Community Plan Update

Update to the existing Wimauma Community Plan 2007

Community Charrette and Outreach

Policy Recommendations, Updated Vision Plan, and Strategic Action Plan
Key Objectives:

- 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.

- 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.
Key Objectives:

- Maintain the diversity within the Wimauma community.
- 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).
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 (adapted from the National Equity Atlas).

RESILIENCE is Wimauma’s capacity to change, absorb shock and reorganize, in order to sustain community identity (adapted from: Folke, 2016).

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.
Wimauma’s population doubled from 2000-2019 (4,500 - 9,000)

Hillsborough County 2.0%
Wimauma 3.72%

% of population Hispanic or Latino
Hillsborough County 28.0%
Wimauma 76.1%

Housing Security/Burden:
“Housing is the cornerstone to stability, but it is also the most expensive item in most families’ budget. Without safe, affordable housing, families cannot maintain stability in other areas of life like school and work attendance, or access to health care and healthy food. They may also face long commutes to work, the inability to save for emergencies, and excessive stress.”

- www.unitedforalice.org/housing/introduction

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Total Housing Units 1-mile radius</th>
<th>Average Household Size</th>
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<td></td>
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<tr>
<td>Renter Occupied</td>
<td>636</td>
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</table>

Employment and Service Requirement of Existing Comprehensive Plan uses 2.71
**Equity Indicators:**

**Economic Vitality:** Is the economy growing in a way that is inclusive and sustainable? (Sample indicators: GDP and job growth, unemployment, wages, inequality, income growth)
- 25% of workers are over 55 years.
- Jobs to population ratio is 0.11 with 11 jobs for every 100 residents, compared to .44 in Hillsborough County.
- During the years in which Wimauma’s population doubled, data shows only 67 new jobs (2006 to 2017) in the Wimauma Community Plan Area.
- Jobs in agriculture have seen a significant decline since 2007. Job losses, from 817 to 213 jobs between 2007 and 2017. Assumption: losses from agriculture are not translating to other professions/opportunities. *WFL report*
- 58.2% of residents in Downtown Wimauma pay over 30% in gross rent compared to 52.1% of residents within a three mile radius of downtown pay over 30% in gross rent.

**Readiness:** Is the region ready for the future, with a skilled, prepared workforce; educated young population; and healthy residents? (Sample indicators: educational attainment in relation to job skills requirements in 2020, disconnected youth, overweight/obesity)
- 25% of jobs in Wimauma are held by individuals without a high school diploma.
- Job holders over 30 years old with a college degree or some college education are < 50%.
- Schools do not currently have ‘enough capacity, schools sites, or the proper roadway infrastructure to support the need for schools in these areas’.
- Limited English proficiency, adult education attainment, school poverty, education levels, absenteeism, capacity vs population of schools, distance traveled to schools, demographic breakdown of each elementary.

**Connectedness:** Can residents access the essential ingredients to live healthy and productive lives in their own neighborhoods, reach opportunities located throughout the region, and interact with other diverse residents? (Sample indicators: housing burden, vehicle access, neighborhood poverty)
- Inflow/Outflow jobs 823 employed in Wimauma, 100 (12.2%) of those jobs held by Wimauma residents. 94.2% of employed Wimauma residents worked outside of Wimauma in 2010. **5.8% of residents were living and working in Wimauma.** (CCASP, 2013)
- 54% of household income is spent on housing and transportation (H+T affordability index data).
- When compared to Hillsborough County, Wimauma has a higher proportion of residents carpooling (19%) or walking (6%), indicating limited but needed transit service.
67 new jobs (2006 to 2017) in Wimauma Community Plan Area

Job losses, from 817 to 213 jobs, between 2007 and 2017. Assumption: losses from agriculture are not translating to other professions/opportunities. *WFL report

2019 Household Income

Retail Spending per Household

Wimauma $12,385
County $18,600

The unemployment rate has remained unchanged since 2008 at 11% and the poverty rate has increased to 40% (SSASP, 2013)
Wimauma School Populations by Race (2019)

- Lennard High School (3,320 students)
- RCMA Leadership Academy (114 students)
- Shields Middle School (1,740 students)
- RCMA Wimauma Academy (219 students)
- Reddick Elementary School (898 students)
- Wimauma Elementary School (591 students)

Sumner High School - expected to open 2020

- Asian
- Black
- Hispanic
- Indian
- Multi
- White

Hillsborough County Capacity + Utilization with Concurrency Reservations 2020-2021

- 150%
- 82%
- 179%
- 122%
- 123%

Schools do not currently have 'enough capacity, schools sites, or the proper roadway infrastructure to support the need for schools in these areas'.

