

STAKEHOLDER INTERVIEW SESSION THREE INFORMATION

Date: Tuesday, October 26, 2021 @ 11:00 am
Location: GoToWebinar Virtual Meeting

INTERVIEW SESSION SUMMARY

The third Stakeholder Interview Session for the Unincorporated Hillsborough County Commercial-Locational Criteria (CLC) Study was held virtually on Tuesday, October 26, 2021, from 11:00 am to 12:00 pm. Planning Commission Staff started the meeting by explaining how to use the GoToWebinar features. Nick Hill. Nick then took attendees through a presentation addressing the following topics (see attached PowerPoint).

The Commercial-Locational Criteria

S&ME Staff noted that the CLC is found in Objective 22 of the Future Land Use Element of the Hillsborough County Comprehensive Plan. These criteria are intended to ensure that residents can satisfy their daily needs for goods and services within a reasonable distance from their dwelling, commercial activities are integrated seamlessly into nearby residential neighborhoods, and new commercial sites which service nearby communities do not necessitate changes to the Future Land Use Map of the Comprehensive Plan. In addition to the locational criteria for new commercial uses that satisfy a household's daily needs, S&ME Staff also discussed the importance of implementing standards within the CLC which speak to how the site is accessed and how it connects to the surrounding community.



S&ME Staff described opportunities for the improvement to the current CLC framework. Potential improvements identified included revising outdated language, identifying ways to minimize the need for waiver requests, reflecting the realities of the current retail environment, accommodating alternative modes of transportation, and ensuring a more successful tapering of intensity between nodes and corridors.

Research & Analysis

S&ME Staff explained that the CLC update project is currently undergoing a three-step research and analysis process before S&ME drafts new language for the CLC. The first two steps, which include reviews of both local planning documents and best practices from across the nation, are nearing completion. The review of local planning documents helped identify the desires of the community that may be addressed as part of this update, such as: addressing transportation and access issues, accommodating for pedestrians, cyclists and transit users, supporting the creation or retention of existing town centers, and implementing the CLC according to the surrounding context.

The review of best CLC-related practices involved 12 jurisdictions from across the nation and revealed that few communities permit new commercial uses that satisfy a household's daily needs within existing residential areas. In these rare cases, a majority require rezoning to a neighborhood commercial district supplemented with compatibility, buffering, and locational requirements. Additionally, locational criteria for these uses are typically found within the land development regulations in lieu of the Comprehensive Plan, where Hillsborough County currently maintains their criteria. In sum, there does not appear to be a perfect candidate for emulation regarding how best to update the County CLC.

The final step in this process, a case study analysis, is expected to be completed in the next few weeks.

Public Engagement Opportunities

S&ME Staff also discussed the public engagement opportunities available for the project as well. The primary engagement method for this effort is the project website (www.tinyurl.com/hillsboroughclc) which, in addition to hosting a wealth of project-related information, also features a Community Idea Wall for sharing comments about the project and a brief online survey. Public engagement for this project will also include one briefing session with the Planning Commission, one individual briefing with each of the Board of County Commissioners, three stakeholder interview sessions, and two community meetings.



Discussion

See the 'Stakeholder Input' section following the Conclusion & Next Steps sub-section.

Conclusion & Next Steps

S&ME Staff identified that the next steps in the process were to begin the case study analysis, prepare for the first community meeting, and to complete the first draft of the CLC update. The presentation was concluded by thanking stakeholders for their attendance and reminded them to visit, interact with, and share the project website.

STAKEHOLDER INPUT

Meeting attendees were asked to respond to a series of polls designed to solicit their feedback on a variety of topics related to the CLC. This included the ability of residents to meet their daily needs, desired uses within close proximity to residential neighborhoods, preferred transportation methods, potential compatibility and connectivity requirements for commercial uses which service daily needs, and stakeholders' preferred communication methods. The results of the polling session are included in the following section of this memorandum.

