



Plan Hillsborough

Greater Palm River Area Community Plan Update

CPAC Meeting #5

May 24, 2023

Greater Palm River Pointe CDC



Recap

January-March

- Office Hours
- CPAC Meetings: Introduction & Neighborhood Identification Activity - Natural Resources, Parks and Recreation, Historic Preservation Infrastructure & Utilities and Transportation/Traffic

Last Month

- Office Hours
- CPAC #4 @ EPJ: Transportation/Traffic & Concept Map/Vision
- May 8 – Planning Commission Briefing
- May 9 – Commissioner Myers Town Hall

Today

Office Hours (Last One) & CPAC #5 @ CDC - Planning & Growth



Next Steps



Greater Palm River Area Community Plan: Goals



Infrastructure
and Utilities



Crime and
Public Safety



Traffic/
Transportation



Parks and
Recreation



Planning and
Growth



Economic
Development



Senior, Social,
Health-Medical
Services and
Schools



Environment
and Natural
Resources



Historic
Preservation



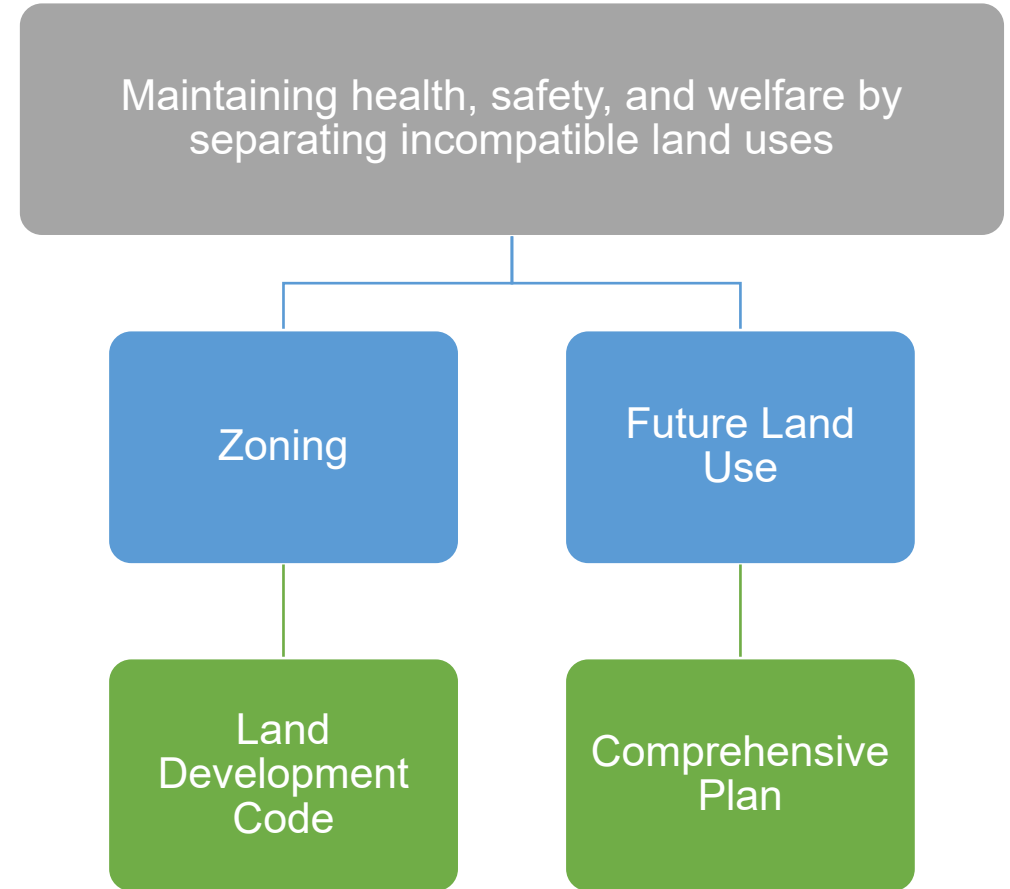
Planning Terms

- **Future Land Use**

- Sets maximum density/intensity and range of uses
- Separates land into general **categories**
 - Example: Commercial, Residential