Connectedness

Average Housing + Transportation Costs % Income

- Housing
- Transportation
- Remaining Income

Transportation Costs
In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.

- $12,801 Annual Transportation Costs
- 1.80 Autos Per Household
- 21,422 Average Household VMT
Community Concerns: Isolation, congestion, dangerous for pedestrians, connectivity problems that make transit ineffective or impossible.

Community Concerns: Infrastructure that does not support business development.
WVR-2
The Wimauma Village Residential-2 zoning designation was designed to allow landowners to rezone (typically from agricultural to residential) under a set of specific conditions.

- The area occupies the furthest southeast corner of developed Hillsborough County.
- WVR-2 is outside of the urban service boundary - and requires developers to provide infrastructure that would otherwise not be provided by the County.
- Similar to the Residential Planned-2, this zoning was designed specifically to encourage developers to support the existing town center/village of Downtown Wimauma.

Challenges / Opportunities
- The WVR-2 has remained undeveloped until development pressure of recent years spread to this area.
Zoning

**Residential**
- R-2: 1-2 units/acre
- R-4: 1-4 units/acre
- R-6: 1-6 units/acre
- Multi-Family

**Open**
- N: Natural Preservation
- P/QP: Public/Quasi public

**Agriculture**
- A/M 1/20: Agricultural / Mining
- A/R 1/5: Agricultural / Rural

**Planned Development**
- RP-2: Planned Residential
- WVR-2: Wimauma Village Residential

**Commercial**
- OC-20: Office Commercial
- CMU-12: Commercial Mixed Use
- RCP: Research Corporate Park
- LI: Light Industrial
According to the 2014 SouthShore Areawide Systems Plan Update, the SSASP accounted for over 50% (5,572 units) of the total unincorporated County’s building permits in 2005, which largely continued even throughout the recession. Construction was mainly single family detached (SFD), single family attached (SFA) and mobile homes (MHI). This area issued a disproportionate amount of mobile home permits.

Transportation network shortcomings underscore current issues with sprawl and the burden of doubling the town’s population from 4,500 to 9,000 residents (2000-2019, WTL report). Over that time period Wimauma outpaced Hillsborough County with average 3.72% growth compared to 2.0%. This growth is due to large-scale suburban-density speculative developments (formerly classified as Developments of Regional Impact). The overwhelming trend within these new developments is the conversion of large agricultural tracts to miles of single-family homes with few community amenities and isolated street patterns.

### Land Use Changes Approved / Pending

- **Includes TECO Solar Farm**
- **Includes Conservation Land (ELAPP)**

### Existing Land Use

- **Vacant** (1948 ACRES)
- **Single Family / Mobile Home** (2,963 ACRES)
- **Agricultural** (6,956 ACRES)
- **Mining** (53 ACRES)
- **Light Commercial** (68 ACRES)
- **Mobile Home Park** (41 ACRES)
- **Multi-Family** (216 ACRES)
- **Not Classified** (641 ACRES)
- **Educational** (11.6 ACRES)
- **Natural** (17 ACRES)

### Population Growth

- **2000**
  - Households: 4,500
  - Population: 4,500

- **2019**
  - Households: 2,364
  - Population: 9,000

- **2024**
  - Households: 2,430
  - Population: 10,272

**Population Growth 2000-2019**

- Hillsborough County 2%
- Wimauma 3.72%

*Esri Business Analyst projected growth, courtesy WTL.
The downtown area has seen very little investment despite surrounding large-scale conversions of native or farmed land to neighborhoods with new infrastructure. Wimauma is challenged by the hollowing of its urban core as suburbs turn their backs both financially and physically to the downtown, as shown in the adjacent map of vacant land, underutilized properties, and mobile homes. 674, although adequate for some commercial uses and storefronts, cannot currently support the character of a small town main street. Factors such as traffic speed, lack of walkability, lack of additional opportunity for development lead to a reconsideration of where Mainstreet should develop.
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.
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 community which is safe and welcoming to residents and businesses with access to educational opportunities and healthcare.

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. 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.
A Little Town With a Lot
Community Wide Approach

Urban Design Framework

Mobility
The movement of people and goods is critical for quality of life, economic development, and resiliency in times of need. The infrastructure in and around Wimauma is not prepared for the kind of car-centric development that has and continues to grow throughout the area. Rather than widen the few existing right of ways, improvements should begin with a comprehensive approach to improving the existing street functions, connecting segregated private communities that impede transportation, developing safe and effective alternative travel options by way of foot, bicycle, and transit.

