



Hillsborough County  
City-County  
Planning Commission

# HOW SHOULD WE GROW? LET US KNOW.

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Unincorporated Hillsborough County  
Comprehensive Plan –  
Future Land Use Section Update

Public Meeting #2 May 16, 2023

[PlanHillsborough.org/hclanduse](https://PlanHillsborough.org/hclanduse)







# **AGENDA**

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- **Welcome & Introductions**
- **Project Overview**
- **What we have heard so far**
- **Anticipated Changes**
  - **Centers and Connections**
  - **Transit Oriented Development**
  - **Commercial Locational Criteria**
- **Next steps & stay involved**
- **Q&A/Open Discussion**



# The Team



**Melissa Lienhard, AICP**  
*Project Manager/Executive Planner*



**Andrea Papandrew, AICP**  
*Senior Planner*



**Amy Elmore, AICP**  
*Consultant Project Manager*



**Angela Gazabon-Serje**  
*Senior Community  
Outreach Specialist*



**Alex Burns**  
*Community Planner*



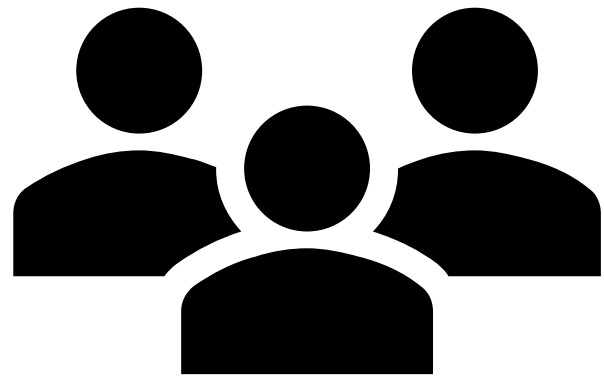


Why are we doing  
this update?



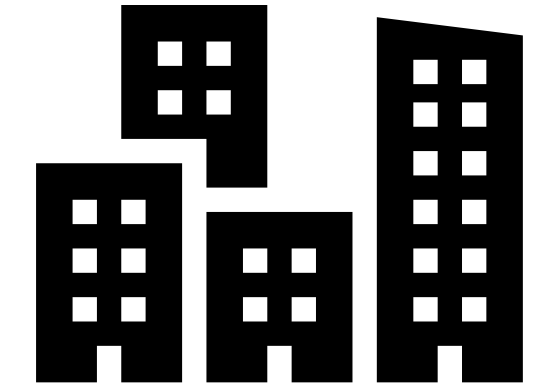
# Why update the comprehensive plan?

By 2045, Unincorporated Hillsborough County will see...



**350,000**  
**MORE PEOPLE**

**107,000**  
**MORE JOBS**



**& Increasing demand for...**



**TRANSPORTATION**



**COUNTY SERVICES**



**SCHOOLS**



**RECREATION**



# The Comprehensive Plan can ...

- ✓ **Envision Future Growth**
- ✓ **Provide Consistency**
- ✓ **Prioritize Funding**
- ✓ **Protect Resources**

- Legally required
- Typically updated every 7-10 years





# Current Updates

- Natural Open Space
- One Water
- Governance
- Community and Built Environment
  - Mobility
  - Housing



The Future Land Use Section is the last major piece of the puzzle.





# Update Approval Process



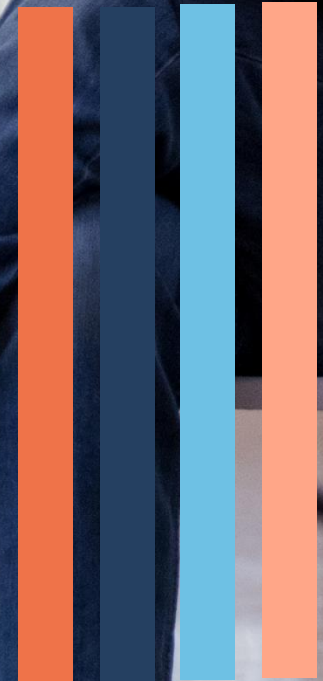
Public Engagement and Stakeholder Coordination







# About the Update





# Future Land Use vs. Zoning



## Future Land Use



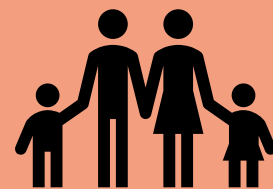
Guides purpose and character of growth



Separates land into general categories



Sets maximum density and range of uses



Maintain health, safety, and welfare by separating incompatible land uses



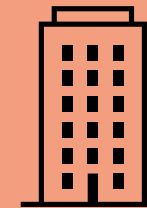
## Zoning



Regulates building size, setbacks, specific uses, etc.