- **Zoning**

- Regulates building size, setbacks, specific uses
- Defines specific **districts** within general categories
 - Example: Neighborhood Commercial, Single Family Residential



Planning Concepts



Density

Number of residential units in a specific area of land

Expressed in terms of dwelling units per Acre (DU/AC)

- Example: 4 du/ac



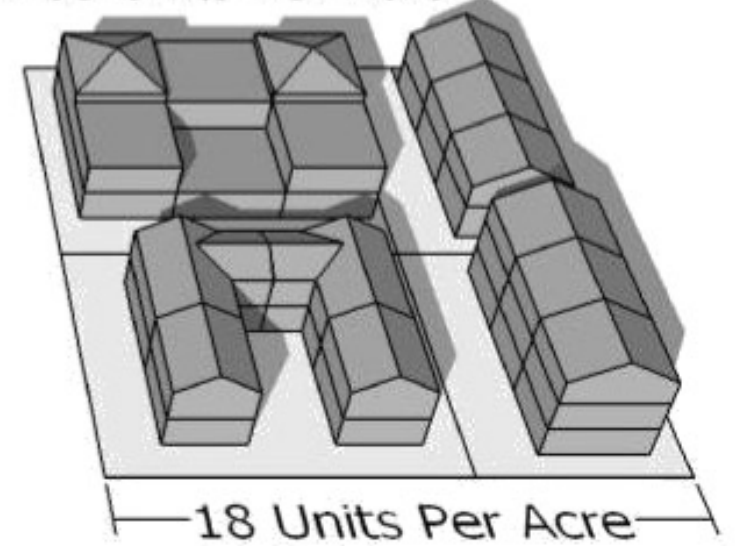
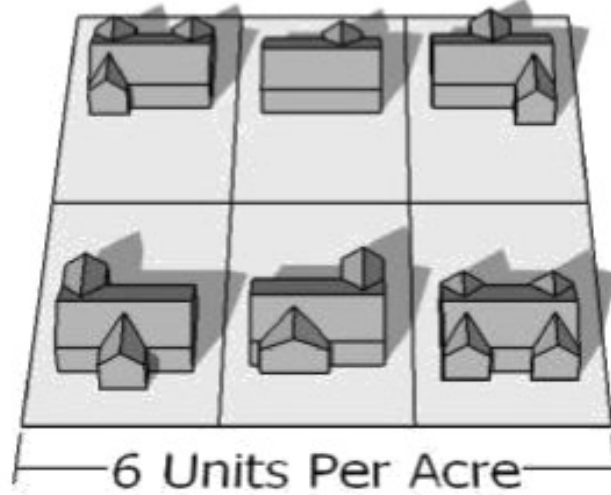
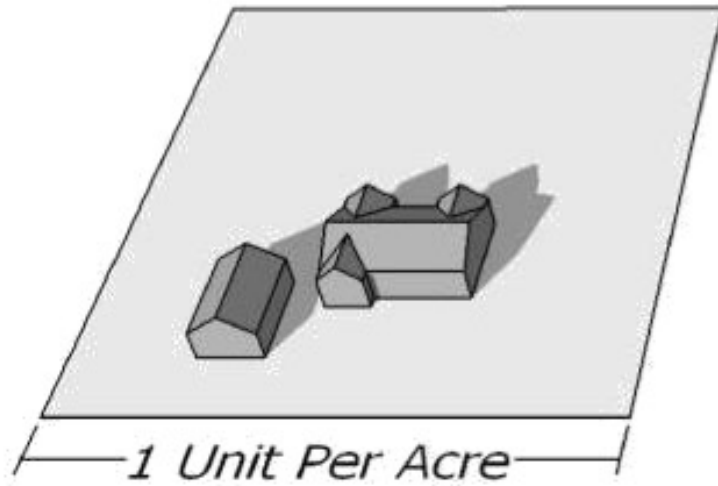
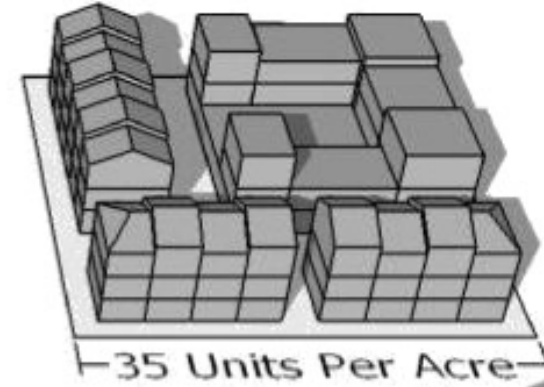
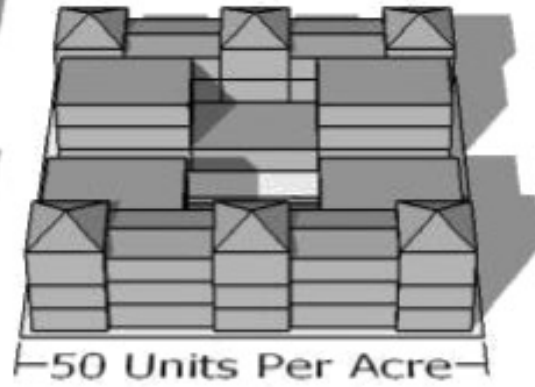
Intensity

