

WIMAUMA DOWNTOWN REVITALIZATION ACTION PLAN

A COMMUNITY PLAN IMPLEMENTATION STRATEGY

Community & Infrastructure Planning Department

MAY | 2023



**Hillsborough
County Florida**

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Table of Contents

<i>Vision & Purpose</i>	4
<i>Goals of the Adopted Community Plan</i>	5
<i>Introduction</i>	6
<i>Wimauma’s Growth Potential & Fiscal Analysis</i>	8
<i>Wimauma’s Current Estimated Budget</i>	8
<i>County Expense and Revenue Per Acre by Land Use</i>	9
<i>Potential Futures: Growth Scenario</i>	10
<i>Implementation Resources</i>	11
<i>Neighborhood Revitalization Strategy Area (NRSA)</i>	11
<i>Community Benefits (WVR-2)</i>	11
<i>Community-Based Organizations</i>	13
<i>Hillsborough County’s Capital Improvement and Services Programming</i>	13
<i>Action Plan</i>	15
<i>Strategies, Actions, and Resources</i>	15
<i>Strategy 1: Create an Environment for Community Building</i>	17
<i>Strategy 2: Establish a Blueprint for Inclusion & Mitigating Gentrification</i>	20
<i>Strategy 3: Allocate Resources for Access to Infrastructure</i>	23

Vision & Purpose

The purpose of this document is to create an actionable implementation framework for the revitalization of Downtown Wimauma. This framework is intended to be used by Community organizations in Wimauma and Hillsborough County to direct the implementation of the Wimauma Village Community Plan. By outlining the first steps and associated resources, the document is intended to serve as the first iteration of a Wimauma Action Plan. It will be revised periodically to facilitate the ongoing protection and support of vulnerable citizens, infrastructure, and small businesses within Downtown Wimauma. The Action Plan should be interpreted to further the vision of the Wimauma community, which is:

"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 farmer's markets along a porch-like main street – a self-sustaining community which is safe and welcoming to residents and businesses with access to improved well-being, housing, and opportunity.

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. The anticipated outcome of this effort will be a shared vision of how physical conditions in the Wimauma Community could evolve in a more integrated manner. Additionally, the Community Plan is intended to serve as a strategic framework for public and private-sector investment tied to a specific vision, desired characteristics, and amenities, identified social capital, and set of guiding principles."

Goals of the Adopted Community Plan

The goals of the community, in order of priority, are:

1. *Enhance Wimauma's public realm and improve infrastructure.*
2. *Improve educational opportunities at all levels.*
3. *Revitalize the Wimauma Downtown by implementing the downtown master plan and overlay to enhance the appearance of the district, improve infrastructure, and promote business growth.*
4. *Provide opportunities for business growth and jobs in the Wimauma community.*
5. *Encourage affordable housing, diversify the population and income levels, and revitalize neighborhoods.*
6. *Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling, and transit.*
7. *Protect and enhance Wimauma's natural environment.*
8. *Create a safer environment for the Wimauma Community.*
9. *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.*

The adopted Wimauma Community Plan accompanies updates to the Land Development Code and the Livable Communities Element of Hillsborough County's Comprehensive Plan. The actions identified in the following pages support the Community's adopted goals, primarily goals one through eight. Actions have been vetted through a fiscal analysis to maximize the impact of dollars invested as they contribute to the County's bottom line and an equitable future for the community of downtown Wimauma.

Introduction

Wimauma is a rapidly growing community in southern Hillsborough County. With a recently updated Community Plan, the County is working to address community goals and needs, as underlined below. The Community Plan Boundary is generally east of US 301, west of the Urban Service Area, and centered on SR 674. The population of the Wimauma census designated place was 9,000 as of 2019 and is projected to grow to 13,000 in the next ten years.

The Annual Median Income (AMI) in Downtown Wimauma, outlined by the Downtown Overlay Districts in Exhibit 2, was between \$25,000 and \$34,000 in 2019. However, in the same year, AMI within a three-mile radius of downtown was \$50,000 to \$74,000 and \$62,951 in the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The U.S. Department of Housing and Urban Development (HUD) defines the income level for a family of four living in poverty as \$27,750 per year or lower. This indicates that the average household in Downtown Wimauma is living in poverty.

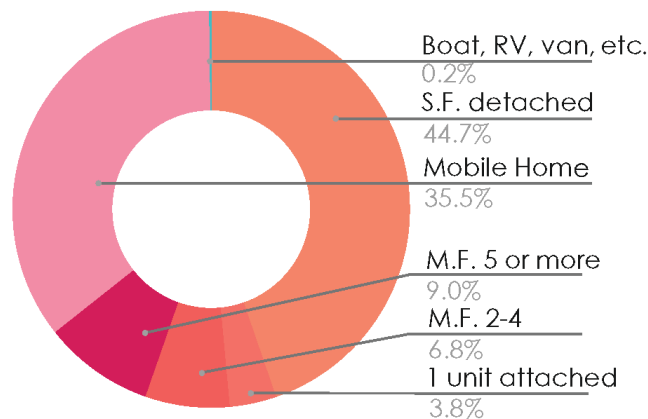


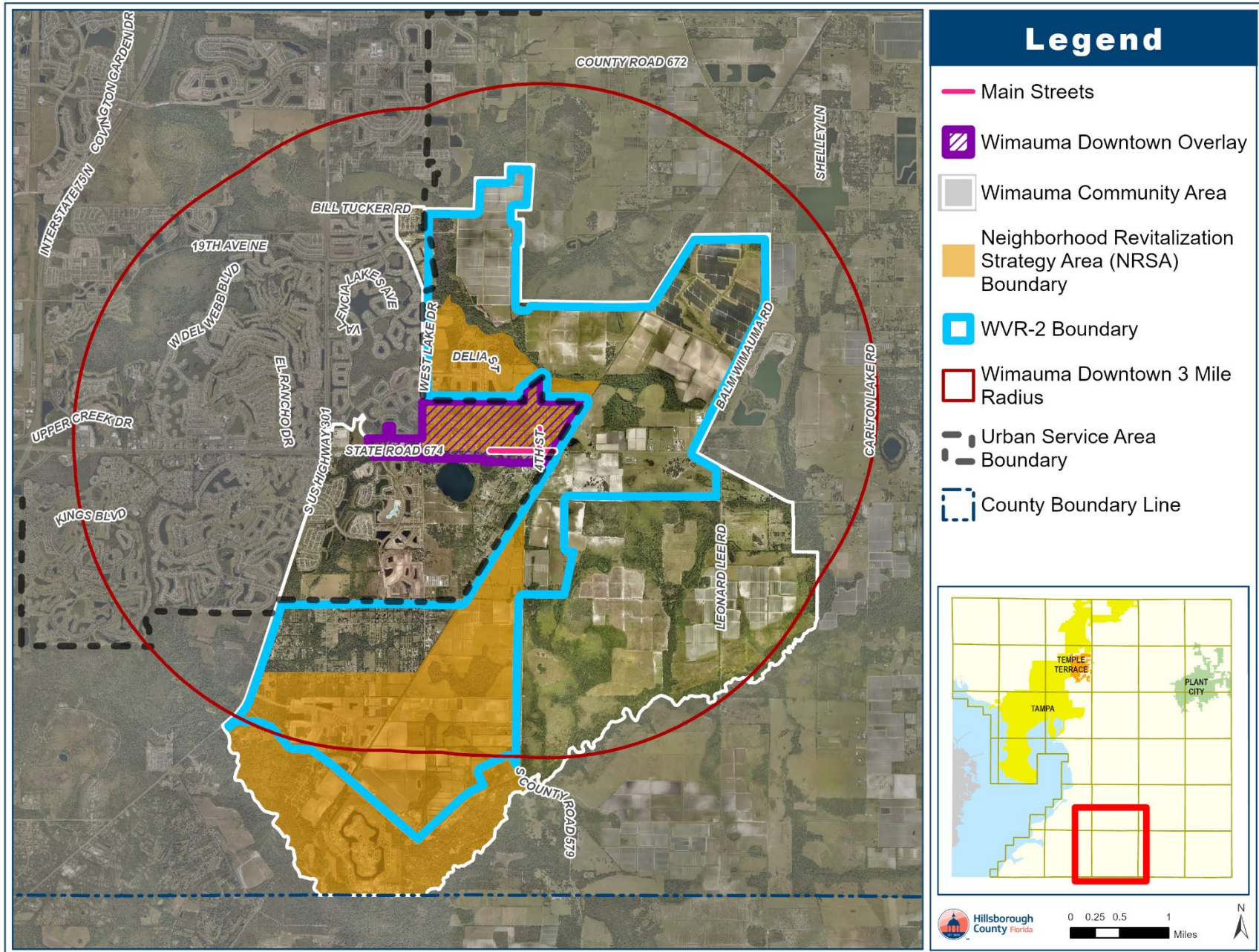
Exhibit 1: Wimauma Downtown Housing Types (Wimauma Community Plan)

