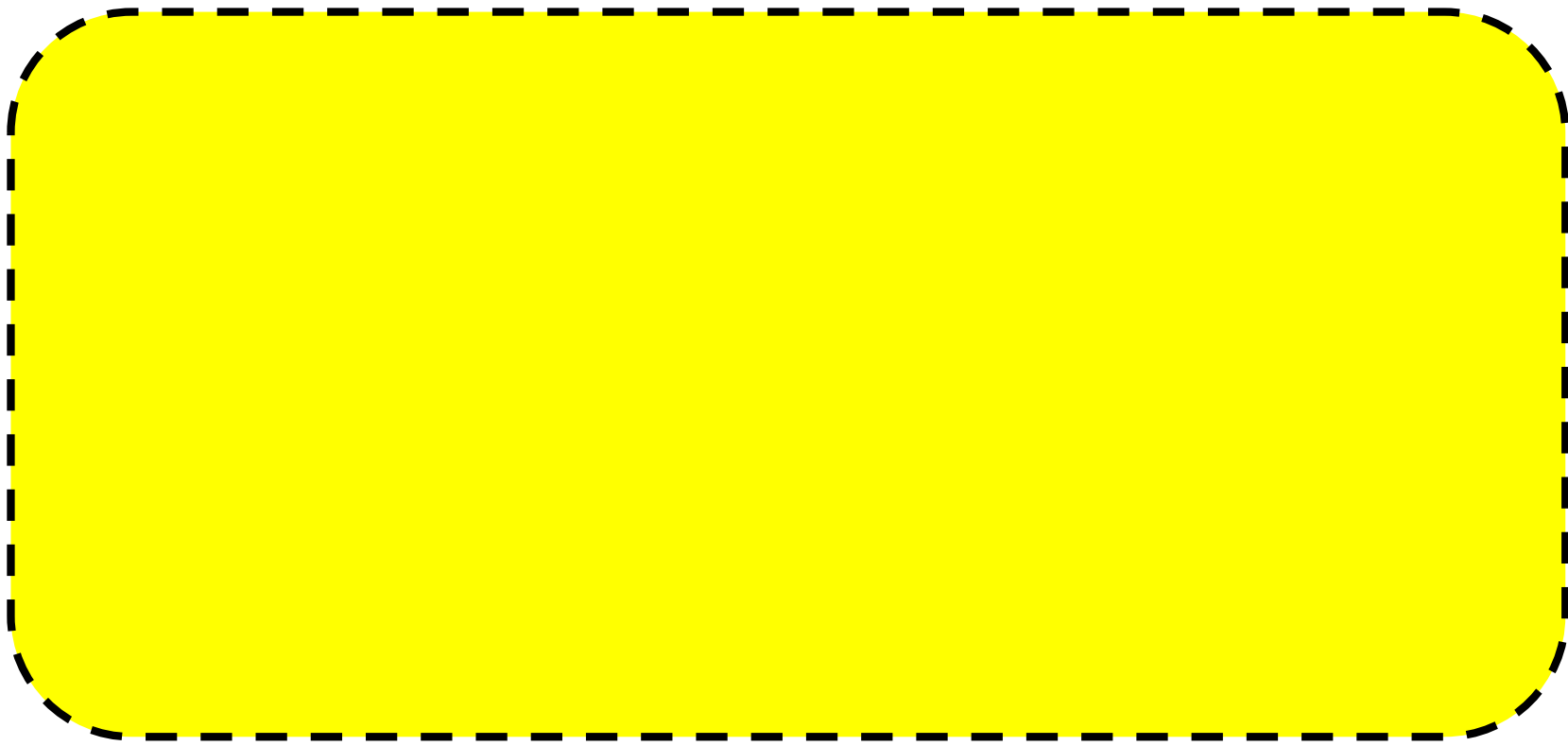


Neighborhoods and Housing



Prioritize the Neighborhood Options: *Proposed WVR-2 Land Development Code*



Site Metrics:

460 acres site total
20 acres of wetland
440 upland acres

920 Maximum housing unit potential

880 housing units at 2 units per gross acre

40% 352 Standard House Lot
20% 176 Sideyard Lot
10% 15 Apartment House Lot (90 units total)
15% 131 Rowhouse Lot
15% 131 Cottage House Lot

School Site with Recreation/Sports Fields: 17.85 acres
Community Support Use - Child Care Center: 2.2 acres
Agri-hood: 21.4 acres + 12 cottage parcels
Community Park on Trail: 1.5 acres
Pocket Parks and Linear Parks: 24 acres
Recreation Trail: 2,300 linear feet
Other Pedestrian/Bike Trails: 7,600 linear feet