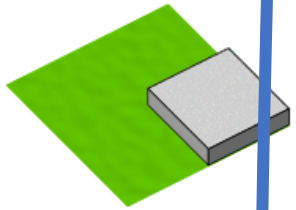
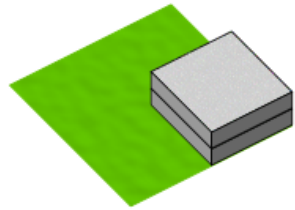
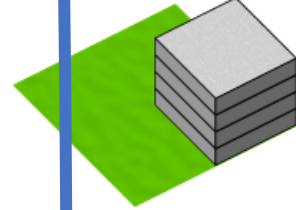
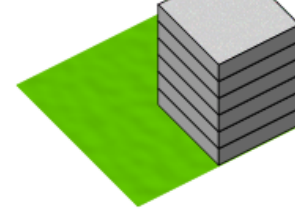
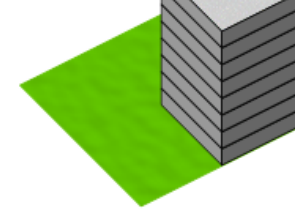
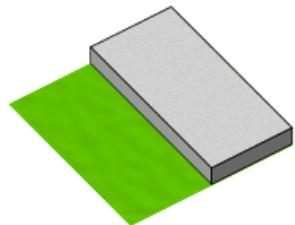
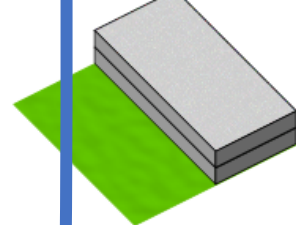
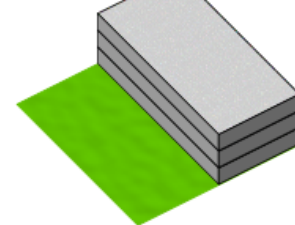
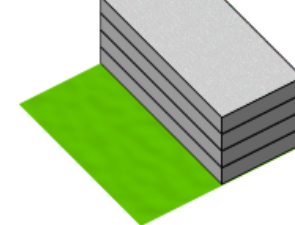
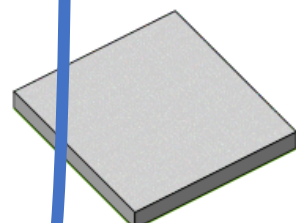
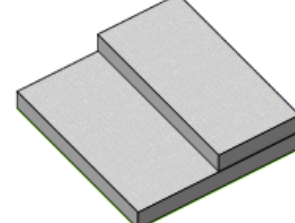
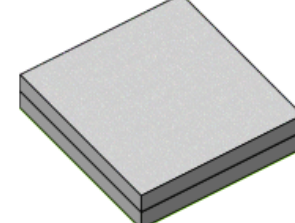
Amount of non-residential square footage divided by the square footage of the site

