Village Plan, that are suited for current agricultural uses, but may be suitable for the expansion of the Village as described in this Plan. The category allows 2 dwelling units per upland gross acre if certain criteria are met.

Wimauma Village Residential 2 (WVR-2)



What is are the criteria to develop 2 dwelling units per upland gross acre in the Wimauma Village Residential 2 (WVR-2)?

Policy which supports the Community Goals:

- Cluster housing at 4 dwelling units per acre to preserve open space.
- Maintain 40% of the entire site as open space. 30% must be adjoining and 10% must be inside the internally located to the development (this can be small parks and trails).
- Provide Community Benefits Options



Wimauma Village Residential 2 (WVR-2)

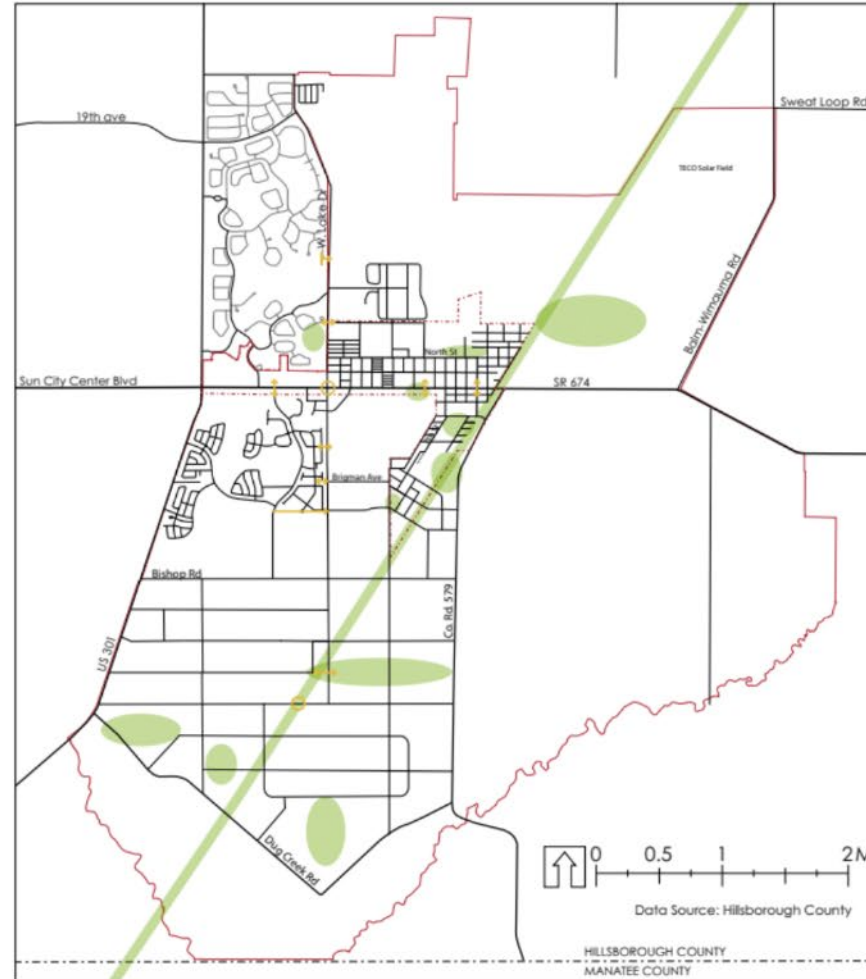


Policy which supports the Community Goals:

