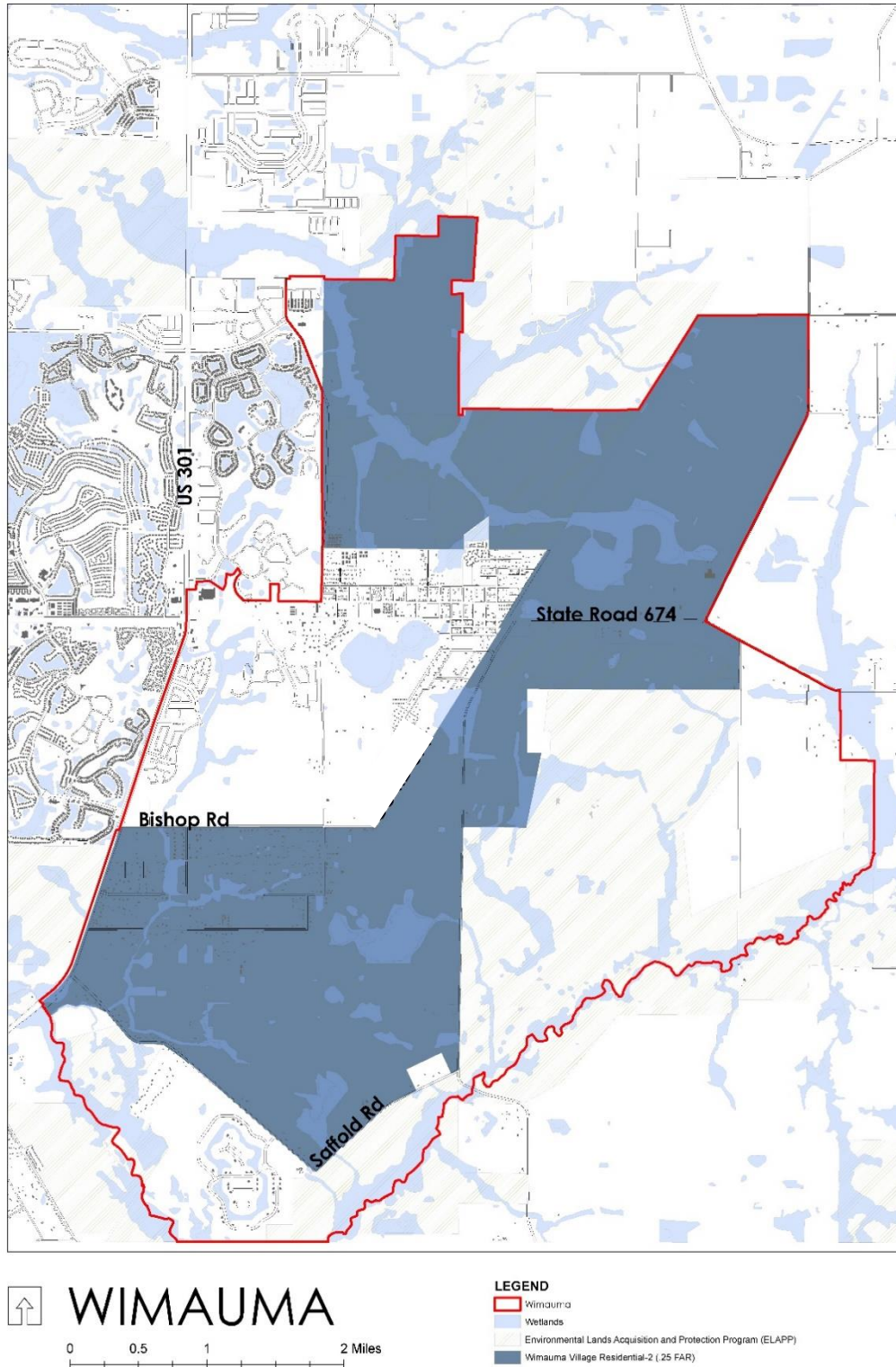
