



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission



Update to the existing Wimauma Community Plan 2007

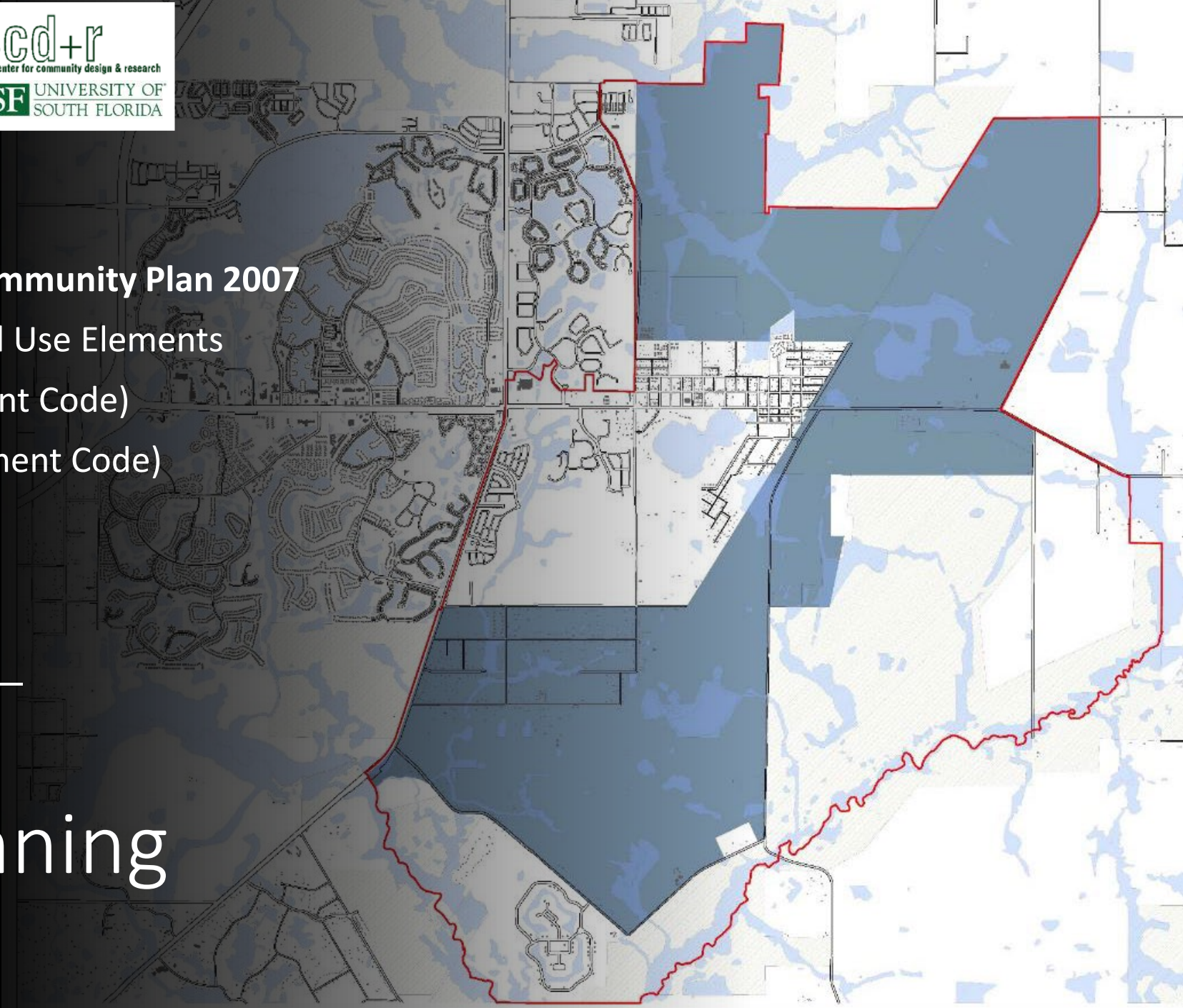
Livable Communities and Future Land Use Elements

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

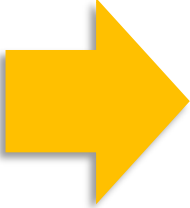
- **2021 Community Workshop Series, March-May 2021**
 - **5 Workshops**
 - **Project Website**
 - www.bit.ly/wimaumavillage

Next Steps:

Workshop #1 – Livable Communities Element
Saturday, March 27

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

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 first BOCC workshop
Beth-El Ministry on June 26, 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.
- ❑ Maintain the affordability of the Wimauma area.