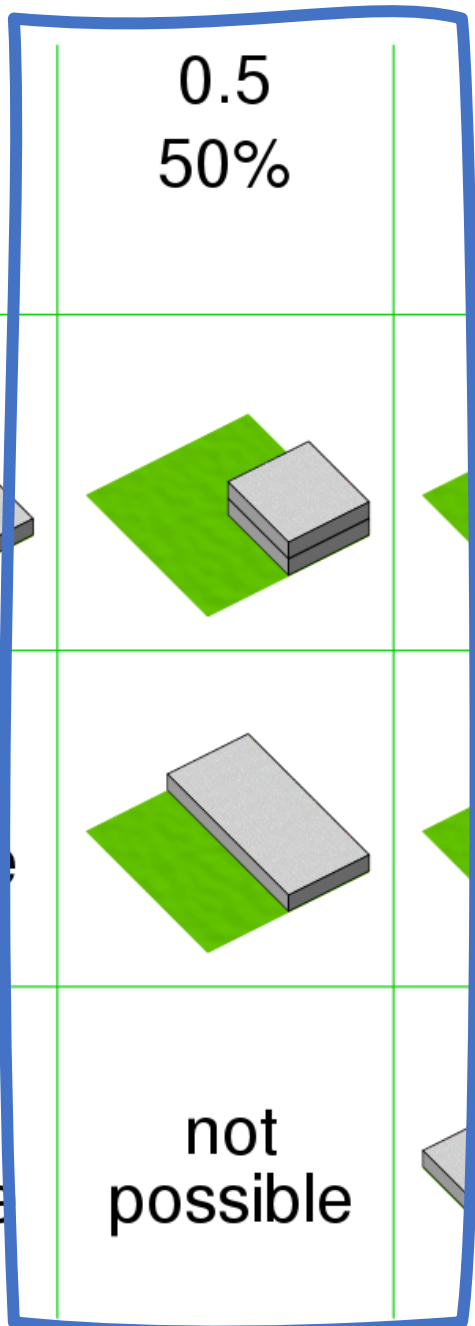
Expressed in terms of floor area ratio (FAR)

- Example: .50 FAR





| FAR FSI BCR | 0.25 25% | 0.5 50% | 1 100% | 1.5 150% | 2 200% |
|-------------------|---|--|---|---|---|
| 25% |  |  |  |  |  |
| 50% | not possible |  |  |  |  |
| 100% | not possible | not possible |  |  |  |



How does this apply to the Greater Palm River Area Community Plan?



Planning & Growth



Goal 5a:

Planning and Growth promote opportunities and provide for compatible well designed public use, residential, and business growth and jobs.

Survey Says:

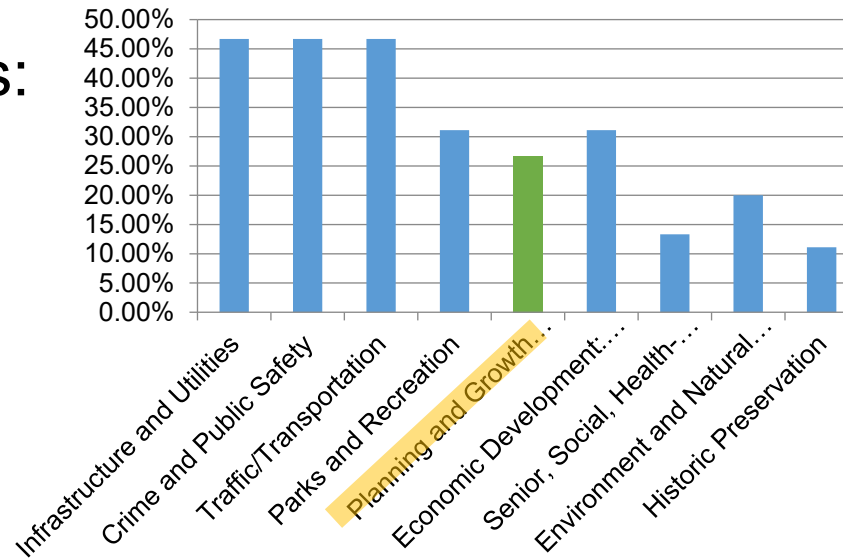


Photo Credit: Apartments.com



- Gateways

- create a sense of arrival using landscape features, public art, and signage at strategic areas.