Used to approve/deny developments and uses



Defines specific districts within general categories

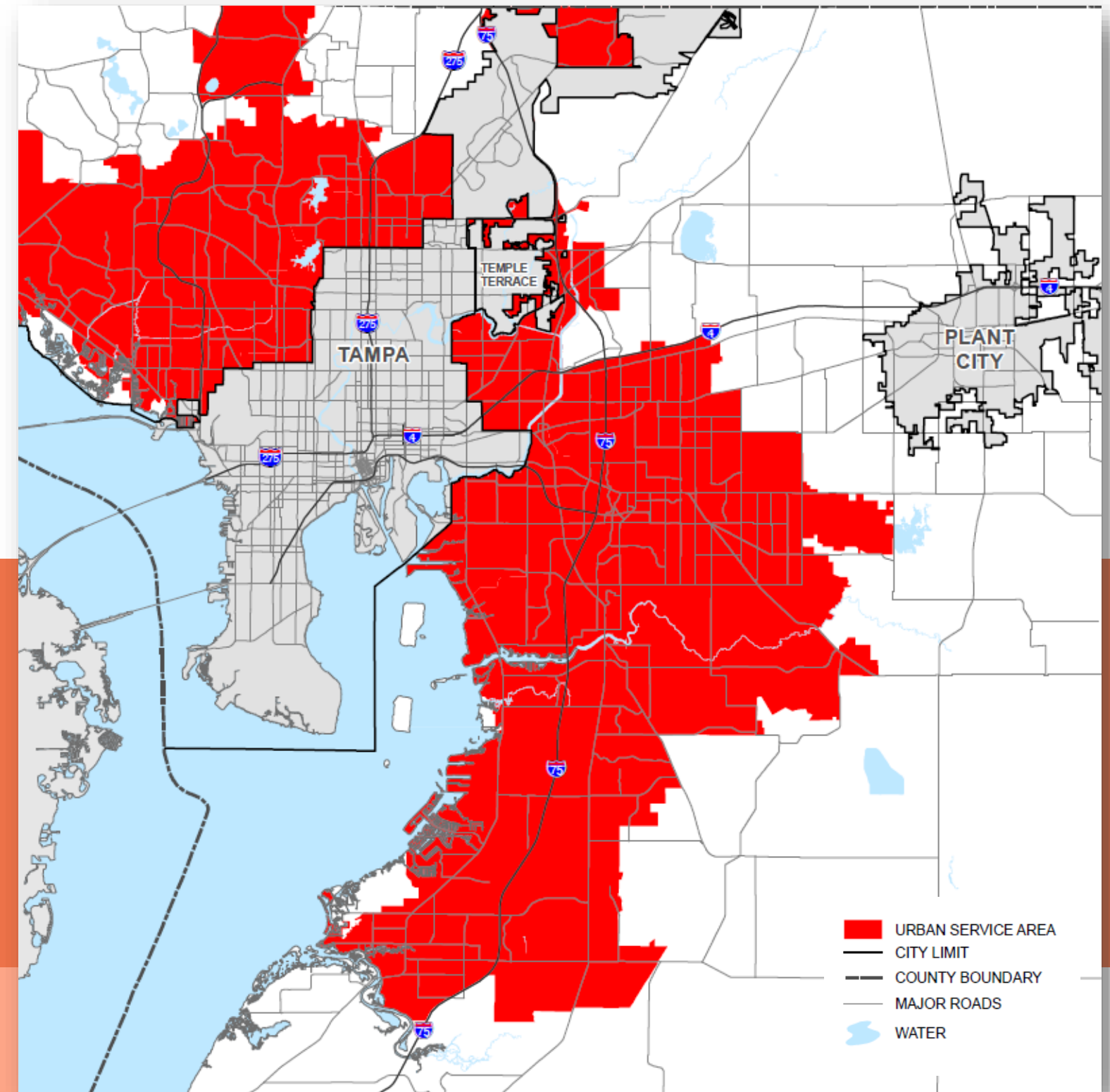


# Urban Service Area

- Part of the adopted Future Land Use Element's Growth Management Strategy
- Pinpoints where current growth is focused
- Identifies urban/suburban development and rural areas
- Helps to create compatible development patterns that efficiently utilize land and county services

20%

*Land that is vacant, developable or redevelopable within the Urban Service Area*