After the polling concluded, Nick asked meeting participants if they had any additional questions or comments. The following is summary of the dialogue which occurred during this time:

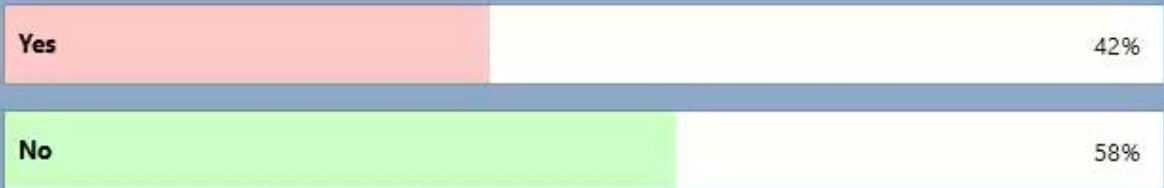
- An attendee wondered whether the provisions of the CLC applied within his community since it is located within a rural portion of the County and has covenants, conditions, and restrictions. Staff responded that any community located within Unincorporated Hillsborough County is technically subject to the CLC. However, if the community has implemented various private mechanisms (e.g., deed restrictions) to prohibit nonresidential activities within certain locations, then commercial typically permitted by the CLC would not be allowed in these areas.

- Another stakeholder mentioned that widening area roadways needs to be considered, as residents within rural portions of the County will likely not be walking or biking to new commercial developments, but rather driving and worsening existing traffic congestion issues. However, another attendee disagreed and stated that adding more lanes will only increase traffic issues over time and instead, the County should be focusing on supporting other modes of transportation.
- A member of the audience asked if the County is looking to change the locational-criteria within the Rural Service Area, as they do not believe that commercial uses which serve the daily needs of nearby residents are desired at every intersection. Instead, these uses should be concentrated within existing commercial nodes. Staff stated that the project is still in the data gathering stage and no decisions have been made yet as to what will be changed as part of the update to the CLC.
- A member from Hillsborough County Affordable Housing Services noted that her team recently underwent a public engagement process within their neighborhood revitalization strategy areas and identified the types of development and shopping facilities that residents would like to see in their neighborhoods. Staff thanked the meeting participant for this information and told her they would be following up after the meeting.
- The last comment of the morning was from a meeting attendee who stated that walkability plays a significant role in the desirability of the community and that the County should be researching and emulating the success of other walkable communities like Safety Harbor.

POLLING RESULTS

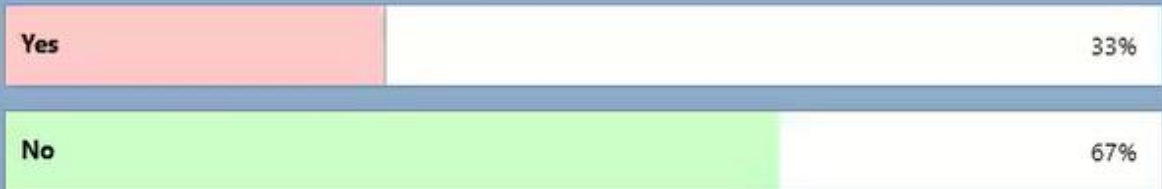
1. Were you aware the County had a commercial-locational criteria (CLC) before attending this meeting?

Poll Results (single answer required):



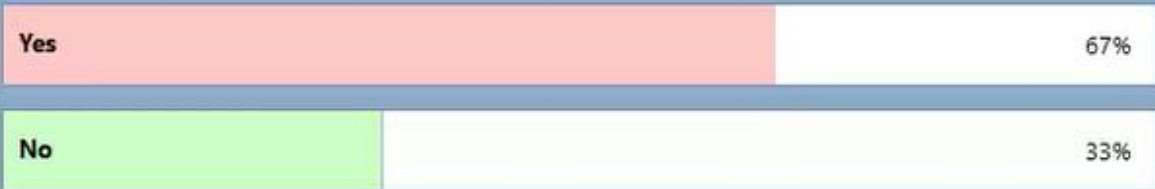
2. Were there any findings in the Document and Literature Review summaries that surprised

