

## Cultural/Historic Objective

~~Looking forward into the future, the~~The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. Promote Sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. ~~The area enjoys a healthy, thriving economy that is the foundation for continued community progress. SouthShore is a highly desirable place to live, work and do business because of its well-educated workforce and high quality of life.~~
  - a. ~~Cultural and historical protection strategies~~—Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.
    - a.i. Support and assist Hillsborough Community College's SouthShore local history project
  - b. Encourage and support the preservation of areas of archaeological, cultural and/or historical significance as shown on the SouthShore Historical Resources Inventory map.
  - c. Encourage and support the identification and preservation of significant older structures such as houses, outbuildings, bridges, and fences to retain a sense of identity, visual beauty, and history.
  - d. Support communities and neighborhoods in preserving and revitalizing downtown centers using economic development and historic resource incentives whenever possible.
  - e. Assist the Historic Preservation Board, historical societies, museums, and other preservation organizations in SouthShore in their public education and preservation efforts.
  - f. Continue to support and preserve the agricultural activities that have historically been an important part of SouthShore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resource base. ~~Identify and implement incentive-based program(s) to provide for the continued use of viable agricultural lands and discourage the premature conversion of agricultural land to non-agricultural use.~~
  - f.—Develop and support agricultural tourism and education activities as way of promoting the unique character of SouthShore

g. Support aquaculture and agri-businesses services and facilities, such as equipment sales and service, research, facilities, nurseries and greenhouses, packinghouses, and fertilizer services.

~~g.~~

h. Recognize that the State of Florida has adopted the “Florida Right to Farm Act” (F.S. 823.14) limiting the circumstances under which agricultural operations may be deemed a nuisance When new development is proposed adjacent to or near active agricultural operations.

2. ~~Eco-Tourism Strategies~~—Utilize the environmental features of SouthShore as assets that attract tourism in the area. Promote the development of Eco-tourism opportunities for both economic and educational benefit.

a. Encourage civic groups, community groups, and chambers of commerce to market South Shore as an eco-tourism destination and promote local events and festivals within the greater SouthShore area. Techniques could include developing an annual calendar of events, advertising, and literature (i.e. newspaper articles news editorials,) for distribution.

b. Promote Eco-tourism that respects and draws upon the natural environment. Recognize eco-tourism opportunities within publicly owned lands by improving public access and parking within SouthShore. Improve citizen awareness of public access to County owned lands within SouthShore.

c. Encourage developments to incorporate sustainable design principles to protect the natural resources in SouthShore

3. ~~Community Character Strategy~~—Enhance community capacity and ~~Retain-retain~~ the unique community character of the ~~South Shore~~SouthShore communities.

a. Encourage citizens to participate in their civic associations, chambers of commerce, schools and homeowners associations to work toward implementation of the vision.

~~a.b.~~ Recognize the diversity of language and cultural in SouthShore as a community asset and resource.

~~b.~~ ~~Recognize and enhance individual community identity by developing community plans for Ruskin, Riverview, Gibsonton, Wimauma, Sun City Center and Apollo Beach and encourage broad based public participation in those efforts.~~

c. Increase options in the Land Development Code to accommodate the retrofitting of existing communities to include a broader range of internal mixed uses, such

as: 1.) mixed density housing; 2.) local-serving goods/shopping; 3.) civic uses and; 4.) neighborhood scale employment.

d. Encourage energy efficient design concepts in new developments as well as redevelopment/refurbishment of existing areas.

e.e. Support the principles of Livable Neighborhood Guidelines established in adopted community plans in SouthShore

f. Work with local and regional groups, civic associations and chambers of commerce to identify opportunities for the co-location of future recreational, community, cultural, civic centers, with civic amenities (i.e. schools, libraries, emergency services, post offices, government agencies), and use those facilities as focal points of the communities.

d.g. Support and partner with primary and secondary educational institutions to promote development of a skilled workforce.

4. ~~Diversified Housing Strategy~~—Maintain housing opportunities for all income groups.

a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.