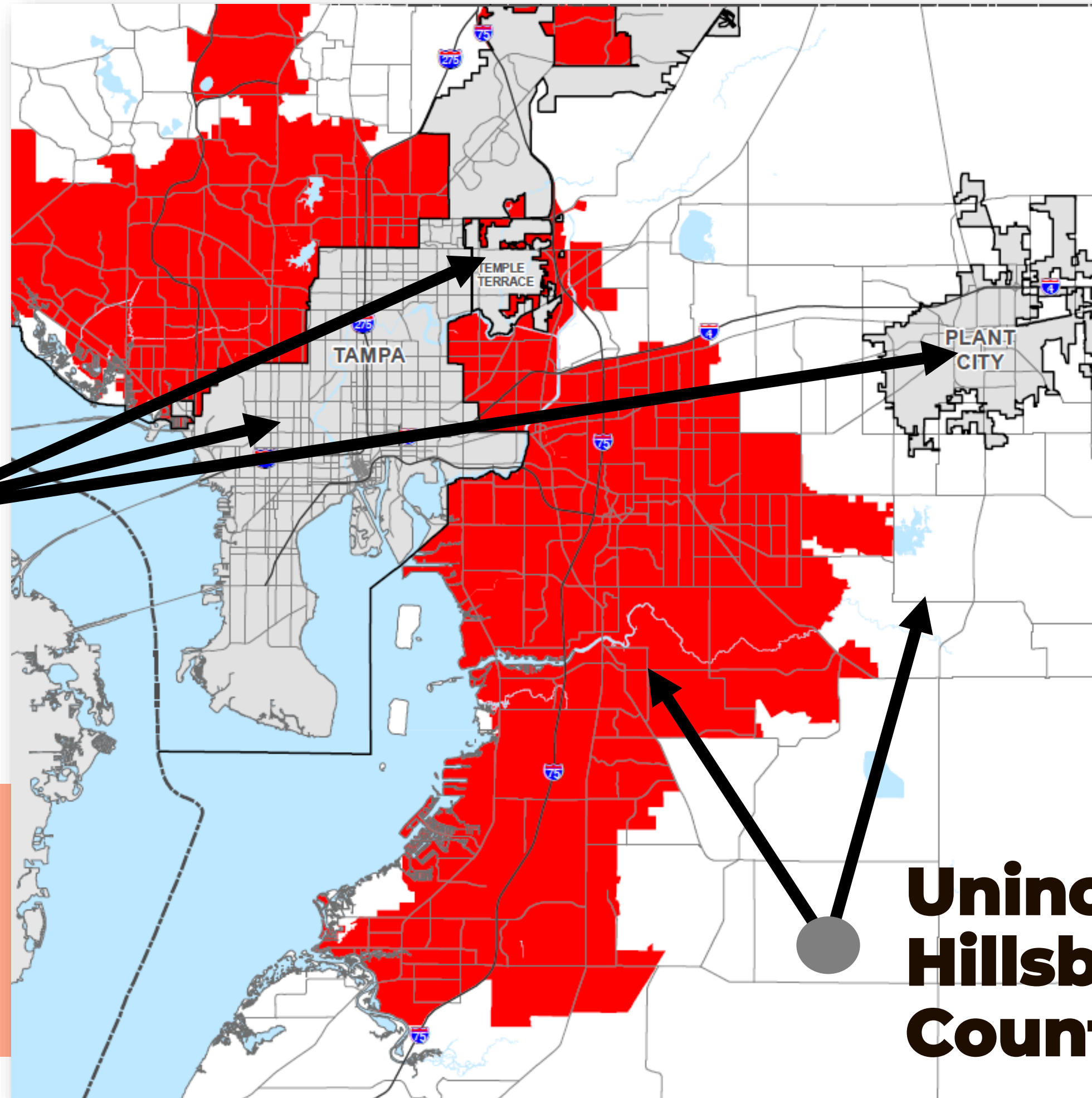


Source: Planning Commission, Jan. 2023

\*Note: 2,110 acres annexed by Plant City since 2015



**Cities**



**Unincorporated  
Hillsborough  
County**



# Working Together



LONG RANGE  
TRANSPORTATION  
PLAN



TRANSIT  
DEVELOPMENT  
PLAN



LAND  
DEVELOPMENT  
CODE



**COMPREHENSIVE  
PLAN**



## OTHER PLANS WE COLLABORATE WITH:

- River Board Plans
- Local City Plans
- Sustainability Plans
- Affordable Housing Plans
- Community Plans
- Regional Plans
- Trail Network Plans
- Hillsborough School Plans