- Circulation
- Hierarchy
- Streets
- Trails / Bike Network
- Pedestrian Realm
- Transit

Form + Character
While providing families the chance to purchase their own homes, the nature of large planned developments are antithetical to the goals and vision of Wimauma’s community.

- Overall
- Zoning
- Infrastructure
- Scale (Parcels)
- Small Town
- Downtown Districts
- Mainstreet
- WVR-2
- Housing / Building Types

Environment + Open Space
The Wimauma vision can become a model for a county-wide green infrastructure and mobility system, paired with quality urban design, that can support the preservation of natural and agricultural areas. And a framework for community-wide benefits in which the quality of life for current residents is improved along with new developments.

- Conservation
- Parks + Recreation Fields
- Low Impact Design
- Agriculture
- Rain Gardens

Cultural Capital + Community
• Create a place to be and a gateway or welcome center to natural areas (branding).
• Schools
• Shared Resources
• Social
Policy Updates

Future Land Use Element

Residential Gross Density
- Incentive to increase for Affordable and Workforce Housing

Employment and Service Requirements
- Under review to update with the findings of the market study.
- Possible decrease in square footage as appropriate,
- Possibility of looking at other mechanisms to encourage/provide economic development/employment through developer contribution or both

Transfer of Development Rights
- Establish a “Receiving Zone” within the Urban Service Boundary and a priority zone within the Downtown Main Street Core

Land Development Code

WVR-2 LDC
Wimauma Downtown LDC
Urban to Rural Transect for Wimauma

The purpose and intent is to:

- Guide future development within the Wimauma Village Residential-2 on the Future Land Use Element of the Hillsborough County Comprehensive Plan to fit the Wimauma community vision.
- Provide direction to ensure that development of land designated WVR-2 is in accordance with the guiding principles of the Wimauma Community Plan.
- Clarify procedures for transferring development rights using TDR credits. This will allow continued rural uses of land within the designated sending zone by creating an incentive to transfer development rights to the Wimauma Downtown Receiving Zone.
- This overlay zone takes precedence if and where it conflicts with other portions of this code; however, must not conflict with Hillsborough Comprehensive Plan.
Mobility
Connectivity
New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network.
Mobility

Circulation

Complete Streets

can be designed for various classifications, but must consider context-sensitive approaches to serving diverse users and modes of transportation regardless of their age, ability, or mode of transportation. Performance measures include safety for pedestrians and capacity to move high volumes of traffic. Local streets should include traffic calming measures.
Mobility
Transportation
Hierarchy
Mobility
Main Street Example
Mobility

Neighborhood Street Example
Mobility

Greenway Example
Pedestrian Realm

“Walkable neighborhoods encourage a 10,000-step lifestyle.” - Dr. Richard Jackson in Designing Healthy Communities

The more destinations within walking distance, the more people can and will walk. This is important to the overall form of Wimauma. Utilizing the 5 minute walk, or ¼ mile walking radius, the plan establishes a more compact and complete community. Mixing housing, retail, and civic uses creates a mixed-use destination in Downtown Wimauma and draws nearby neighborhoods into the center through multimodal trails and bike networks.

The scale of the downtown blocks are not only ideal for walking, they highlight the “small town” character. Wimauma’s agricultural heritage and rural setting lend itself for natural scapes with a farm town feel.
Mobility

Transit
Form & Character

Wimauma’s rural landscapes nestled around a town center help to create a scale relative to a small town feel, like many old Florida towns founded along railroad stops.
Form & Character

Main Street Core
Downtown

Purpose: 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. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.
Form & Character

Main Street Core Scale

- A variety of uses are permitted in this zone.
- Residential uses permitted on 2nd and higher, above other uses.
- Office uses permitted on 2nd floor, above other uses.
- Small setbacks create a solid storefront along the street.
- 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.
## Form & Character

### Building and Lot Types

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<tr>
<th>Lot Types</th>
<th>Main Street Core</th>
<th>Downtown Center</th>
<th>Downtown Residential</th>
<th>Government District</th>
<th>Village Residential (WVR-2)</th>
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Form & Character

Wimauma Districts

Each district has different characteristics from natural resources, to agriculture, urban street grids, conservation areas (ELAPP), and developable land.
Form & Character

Government District/Civic Buildings in WVR-2

- Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities, and places of assembly.

- Building placement requirements for civic buildings vary by site. In general, civic buildings should be sited in locations of particular geometric importance, such as anchoring a major public space, or terminating a street vista.

