



Hillsborough  
County Florida



Hillsborough County  
City-County  
Planning Commission



**Update to the existing Wimauma Community Plan 2007**

Livable Communities and Future Land Use Elements

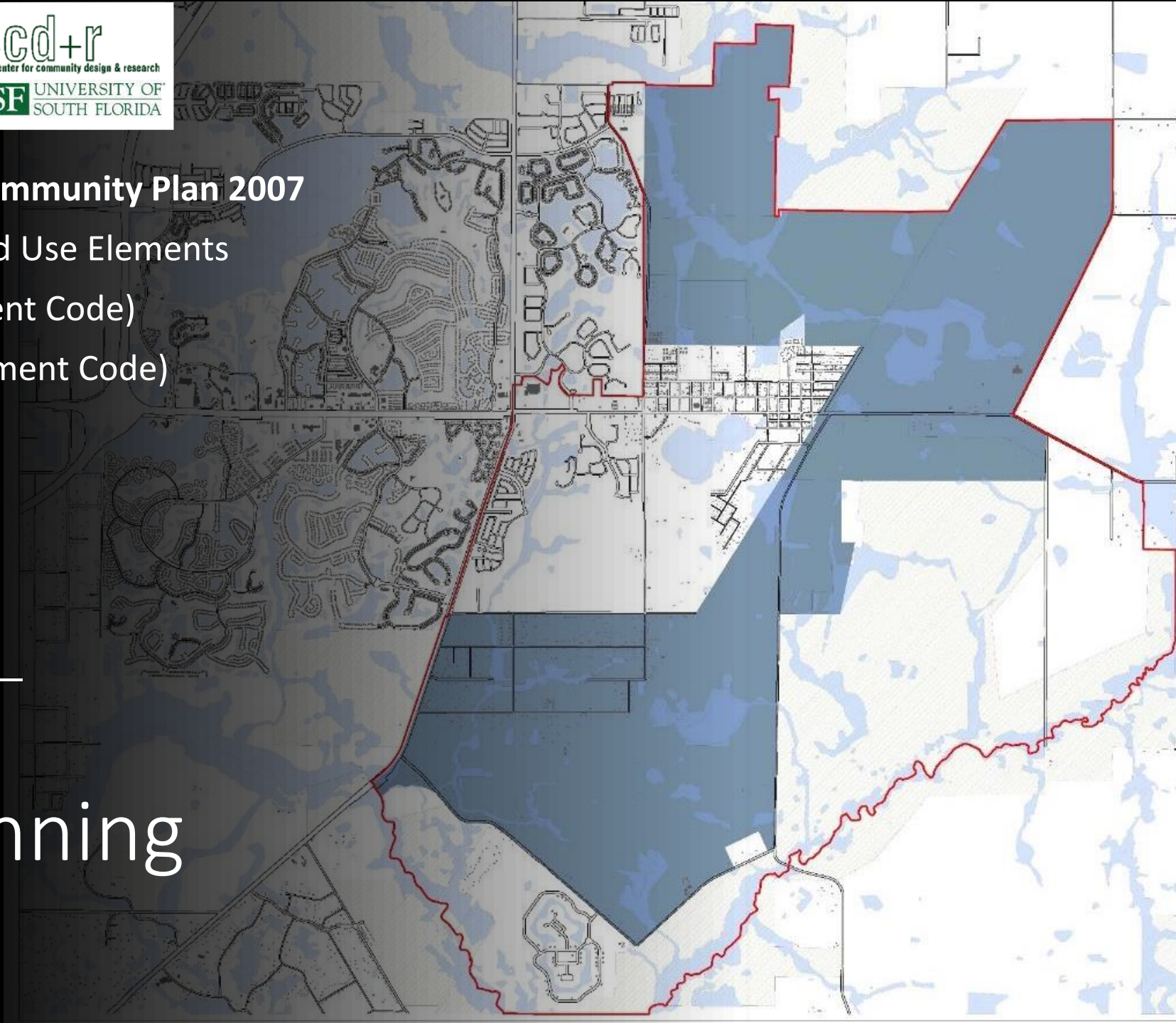
Downtown Overlay (Land Development Code)

WVR-2 Policy Update (Land Development Code)

Downtown Strategic Action Plan

OPEN HOUSE

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](http://www.bit.ly/wimaumavillage)



# Next Steps:

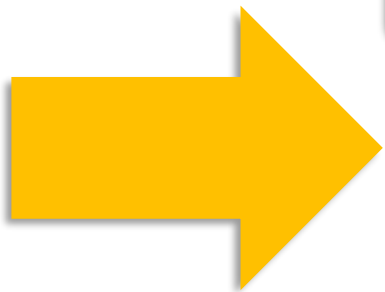
Workshop #1 – Livable Communities Element  
**Saturday, March 27**

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  
**June 26, 2021**



# Wimauma Community Plan Update

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The following update highlights the changes in response to community input through engagement and activities over the past few months.