Poll Results (single answer required):



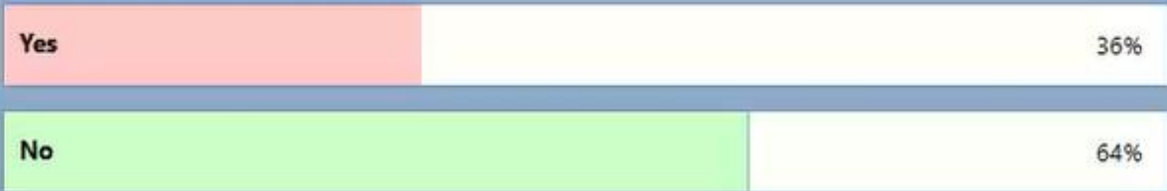
3. Are County residents able to meet their daily needs for fresh groceries within a reasonable distance from their home?

Poll Results (single answer required):



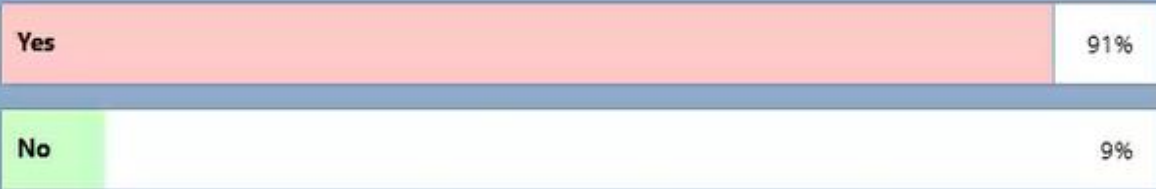
4. Are County residents able to meet their daily needs for employment opportunities within a reasonable distance from their home

Poll Results (single answer required):



5. Are County residents able to meet their daily needs for healthcare within a reasonable distance from their home?

Poll Results (single answer required):



6. Are County residents able to meet their daily needs for personal services within a reasonable distance from their home?

Poll Results (single answer required):



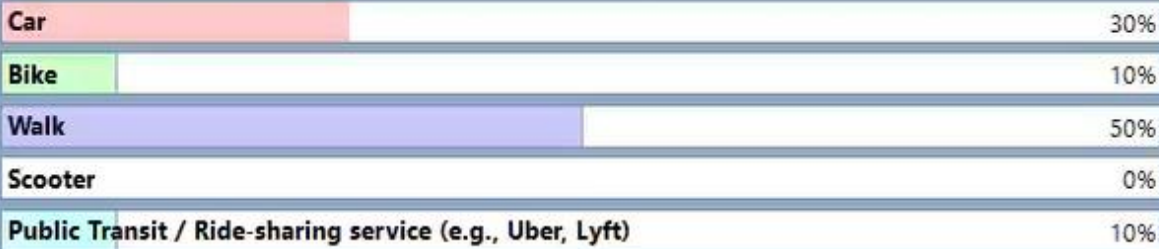
7. Other than uses serving daily needs, what other types of uses should the CLC allow? Select all that apply.

Poll Results (multiple answers allowed):



8. If you could travel safely to your nearby corner store, which method would you

Poll Results (single answer required):



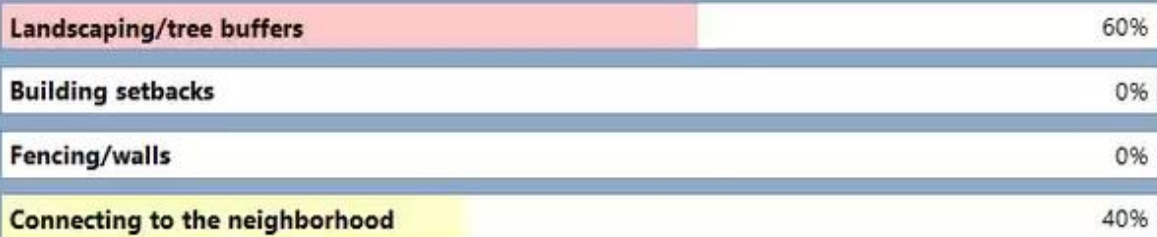
9. Should new commercial uses be required to connect to nearby residential uses via driveways, trails or sidewalks?

