

Figure 15 – Wimauma Village Plan Boundary Map

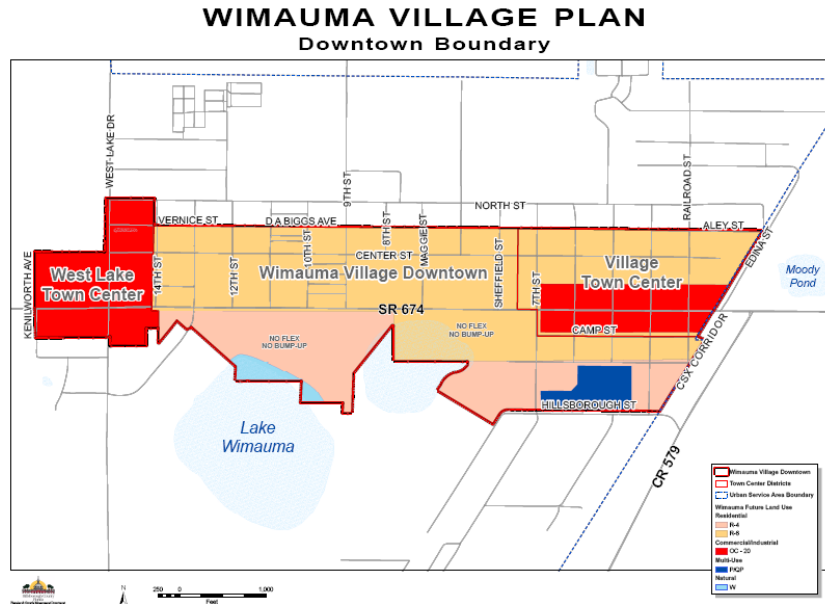


Figure 15A – Wimauma Village Plan Downtown

VISION STATEMENT

Wimauma Village desires to reflect the community's unique agricultural and multi-cultural heritage as it develops into a planned village. Our community embraces a traditional small-town character, encouraging clustered housing, the preservation of native habitats, and the development of recreational opportunities. We support the enforcement of the housing and commercial codes. Our commercial development will be focused on our Village Center along SR 674, our Main Street and key transportation corridor. As Wimauma Village grows, the downtown area will become pleasant, safe, and well-lit, with traditionally-styled individual shops that use architecture to create a sense of place. The buildings will be oriented toward pedestrian-friendly roads that feature wide sidewalks, maintained landscaping, curb and gutter, street furniture, street lighting, and underground utilities along safe and handicapped-accessible walkways. Our community supports new jobs by encouraging light industrial and office uses along SR 674, east of the former Seaboard Air Line Railroad to Balm-Wimauma Road.

Wimauma Village values its important natural resources, including Lake Wimauma, Little Manatee River, wetlands, and Environmental Land Acquisition and Protection Program (ELAPP) lands. Residents wish to ensure a future where nature trails and leisurely canoe rides on pristine waterways can be enjoyed. We wish to educate citizens and guests about our community's significant history. Our community welcomes new residents and neighbors willing to make positive contributions to our local society, particularly those who will establish family roots and enhance the richness of our history.

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

A lot of effort by the Wimauma Village Plan Working Committee went into developing a set of community goals and related implementation strategies. After months of hard work, deliberations, and collaboration, the members of the Working Committee reached consensus on nine goals and supporting 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.

1. 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 3.5 dwelling units per net acre on at least 10 acres. Otherwise the gross residential density may not exceed 1 dwelling unit per 5 acres. Clustering is required to obtain the maximum gross density of 2 dwelling units per acre.

- **Typical Uses**

Agriculture, residential 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 Village Downtown, the Light-Industrial/Office area & the West End Commercial Area.

- **Open Space**

Open space (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.

- **Employment Areas**

To satisfy the employment requirements of the plan, to the greatest extent possible, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square-footage requirements shall be contained in the Light Industrial/Office District & the West End Commercial Area.

- **Shopping Areas**

To the greatest extent possible, the required commercial square footage shall be contained in the Wimauma Village Downtown.

- **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 of at least 10-acres, 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**

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 the limits of the Wimauma Village Residential-2 category. The *designated receiving areas* shall be inside the Wimauma Village Residential-2 category *or* inside the Urban Service Area portion of the Wimauma Village Plan. 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.