- Gathering Places

- places which citizens socialize and celebrate local events.

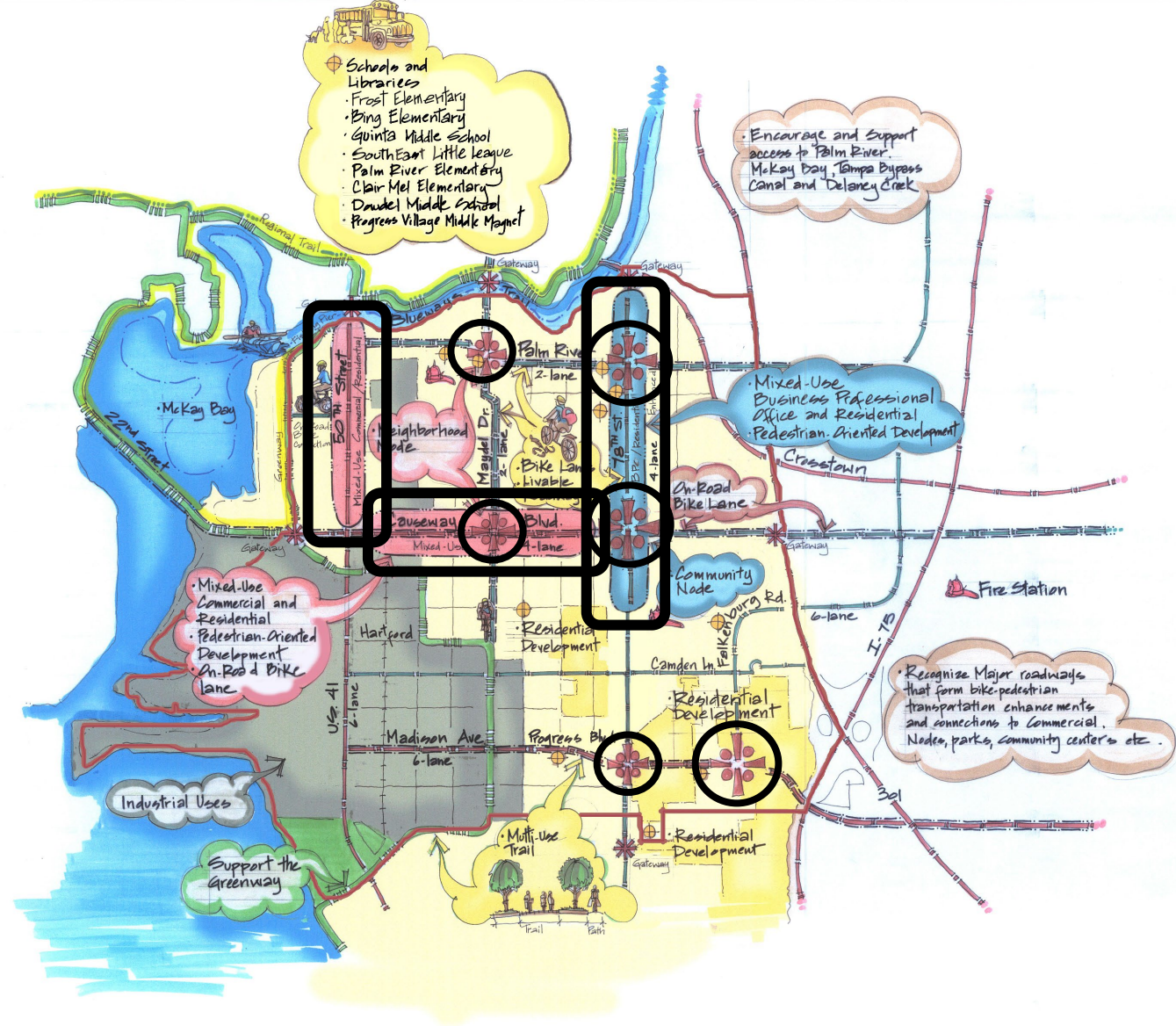


• Nodes

- Predominately commercial intersections where a sense of place is desired
- Two Types in the Community Plan: Neighborhood and Community

• Corridors

- Street segments and their adjacent lands
- Three (3) corridors identified in the Community Plan



County-Wide Planning Initiatives



Hillsborough County
City-County
Planning Commission

HOW SHOULD WE GROW? LET US KNOW.

Unincorporated Hillsborough County
Comprehensive Plan –
Future Land Use Section Update

Public Meeting #1: April 25, 2023

PlanHillsborough.org/hclanduse



Centers & Connections

Centers & Connections

Expanding choices for living and getting around

What are Centers & Connections?

Policy approach to implement with the Future Land Use Section



What is the intent?

- Streamline the Comprehensive Plan Amendment process
- Incentivizing growth in desired areas with existing infrastructure to maintain choices



Centers and Connections

How will this work?

Encourage growth in areas where communities desire it by allowing density and intensity bonuses in specific centers and corridors, in line with adopted Community Plans within the Urban Service Area (USA)

Expand housing opportunities, improve walkability, and encourage a sense of place



Map Methodology

Connections

- On roads that have either:
 - An adopted roadway context designation that supports more walkability
 - Future Land Use categories that already support the potential for higher density
- Corridors in the CHHA are excluded
- Potential for density bonuses along these corridors

Centers

- Include major intersections and areas identified in Community Plans for redevelopment or walkability
- Centers in the CHHA or that are in primarily single-family residential areas are **colored differently** for focus on walk/bike improvements rather than increased development
- Potential for intensity and density bonuses within centers





LEGEND

- CONNECTIONS
 - COMMUNITY VISION NODES AND MAJOR INTERSECTIONS IN THE CHHA OR WITH SIGNIFICANT SINGLE FAMILY HOUSING
 - COMMUNITY VISION NODES AND MAJOR INTERSECTIONS
- ROADS AND BOUNDARIES**
- LIMITED ACCESS ROADS
 - MAJOR ROADS
 - URBAN SERVICE AREA
 - COUNTY BOUNDARY
 - CREEKS, RIVER, & STREAMS
 - COASTAL HIGH HAZARD AREA
 - WATER