- The civic building terminates the view of this street.

- The civic building anchors the green at a prominent corner.

- The civic building anchors the space from within the green.
Environment

Open Space and Parks

GOAL: Restore watershed quality from previous development and mining activities. Minimize impact of development on the natural surrounding and ecosystem functions.
While most of Wimauma is currently undeveloped, much of it is publicly inaccessible. Residents have expressed a desire for safe play areas and natural areas that families can utilize for recreation, specifically sports fields and shaded areas for outdoor gathering. New planned developments are required to construct open space, but this is generally not seen as a community-wide benefit. Dedicated space is a public good for healthy living, social cohesion, and community development. The development areas within the WVR-2 are required to maintain 40% as open space with 10% of that space located internal to new development as parks or trails. The remaining 30% is intended to be contiguous to preserve Wimauma’s rural character.

New schools and other civic buildings or properties can provide important community resources and amenities. Joint use agreements for outdoor recreation will make the most out of public and investments.
Environment

Open Space and Parks

Park spaces and plazas throughout Wimauma support both passive and active recreation for residents and visitors. These parks and recreational areas are part of the public realm strategy for Wimauma. As green spaces within the built and natural environments, they should be productive in storm water collection and filtration, and contribute as low-impact design (LID) for water management.

Lake Wimauma Point: The majority of land around the lake is privately owned. A small parcel of land on SR 674 is owned by Hillsborough County. Acquiring adjacent parcels which are also non-conforming would allow the County to maximize community opportunity for waterfront access. Providing public access along SR 674, where land is mostly unbuildable, is part of a larger recommendation to develop civic open space within Downtown Wimauma. Lake Wimauma Point is a community boardwalk which stretches out into Lake Wimauma across the street from the Market Paseo and is connected to the bike network via SR 674.
KEY INSIGHT

New and young farmers are interested in farming, but they often face barriers, including a lack of affordable farmland and access to capital. The HRC in Wimauma expressed that there are a number of farm workers interested in operating or owning farms in the Wimauma area, but that they do not have access or opportunity to do so.

FARM SIZE (CO-OP)

Less than five acres (2 ha)
- Farms can work leanly and be highly engaging for residents and communities
- Small farms require one to two full-time staff members (depending on production systems, the type of food produced, and amount of programming).
- They are typically more focused on education, experiences, and events with small-scale intensive production.

5 - 20 acres (2 to 8.1 ha)
- Such farms run much like a four- to five-acre (1.6 ha to 2 ha) farm, with more room for production and programming space.
- They require ten to 20 full-time staff members.

>20 acres (8.1 ha)
- Farms of this size require more mechanization but can operate with fewer staff members because of greater efficiency from use of machinery.
- They require about ten full-time staff with potential for one to five additional staff members if the farm includes intensive on-site programming.

Agricultural Easements

Owners of land are encouraged to initiate, continue, and expand agricultural uses including food production and forestry. Participation is optional and encouraged in the Transfer of Development Rights program which allows unused transferable development value to be moved to an eligible receiving site while allowing the owner to continue agricultural or conservation activities on the sending property (Section ——).
Examples of how agrihood farms are structured at different phases of a project:

- Developer owned and operated;
- Land trust ownership with nonprofit or for-profit farm management entity;
- Land trust ownership with lease or management agreement with farmer or farmers;
- Homeowners association-owned and operated by nonprofit or for-profit farm management entity;
- Public ownership and operated by nonprofit or for-profit farm management entity;
- Publicly owned and operated;
- Farmer-owned with operating agreement and ability to sell or transfer ownership or lease; and
- Nonprofit owned or leased with operating agreement and ability to sell or transfer ownership or lease.

Types of Agrihood Food-Production Spaces

- Community farms
- Demonstration farms
- Small-scale/accessible-scale farms
- Edible landscaping
- Vineyards
- Orchards/olive groves
- Community gardens (professionally managed or community managed)
- Rooftop farms
- Farms or gardens at churches, schools, public land, corporate campus, senior centers, and retreat centers
- Controlled-environment agriculture, such as greenhouses, warehouses, and shipping containers, and
- Land where homes cannot be built, such as utility easements
Schools are essential elements to community development and readiness. In 1974, 66% of all children walked or rode a bike to school. By 2000, that number dropped to 13%, and childhood obesity had skyrocketed (Dr. Richard Jackson, Design Healthy Communities). Studies have shown that walking and biking to school has increased children's concentration, improves mood and alertness, and enhances memory, creativity, and overall learning. Programs that promote safe routes to schools result in improvements to both academics and physical fitness. (Dr. Richard Jackson, Design Health Communities). For the children in Wimauma this is a key aspect to their readiness and future opportunity.