Early demand for downtown retail growth will likely be driven by residents living outside of Downtown and in the new developments surrounding it. The projected retail demand for the next five years is 25,000 to 35,000 square feet.

Wimauma’s population doubled between 2007 and 2019, but during those years data shows only 67 new jobs (2006 to 2017) in the Wimauma Community Plan Area. As such, a vast majority of those living in Wimauma commute out for work, according to the 2019 US Census.

As shown in Exhibit 1, nearly 80% of homes in Downtown Wimauma are single family (44.7%) or mobile homes (35.5%) with only 16% of people living in multifamily housing. In Downtown Wimauma, only 398 out of 1155 housing units are owner occupied. 58.2% of renters in Downtown Wimauma spend over 30% of their gross income on rent compared to 52.1% of renters within a three-mile radius of downtown. The redevelopment of Downtown Wimauma could lead to upward pressure on rents. Revitalizing Downtown Wimauma increases the risk of displacing existing residents as many households live in poverty and in non-owner-occupied homes.

Approved Planned Developments (December 2022) project an additional estimated 3,500 residential units within the Wimauma Community Plan Boundary. Long-term capacity for Wimauma is estimated at 34,000 people, which could lead to significant demand for Main Street type uses, such as retail, multi-family residential, mixed-use, etc. Downtown Wimauma is located inside the Urban Service Area (USA). Outside of the USA, the zoning designation is predominantly Wimauma Village Residential-2 (WVR-2). WVR-2 plays a key role in utilizing the Transfer of Development Rights (TDR) Program.



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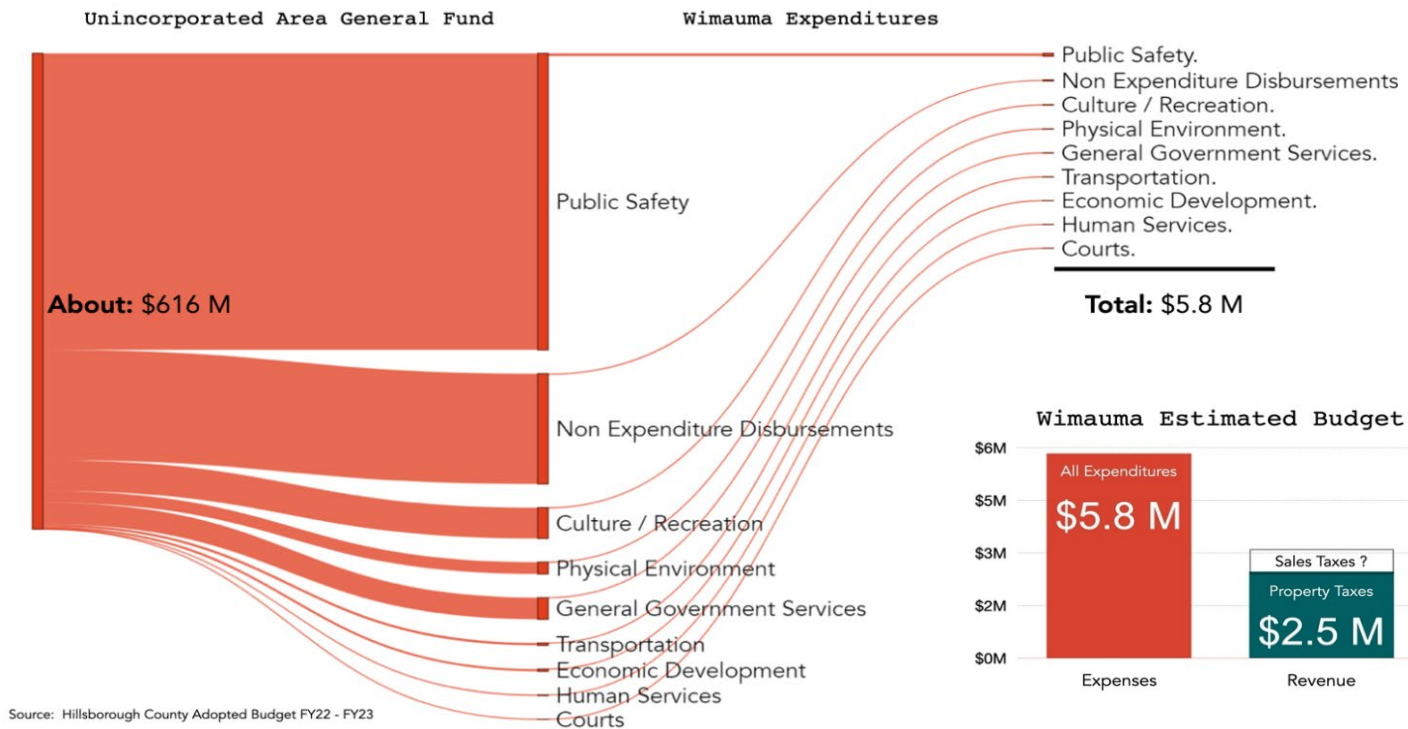
Wimauma's Growth Potential & Fiscal Analysis

The development of the Action Plan included an analysis by Urban3 of potential revenue generation and costs associated with various development patterns. Findings indicate that existing development trends will have lower revenues (tax base) than expenditures (community and infrastructure needs). To overcome the shortfall, downtown development will be best served by achieving the scale and density that is revenue positive.

WIMAUMA'S CURRENT ESTIMATED BUDGET

The unincorporated village of Wimauma does not have an operating budget. Wimauma community area receives funding for County services from the Unincorporated Area General Fund (UAGF). For the analysis, Urban3 created an estimated budget apportioning UAGF expenditures to Wimauma based on population and land area relative to the rest of unincorporated Hillsborough County.