Poll Results (single answer required):



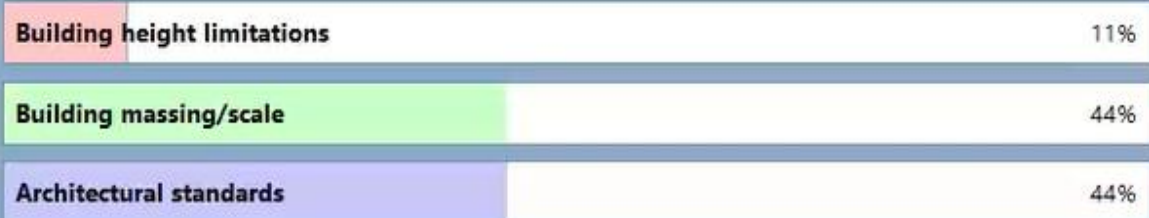
10. Which site design techniques should have the highest priority when developing commercial uses next to homes?

Poll Results (single answer required):



11. Which building design techniques should have the highest priority when developing commercial uses next to homes?

Poll Results (single answer required):



12. How would you like to be notified of future project-related events? Select all that apply.

Poll Results (multiple answers allowed):



MEETING PRESENTATION



AGENDA

- 1 Introductions
- 2 The Commercial Locational Criteria (CLC)
- 3 Research & Analysis Process
- 4 Public Engagement Opportunities & Schedule
- 5 Discussion & Next Steps

INTRODUCTIONS

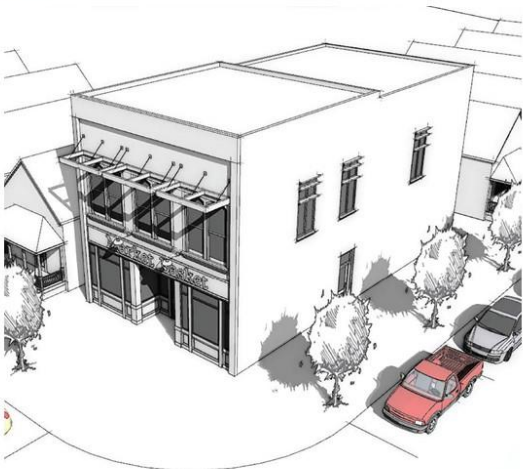


Hillsborough County
City-County
Planning Commission

STAKEHOLDERS

LIKE YOURSELF

THE CLC



The CLC of the Comprehensive Plan was established to ensure that:

- ❖ residents can meet their daily needs for goods and services within a reasonable distance from their neighborhood
- ❖ commercial activities are integrated seamlessly into nearby residential neighborhoods
- ❖ new commercial which services nearby neighborhoods do not require a Comprehensive Plan amendment

THE CLC



Neighborhood



Community



Regional

Commercial Service Areas

THE CLC



THE CLC

opportunities for improvement

- 1 Revise outdated language
- 2 Identify ways to limit the frequency of waiver requests
- 3 Reflect the current realities of the commercial marketplace and the community's desire for more pedestrian/bicycle/transit opportunities
- 4 Ensure standards are in place to require a more harmonious integration into nearby neighborhoods

RESEARCH & ANALYSIS



What direction do prior County planning documents provide for this effort?

- Address transportation and access issues
- Accommodate for pedestrian, cyclists, and transit users
- Support the creation/retention of town centers
- Implement CLC only in locations desired by the community

RESEARCH & ANALYSIS



Best Practices
Literature Review

How are other comparable/notable communities accomplishing this?