# Policy Documents: Adopted Documents

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LAND USE

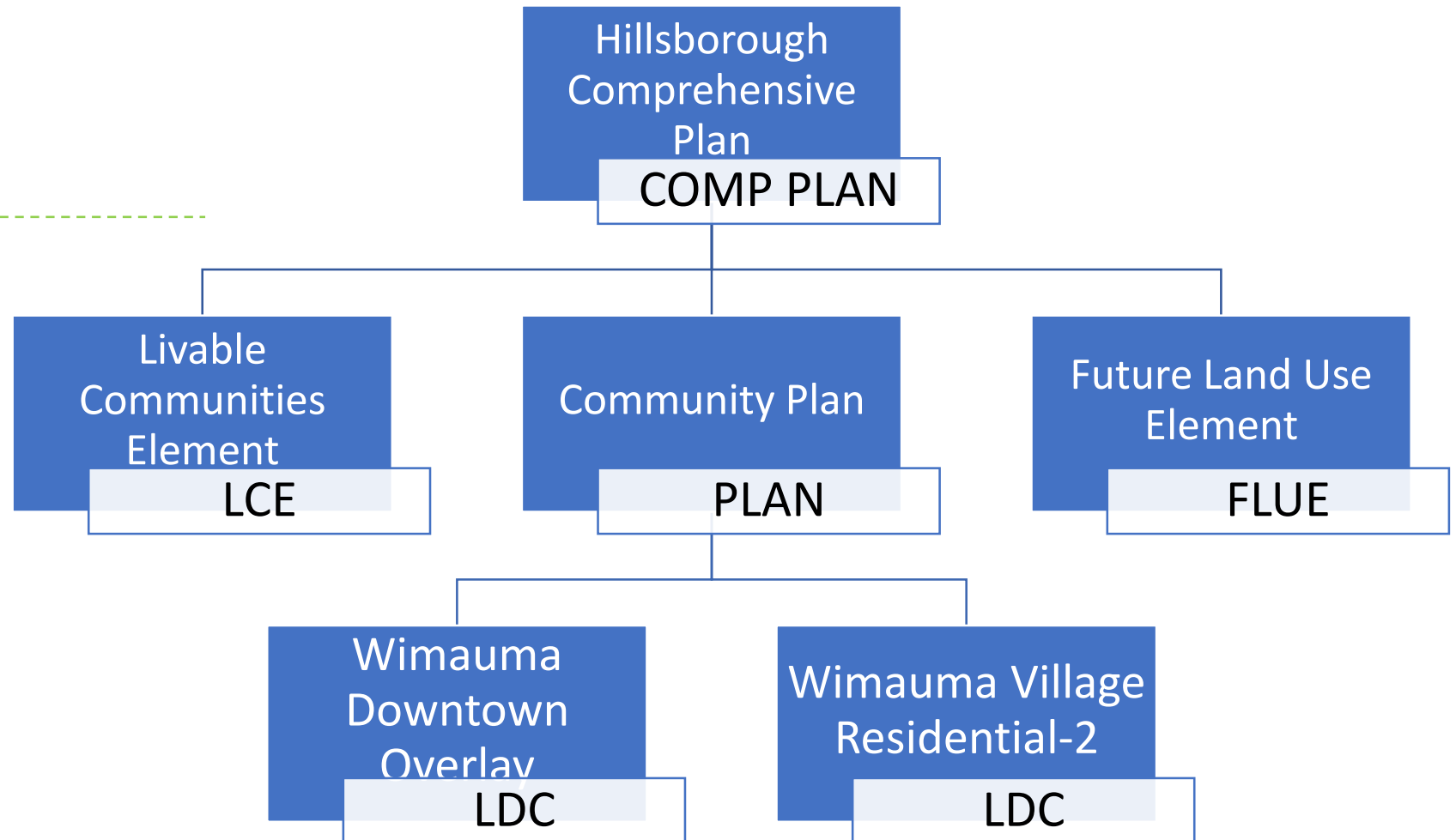
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GOALS

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LAND DEVELOPMENT CODE

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# Policy Documents: Supplementary Documents

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ADVOCACY TOOL

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Wimauma  
Urban  
Design Plan

COMMUNITY ACTIONS

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Downtown  
Strategic  
Action Plan

# 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

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- ❑ 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

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- ❑ 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

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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)



# Livable Communities Element (LCE): GOALS

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This is important because the community has identified infrastructure as a top priority.

## 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



# Community Plan: Wimauma Village Residential-2

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## 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

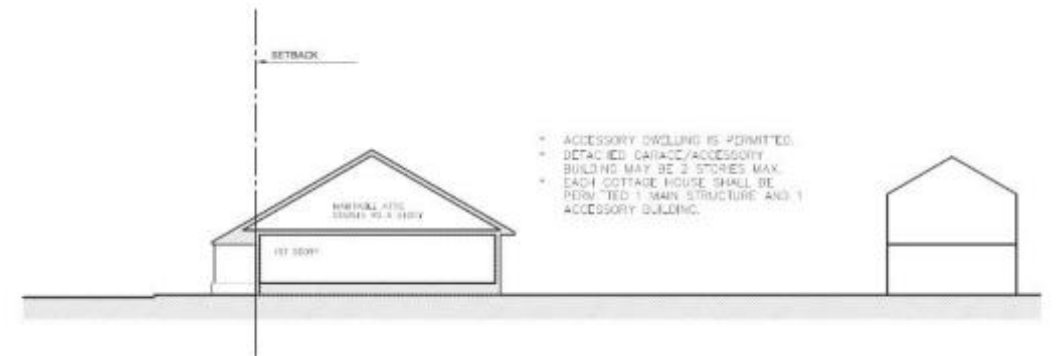
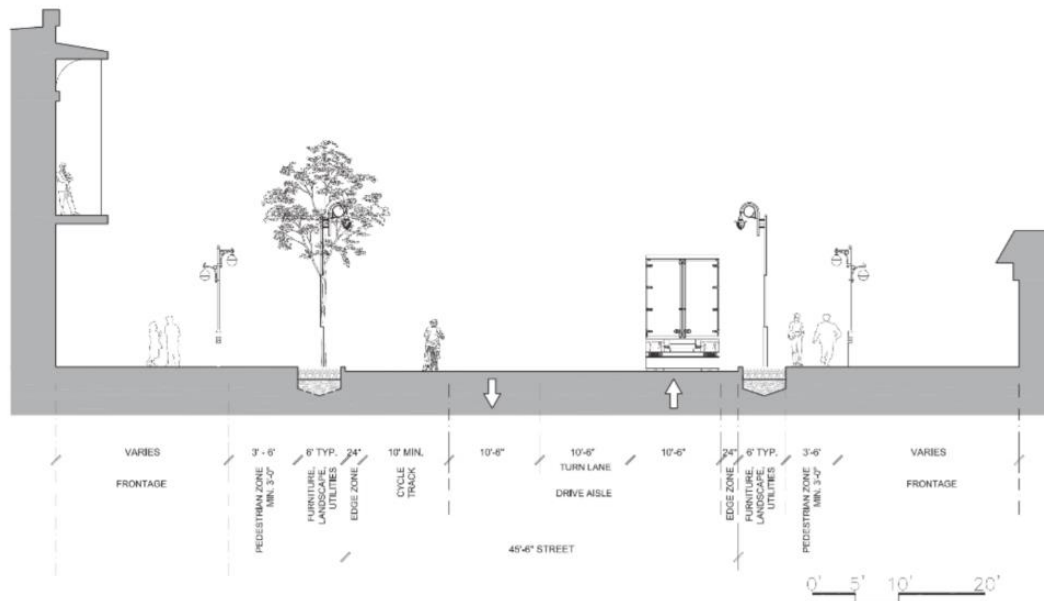
- Create a gateway or welcome center to natural areas
- Schools
- Shared Resources
- Social network