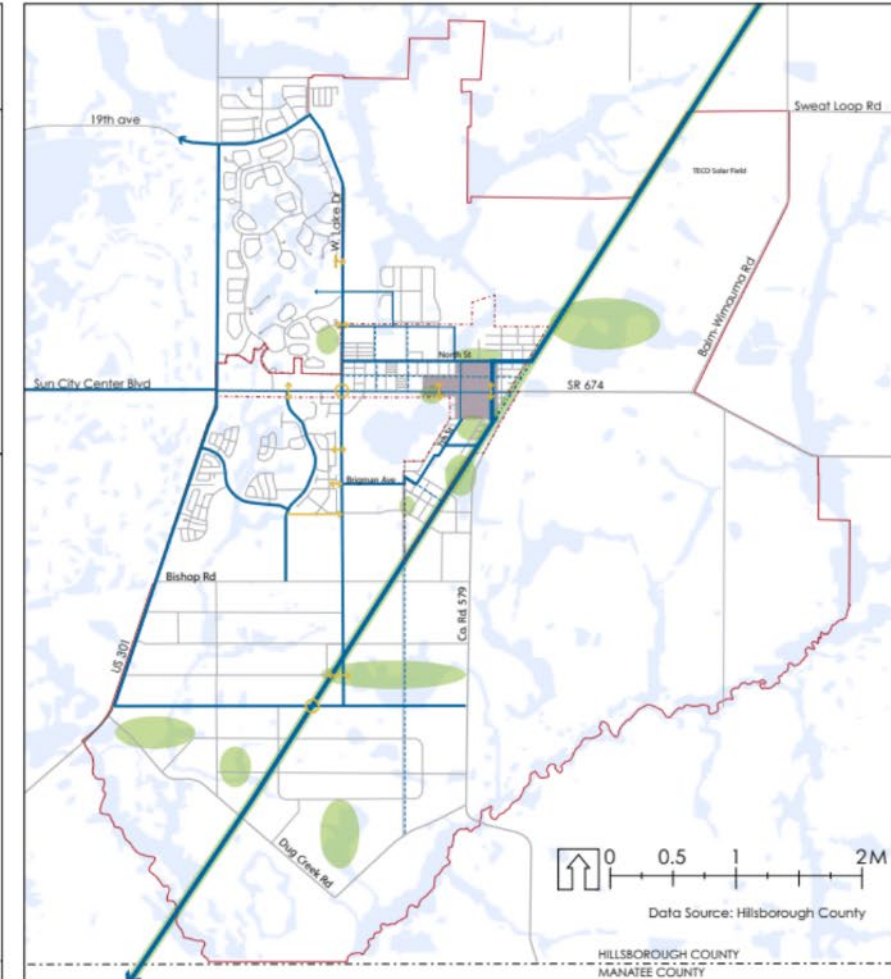
Infrastructure

New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the plan.

- Streets
- Bicycle networks
- trails



Street Classification



Bicycle Facilities and Trails

Wimauma Village Residential 2 (WVR-2)



Community Benefit Options

Community benefits and services support the needs of the community within the WVR-2 and the Wimauma Community Plan area.

To support community needs, options are available through the Planned Development process.

New development shall include community benefit options to provide services to residents, which can be supported on-site or off-site



Wimauma Village Residential 2 (WVR-2)



Community Benefit Options

To **encourage public benefits**, projects may receive a density increase above 1 unit per 5 gross acres (unless otherwise specified by existing zoning) up to a total of 2 units per gross upland acre.

Applicants must complete:

- at least 1 community benefit for projects of less than 25 acres,
- at least 2 community benefits for projects of 25-50 acres,
- at least 3 community benefits for projects of 50-100 acres,
- at least 4 community benefits for projects of 100+ acres

New development shall include community benefit options to provide services to residents, which can be supported on-site or off-site



