

Hillsborough County: HC/CPA 21-04

Text Amendment to Future Land Use Element Policy 13.3 Environmentally Sensitive Land Credit

Summary Information

Meeting Date	N/A
Meeting Type	N/A
Staff Planner	Yeneka Mills, Principal Planner, millsy@plancom.org , (813) 547-4373
Action Necessary	No
Attachments included in Summary	See attached Policy Language

Application Type	Publicly Initiated
Purpose of Amendment	The proposed text amendment is being brought forth at the request of the Board of County Commissioners to amend the text of Policy 13.3 of the Future Land Use Element of the <i>Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County</i> . The proposed text amendment would add references to eliminating the Environmentally Sensitive Land Credit within the Rural Area. Density/Intensity calculations in the Rural Area would now be based solely on upland acreage. This amendment will decrease the allowable density/intensity potential for parcels of new development in the Rural Area that contain wetlands after the effective date of this text amendment. The Environmentally Sensitive Land Credit within the Urban Service Area will not be affected by the proposed amendment.

Final Review		
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Attachment A

Proposed text

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands in the Urban Service Area will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category
- Density calculations for new development in the Rural Area will be based on upland areas; no density credits will be assigned to wetland areas for new development.
- Developments in the Rural Area approved prior to the adoption of this policy revision will retain approved wetland density credits, including modifications to existing development approvals.