# Wimauma Village 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.



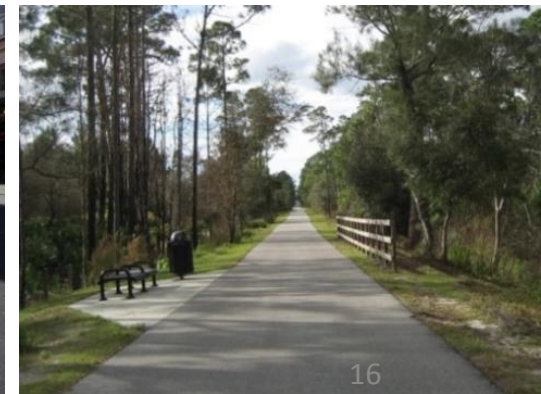
# Wimauma Village Neighborhood Elements

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## Urban Design Framework: Community-Wide Approach



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





# Wimauma Village Neighborhood Elements

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## 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

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## 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

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## Urban Design Framework: Community-Wide Approach



### Cultural Capital + Community

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

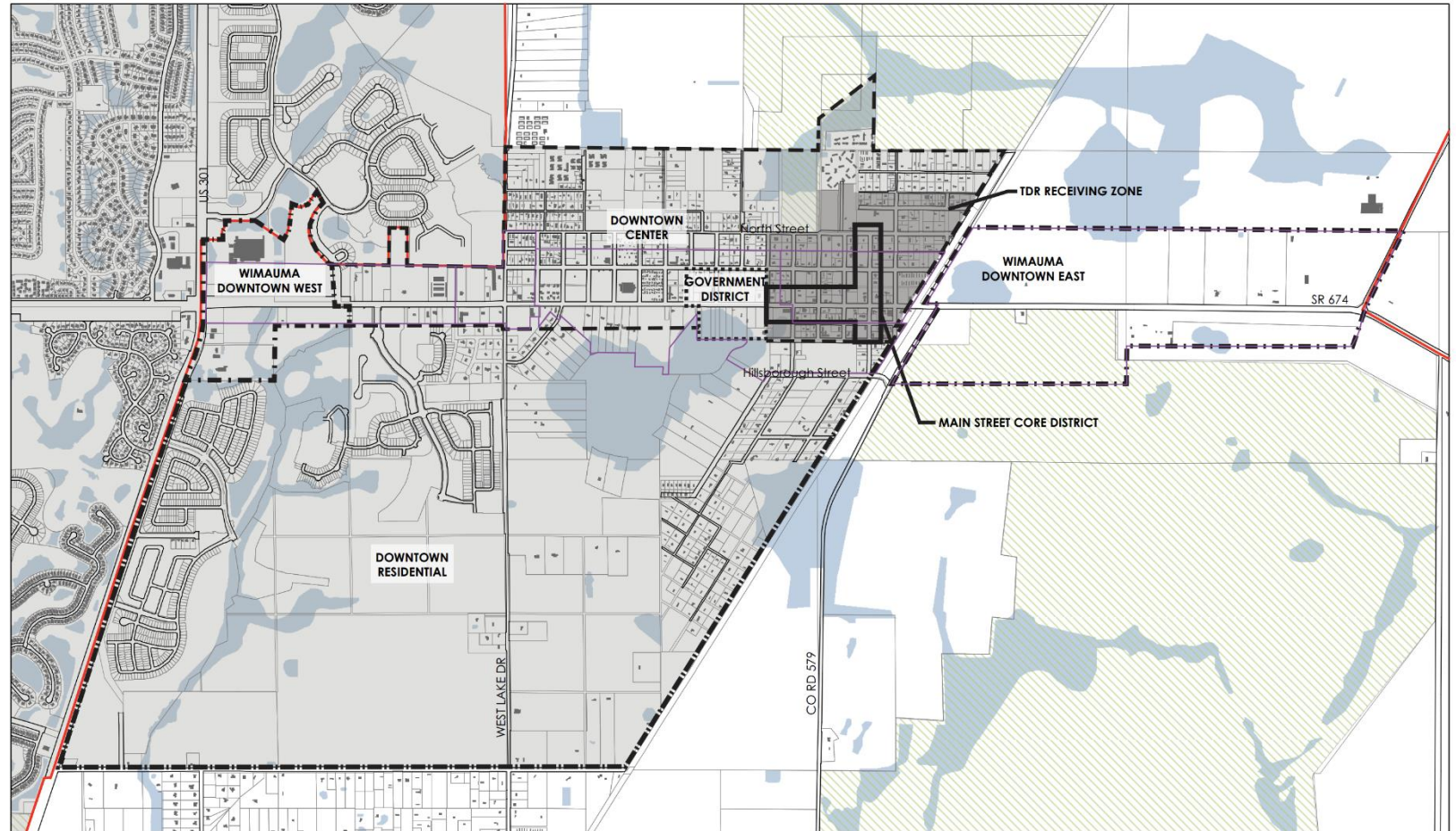


# Wimauma Downtown Overlay



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 District

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## What is the Downtown Overlay District?

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

The Community identified the following elements as important standards for downtown:

- 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 Downtown Overlay District

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## Applicability of the OVERLAY

### Commercial Buildings

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 Overlay District

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## Applicability of the OVERLAY

### Existing Residential - Single Family home or mobile home

The applicability for existing single-family properties so that owners can replace their home due to a catastrophic event or if they choose to rebuild their home, the OVERLAY is voluntary.