LOCATOR MAP AND REFERENCE INFORMATION



DATE: 1/23/2023 11:45 AM
PROJECT: HILLSBOROUGH COUNTY COMPREHENSIVE PLAN
MAP TITLE: CENTERS AND CONNECTIONS MAP
DRAWN BY: JACOB HARRIS
CHECKED BY: JACOB HARRIS
APPROVED BY: JACOB HARRIS
DATE: 1/23/2023 11:45 AM
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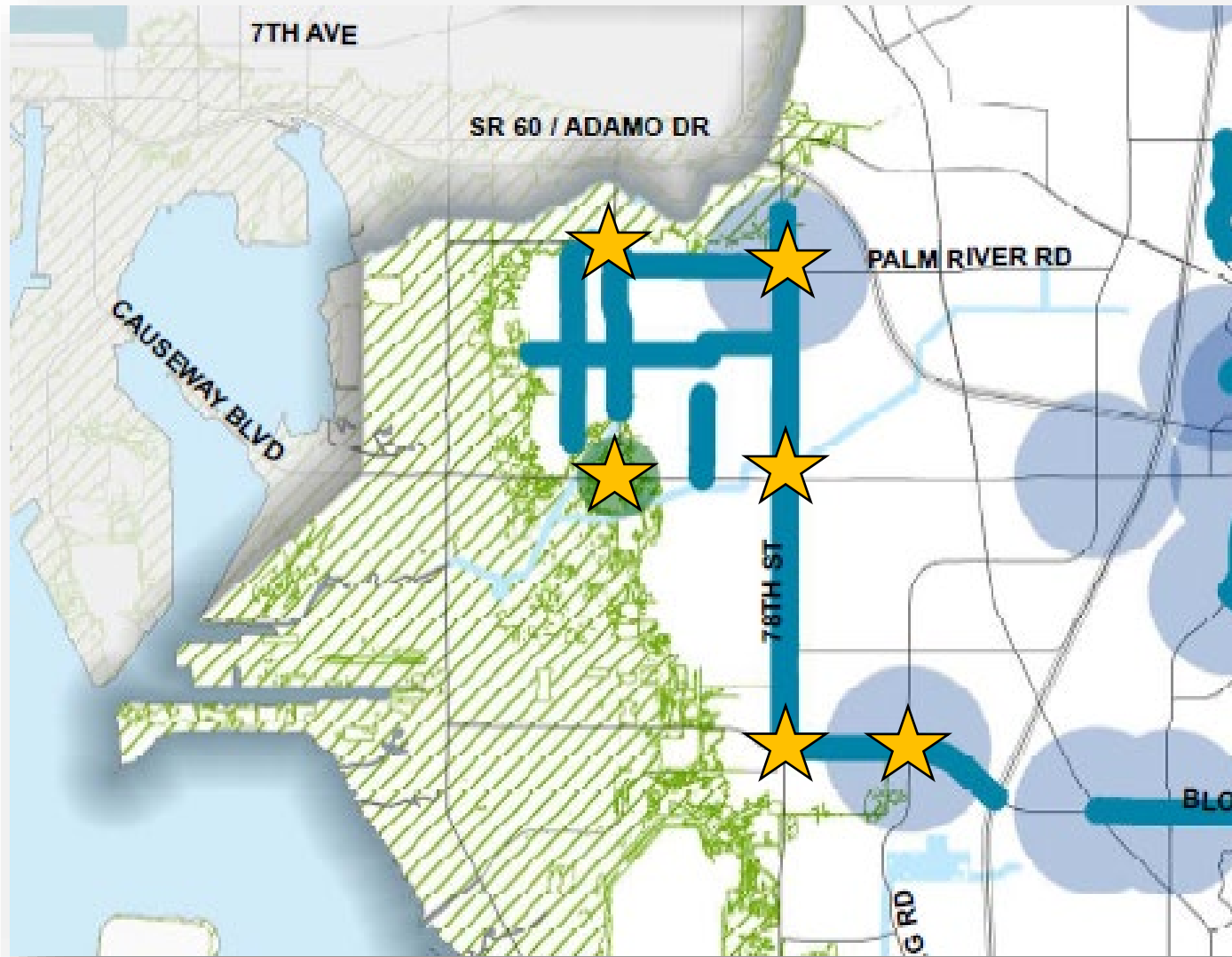




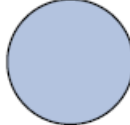
Author: J. Harris
Date: 1/23/2023

Centers and Connections Draft Map January 2023

- Connections
- Centers in the CHHA or primarily lower density residential – bike/ped improvements
- Centers in the Community Plans and major intersections – increased development via bonuses

Centers and Connections Draft Map January 2023



-  Connections
-  Centers in the CHHA or primarily lower density residential – bike/ped improvements
-  Centers in the Community Plans and major intersections – increased development via bonuses



What could this look like in Palm River?