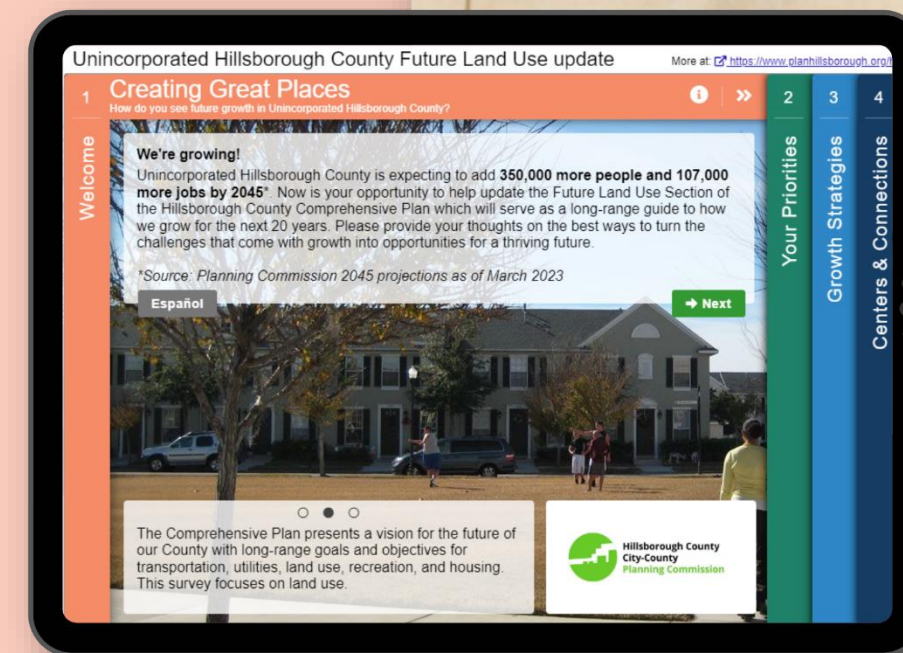


What have we  
heard so far?



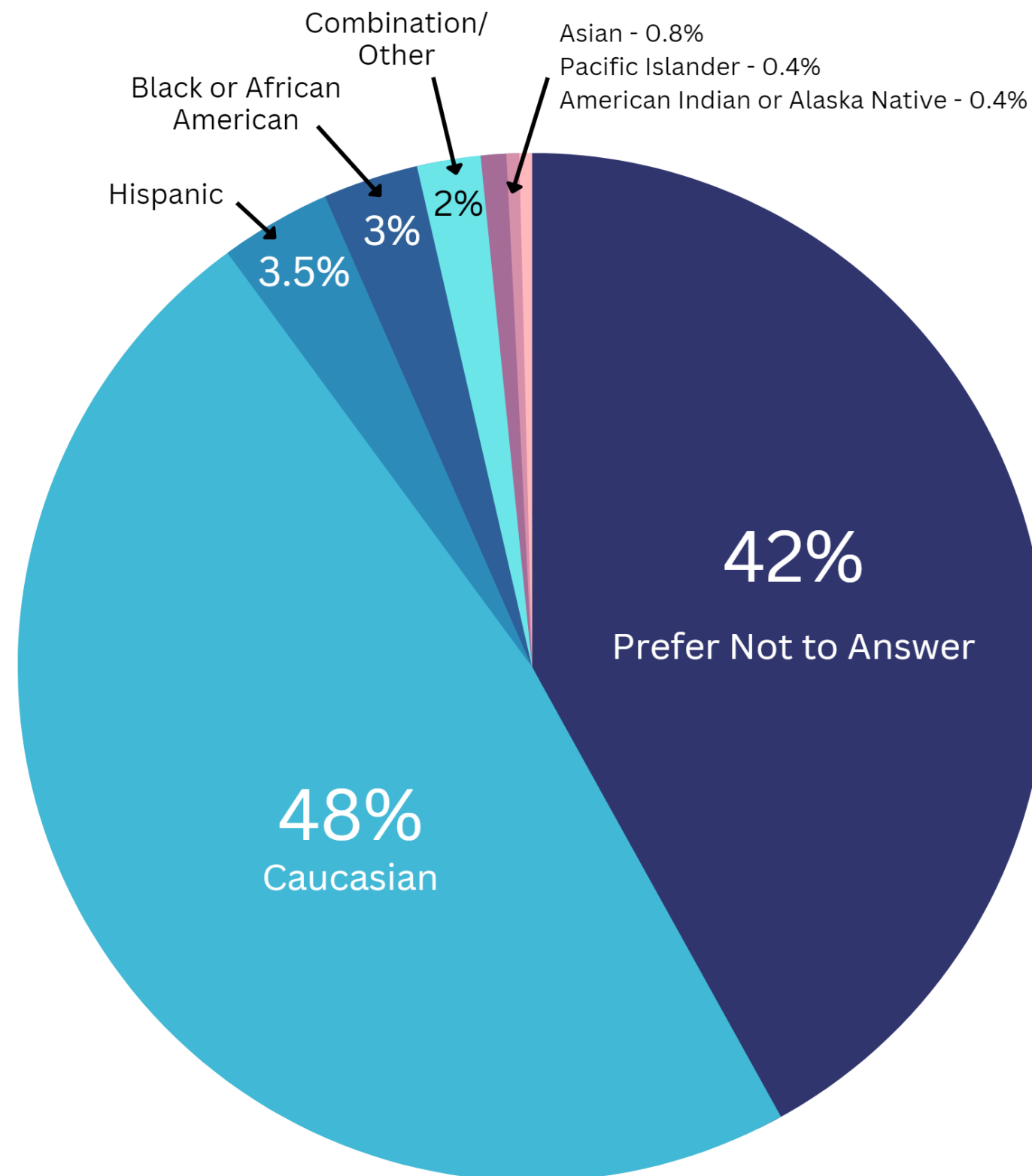
# Who have we heard from?