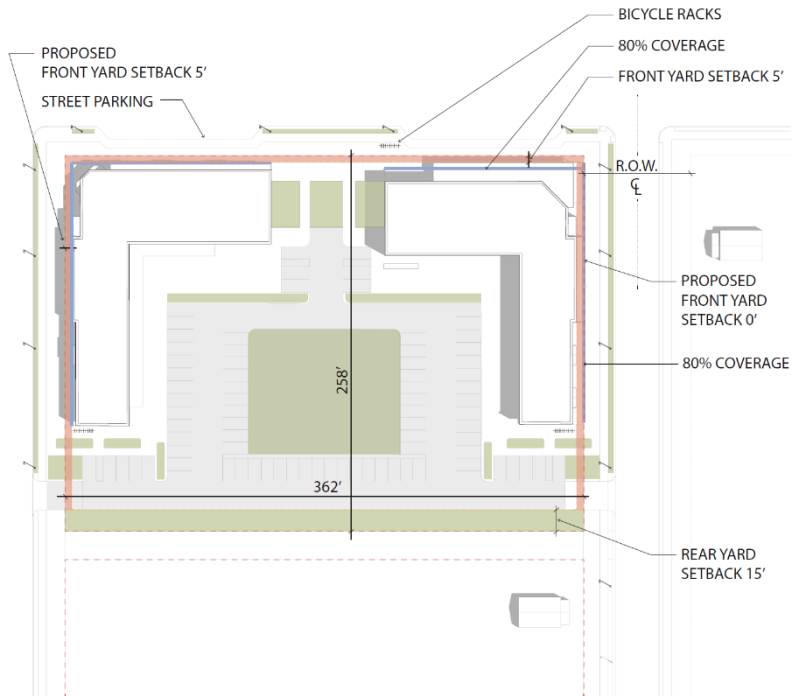
If the property is rezoned, or density is increased, the OVERLAY applies.



# Wimauma Downtown Overlay District



## Downtown Schematic Development Plan





# Wimauma Housing

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## 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**.

Hillsborough County 80% AMI = \$ 47,108

**Wimauma 80% AMI = \$ 39,478**

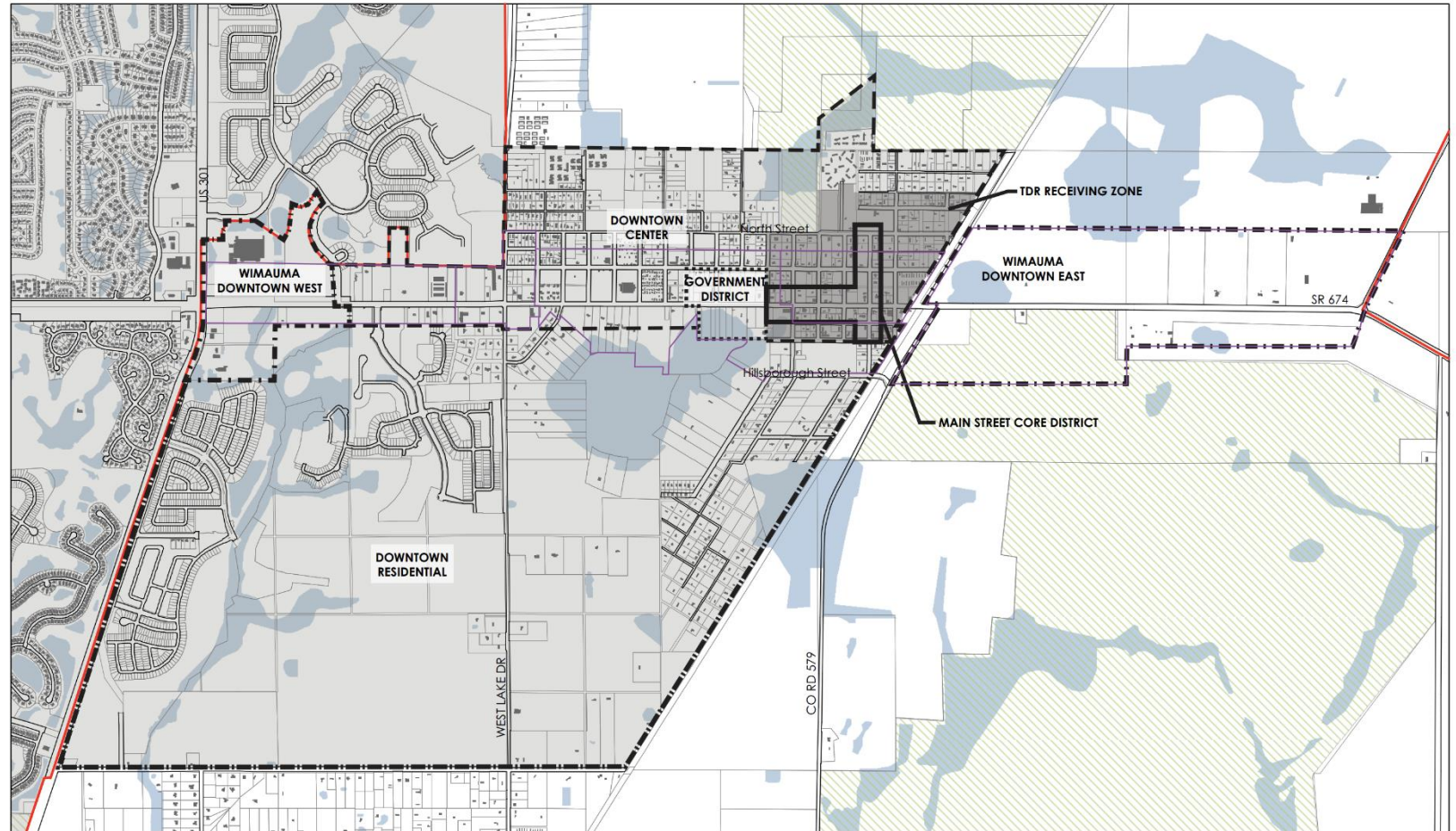


# Wimauma Downtown Overlay District



Affordable Housing can be built in the Urban Service Area and the Rural Service Area.

There is a density bonus for the Urban Service Area and an additional incentive in the TDR Receiving Zone where the affordable housing bonus and TDR may be stacked.