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

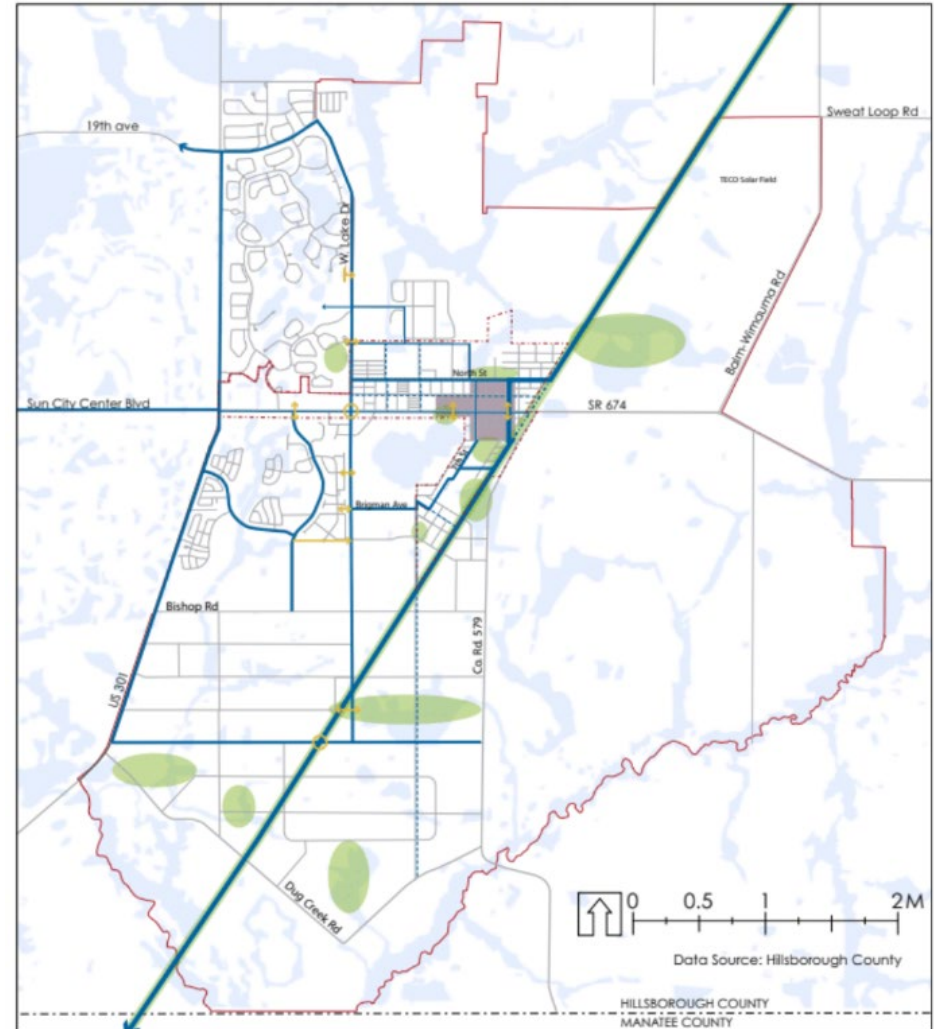
- 1 What it means:**
New subdivisions or neighborhoods would include 6 different housing types which could include a civic lot type such as a school. The civic lot counts as one of the 6 types and does not need to be 10%.



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table	
2	What it means: The trail would be constructed next to the TECO easement, the former train line, and connects through Wimauma to downtown.



Bicycle Facilities and Trails

Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

3 What it means:

A developer could pay for a road or road improvement including sidewalks they do not own, but benefits the community, through an agreement with the county. The county may pay the developer back over time.



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- | | |
|---|---|
| 4 | What this means:
Land may be dedicated as a public park, civic or community use such as community gardens, farms in addition to design rules if County Parks and Recreation agrees. |
|---|---|



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

5

What it means:

Developer would provide the infrastructure, such as water and sewer, roads and sidewalks for the community to easily access a school site.