- ✓ **1,800+** survey participants
- ✓ **32,000+** data points collected  
(approx. 17 per participant)
- ✓ **1,600+** comments submitted overall
- ✓ **5,600+** mapping data points

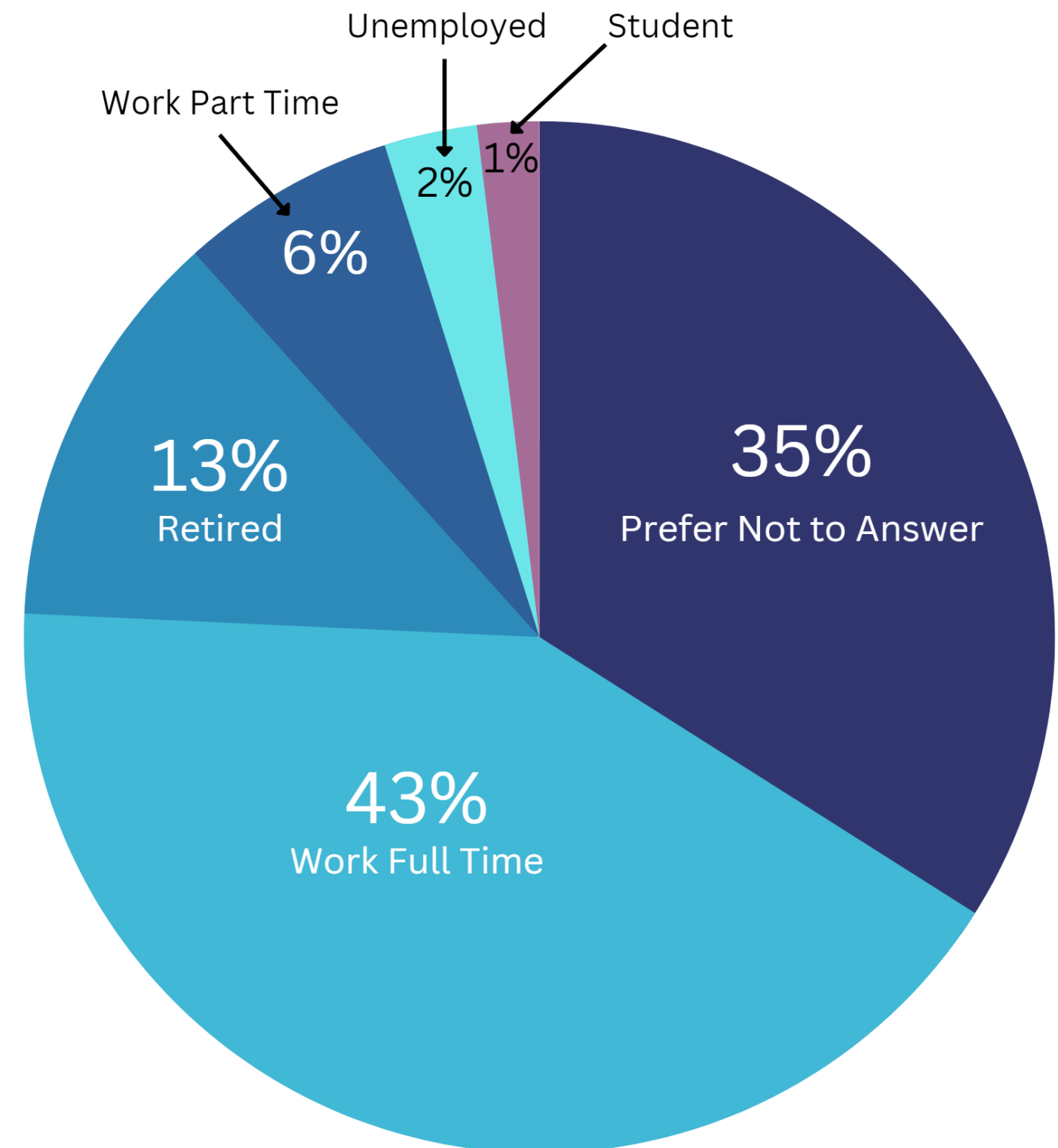





## Race of respondents



## Employment status of respondents







# What did they say?


**Question: What is a priority for you?**

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Top four priorities overall:

1. Preserve natural areas (20% ranked as #1 priority)
2. Infrastructure and development (17% ranked as #1 priority)
3. Maintain agricultural and rural lands (10% ranked as #1 priority)
4. Variety of mobility choices (6% ranked as #1 priority)





# What did they say?

Question: How important is each strategy when considering inward growth (within the Urban Service Area boundary)?