Exhibit 3: Wimauma Estimated Budget

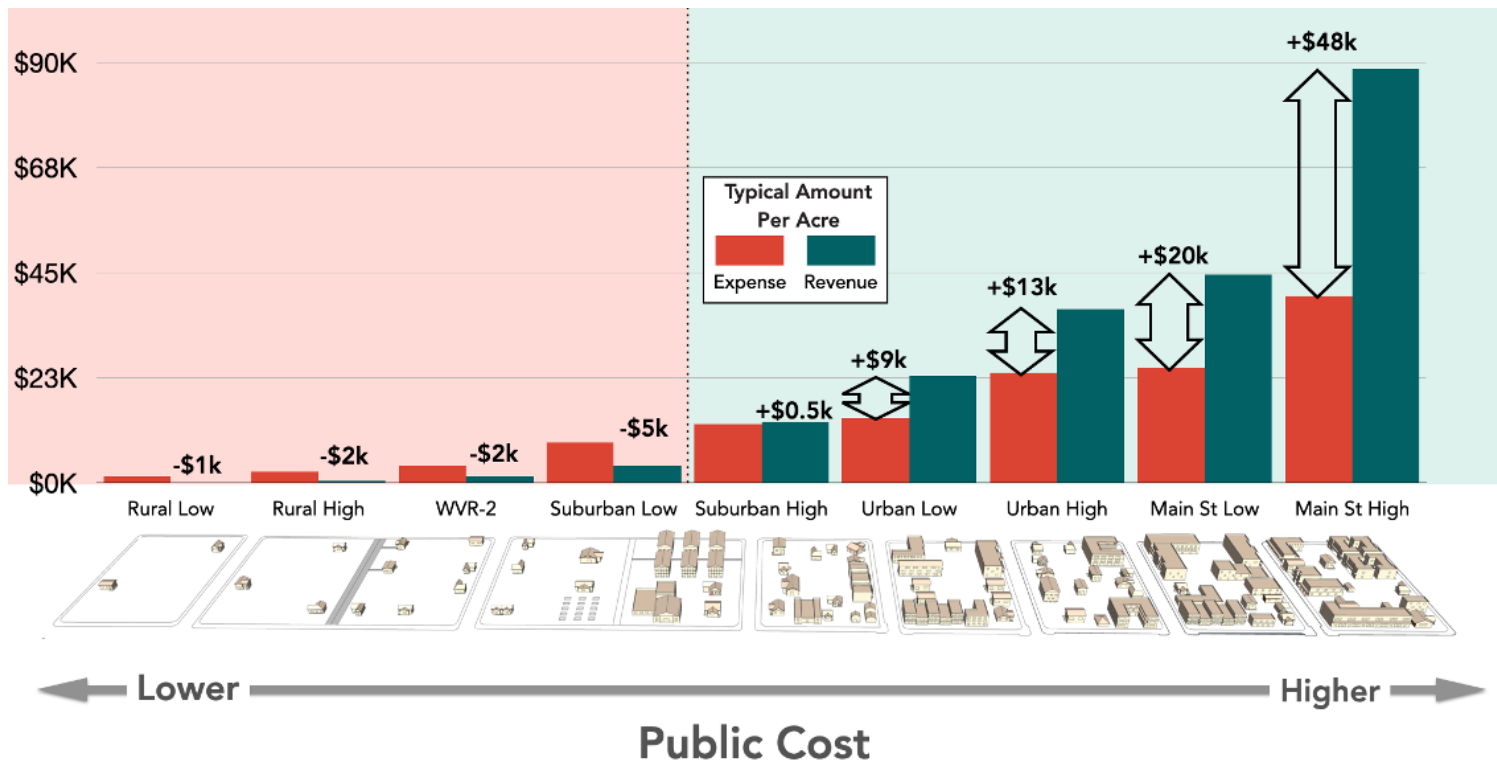


For estimated revenue, Wimauma’s total property tax yield was calculated using property tax assessment data. Even without proper sales tax figures, Wimauma, like most of unincorporated Hillsborough County, does not produce enough tax revenue to fund estimated expenditures. Exhibit 3 visualizes Wimauma’s portion of estimated expenditures derived from the Unincorporated Area General Fund (UAGF). After estimating expenditures and property tax revenue, the project team created a budget to provide a basis for the rest of the analysis.

COUNTY EXPENSE AND REVENUE PER ACRE BY LAND USE

A pattern emerges when considering future land use types and their associated expenses and revenues per acre. Shown in Exhibit 4, low-density and primarily residential uses are likely to produce very low costs and even lower revenue per acre. Revenues rise as development intensity increases. Importantly, at some point in between Suburban High and Urban Low, revenue growth outpaces expenses and creates a surplus budget.

Exhibit 4: Expense and Revenue Per Acre



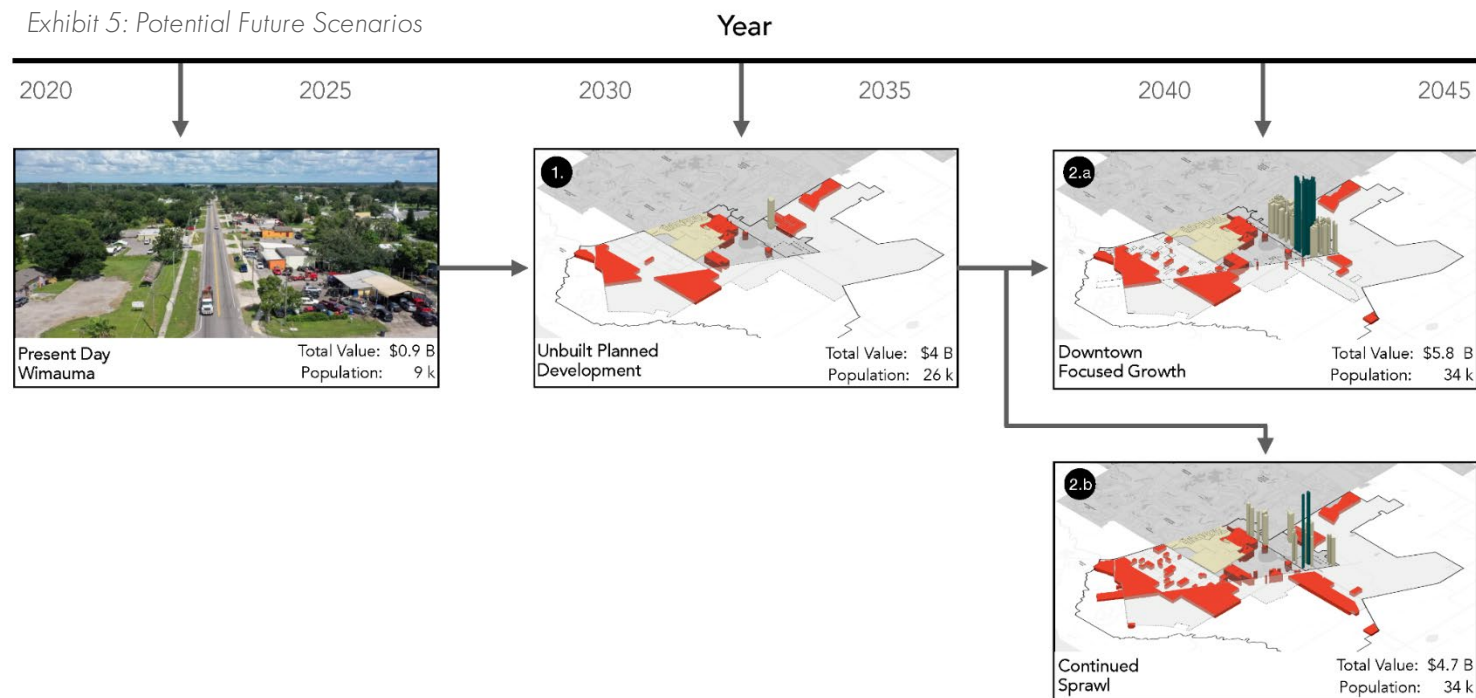
POTENTIAL FUTURES: GROWTH SCENARIO

Using Wimauma’s approved Future Land Use map, typical cost and revenue per acre (by land use) were used to predict Wimauma’s potential future growth scenarios. The first scenario modeled all the unbuilt planned development approved for Wimauma. This is expected to increase the Village’s total value (revenue) to \$4 billion, but the service and infrastructure demands generate more costs than revenue for the County.