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)

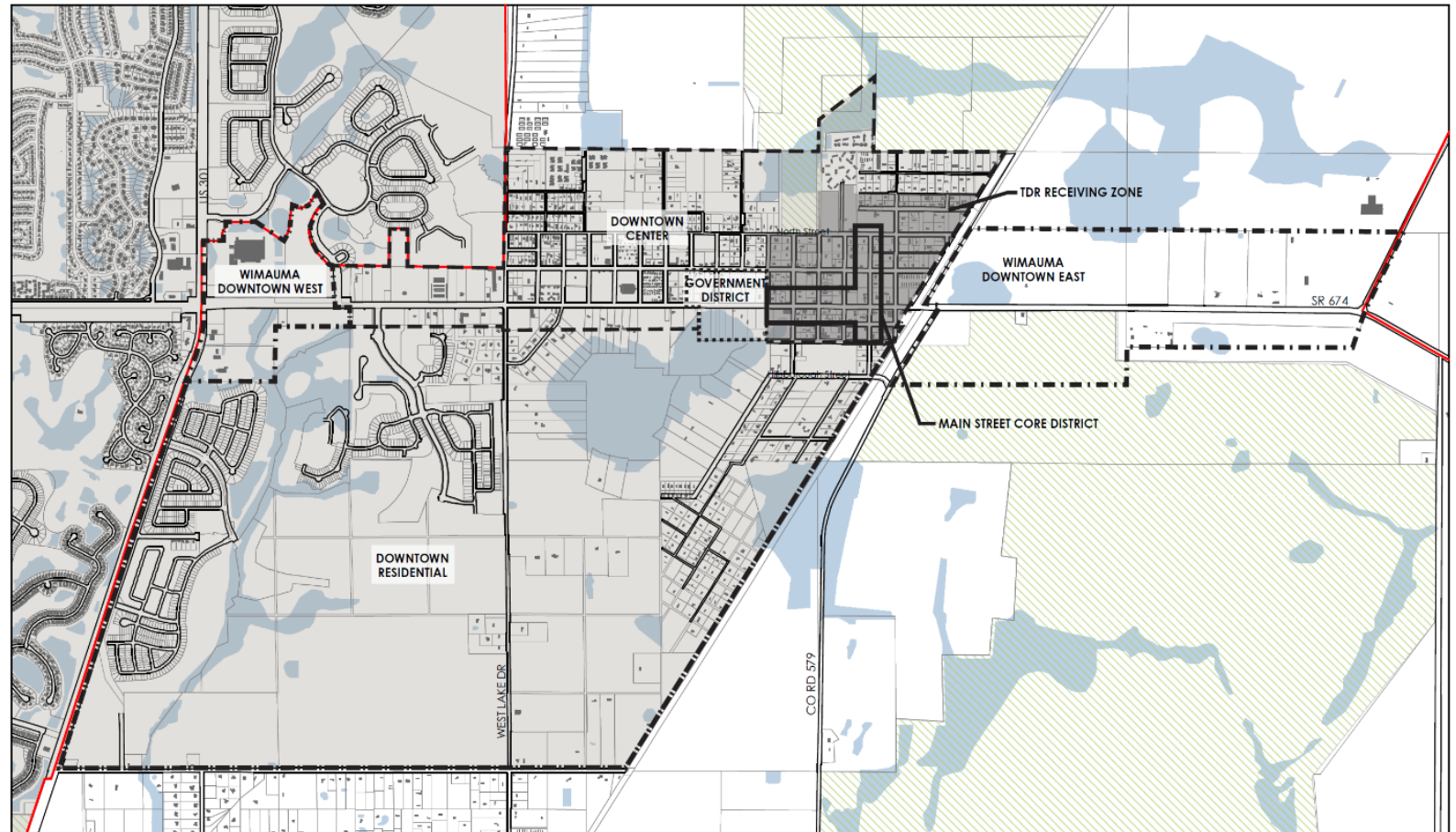


Wimauma Downtown Overlay District

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

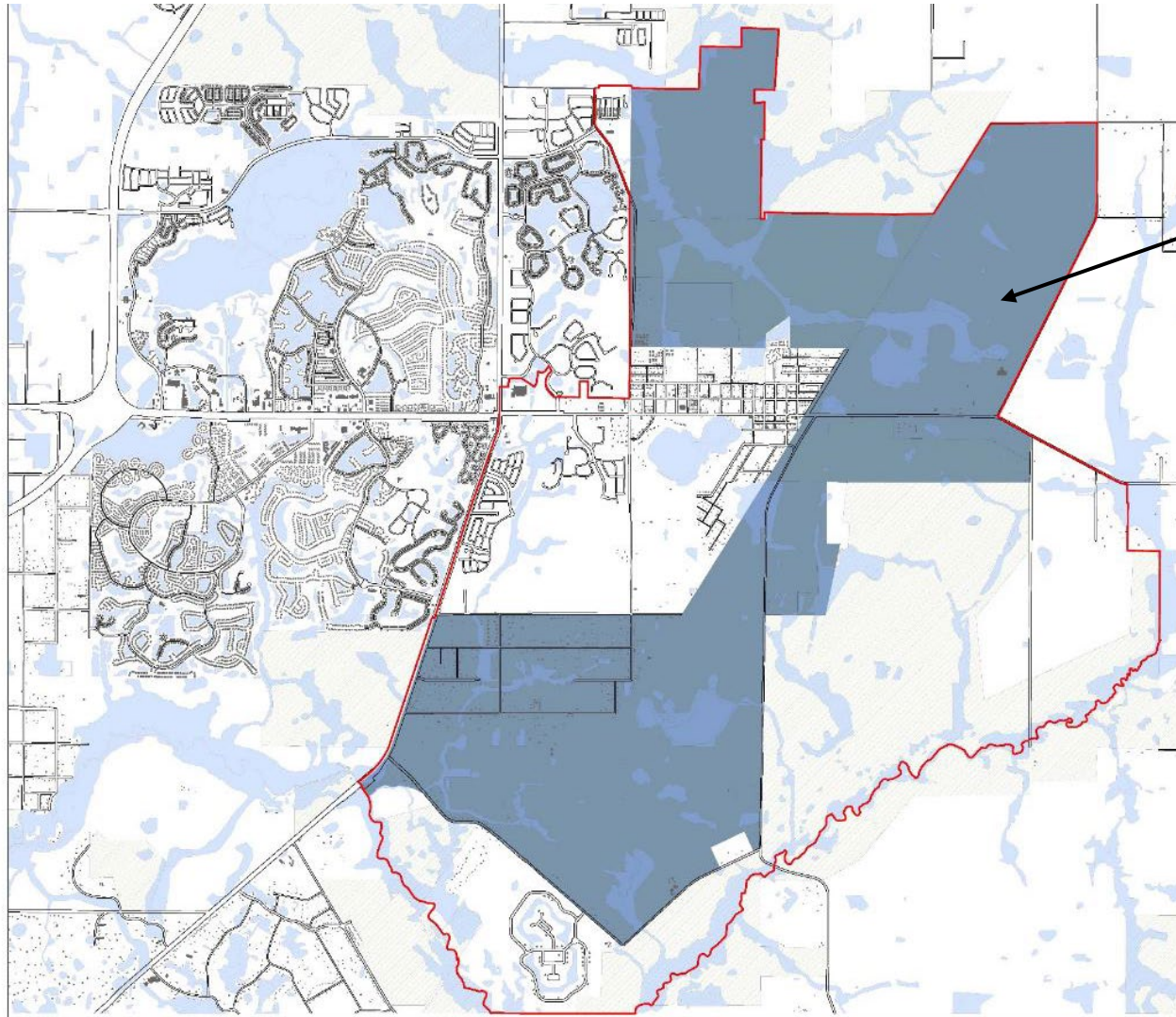
What is the Downtown Overlay District?

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

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 gross acre if certain criteria are met.

Wimauma Village Housing



Affordable Housing

Hillsborough County Affordable Housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area. This is accomplished through a statistic established by the government called the **Area Median Income, AMI**.



Wimauma Village Housing



Affordable Housing

Unsubsidized Housing (Housing Affordability)

Spending 30% or less of Annual Household Income on housing costs

<https://www.hillsboroughcounty.org/en/residents/social-services/affordable-housing>



Wimauma Village Housing



Affordable Housing

AMI for a household of four (as defined by HUD)