- Few communities permit neighborhood-serving commercial within residential areas
- Where permitted, most communities require a commercial rezoning supplemented with additional compatibility, buffering, and locational requirements
- Principles are established within the Comprehensive Plan; Criteria are established within the LDR

PUBLIC ENGAGEMENT



Community Idea Wall

Would you love the ability to walk to your neighborhood convenience store? Do you think there is too much retail activity within the your community? Do you have an idea for how best to incorporate commercial activity near your neighborhood? Let us know by posting on the Community Idea Wall!

START 28 Sep 2021 END 28 Jan 2022

Add Your Idea



Public Survey

Your input is important to the success of this Study. Please consider taking this brief survey to help us understand your preferences regarding commercial services near your neighborhood.

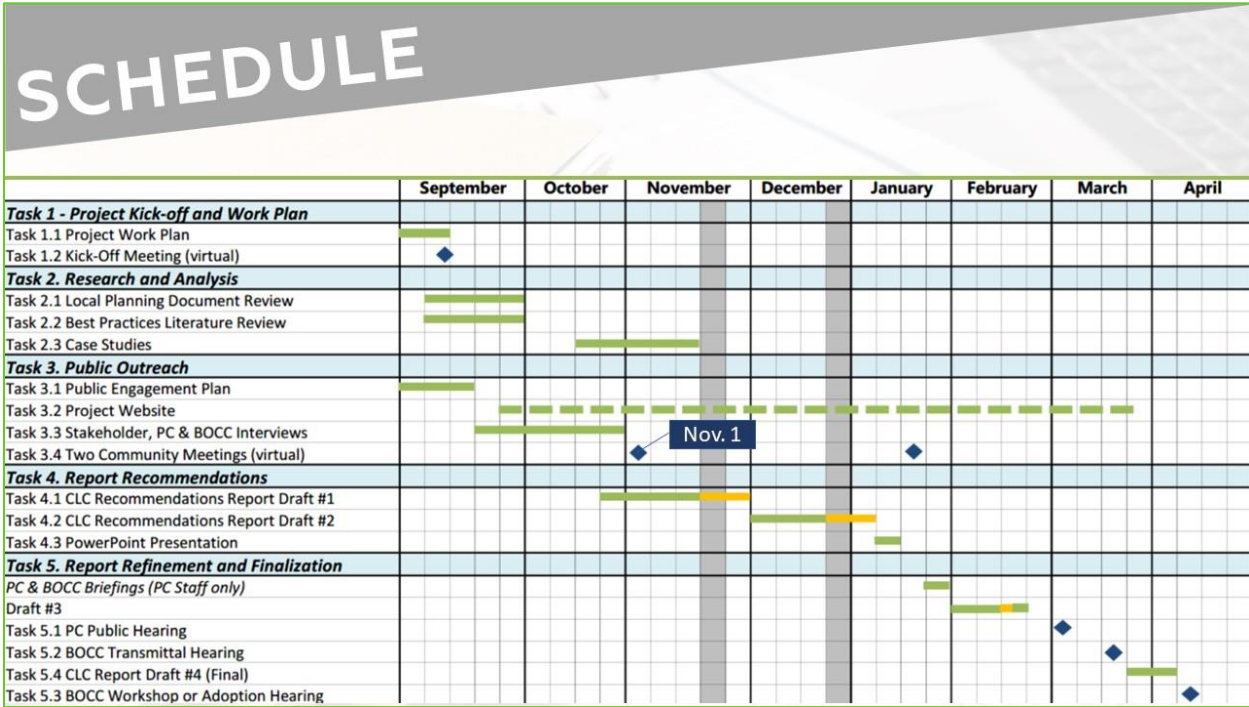
START 28 Sep 2021 END 28 Jan 2022

Take The Survey

tinyurl.com/HillsboroughCLC



Scan Me!



DISCUSSION



NEXT STEPS



- Begin the case study analysis
- Continue the public input process
- Draft the first update to the CLC

