



**Hillsborough County
City-County
Planning Commission**

Hillsborough County: HC/CPA 20-11 Future Land Use Element Text Amendment - Residential Planned-2 Future Land Use Study

Meeting Date	June 15, 2021
Meeting Type	Briefing
Staff Planner	Mariann Abrahamsen, marianna@plancom.org 813-836-7353
Action Necessary	None
Attachments	Narrative

Summary Information

Application Type	Publicly Initiated
Purpose of Amendment	At the request of the Board of County Commissioners, a future land use study was conducted to update the RP-2 land use category.

Final Review		
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Narrative

Working with Hillsborough County staff, the Hillsborough County City-County Planning Commission retained Kimley-Horn to conduct a land use study of the Residential Planned-2 (RP-2) Future Land Use category. The study will provide recommendations for updates to the RP-2 policies in the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan (Comprehensive Plan) and Land Development Code.

During a February 2021 Board of County Commissioners Hearing, the BOCC instructed staff to continue working with the affected communities in conjunction with a proposed extension of a moratorium to December 31, 2021, to allow time for additional public outreach and policy considerations.

Public input is an integral part of the community planning process; much of the outreach for this study had until this time been conducted virtually due to the ongoing pandemic. However, given the limitations of virtual engagement, in-person community and stakeholder meetings were favored and have been held throughout this Spring, with materials also available online.

The first in the series of meetings was held on April 1 at the Balm Civic Center. Subsequent meetings were held on April 24, May 3, May 22 and June 8. Each meeting covered topical areas of the proposed policy and asked the public to provide input. These meetings followed County COVID protocol. Virtual participation options were also provided.

Input gained from the topic meetings resulted in further policy refinement to the proposed revisions to the Comprehensive Plan and the Land Development Code since February 2021. Refinements include but are not limited to:

- **Open Space:** Reduction of required open space and removal of contiguous requirement to allow for additional large lots and more accessible open space.
 - Allow certain agricultural uses to count toward open space requirement
- **Lot Width:** Increase minimum lot width above previously proposed 40 feet (rear-loaded)
- **Community Benefit Options:** Refine procedures for Community Benefit Options and reevaluate the associated density calculations

This briefing is provided in anticipation of a June 24 RP-2 Open House, July 19 Planning Commission hearing, followed by a BOCC transmittal hearing on August 5.

Materials related to the RP-2 project are available on the project website. These materials can be viewed at www.bitly/residentialplanned.