Community Benefits from List

1. Include combination of six (6) different Building lot types - no less than 10 percent and no more than 60 percent should be provided of one Lot and Building lot type per Section 3.24.05. **
2. Construct multi-use trail adjacent to the TECO easement (as agreed during PD process), consistent with Hillsborough County Trails Master Plan and the Wimauma Community Plan. **
4. Land dedication: public parks (per Hillsborough County Code of Ordinances Part A Section C, civic or community uses such as community gardens, farms in addition to design rules (when not used for these purposes, must be open to the public - as agreed during PD process). At least 5 acres must be provided. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. ***
5. Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County).

Multiple Street Connections and through access

School Site

Community Support Use
Childcare Center

Street Grid for Connectivity
Street width 20 feet

Agri-hood

Linear Park and Green Infrastructure

Excluded Area

Farmer's Market

Pedestrian Connection

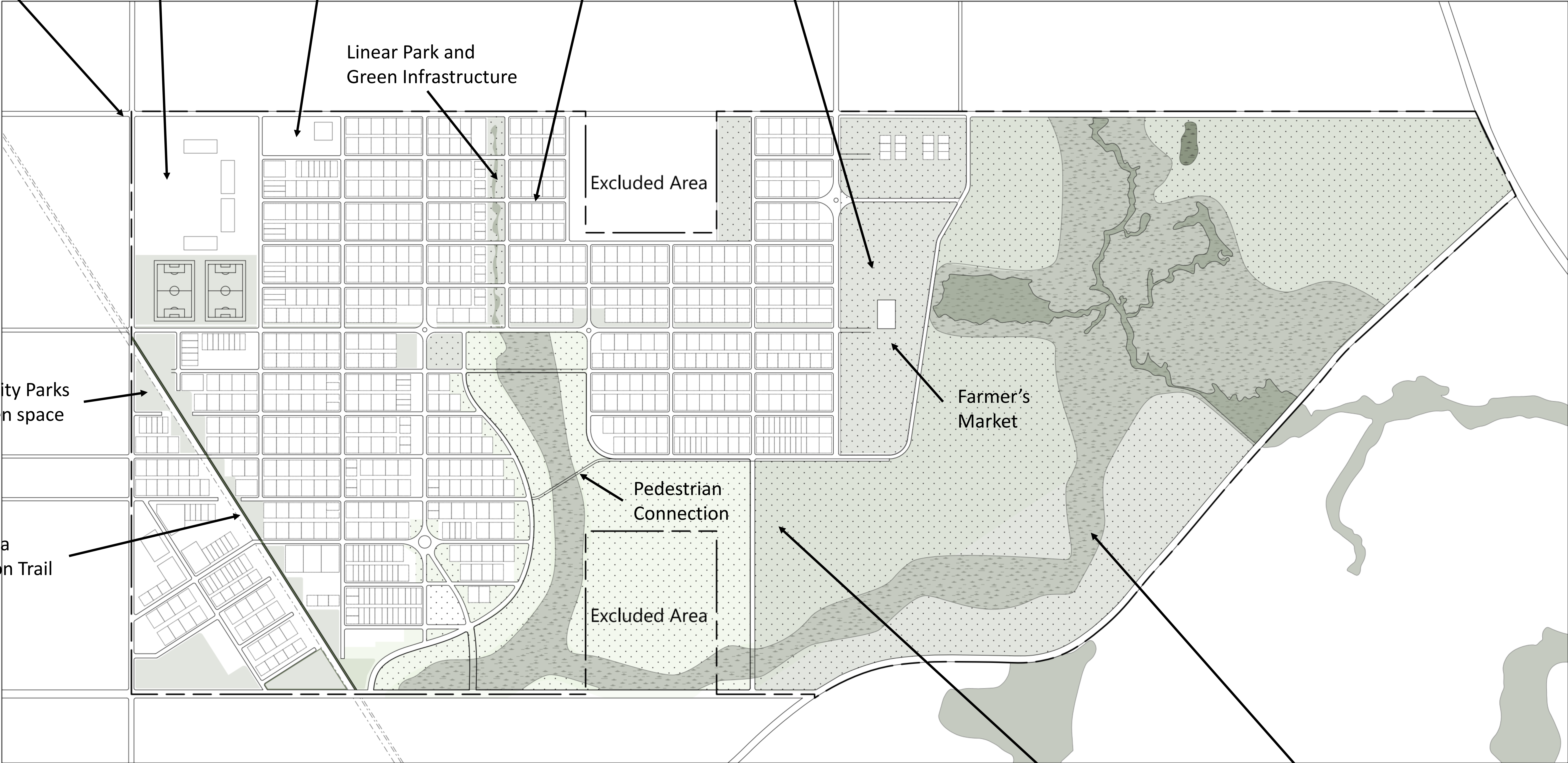
Excluded Area

Community Parks and green space

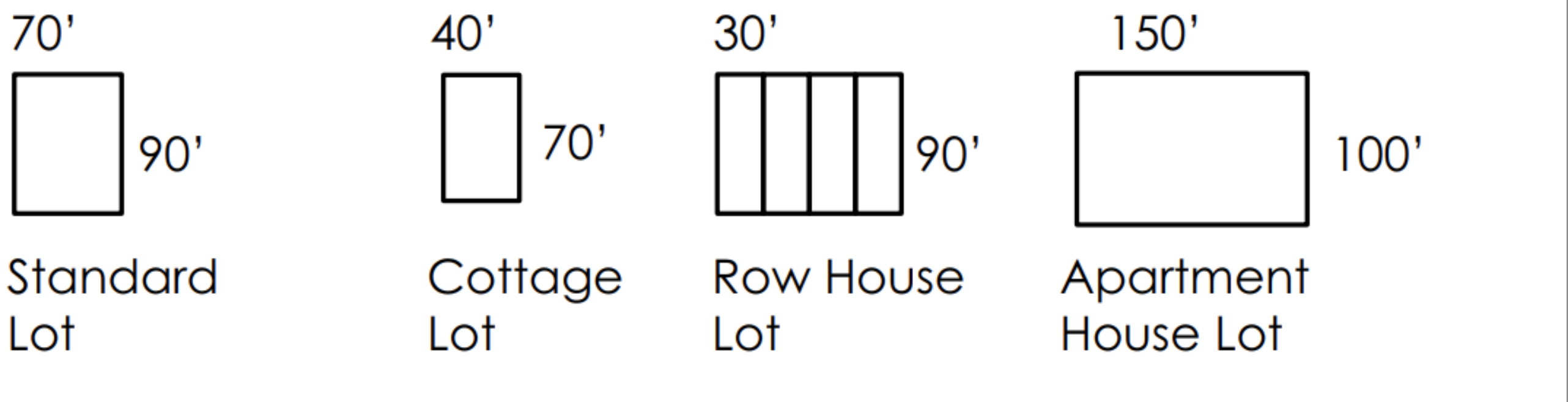
Wimauma Recreation Trail

Constructed Wetland

Existing Wetland
30% Contiguous open space



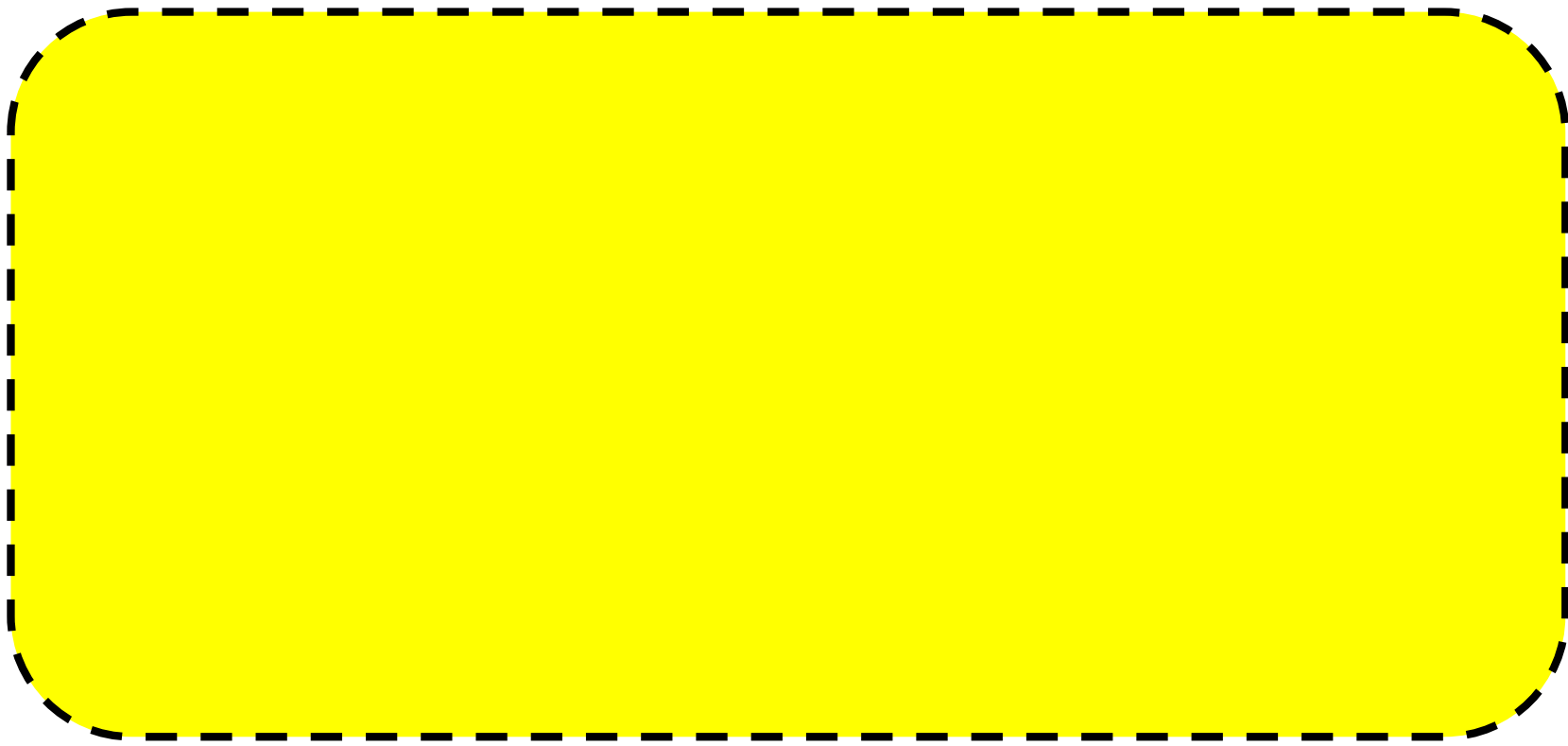
TYPICAL RESIDENTIAL LOT CONFIGURATION



Neighborhoods and Housing



Prioritize the Neighborhood Options: *Typical WVR-2 Planned Development*



Site Metrics:

460 acres site total
20 acres of wetland
440 upland acres

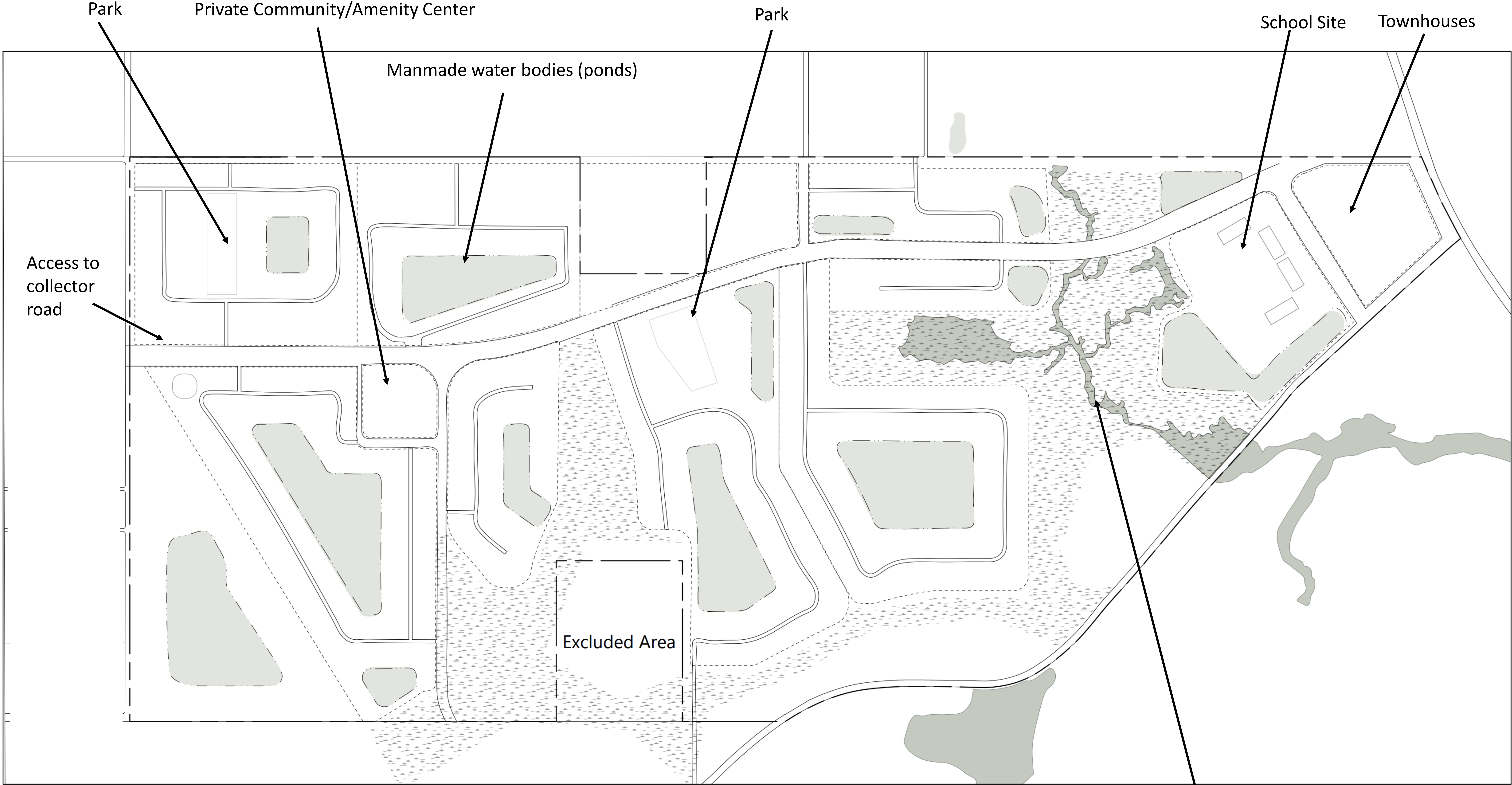
920 Maximum housing unit potential

880 housing units at 2 units per gross acre

80% 704 Standard House Lot
20% 176 Townhome Lot

1 School Site with Recreation/Sports Fields: 15 acres
Private Community Center
Manmade water bodies (stormwater ponds): 3.2 acres
3 Internal Park: 1 acres each