Wimauma Downtown Overlay

0 0.25 0.5 1 Miles

- Main Street Core District
- Downtown Center
- Government District
- Wimauma Downtown
- Downtown Residential
- Wimauma Boundary
- TDR Receiving Zone
- Urban Service Area



# Wimauma Housing

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## **Housing Affordability**

### **Unsubsidized Housing (Housing Affordability)**

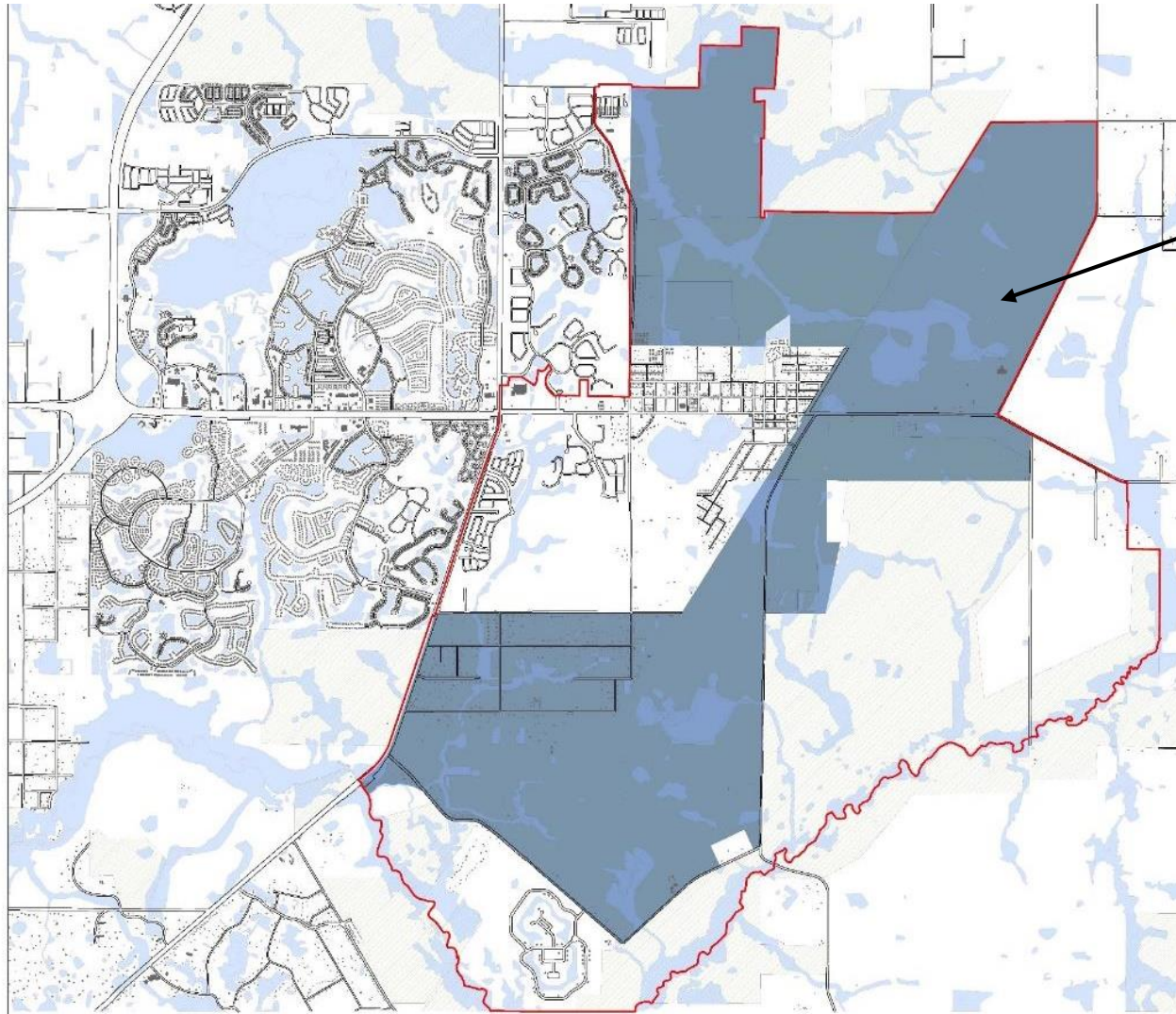
Spending 30% or less of Annual Household Income on housing costs

**Mix of Housing Types will provide a wider range of housing options for Wimauma.**

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



# 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)

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## **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)

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**What are the criteria to develop 2 dwelling units per 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 Benefit Options



# New Policies on Compatibility and Rural Growth

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## **Compatibility**

**Policy** - *Residential uses adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means.*

## **Rural Growth**

Continue to explore alternative metrics on timing and prematurity of growth within the rural service area.

- These new policies are found within the draft FLUE provided, Policy 48.a.1 through 48.a.13