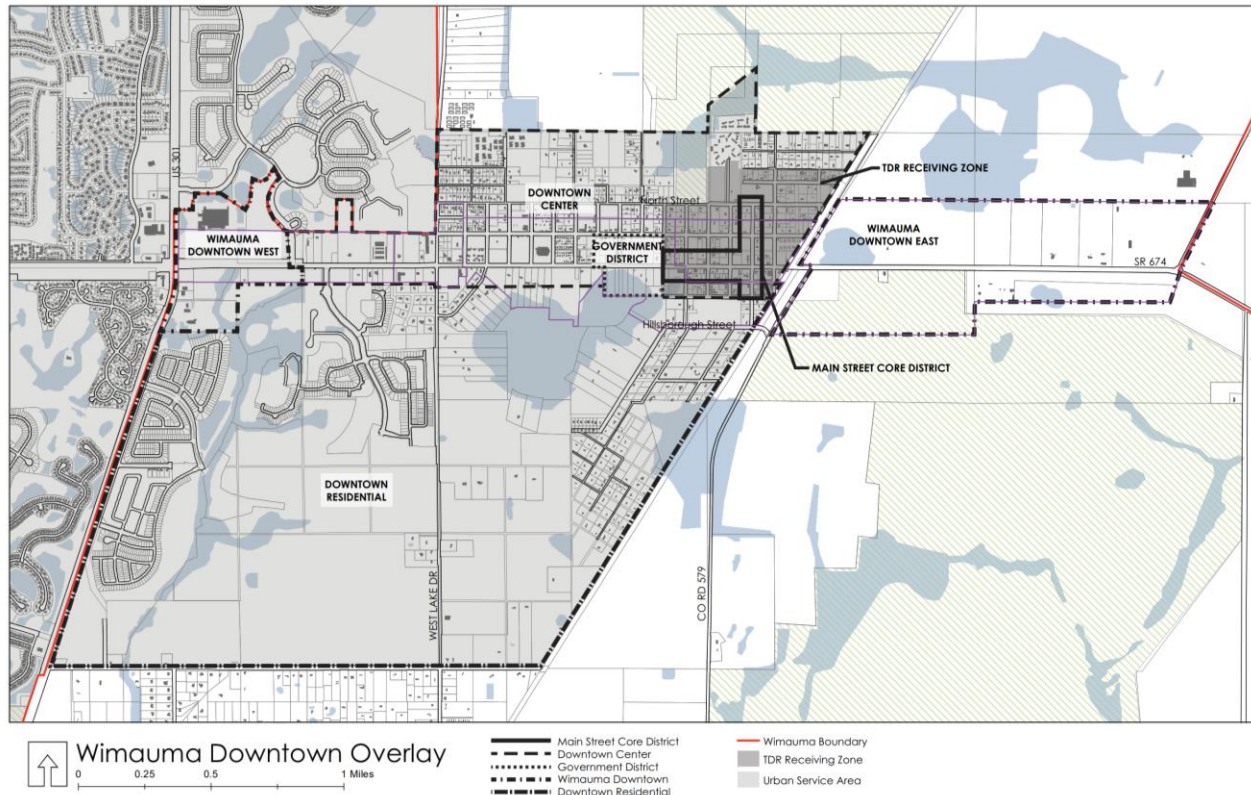