Wimauma’s development paths range from continuing typical Suburban Low growth in the WVR-2 area to a more focused growth in the downtown core. Main Street style development, Urban Low to Main St High in Exhibit 4, can generate revenues exceeding costs per acre. Assuming the same

population growth to 34,000, a scenario with focused growth in the downtown has the potential to increase Wimauma’s value to \$5.8 billion, as shown in Exhibit 5. By utilizing Community Benefits and TDR as adopted in the Community Plan, Downtown Wimauma can achieve net positive contributions to the County’s operating budget while maintaining its Main Street character.

Implementing strategies for Downtown focused growth will require careful planning by County government and local organizations to prevent the displacement of low-income residents in the downtown core while creating a vibrant local economy.



Source: Urban3 Estimates

Implementation Resources

Great care has been taken to assure that each of the proposed actions in this document are reasonable and are associated with existing decision-making units, resources, and leadership. The following paragraphs include a sampling of potential resources.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

Hillsborough County designated eight areas in the County as Neighborhood Revitalization Strategy Areas (NRSA) as part of the 2021-2025 Consolidated Plan. NRSA's are areas within a community that are targeted for comprehensive revitalization efforts, intended to improve the overall quality of life for residents and to enhance the economic vitality of the community. The majority of Downtown Wimauma is within one such designated NRSA which is highlighted on the following page in Exhibit 6.

COMMUNITY BENEFITS (WVR-2)

The WVR-2 standards in the Land Development Code require developers to provide community benefits to maximize buildable density. These benefits should be leveraged to maximize the resources dedicated to revitalizing Downtown Wimauma.

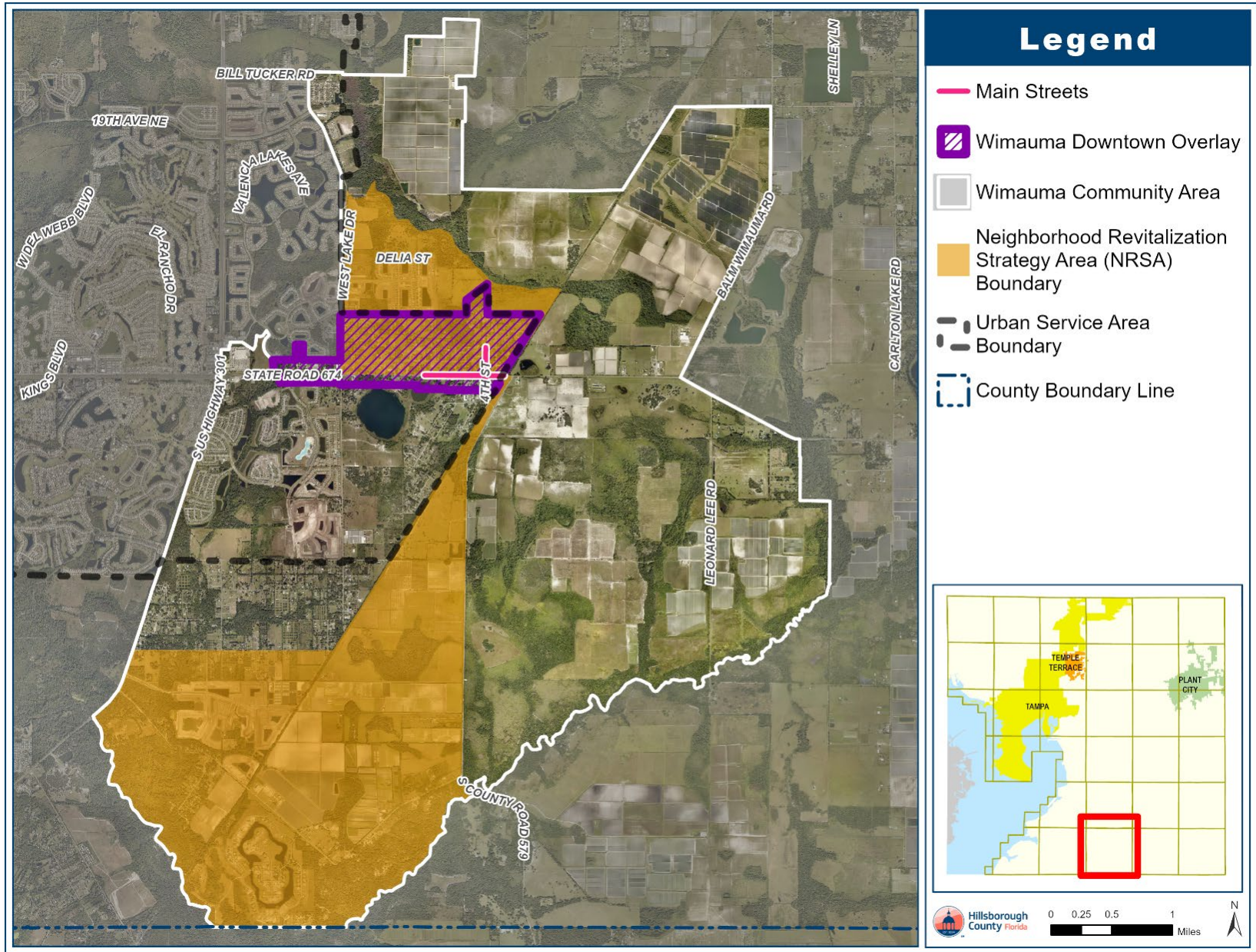
Possible Community Benefits for Downtown Revitalization:

- Construction of new non-residential use in the Downtown Main Street Core District or Downtown East District of the Downtown Wimauma Overlay Districts, shown in Exhibit 8. There is a requirement of 42 sq. ft. per household of additional non-residential development and shall be based on 30% total unit count or 3,000 square feet, whichever is larger.

- Direct or indirect contribution towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element (LCE). This may include economic development, transit access, increased affordable housing, greater internet access, and/or other contributions.
- Transfer of Development Rights: Transfer a minimum of 10% of the maximum permitted density of a proposed Wimauma Village Neighborhood to the Downtown Receiving Zone within the Wimauma Downtown Overlay per LDC Section 3.24.11. and/or other TDR Receiving Areas as defined by Hillsborough County and the Comprehensive Plan. Lands transferred may not contribute to the 40% open space requirement.

These community benefits are linked to the action plan goals contained herein. This linkage will facilitate the leveraging of developer contributions to achieve the revitalization of Downtown Wimauma.

Exhibit 6: Wimauma Community Area



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COMMUNITY-BASED ORGANIZATIONS

There are several community-based organizations currently providing a variety of services to the community. These organizations provide services like digital literacy training, job training, micro loans, small business startup assistance, employment support, access to healthcare, and other complementary services. These mission driven organizations provide a social and economic net to address several 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. Leveraging this vital resource is pivotal to the success of the action plan.

HILLSBOROUGH COUNTY'S CAPITAL IMPROVEMENT AND SERVICES PROGRAMMING

The Capital Improvement Program (CIP) covers investments in facilities and infrastructure adopted by the Board of County Commissioners. Projects address the system needs for improvement, expansion, maintenance, rehabilitation, and renewal. Examples include the construction of transportation, stormwater, water, wastewater projects, along with buildings like fire stations, libraries, and recreation centers.