# Wimauma Village Residential-2 (WVR-2)

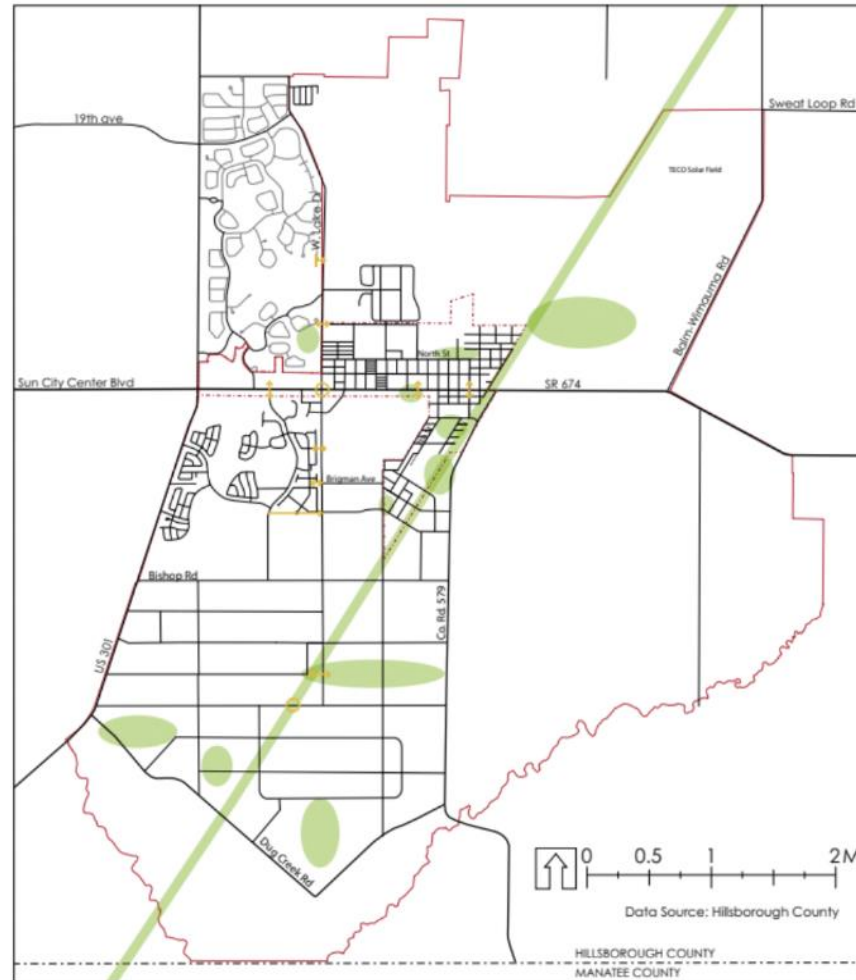


Policy which supports the Community Goals:

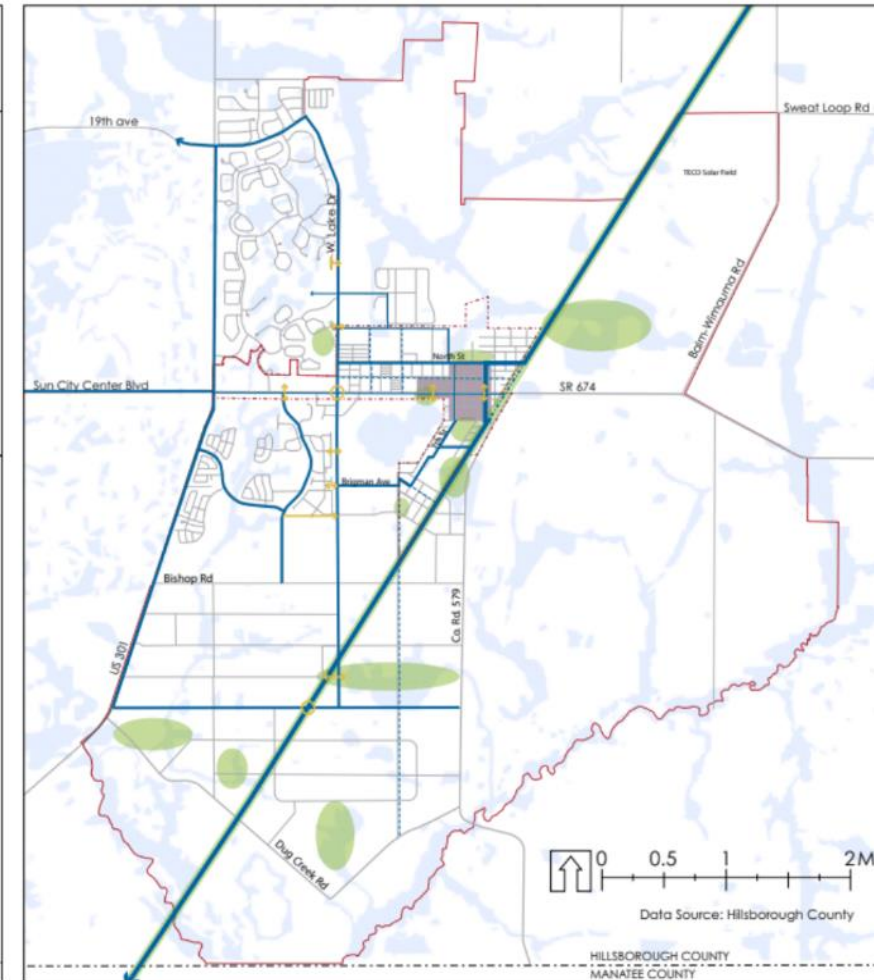
## Infrastructure

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



# Neighborhood Elements

## Community's priorities for Neighborhood Elements

Schools

Mix of housing types

Farming Co-op

Neighborhood Parks

Support uses

Conservation

Community Gardens

Recreation Fields

Agri-hoods

Low impact development

**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 <i>no limiting density</i> 
 Neighborhood School (Community) 	 Low Impact Development 	 Neighborhood Park 	 Neighborhood Support Use 
 Agri-hood 	 Mix of Housing and Building Lot Types  <i>Prove people want park</i>		

# Wimauma Village Residential-2 (WVR-2)

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## Community Benefit Options

An alternative to the current jobs requirement

**The jobs requirement in its current form does not incentivize or create standalone employment.**

Community Benefit Options, which are community-wide, are constructed to bring infrastructure, commercial development, employment, community amenities, housing options, and more.

Community benefits and services support the needs of the community by furthering the desired goals of the **Wimauma Community Plan**.



# Wimauma Village Residential-2 (WVR-2)

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## Community Benefit Options

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.**

**A development of 50 or more housing units shall meet with the school district, the county, and hold a community meeting to discuss the proposed development and what community benefit options are available.**