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**Figure 15 – Wimauma Village Plan Boundary Map**

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**Figure 15A – Wimauma Downtown Boundary**

## VISION STATEMENT

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.

The elements addressed in the district-wide urban design framework – mobility, form and character, environment and open space, and cultural capital and community – function to create an integrated approach to community revitalization and development.

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Implementation of the plan will ensure a future for Wimauma where residents can prosper, and visitors can share in the vitality of a small town with a lot to offer.

**GOALS AND STRATEGIES** (listed in order of priority):

**Introduction**

A lot of effort by the Wimauma Village Plan Working Committee went into developing the original community goals and related implementation strategies. On April 24, 2006, the Working Committee ranked the Goals and implementation strategies in order of priority. On July 17, 2006, the Working Committee presented the Plan at a large community meeting where it received overwhelming support. The 2020 Wimauma Community Plan Update and Downtown Strategic Plan builds off of these goals and achieves several of the previously identified goals.

1. **Infrastructure and Public Realm**– Enhance Wimauma’s public realm and improve infrastructure
  - Expand sewer and water for commercial development in downtown Wimauma
  - Create an Infrastructure Prioritization Plan for Wimauma Downtown
  - Expansion of internet access through infrastructure
  - Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Downtown as part of the green infrastructure design
  - 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
  
2. **Education** – Improve educational opportunities at all levels
  - 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
  - Provide after school programs co-located with educational facilities
  - Support shared use agreements with the “Hillsborough County Public Schools” to meet civic infrastructure needs including access to libraries, computer labs, and recreation fields
  - Co-locate schools, parks, libraries and fire stations
  - Improve the existing facilities at Wimauma Elementary School
  - A New elementary, middle and high schools will be needed to support the

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projected residential development of the area; recommended locations per the Community Plan

- 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

3. **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. The boundaries of the Wimauma Downtown Plan are Center Street to the north; Hillsborough Street to the south; Kenilworth Avenue on the west and the TECO easement corridor on the east. To ensure that standards for both block faces of each street are identical, the actual boundaries conform to property lines and or service alleys. The Wimauma Downtown Plan shall include:

**Wimauma Downtown Districts:**

- **Main Street Core**

Context: Development is most intense in the Main Street Core. Buildings are built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Main Street Core; a mix of apartments and live/work buildings constitute the residential component of the Main Street Core within walking distance of surrounding residential areas of the Wimauma Village.

The Main Street Core is focused on Main Street (4<sup>th</sup> Street). The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.

- Residential uses encouraged on 2<sup>nd</sup> or 3<sup>rd</sup> floor, above other uses
- Office uses encouraged on 2<sup>nd</sup> floor, above other uses
- Highest density and intensity within the Wimauma Downtown Overlay District
- Serve as the priority receiving zone for Transfer of Development Rights in the Wimauma Village Plan area
- Within the Wimauma Downtown TDR Receiving Zone

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Context: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

The Downtown Center encourages higher density residential with some retail services and office uses. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- Live-work units and mixed-use buildings are encouraged
- Includes the Wimauma Downtown TDR Receiving Zone

**• Government District**

Context: The Government District at Post Office Square is a special district within the Downtown Center adjacent to the Main Street Core. The character is consistent with the Downtown Center but is focused on institutional uses.

Government District at Post Office Square is a special district intended for government and institutional uses, so that they are centrally located in close proximity.

- Concentrates government services close to each other
- Other uses are encouraged to prevent vacant areas and maintain a mix of uses
- Regulations permit flexibility in design for public service buildings to meet community needs.
- Uses such as libraries and government offices, nongovernment institutional including private institutional uses, such as hospitals, clinics and colleges are encouraged.

**• Downtown Residential**

Context: The Downtown Residential is adjacent to the Downtown Center and within walking distance to the Main Street Core. The Downtown Residential zone is residential in character with a mix of housing types including single family attached and detached homes, live/work units, and some multi-family units. Homes located in the Downtown Residential zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Development should maintain a connected street network.

- Residential uses are encouraged
- Multi-family units are encouraged

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- Creates a variety of housing types including single-family attached and detached homes.

- **Wimauma Downtown West**

Context: Focusing larger scale uses outside of the compact downtown will allow small business to develop near residential uses within the most pedestrian oriented zones of the district.

- Uses per the LDC typical use matrix

- **Wimauma Downtown East**

Context: Focusing larger scale uses and development outside of the compact downtown while connecting to the adjacent downtown core.