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## Most Important: Maximizing Existing Infrastructure

Relative to the other options, **maximizing existing infrastructure was the most important strategy** when focusing on inward growth



## Least Important: Variety of Housing Types

**Variety of housing types** was ranked as the least important of the four options



# What did they say?

**Question: How important is each strategy when considering inward growth (within the Urban Service Area boundary)?**

1 = not effective or important, 5 = extremely effective or important



## **Maximizing existing infrastructure**

- An average of 4.36 out of 5
- 52% of respondents ranked it 5



## **Close to daily needs**

- An average of 4.02 out of 5
- 38% of respondents ranked it 5



## **Safe walking and biking**

- An average of 4.23 out of 5
- 49% of respondents ranked it 5



## **Variety of housing types**

- An average of 3.36 out of 5
- 25% of respondents ranked it 5





Creating access to  
opportunity



# Anticipated Changes



Minor streamline process changes  
Typographical fixes

## MAY

- Centers & Connections
- Transit Oriented Development
- Commercial Locational Criteria

## JUNE

- Timing of Growth & Expansion Area
- Preliminary feedback

## JULY

- Wrap-up & Continuous Conversations

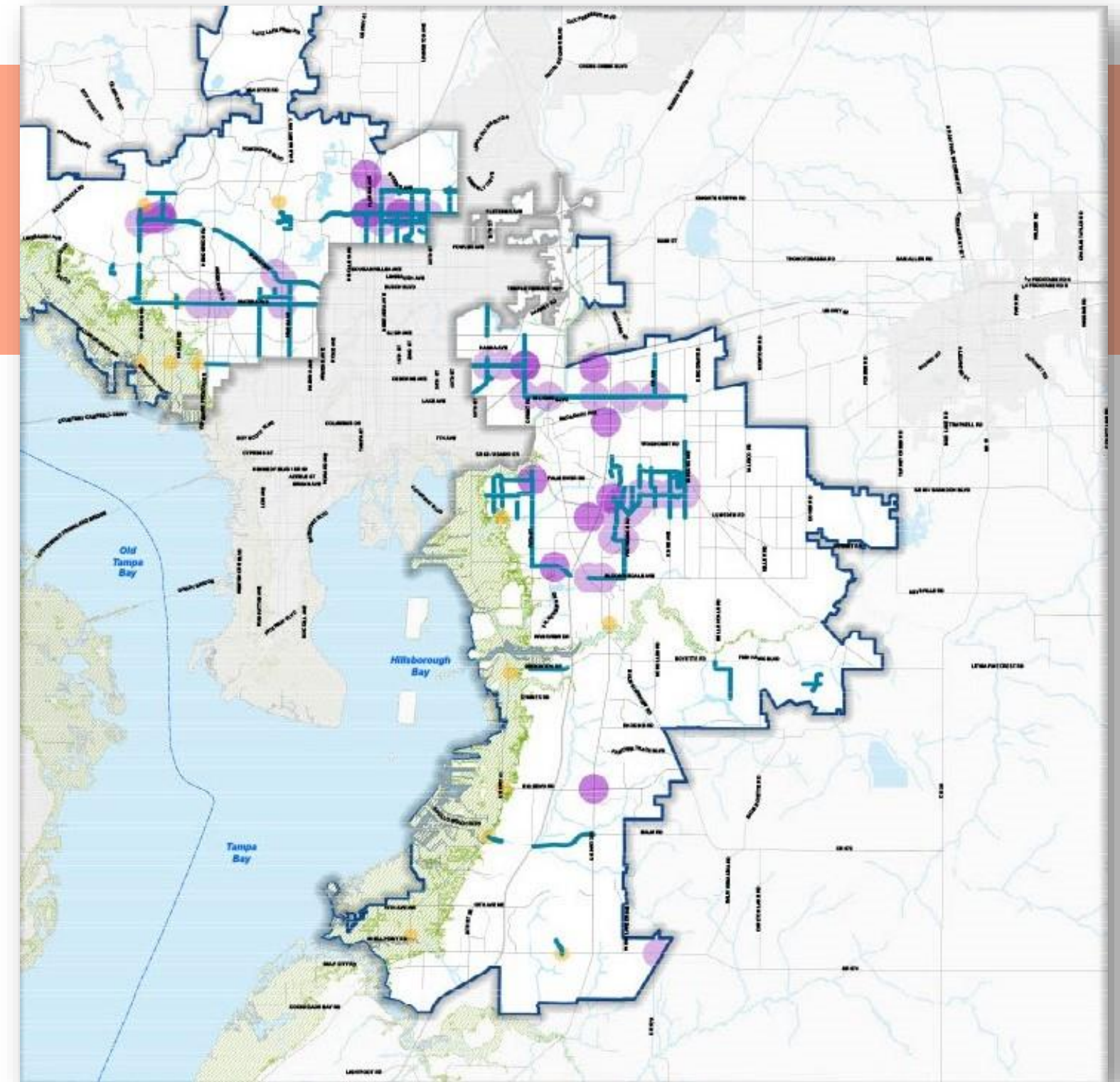


# Centers and Connections

Expanding choices for living and getting around



- Connects activity centers and corridors
- Expands housing opportunities
- Encourages more pedestrian friendly development
- Allows for greater density for areas that want it
- Provides a sense of place