Contiguous Open Space: Minimum 40%



TYPICAL RESIDENTIAL LOT CONFIGURATION



Existing Wetland

Neighborhoods and Housing

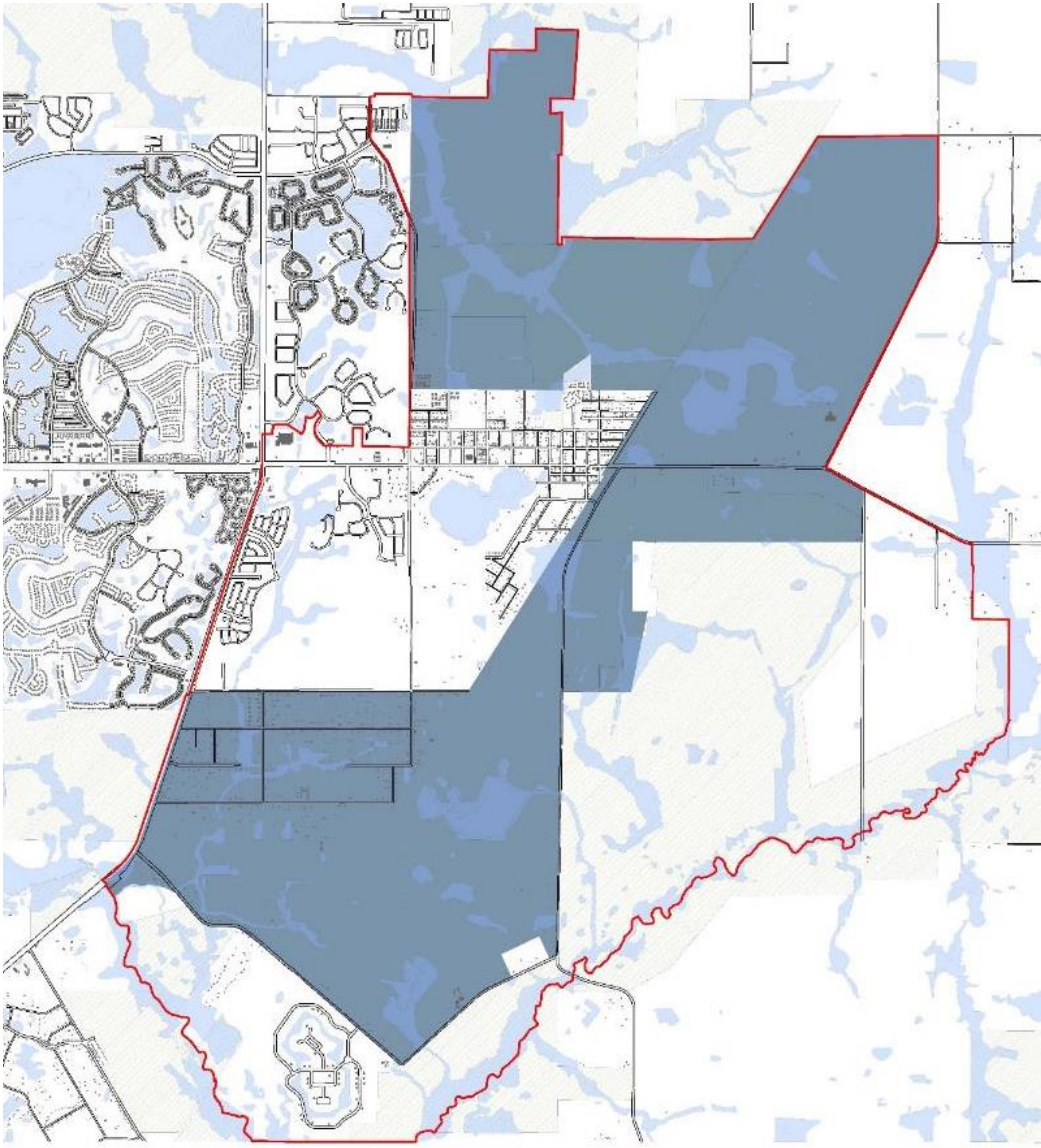


Prioritize the Neighborhood Options:

During the GOALS Workshop, the community prioritized AFFORDABLE HOUSING as the fifth most important goal.

Where would you prioritize affordable housing in Wimauma?