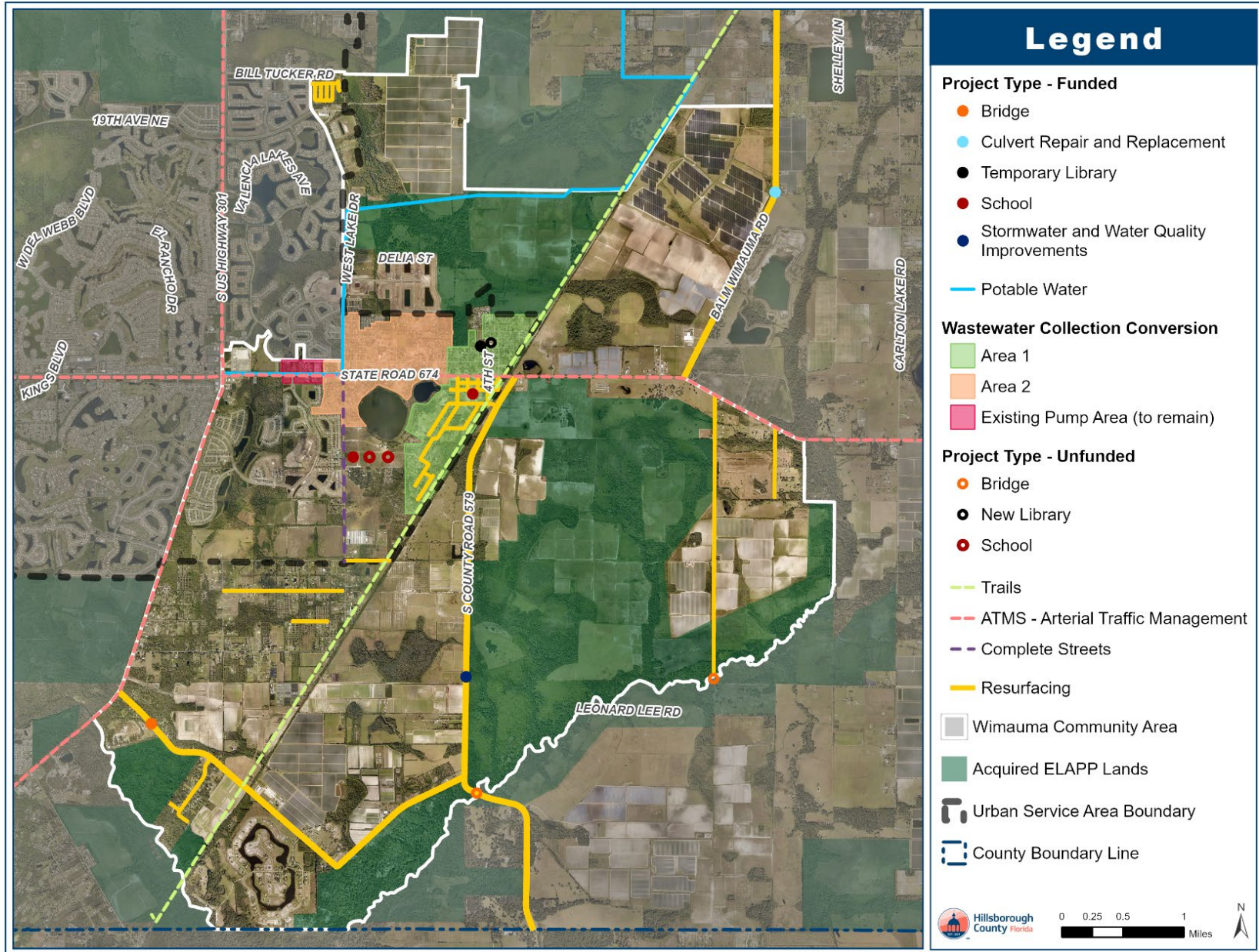
Policy 03.02.02.00

Policy for Capital Budget and Capital Improvement Program - defines requirements for projects included in the Capital Budget and Capital Improvement Program. Under the policy, a capital project is defined as a set of activities meeting one or more of the following criteria:

- Delivery of a distinct capital asset or improvement to an existing capital asset which will become an asset of Hillsborough County and be recorded on the financial records of the County as a capital asset under generally accepted accounting principles and applicable State statutes.
- Any contribution by Hillsborough County to other governmental or not-for-profit entities to deliver a capital improvement. In situations where the improvement is not or will not become an asset of the County, it will be included in the Capital Improvement Program as a contribution for tracking purposes.
- Any project or equipment funded from the Community Investment Tax (CIT).
- Any engineering study or master plan needed for the delivery of a capital project.
- Any major repair, renovation, or replacement that extends the useful operational life by at least five years or expands the capacity of an existing facility.

There are several projects currently underway and capital improvements that are needed in the community shown in Exhibit 7. Among them include the Wastewater Collection Conversion and the Temporary Library, which the community is eager to see underway.

Exhibit 7: Wimauma Capital Improvements



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Action Plan

The Action Plan focuses on four districts in Downtown Wimauma - the Main Street Core (E), the Government District (A), Downtown Center (B), and the TDR Receiving Zone (F) as shown in Exhibit 8. Downtown Wimauma is characterized by single family homes, mobile homes, and vacant residential properties. The few businesses and commercial buildings are located predominantly along SR 674. The Main Street Core (E) consists of 4th Street and portions of SR 674. The large, underutilized, County-owned property on the northern end of 4th Street is a valuable opportunity for implementing the Plan. The Main Street portion of SR 674 is anchored by the post office on the west and the TECO corridor on the east. SR 674 contains most of the area's commercial establishments, while the 4th Street portion of Main Street is currently predominantly residential. There are vacant residential properties throughout Downtown Wimauma, and within the portions of Downtown Wimauma designated as a NRSA.

The revitalization of Downtown Wimauma will likely begin with the continued introduction of businesses on SR 674. 4th Street will likely follow, and this will potentially lead to increased rent pressure on renters near the revitalized streets. There are currently 152 out of 288 homes within ½ a mile of 4th Street that are renter occupied. To increase and preserve the supply of quality affordable and workforce housing, the Board of County Commissioners adopted the Neighborhood Revitalization Strategy Area

(NRSA) and associated strategies with a timeline for implementation. This program is administered by Hillsborough County Affordable Housing Department and hence those plans and strategies are not repeated as action items.