- ~ Connections
- Community Vision Nodes in CHHA
- Community Vision Nodes



# 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

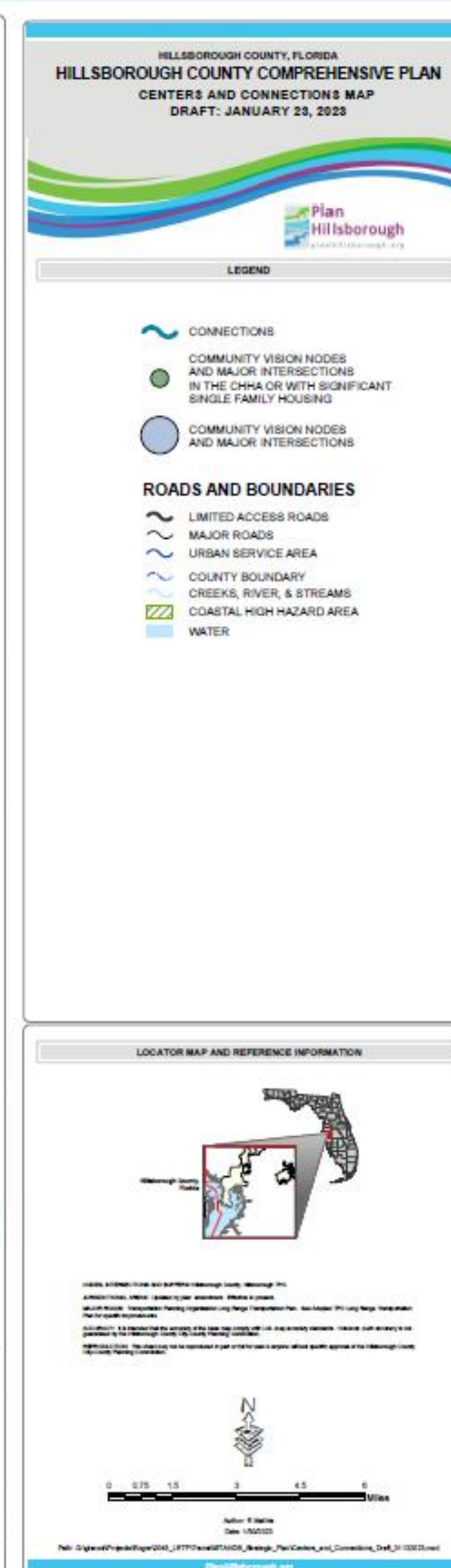
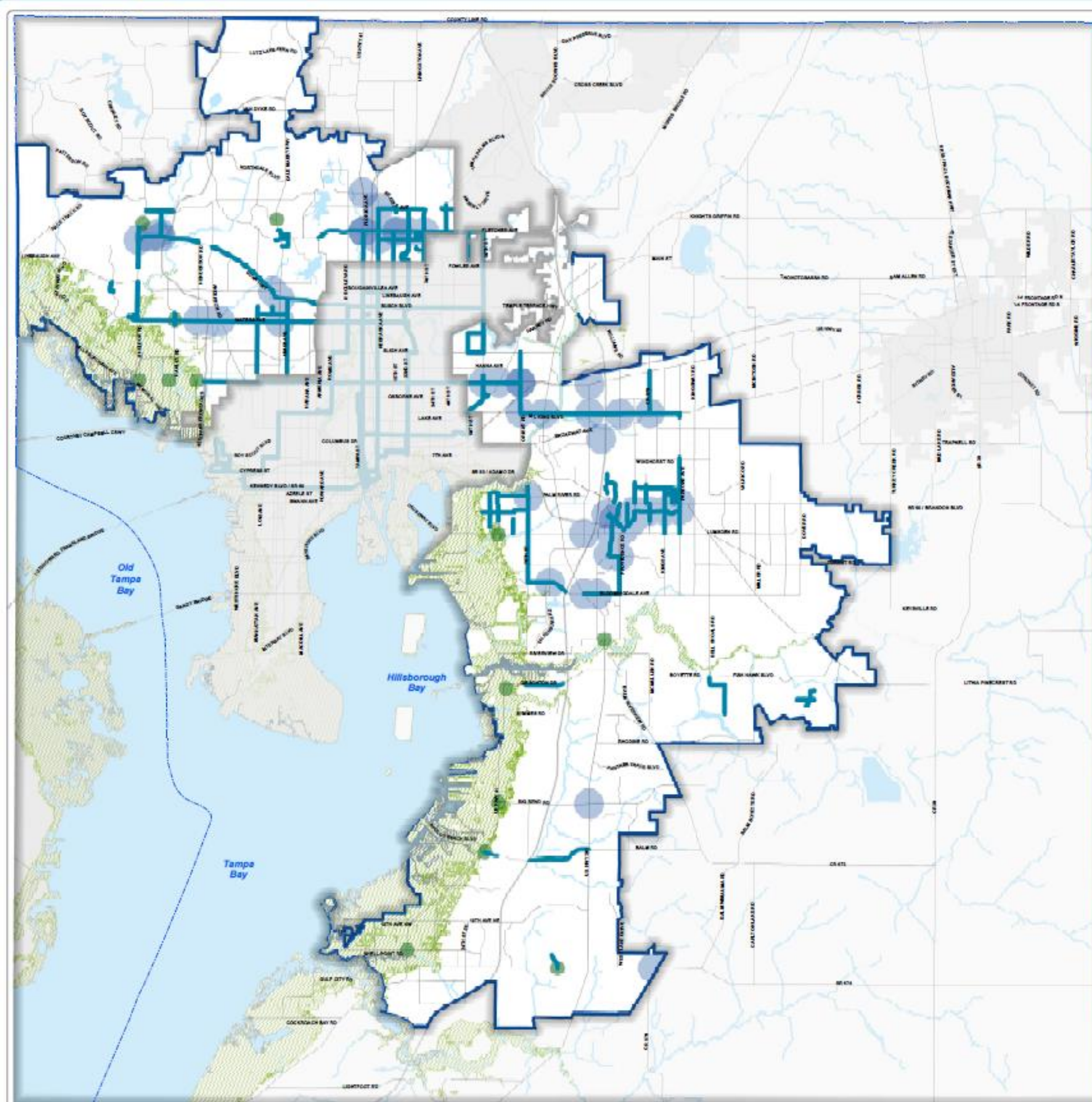
- Include **major intersections and areas** identified in Community Plans for **redevelopment or walkability**
- Centers in the CHHA or that are in primarily single-family residential areas are **colored differently** for focus on **walk/bike improvements** rather than increased development
- Potential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