# Wimauma Village Residential-2 (WVR-2)

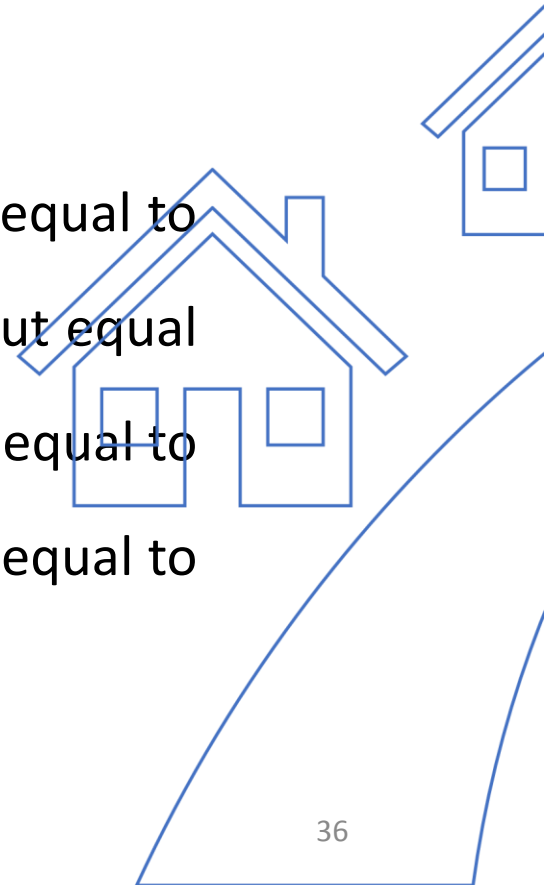


## Community Benefit Options

To **encourage public benefits**, projects may be considered for 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 acre.

### **Applicants must complete:**

- At least one benefit shall be offered for developments less than 25 acres;
- At least two benefits shall be offered for developments less than 50 acres but equal to or greater than 25;
- At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50;
- At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100;
- At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160;
- At least six benefits shall be offered for developments greater than 320 acres.



# Wimauma Village Residential-2 (WVR-2)



## 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%.

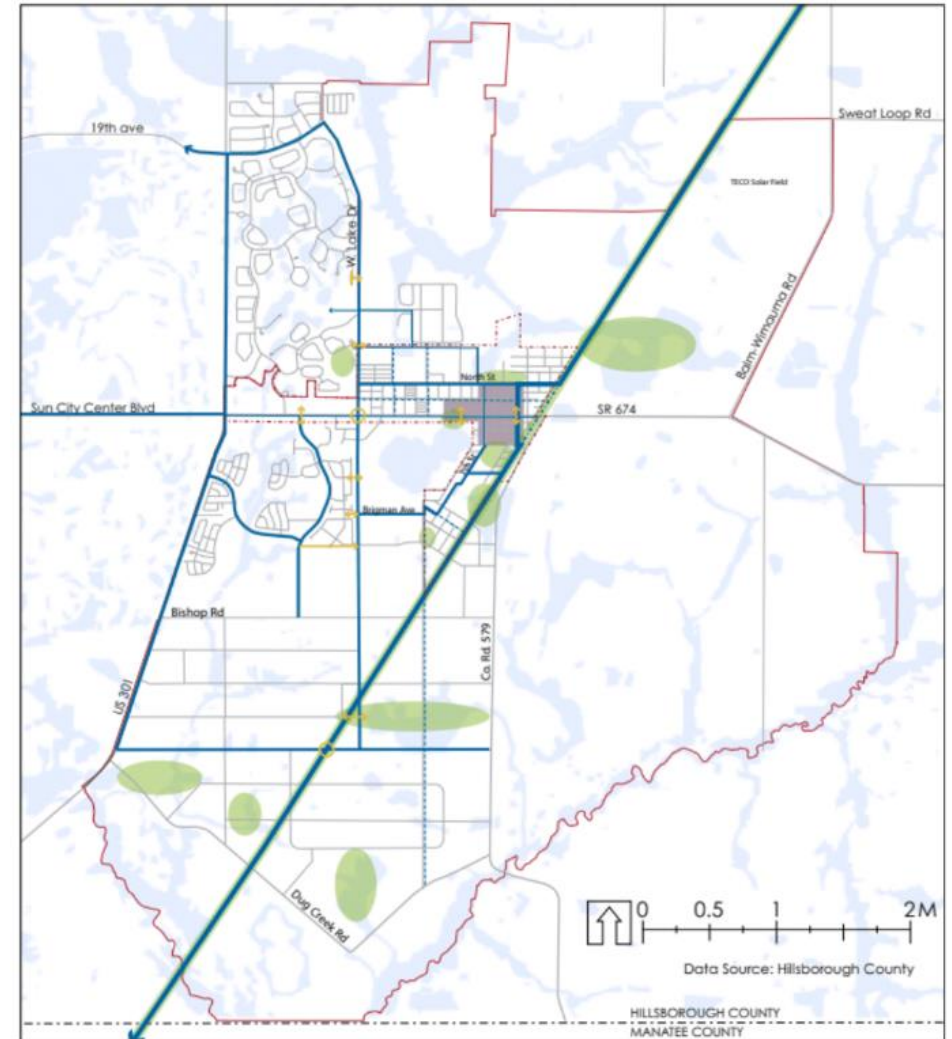


# Wimauma Village Residential-2 (WVR-2)



## What it means:

The trail would be constructed next to the TECO easement, the former train line, and connects through Wimauma to downtown.



# Wimauma Village Residential-2 (WVR-2)



## 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)



## 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)



## 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)



## What it means:

Developer would provide a community cluster to include non-residential neighborhood support uses such as childcare, Assisted Living, schools, place of religious worship, agricultural support uses associated with co-op or agrihood or a community center with performing arts space.