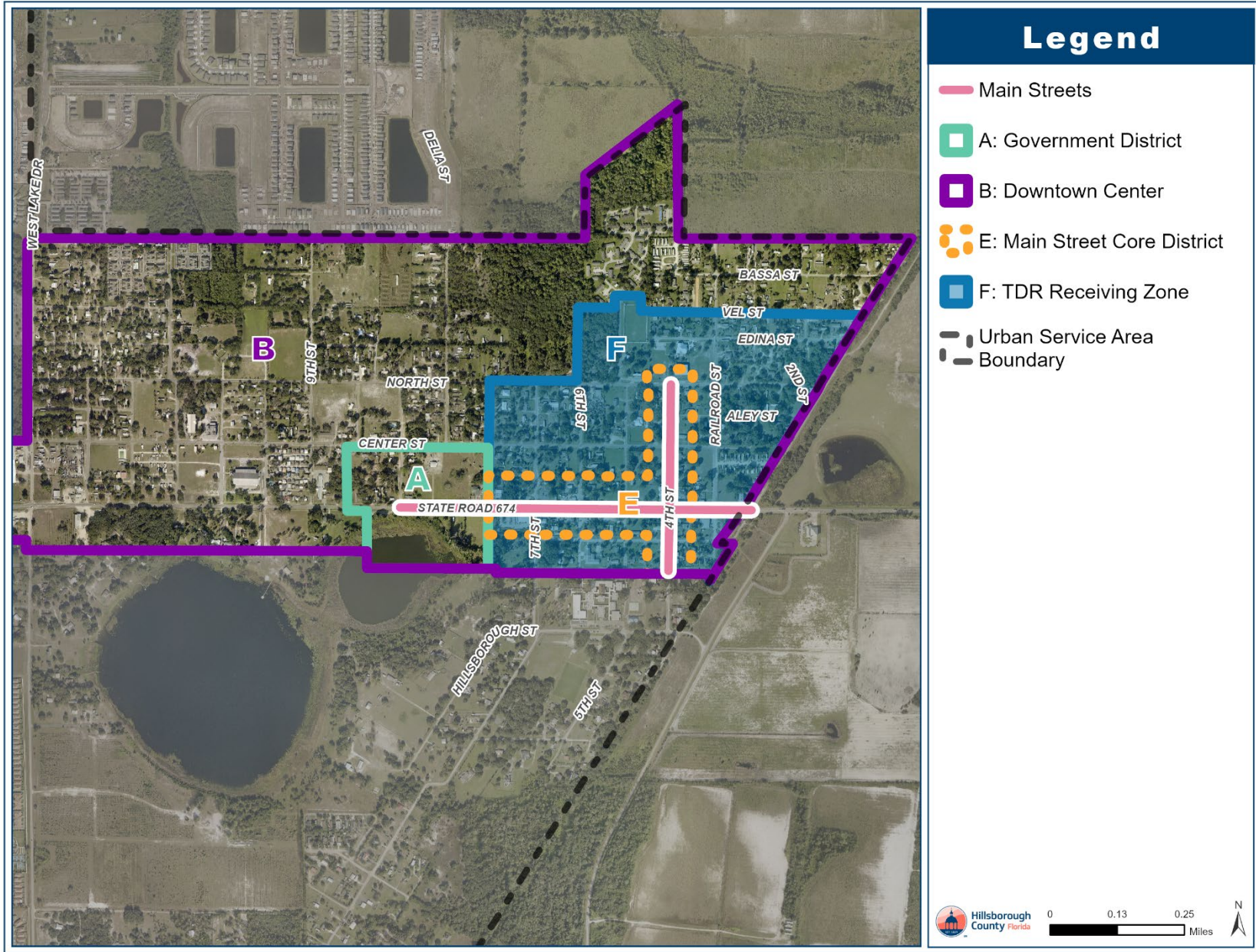
The strategies in this document recognize the realities of redevelopment and focus on the equity issues arising from increasing land values associated with successful downtown revitalization. Much of this Action Plan is focused on putting the existing residents of Wimauma in a position to be protected and to succeed with the forthcoming downtown revitalization.

STRATEGIES, ACTIONS, AND RESOURCES

This section lists the strategies and actions needed to put Downtown Wimauma on course to revitalization. Short term demand for Main Street (as described in the community plan) business will be limited, so this strategic action plan will focus on putting the community in a place to equitably revitalize Downtown Wimauma as that demand materializes. Some actions clearly cannot be followed without first completing others. However, in general, the order of actions pursued is not significant unless it is mentioned in the action itself. Frequently, when pursuing grants or other funding opportunities, a linkage to a Plan is needed. Each of these actions align with Community Plan goals. There are three broad strategies for this plan, in order of importance they include:




Exhibit 8: Wimauma Revitalization Focus Areas (Planning Commission, Adopted 2021)




Legend

- Main Streets
- A: Government District
- B: Downtown Center
- E: Main Street Core District
- F: TDR Receiving Zone
- Urban Service Area
- Boundary



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Strategy 1: Create an Environment for Community Building

Successful implementation of the Wimauma Community Plan and Action Plan will depend on the coordinated efforts of the County and community organizations. Non-governmental organizations should have the capacity and resources to partner with federal, state, and local governments to deliver much needed physical, cultural, civic, and humanitarian services to current and future residents of Wimauma. Hillsborough County is committed to doing its part to foster capacity building from within the community.

Action 1.1: Establish a Temporary Library at the Existing Senior Center Building (12-18 months)

Implement a temporary library, while planning to build a new library. This will provide the Wimauma community with much needed and desired access to technology, internet, computers, resources, and language classes. The temporary library, located on county-owned property, will be a low to medium investment with a high impact and satisfy a great need.

Implementation Resources:

- **Partnerships:** Hillsborough County Public Library Cooperative (HCPLC), Hillsborough County Senior Center, Hillsborough County Parks & Recreation
- **Community Benefit Requirements Leveraged:** Potential developer contributions to downtown development and infrastructure per the LDC for the WVR-2

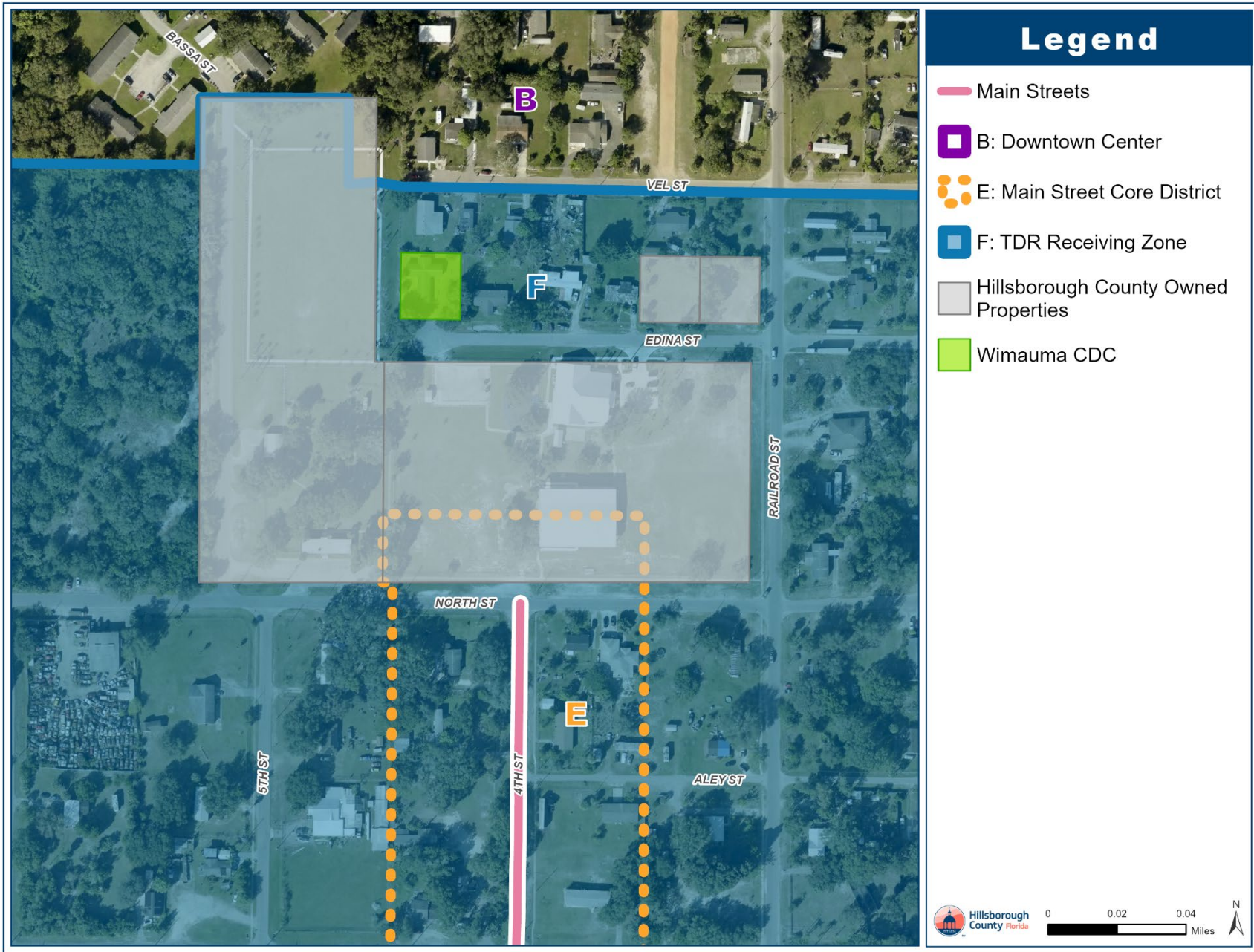
Action 1.2: Develop Civic Space for Capacity Building (12 - 24 months)