Existing Conditions

78th Street



**Possible
Future
Conditions at
14 du/ac**



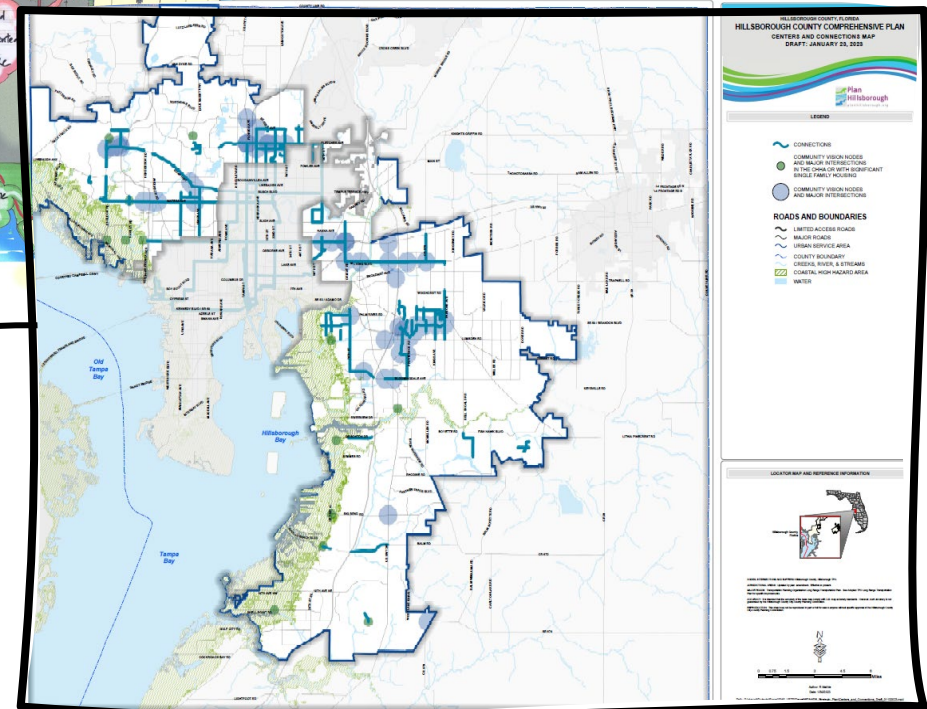
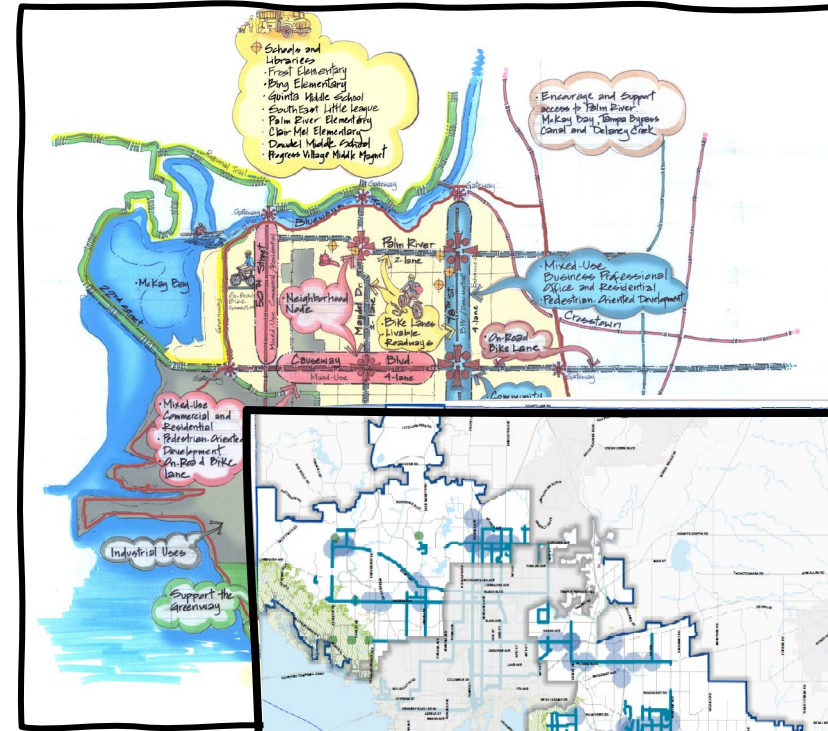
R-9
(base density 9)



**Possible
Future
Conditions at
15 du/ac**



Today's Activities



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You can email/call us anytime with comments!