Place a sticker on the map to show your priority.

Share your Affordable Housing priorities, concerns, and questions:



LEGEND

Neighborhoods and Housing



Prioritize the Neighborhood Elements:

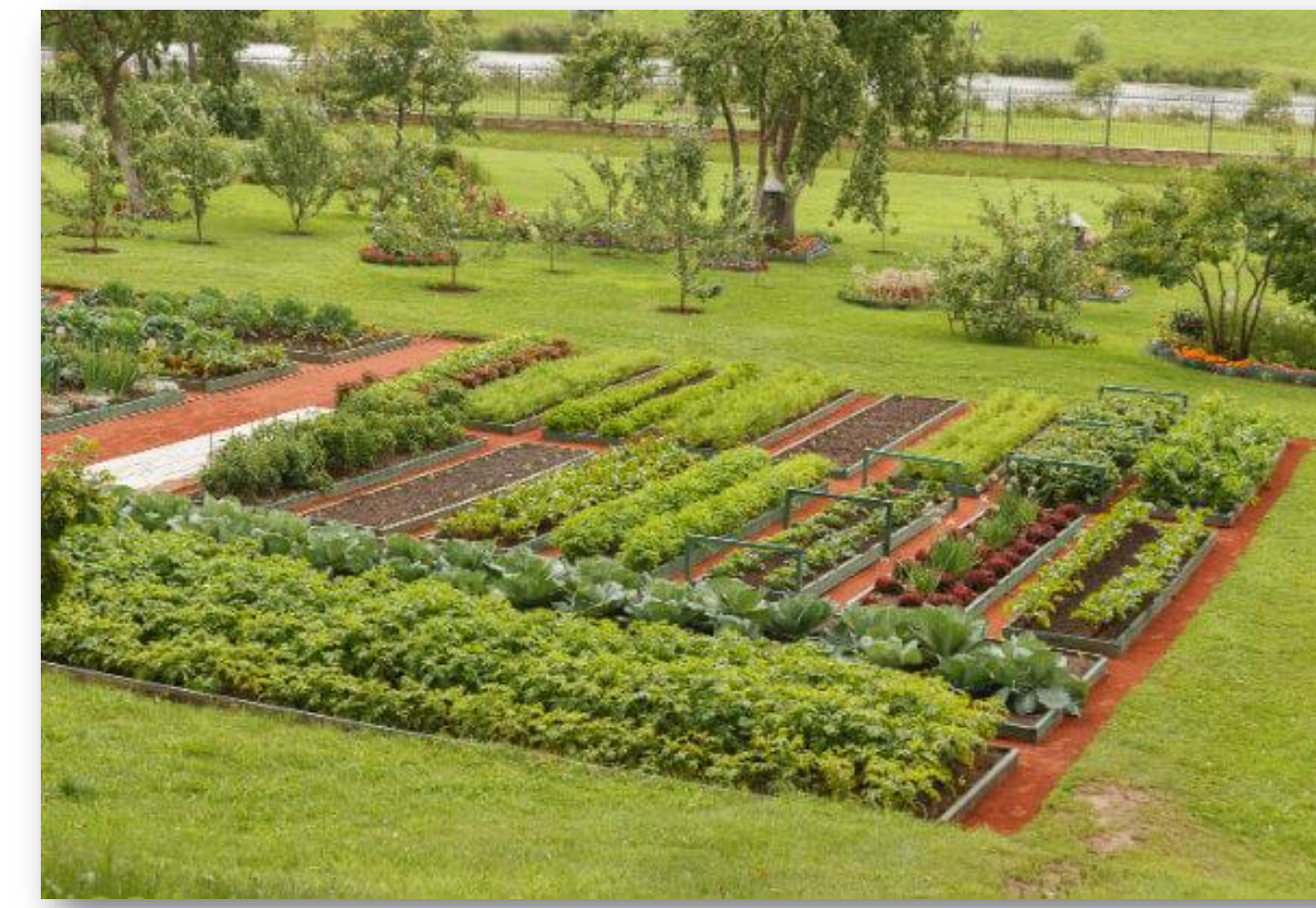
Place a sticker on your top 3 Neighborhood Elements for Wimauma Village that you would like to see related to new development or redevelopment.