Hillsborough County 100% AMI = \$ 58,884

Wimauma 100% AMI = \$ 49,347

Hillsborough County Affordable Housing Programs use 80% AMI to qualify

Hillsborough County 80% AMI = \$ 47,108

Wimauma 80% AMI = \$ 39,478



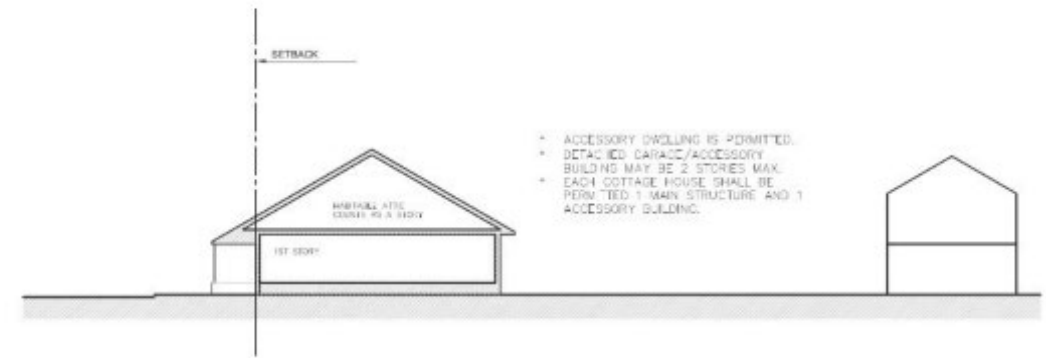
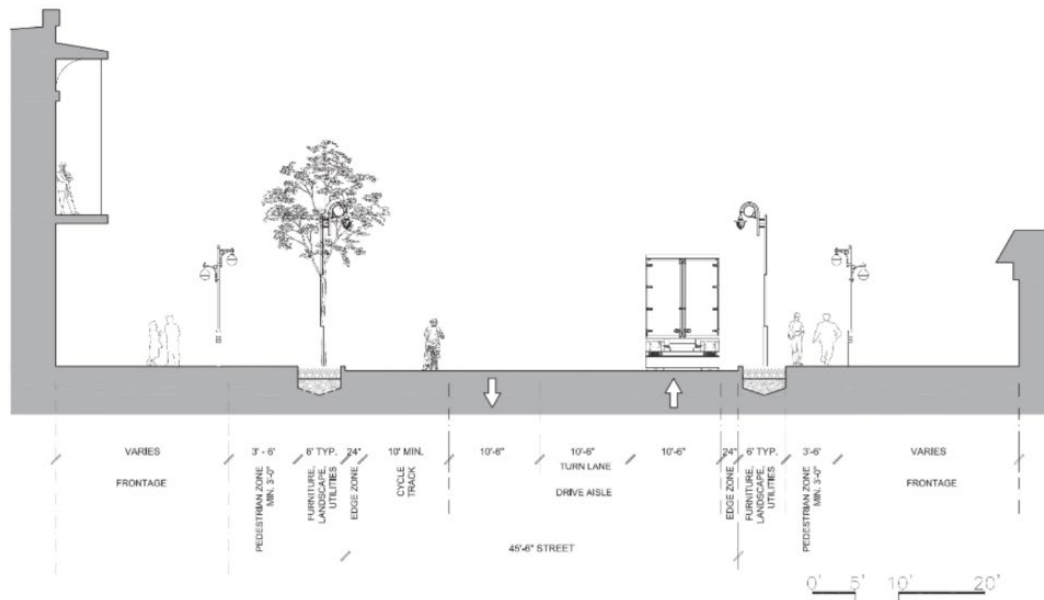
Wimauma Village Neighborhoods



Continuity between neighborhoods in Wimauma

The Downtown Overlay and the WVR-2 Land Development Code share design standards so that new neighborhoods in the WVR-2 and re-development in Downtown Wimauma relate.

Through STREET CROSS SECTIONS and LOT TYPES to create a pedestrian friendly community with distinct character.



Wimauma Village Neighborhood Elements

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

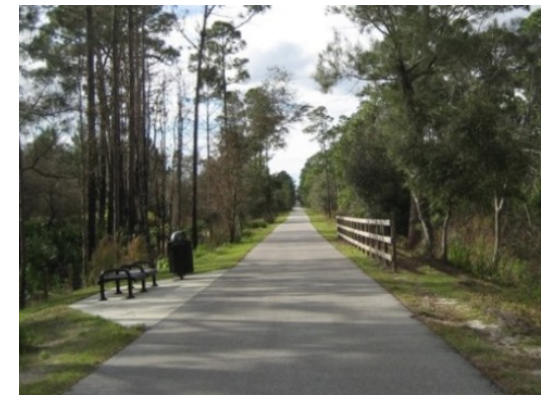
Wimauma Village Neighborhood Elements

Urban Design Framework: Community-Wide Approach



Mobility

- Connected Streets
- Street Grid and Blocks
- Wimauma Trail and Connected Bike Network



Wimauma Village Neighborhood Elements

Urban Design Framework: Community-Wide Approach



Form + Character

- Natural and Green Landscape
- Agri-hoods
- Street Room
- Variety of Housing Lot Types
- Variety of Building Lot Types



Wimauma Village Neighborhood Elements

Urban Design Framework: Community-Wide Approach



Environment + Open Space

- Conservation of Wetlands
- Parks and Recreation Fields
- Constructed Wetlands and Low Impact Design
- Agriculture
- Trails



Wimauma Village Neighborhood Elements

Urban Design Framework: Community-Wide Approach



Cultural Capital + Community

- Neighborhood Support Uses such as Childcare Centers
- Neighborhood Schools
- Community Parks and Recreation fields



Wimauma Village Neighborhood Elements

Please show us your priorities in the workshop activity!

1. What **NEIGHBORHOOD ELEMENTS** would you prioritize for Wimauma?
2. Which **NEIGHBORHOOD DEVELOPMENT OPTION** would you like to see for Wimauma?



Next Steps:

Upcoming Workshop Dates:

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

Workshop #5 – Open House at Beth-El Ministry
June 26, 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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