Wimauma Elementary School is located in Downtown Wimauma and will anchor the new Main Street. Residents have shared concerns about overcrowding and would like to create safe routes to school so that children can walk and bike to Wimauma Elementary and Reddick Elementary School which is located at the border of Downtown Wimauma.
Wimauma currently has 108 active businesses according to WTL.

For every $100 you spend at local businesses, $68 will stay in the community. Independent retailers return more than three times as much money per dollar of sales to the community in which they operate than chain competitors. Independent restaurants return more than two times as much money per dollar of sales than national restaurant chains. Small businesses employ 77 million Americans and accounted for 65% of all new jobs over the past 17 years.

**Local Character and Prosperity** - In increasingly homogenized places, communities that preserve their one-of-a-kind businesses and distinctive character have an economic advantage by extenuating local talent, culture, material, and history.

**Community Well-Being** - Locally owned businesses build strong communities by sustaining vibrant town centers, linking neighbors in a web of economic and social relationships.

**Entrepreneurship** - Entrepreneurship fuels America’s economic innovation and prosperity, and serves as a key means for families to move out of low-wage jobs and into the middle class.

**Environmental Sustainability** - Local stores help to sustain vibrant, compact, walkable communities which in turn are essential to reducing sprawl, automobile use, habitat loss, and air pollution.

**Product Diversity** – A multitude of small businesses, each selecting products based on their own interests and the needs of their local customers, guarantees a much broader range of product choices.

(source: ilsr.org)
Non-profit organizations provide both social and economic benefits to the communities they serve. These mission-driven organizations provide essential social investment and address a number of community issues. Wimauma’s organizations have been front line responders to some of the community’s most challenging issues including public health and healthcare, jobs training and business development, education, community development, civic engagement, and citizenship advocacy.

There are also a number of food banks and social services within Wimauma. There are many migrant workers within Wimauma associated with the agriculture industry. An official population count is unknown, but community non-profits have identified services which this population lacks including healthcare, adequate safe housing, banking, access to technology, economic opportunity, access to viable transportation, and access to education.
Wimauma Downtown Strategic Plan

- Walkable
- Mix of Uses
- Connection to Transit
- Bike Network
- Small Businesses / Local
- Small town feel with active local businesses and vibrant community spaces.
- Small scale buildings
- Compact setting along Main Street to support continuous storefront.
- Porch-like store fronts frame the street room.
- Create housing and mixed-use development that leverage the advantages of farm-adjacent locations.
- The number of farmers markets in the United States grew by 395 percent between 1994 and 2017.
- Many studies find as much as a 15 to 30 percent increase in the value of properties adjacent to parks and open spaces, which can include working farms and community gardens.
- Clustered development generally results in lower infrastructure capital expenditures and lower maintenance costs for local jurisdictions.
- Agrihoods can include clustered development around preserved farmland.
Wimauma Downtown Master Plan
Wimauma Downtown
Master Plan: Main Street (4th Street)
Wimauma Downtown
Rendering: Main Street (4th Street)
Wimauma Downtown
Master Plan: SR 674 at Main Street
The Market Paseo, at 8th Street, would serve as an urban pocket park with a paved pathway lined by shade trees. This passageway is part of the public realm and serves pedestrian activities. The Market Paseo can host community farmers markets and other gatherings.
The Paseo Central at Delia Street is a more formal paved plaza which can host daily activities and special community gatherings. The paseo borders the government district intended to cluster civic buildings and uses. This passageway and plaza serves an important part of the public realm in Downtown.
Wimauma Plaza del Sol: Former Train Station at Greenway Trail

Wimauma Plaza del Sol is designed as a floodable landscape and park space in the former train station location. Plaza del Sol sits between downtown Wimauma connecting the Main Street area with the Wimauma Greenway. It is easily accessible to residents living in downtown and the Lake Wimauma area, and to the new residential development planned for the WVR-2 area, and Shaded by trees with ample space for community events including concerts, presentations, and shows on the corner stage.
Wimauma Downtown Strategic Initiatives

**Strategic Initiatives:**
- Infrastructure
- Affordable Housing
- Mobility
- Economic Opportunity

**Strategic Plan Next Steps:**
- Additional Community Input
- Completed Market Study
- Completed Community Surveys
Questions?

Thank You

For more information contact:

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