Farm Store Co-Op



Recreation Field



Community Garden



Wetland Conservation



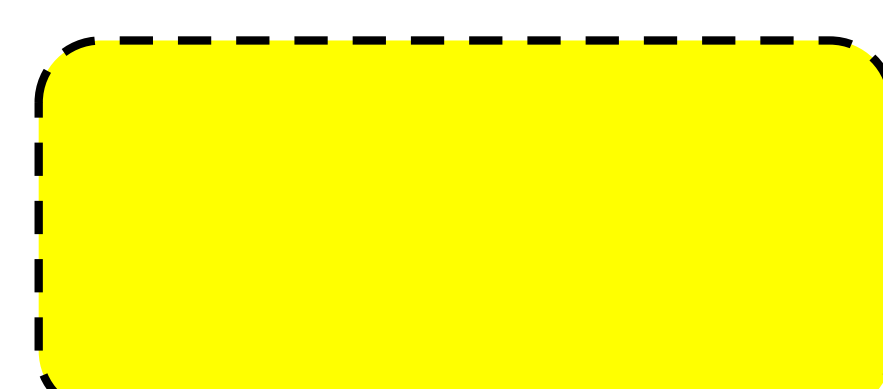
Neighborhood School



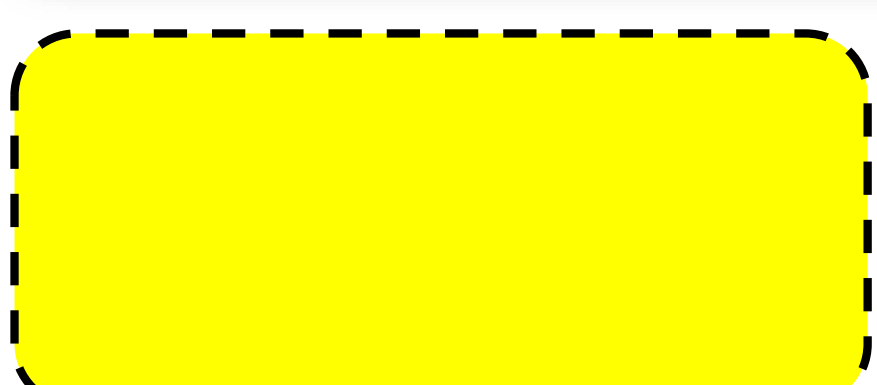
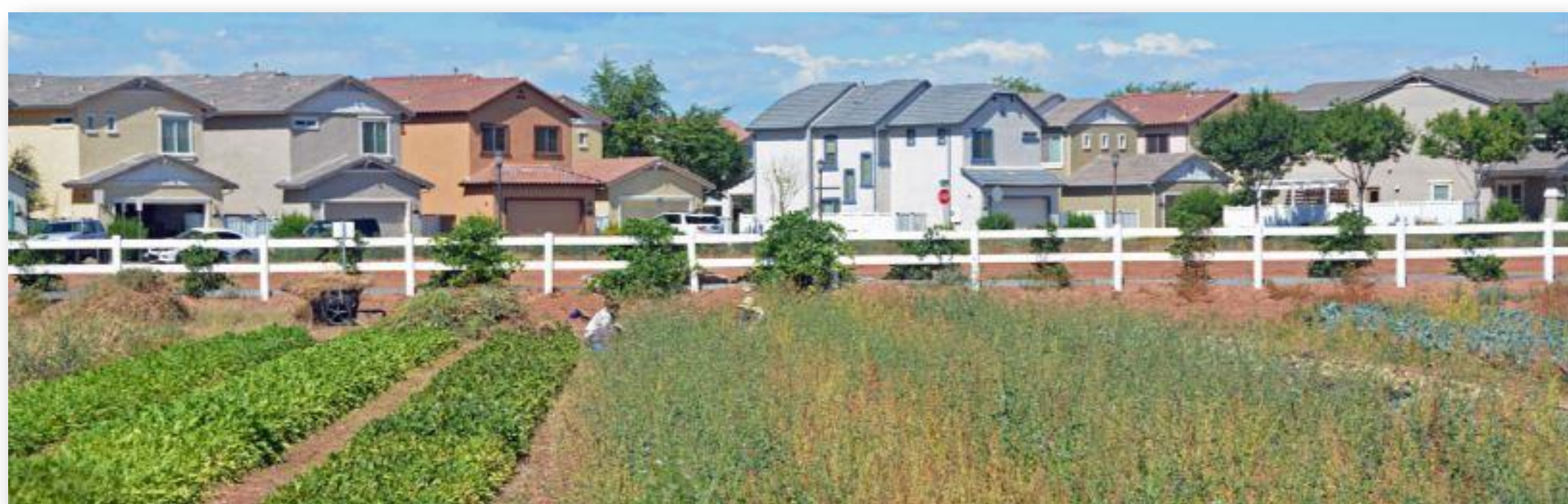