2. Parks, Recreation, and Conservation – Protect and enhance Wimauma’s natural environment

- Implement the “Hillsborough County Greenways Master Plan” within the Wimauma Village Plan Area
- All new development must occur such that sensitive native habitats are protected to the greatest degree possible
- 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 50 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 acquire properties along the northern edge of Lake Wimauma
- Explore options to provide public access to Lake Wimauma from SR-674
- Allow and encourage the transfer of development rights from properties along the north edge of Lake Wimauma to other property within the Urban Service Area of the Wimauma Village Plan. If transferred within the designated downtown area, two times the existing development entitlements may be permitted
- 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

3. Wimauma Village Downtown Plan – Revitalize the Wimauma Village Downtown by developing a downtown master plan to enhance the appearance of the district, and promote business growth. The Working Committee defined the boundaries of the Wimauma Village Downtown Plan on February 20, 2006 as: Center Street to the north; Hillsborough Street to the south; Kenilworth Avenue on the west and the CSX Rail Road 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 Village Downtown Plan shall include:

- Planting trees, providing bike paths & pedestrian friendly development
- Creating an overlay district or special zoning district to implement the plan
- Maintaining the existing grid system
- Connecting development to the proposed Greenway system
- Encouraging alternative development patterns to the north of SR-674 to promote greater pedestrian interaction and reduce truck conflicts
- Encouraging the implementation of traffic calming and Florida-friendly landscape features in the Wimauma Village Downtown
- Maintaining the historic character
- An architectural theme for downtown
- Encouraging developments along SR-674 to adhere to “*Design Guidelines*” that include reduced building setbacks, courtyards, pedestrian friendly sidewalks, parking to the rear, accommodating parking spaces for larger than standard vehicles, etc

- Establishing a “*Lighting District*” with specific fixture styles
 - Sidewalks
4. **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 Village Downtown borders defined by the Working Committee on February 20, 2006)
 - Create a Light Industrial and Office district along SR-674, east of the CSX Rail Road corridor to the intersection of Balm-Wimauma Road
5. **Transportation** – Ensure a balanced transportation system that reflects the community’s character and provides for options including walking, bicycling and transit
- Improve SR-674 from the CSX Rail Road to US-301 as a 4-lane urban cross section within the existing right-of-way to the greatest extent possible
 - 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
 - Establish local bus service and connection to the Ruskin Bus Center
 - A minimum of fifty (50) 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 and provide bus shelters
 - 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
6. **Housing and Neighborhoods**
- Implement incentives to encourage affordable housing
 - Discourage gated subdivisions in order to foster an economically integrated community
 - Encourage housing to accommodate a diverse population and income level
 - Encourage mixed-use residential with commercial development along SR-674 within the Wimauma Village Downtown
 - Increase enforcement of the “*Housing Code*”

- Implement housing rehabilitation assistance to lower income home owners
 - Repair local streets within existing subdivisions
7. **Safety** – Create a safer environment for the Wimauma Community
- Locate more officers in the Wimauma Village Downtown area in order to provide greater presence/visibility of law enforcement. Relocate Sheriff’s Office to Wimauma Village Downtown
 - Construct sidewalks on both sides of SR-674 within the USA portion of Wimauma Village
 - Encourage the use of energy efficient street lights and down-lighting to preserve the rural character
 - Establish a street “*Lighting District*” throughout the USA portion of Wimauma Village
 - Discourage waivers to required sidewalks
 - Construct sidewalks in existing neighborhoods with priority given to neighborhoods closest to schools
8. **Education** – Improve educational opportunities at all levels
- Co-locate schools, parks, libraries and fire stations
 - Provide after school programs collocated with educational facilities
 - Support a community library in Wimauma that includes Spanish-language resources and historic data/material sections
 - Improve the existing facilities at Wimauma Elementary School
 - A new elementary, middle and high school will be needed to support the projected residential development of the area
 - Encourage community college level courses, adult education courses, and English for Speakers of Other Languages (ESOL) courses in Wimauma
 - Require applicants of re-zonings containing 50 or more residential units to consult with the “*School District of Hillsborough County*” regarding potential school sites
9. **Appearance** – Enhance the appearance of the Wimauma Village Community
- Strengthen enforcement of commercial building and housing codes within the community
 - Provide for beautification / Florida-friendly landscaping along all main thoroughfares in Wimauma Village Downtown
 - Establish a community initiated clean-up program coordinated with County Solid Waste Department

- Provide community gateways on SR-674 at US-301 and SR-674 and Balm-Wimauma Road

Note: See Future Land Use Element SECTION C – SPECIAL AREAS OF CONCERN, VI. LAND USE PLAN CATEGORIES and Definitions of the Future Land Use Element related to Wimauma Village Plan and Wimauma Village Residential-2 plan category.