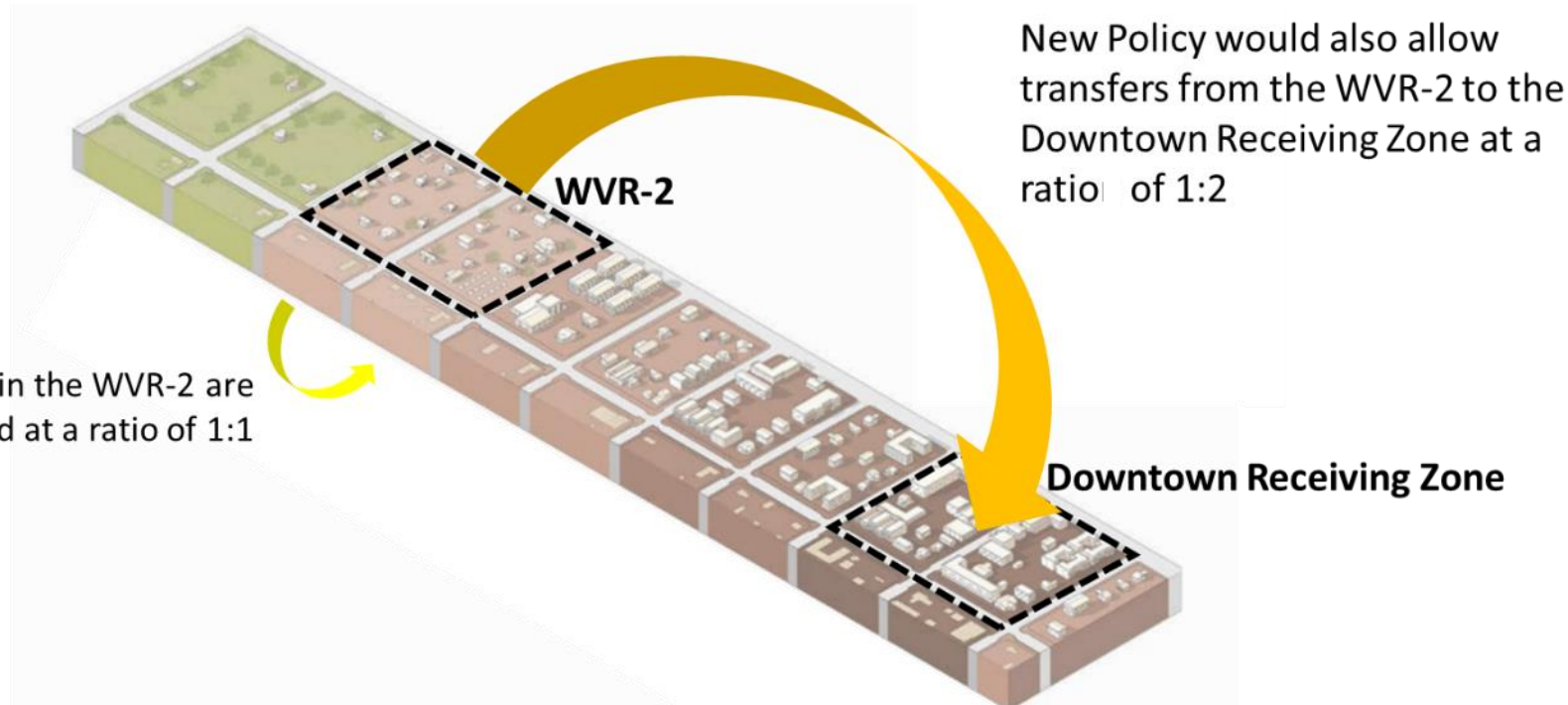


# Wimauma Village Residential-2 (WVR-2)



## 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)



**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)



## 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)



## 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)



What it means:

Developer would construct new commercial development in downtown Main Street Core or Downtown East.



# Wimauma Village Residential-2 (WVR-2)



## What it means:

Benefit will make a contribution towards furthering a defined goal within the Wimauma Community Plan Livable Communities Element. This benefit may include economic development, affordable housing, transit, internet access or other contributions.



 Westbrook, Maine

Secure a grant for your downtown building facade!

 DOWNTOWN WESTBROOK  
A Plan Street-Ready Community

### DOWNTOWN FACADE IMPROVEMENT GRANT PROGRAM

We want to help improve the look of your business in Downtown Westbrook!

An illustration of a downtown street scene featuring a three-story green building with a balcony, a tree, and several storefronts with red awnings.



# WVR-2 Schematic Development Plan

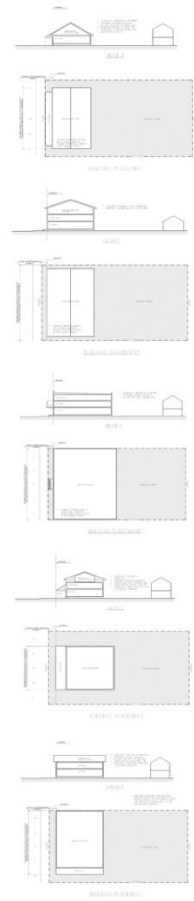
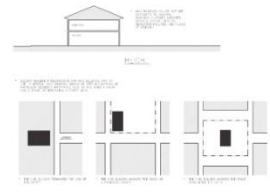
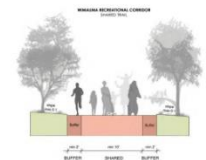
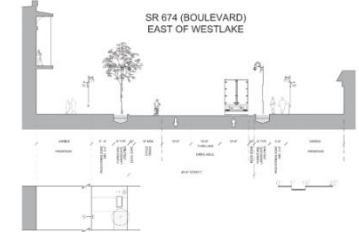


**Site Metrics:**  
 460 acres site total  
 20 acres of wetland  
 440 upland acres  
 920 Maximum housing unit potential  
 880 housing units at 2 units per gross acre  
 40% 352 Standard House Lot  
 20% 176 Sideyard Lot  
 10% 15 Apartment House Lot (50 units total)  
 15% 131 Rowhouse Lot  
 15% 131 Cottage House Lot  
 School Site with Recreation/Sports Fields: 17.85 acres  
 Community Support Use - Child Care Center: 2.2 acres  
 Apts/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  
 Contiguous Open Space: 217 acres = 47% (Natural Wetland = 20 acres)  
 Internal Open Space (not streets): 52.5 acres = 11%

- 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 Wisconsin Comprehensive Plan. \*\*
  3. 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. \*\*\*
  4. 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).



- Wetland
- Contiguous Open Space
- Internal Open Space
- Community Benefit
- Apartment House Lot
- Rowhouse Lot
- Cottage House Lot
- Sideyard House Lot
- Standard House Lot
- Civic Lot



# Wimauma Community Plan Update

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**Please share your comments in the workshop activities!**



# Next Steps:

## Upcoming Dates:

Workshop #5 – Open House

June 26, 2021

Planning Commission Public Hearing

July 19, 2021

BOCC Transmittal Hearing



August 12, 2021

# Thank You

For more information or to download any of the documents seen today - visit the project website:

[www.bit.ly/wimaumavillage](http://www.bit.ly/wimaumavillage)



Community  
Outreach Project  
Website

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