Low Impact Development



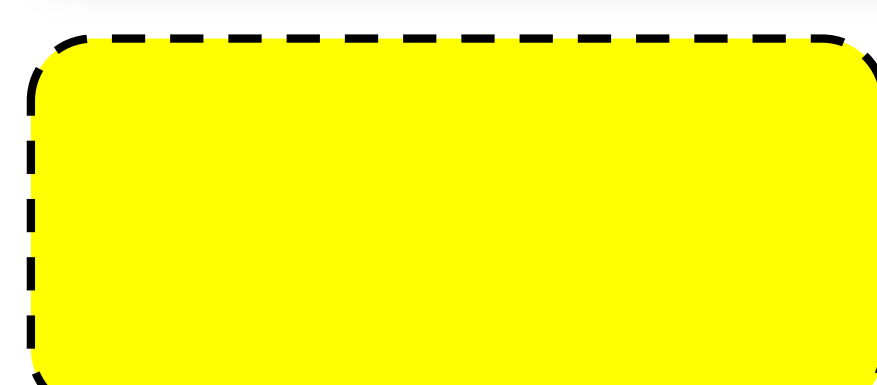
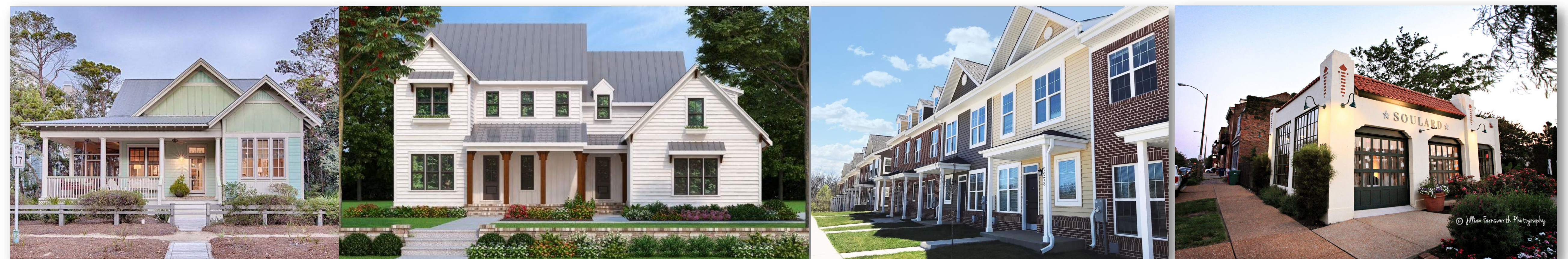
Neighborhood Park



Neighborhood Support Use



Agri-hood



Mix of Housing and Building Lot Types