



## EXPLANATION OF CHANGES SINCE THE JANUARY 2021 DRAFT TO THE JUNE 2021 DRAFT

This document summarizes the changes from the Comprehensive Plan proposed policy draft dated 01.20.21, to the changes dated 06.21.21 stemming from additional staff discussion and feedback received during community topic meetings held in April, May, and June 2021, in addition to workshops held in June 2021 with the Board of County Commissioners and the Planning Commission.

*Note: In addition to the below changes, the 06.21.21 drafts include wordsmithing and clarification edits. All policies are subject to change.*

### Unincorporated Hillsborough County Comprehensive Plan Future Land Use Element Updates – Planned Villages

- **Policy 33.3 – Balm Village Plan Area**
  - Clarified that a minimum 1.5 % of a 160+ acre project site shall be dedicated as a neighborhood center and;
  - a minimum 2.5% of a project's site be dedicated to internal open space when seeking consideration of densities above 1 dwelling unit per 5 acres.
- **Policy 33.4 – North Village Plan Area**
  - Clarified that a minimum of 1.5% of a 100+ acre project site shall be dedicated as a neighborhood center and;
  - a minimum 2.5% of a project's site be dedicated to internal open space when seeking consideration of densities above 1 dwelling unit per 5 acres.
- **Policy 33.7 – Community Benefits and Services**
  - Replaced densities associated with each Community Benefit with a required number of Community Benefits based on project acreage.
  - Introduced tiered prioritization of Community Benefits.
  - *Buffering/screening*: Added measurable percentages to amount of buffering and screening required.
  - *On-site non-residential uses*: Replaced a minimum Floor Area Ratio with a dedicated sq. ft per housing unit based on a recently completed RP-2 market analysis.
  - *Transfer of Development Rights (TDR)*: Added the utilization of TDRs removing density from the Rural Service Area as a Community Benefit.
  - *Balm Community Plan*: Added a Community Benefit that would contribute toward furthering a defined goal within the Balm Community Plan.
- **Objective 33 – Compatibility and Timing of Growth and Infrastructure**
  - Added an objective and various policies clarifying the intent for compatibility and timing of growth and supporting infrastructure.