Develop a master plan for Bethune Park and the County-owned property (existing senior center) at the northern terminus of 4th Street, as shown in Exhibit 9. Development may include a welcome center, a permanent library and space for cultural displays and activities, along with office and flex space. The civic incubator will give community groups a place to grow and better coordinate their efforts. The built form will reflect the Wimauma Downtown Overlay as adopted in the Land Development Code. Programming and form will contribute to 4th Street (Main Street) as an anchor, catalyst, and destination.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), Community Organizations
- **Community Benefit Requirements Leveraged:** Potential developer contributions to downtown development and infrastructure per the LDC for the WVR-2

Exhibit 9: County Owned Properties



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Action 1.3: Implement Safety Improvements – Starting with Crosswalks across SR 674 (6 - 12 months)

Crossings across SR 674 should first be prioritized at 4th Street, highlighted in Exhibit 10. Then followed by crossings at SR 674 and 7th Street, Maggie Street, and West Lake Drive. The entire study area lies within the Urban Service Area and has no crosswalks that cross SR 674. Crosswalk safety improvements at 4th Street would allow for children to safely cross SR 674 to get to and from Wimauma Elementary School (located just south of SR 674) and the Boys and Girls Club (north of SR 674). Providing a safe way for children to walk to school will save lives and reduce school-related congestion. Crossings should be well-marked and provide flashing beacons to notify drivers of pedestrians, where warranted. Future crossings will be

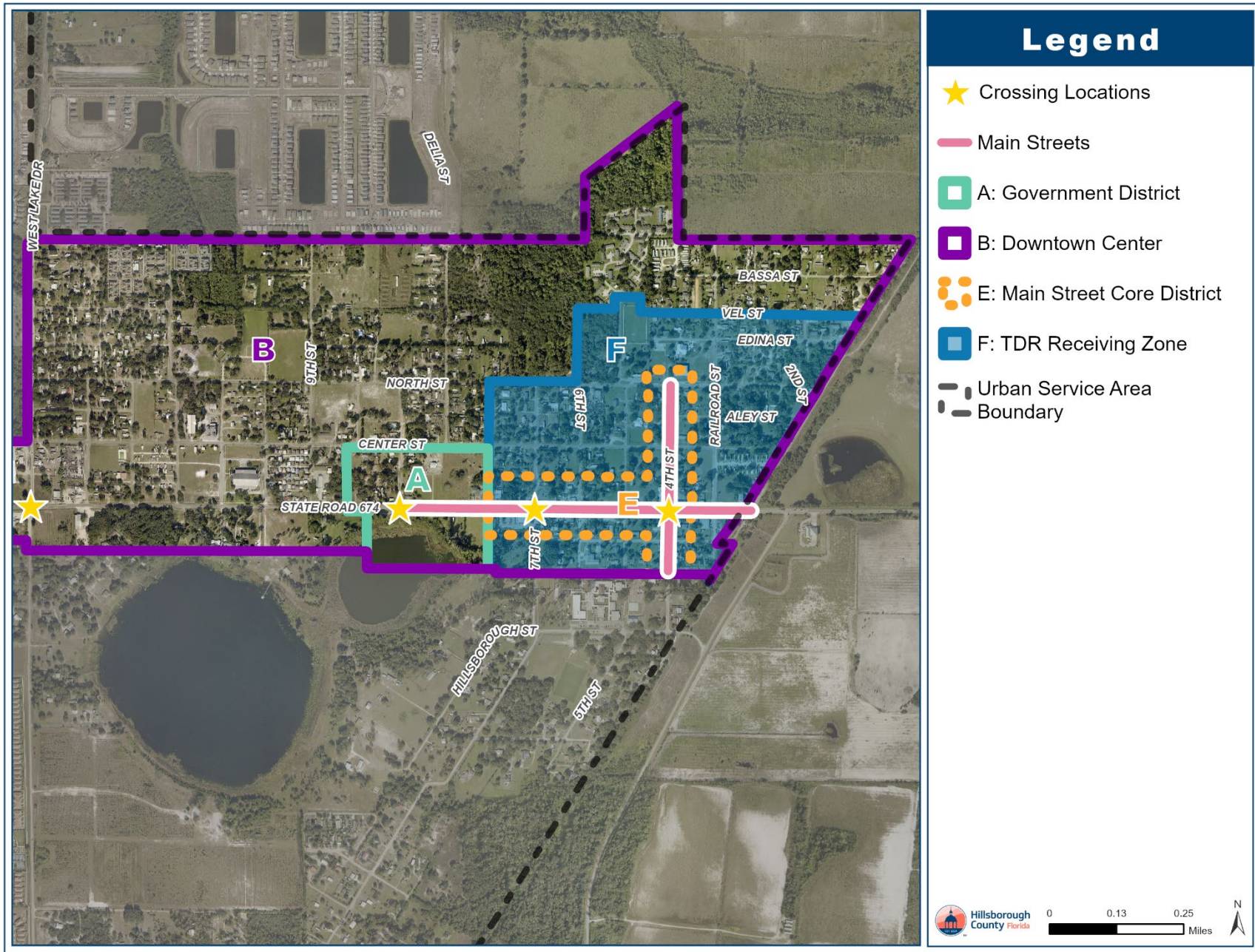
necessary as development continues and should be located no more than half a mile apart.

The Florida Department of Transportation (FDOT) has already assigned a team, begun coordinating with the County and the Community, and conducted site visits. Initial crosswalk recommendations have been made and implementation will soon follow. Future pedestrian safety and mobility improvements should be earmarked to be ready for future developer contributions.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), FDOT District 7
- **Community Benefit Requirements Leveraged:** not applicable

Exhibit 10: Pedestrian Crossing Along SR 674



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Strategy 2: Establish a Blueprint for Inclusion & Mitigating Gentrification

The 2022 Hillsborough County Community Equity Profile found that Wimauma has high concentrations of ‘underserved’ populations, otherwise described as minority communities that continue to live with the externalized costs of various capital improvements. Wimauma has experienced significant levels of disinvestment in public facilities, including deferred road maintenance and limited water and sewer infrastructure, which has severely limited the evolution of its historic downtown core. Rectifying this history may, if no stabilizing measures are taken, lead to financial stress for many of downtown’s existing residents. The following actions will begin to address the safety and economic well-being of existing downtown community members.

According to the Comprehensive Housing Affordability Strategy (CHAS), 38.3% of residents within the Wimauma Census Designated Place (CDP) are experiencing housing cost burden (34.1% of renters and 18.7% of owners pay more than 30% of their wages on housing costs). Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the “CHAS” data, demonstrate the extent of housing problems and housing needs, particularly for low-income households. These statistics were sourced from the 2012-2016 dataset.