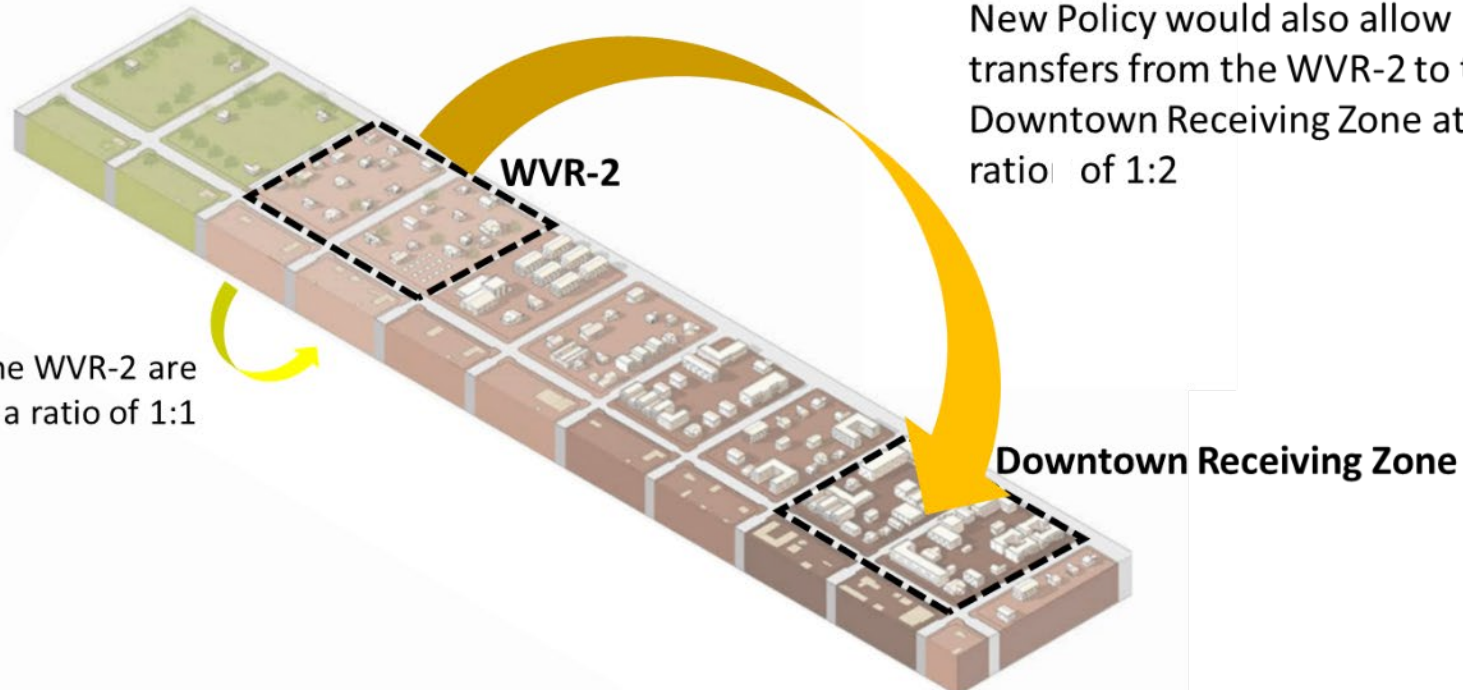


Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- 6 What it means:**
To preserve more open space in the WVR-2 and encourage residential development in downtown, units may be transferred from the WVR-2 to the downtown. The units transferred from the WVR-2 would not be able to be developed in the WVR-2 in the future.



Transfers within the WVR-2 are still allowed at a ratio of 1:1

New Policy would also allow transfers from the WVR-2 to the Downtown Receiving Zone at a ratio of 1:2

1,000 – 2,000 rooftops are needed to support ONE BLOCK of Main Street

Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- 7** **What it means:**
10 % of the total site may be dedicated for environmental protection if the County approves it.



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- 8** **What it means:**
Green building standards provide sustainable and environmental benefits to communities and help to reduce energy use and pollution overall. This may include green infrastructure which is sensitive to the natural environment.



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- 9** **What it means:**
Recreation areas within the neighborhood or subdivision that are open to the public but maintained and operated by the neighborhood.



Wimauma Village Residential 2 (WVR-2)



Community Benefits Table

- 10** **What it means:**
Developer would construct new commercial development in downtown Main Street Core or Downtown East.



Wimauma Downtown Overlay District

Please show us your priorities in the workshop activity!

1. What **COMMUNITY BENEFIT OPTIONS** would you prioritize for Wimauma?
2. What additional **BENEFIT OPTIONS** would you like to see for Wimauma?



Next Steps:

Upcoming Workshop Dates:

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

Workshop #4 – WVR-2 LDC Neighborhood Design and Affordable Housing
Saturday, June 5

Workshop #5 – Open House to occur **after** BOCC workshop on June 8
June 2021

Thank You

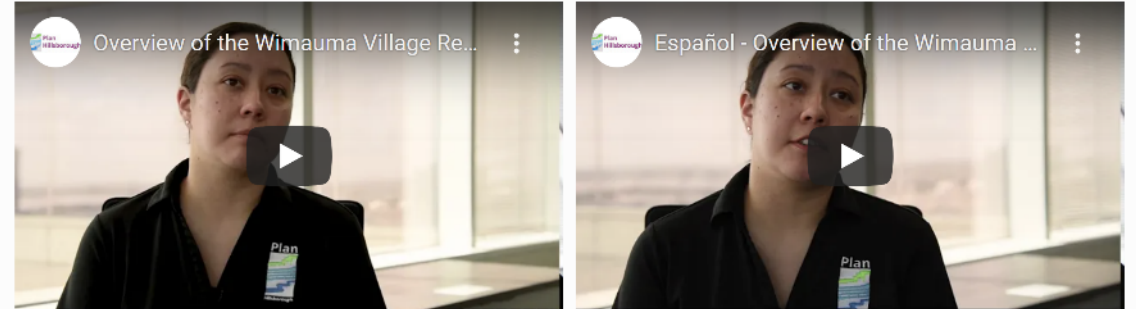
For more information visit the project website:

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

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