- Uses per the Wimauma Downtown Overlay section of LDC

**Wimauma Downtown Plan Elements:**

- Enforce the overlay district to implement the plan
- Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts
- Connecting development to the proposed Greenway system and bicycle network
- Maintaining the existing grid system
- Planting trees, providing bike paths & pedestrian friendly development
- Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Downtown
- Maintaining the small-town character
- Architectural theme for downtown
- Encouraging developments along SR-674 to adhere to “*DesignStandards*” 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
- Sidewalks which are accessible
- Incorporating low impact design or green infrastructure for storm water management
- An architectural gateway at Main Street (SR674 and 4<sup>th</sup> Street) to serve as a welcome to Wimauma; additional architectural markers located at SR674 and 7<sup>th</sup> Street
- Establishing the Receiving Zone to support the Main Street mixed-use

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environment through Transfer of Development Rights. Stacking of TDR and Affordable Housing Density Bonuses are permitted within the Receiving Zone.

- Flexing of the underlying Future Land Use for development is permissible only within the Wimauma Downtown Main Street Core and west of West Lake Drive in the Wimauma Downtown West District.
- Commercial locational criteria do not apply to non-residential-uses located within the Wimauma Downtown Main Street Core.

**4. 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 as Downtown East along SR-674, east of the TECO easement to the intersection of Balm-Wimauma Road
- Expand job training opportunities within Wimauma, including training for farm workers on sustainable farming practices to help them establish local farm businesses.

**5. Affordable Housing and Neighborhoods**

- Implement incentives to encourage affordable housing
- Encourage housing to accommodate a diverse population and a range of income levels
- Implement housing rehabilitation assistance to lower income homeowners and mobile homes
- 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
- Repair local streets within existing subdivisions
- Encourage mixed-use residential with commercial development within the Wimauma Downtown district
- Increase enforcement of the "*Hillsborough County Property Maintenance Code*"
- Orient residential development to the Wimauma Greenway Trail

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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
- 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.
  - Implement the bicycle network and Wimauma Greenway Trail as a main transportation mode
  - 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.
  - 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
  - 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
  - Expand local bus service, establish local circulator with connection to Ruskin, and provide bus shelters along the identified circulator route
  - 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 4<sup>th</sup> Street (Main Street), 7<sup>th</sup> 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 4<sup>th</sup> Street and 7<sup>th</sup> 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 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 4<sup>th</sup> Street, 7<sup>th</sup> Street, and West Lake
  - Maintain the existing street grid network and encourage/regulate important street grid connections within new development and Planned Developments



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- 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
7. **Parks, Recreation, and Conservation** – Protect and enhance Wimauma’s natural environment
- All new development must occur such that sensitive native habitats are protected to the greatest degree possible
  - 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
  - Implement the “*Hillsborough County Greenways Master Plan*” within the Wimauma Village Plan Area
  - 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
  - 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
8. **Health, Wellness, and Safety** – Create a safer environment for the Wimauma Community
- Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools
  - Construct sidewalks on both sides of SR-674 within the USA portion of Wimauma Village

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- Establish a Safe Pathways to Schools Program so children can walk and bike to schools within 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
  - Encourage the use of energy efficient street lights and down-lighting to preserve the rural character
  - Establish street lighting with specific fixture styles throughout the USA portion of Wimauma Village with focus on downtown and connections to downtown
  - Waivers to required sidewalks will not be permitted
  - Improve street crossings and slow traffic speeds on SR674 between Railroad Street and West Lake
  - Implement safety improvements such as pedestrian crossing signals, signage, and crossing guards near all school locations on SR674 at West Lake and 4<sup>th</sup> 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
9. **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 and services which support the needs of the community, improve infrastructure, enhance economic opportunity, and achieve the goals of the community plan will be required of all new developments within the WVR-2 area of the Wimauma Village Plan.

- **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

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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.

- **Typical Uses**

Agriculture, residential uses, residential support 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.

- **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**

The TDR Element encourages the transfer of density for several purposes: to move potential development to certain locations inside the USA; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

- Allow for the transfer of up to 2 dwelling units per gross acre 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

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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. Stacking of TDR and Affordable Housing Density Bonuses shall not be permitted in WVR-2 to WVR-2 transfers.