Action 2.1: Request for Proposal (RFP) for Mixed-Use Development that Includes Mixed Income Housing and Ground Floor Clinic/Childcare, etc. (24 -36 months)

Increase affordable housing options in Wimauma by utilizing county-owned property to develop a multi-family, mixed-use building which would include facilities such as early childhood care facility and health clinic on the ground floor. Affordable Housing will solicit a Request for Proposal in accordance with the goals and priorities identified in the 2021-2025 Consolidated Plan. All land and funding opportunities are competitive and deployed through the County’s Procurement Services department. Any entity that desires to do business with the County should register for the Procurement Services Supplier Oracle Cloud-based system at www.hcflgov.net/vendors. The project should reflect Community Goals as adopted and benefit from the stacking/density bonuses written into the adopted Land Development Code.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), local builders, developers, Community Organizations, and other non-profit agencies
- **Community Benefit Requirements Leveraged:** Benefit that directly or indirectly contributes towards furthering a defined goal within the Wimauma Community Plan

Action 2.2: Dedicate Public Space for Near-Term Incubator (0-6 months)

Utilize county-owned right-of-way for civic infrastructure or weekend public space/market focused on local businesses. Weekend markets provide the opportunity to test multi-benefit public space that would serve multiple community goals without the costly and time-consuming construction of a permanent building. The marketplace will provide a starter space for entrepreneurs to grow and scale up in size. The action requires low investment (no land or building costs, hire or partner with a community business coordinator to organize and rent out spaces for markets) with potentially high impact (social capital, community engagement, business incubator). Potentially utilizing 4th street and adjacent properties owned by Hillsborough County (as shown in Exhibit 10). Marketplaces like this typically need a facilitator to recruit and organize participants and to advertise the events. Existing organizations in the community would be candidates for this - with support from County departments.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), local businesses, and Community Organizations
- **Community Benefit Requirements Leveraged:** Potential developer contributions to downtown development and infrastructure per the LDC for the WVR-2

Action 2.3: Build and Operate a Business Incubator to Support Entrepreneurs (24 - 36 months)

An incubator supports business development and job growth, educational partnerships, and agricultural opportunities. Support local entrepreneurs and organizations that are motivated and organized, facing insurmountable infrastructure barriers. Wimauma lacks usable buildingspace. An incubator that supports local growth and financial opportunity should be in the Downtown Center, Government Center, or Main Street. The business and civic incubators could be co-located, but further study needs to be done regarding the programmatic and physical needs of each. Training programs, such as early childhood care and catering, are currently available and provided to the community. Program participants and facilitators report that available building options are insufficient and that the high cost of accounting for missing infrastructure is a deterrent. The County will work to support the development of a sustainable operational framework – in which community organizations have the resources that they need to develop and oversee the long-term management of an incubator.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), Florida Community Loan Fund, Community Organizations
- **Community Benefit Requirements Leveraged:** Potential developer contributions to downtown development and infrastructure per the LDC for the WVR-2

Strategy 3: Allocate Resources for Access to Infrastructure

The budget, as demonstrated in Urban3's analysis, will have more spending power depending on where the projects are located and how densely investments are clustered. The community of Wimauma will be the recipient of several forthcoming CIP investments, which have been considered in the following actions.

Action 3.1: Establish a TDR Bank (12 - 24 months)

Create a TDR bank to facilitate the transfer of development rights between willing sellers and willing buyers. A TDR bank will provide a marketplace for potential buyers and sellers of development rights, which will facilitate the kind of density that is fiscally responsible for providing services. For further information, refer to the Wimauma Community Plan. The online marketplace may be modeled after the impact fee credit buyback program and administered by County staff.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), development industry (landowners, developers, legal counsel)
- **Community Benefit Requirements Leveraged:** None

Action 3.2: Increase Density and Protect Community Scale (24 - 36 months)

Change the Future Land Use on properties fronting 4th Street north of SR 674 from Residential - 6 to Residential – 9. Overlay conditions, as adopted in the most recent LDC update, will still apply. The form-based code included in the Downtown Wimauma overlay is designed to promote community-centric design and density. The current future land use designation of Residential-6 does not support the development pattern that the community aims to maintain or that the County can afford to maintain. The Wimauma Budget Analysis echoes the LDC by recommending 0.5 FAR with a mix of residential, commercial, and civic development. By doing this, the county hopes to avoid the time consuming and costly rezoning (Planned Development process) that acts as a disincentive to developing in the downtown. The County will implement the Wimauma Downtown Overlay, including an education campaign about the benefits to TDR and density increases for affordable housing. The education campaign will help landowners streamline permitting and entitlement.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments), Hillsborough County City-County Planning Commission, Wimauma Community Organizations, and citizens
- **Community Benefit Requirements Leveraged:** None

Action 3.3: Septic-to-Sewer – Ongoing System Upgrades and Economic Development Program for Small Business Hook-Up Assistance (12 - 36 months)

Create an Economic Development Program to assist existing community members in the final step of connecting to new infrastructure and mitigating older systems (septic). The County will continue to work to secure funding and programming to support the final cost of connecting individual properties/clients to the main system. The fee is typically the responsibility of the property/business owner but alleviating these costs will greatly assist in revitalization efforts. Continuing to invest in systemwide sewer upgrades, while coordinating assistance/incentives for low-to-moderate income (LMI) households and small businesses, will perform as a catalyst that affects every other objective/goal of community growth and stabilization. Sewer and water are needed for commercial development including small businesses in the downtown area of Wimauma and for multi-family housing development. This is basic infrastructure that the County is working to provide countywide. Without assistance, community members may not be able to access or benefit from newly implemented infrastructure. Education and outreach are critical components of assistance programs, providing an essential and feasible component to neighborhood stabilization for small businesses and low-income homeowners.

Implementing Resources:

- **Partnerships:** Hillsborough County (multiple departments). Look for programs like the Southwest Florida Water Management District (SWFWMD) Florida State Department of Environmental Protection (DEP) Septic Upgrade Incentive Program for remediation of site and Federal grants to establish Florida State Wastewater Grant Program
- **Community Benefit Requirements Leveraged:** Potential developer contributions to downtown development and infrastructure

Action 3.4: Transform SR 674 into a Complete Street from East of Edina Street to West of Sheffield Street (24 - 36 months)

Make improvements to SR 674 consistent with the community plan. SR 674, from east of Edina Street to west of Sheffield Street, is a main street in the Wimauma Community Plan. Any improvements to the road should be designed with the future main street building orientation and associated increased pedestrian activity in mind. FDOT has already allocated resources to the design of the road and should begin the study with the community and Hillsborough County's input in 2023. Continued coordination among FDOT, Hillsborough County, and the community will lead to a design that is widely accepted and can be supported for funding through multiple eligible agencies.

Implementing Resources:

- **Partnerships:** FDOT, Hillsborough County (multiple departments), Community Organizations
- **Community Benefit Requirements Leveraged:** potential developer contributions to downtown development and infrastructure

Action 3.5: Install Sidewalks and Street Lighting on 4th Street (Main Street) (36-60 months)

Design and implement the transformation of 4th Street, defined by Main Street characteristics (making way for local business) that account for multiple types of users and facilitates reinvestment in Downtown Wimauma. After installation of the sewer system, resurfacing and repairs to the road will be necessary. The County will plan for this and be prepared to implement changes at that time.

Implementing Resources

- **Partnerships:** Hillsborough County (multiple departments)
- **Community Benefit Requirements Leveraged:** potential developer contributions to downtown development and infrastructure