# 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?

TOWN 'N' COUNTRY

## BEFORE...



Waters Ave



Residential with 6 homes per acre

## AFTER...



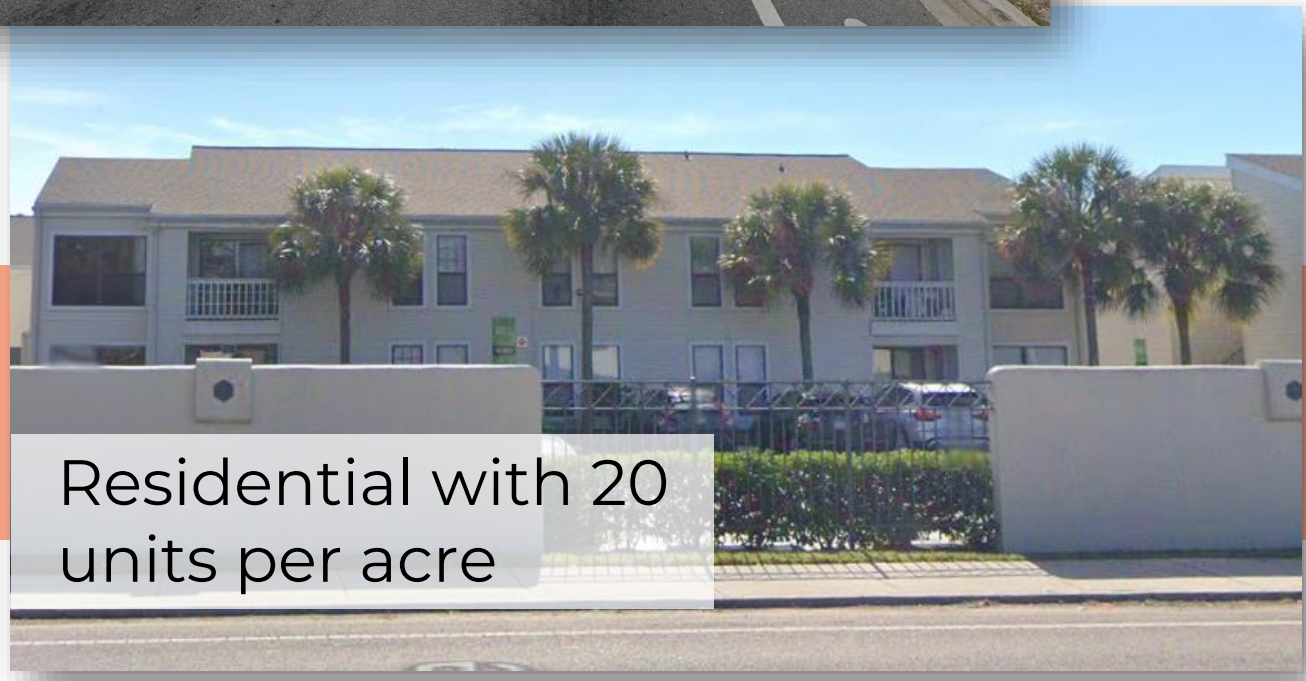
Residential with 10 homes per acre



# What could this look like?

USF AREA

## BEFORE...



## AFTER...





# What could this look like?

PALM RIVER

## BEFORE...



78<sup>TH</sup> ST.



Residential with 9 homes per acre

## AFTER...



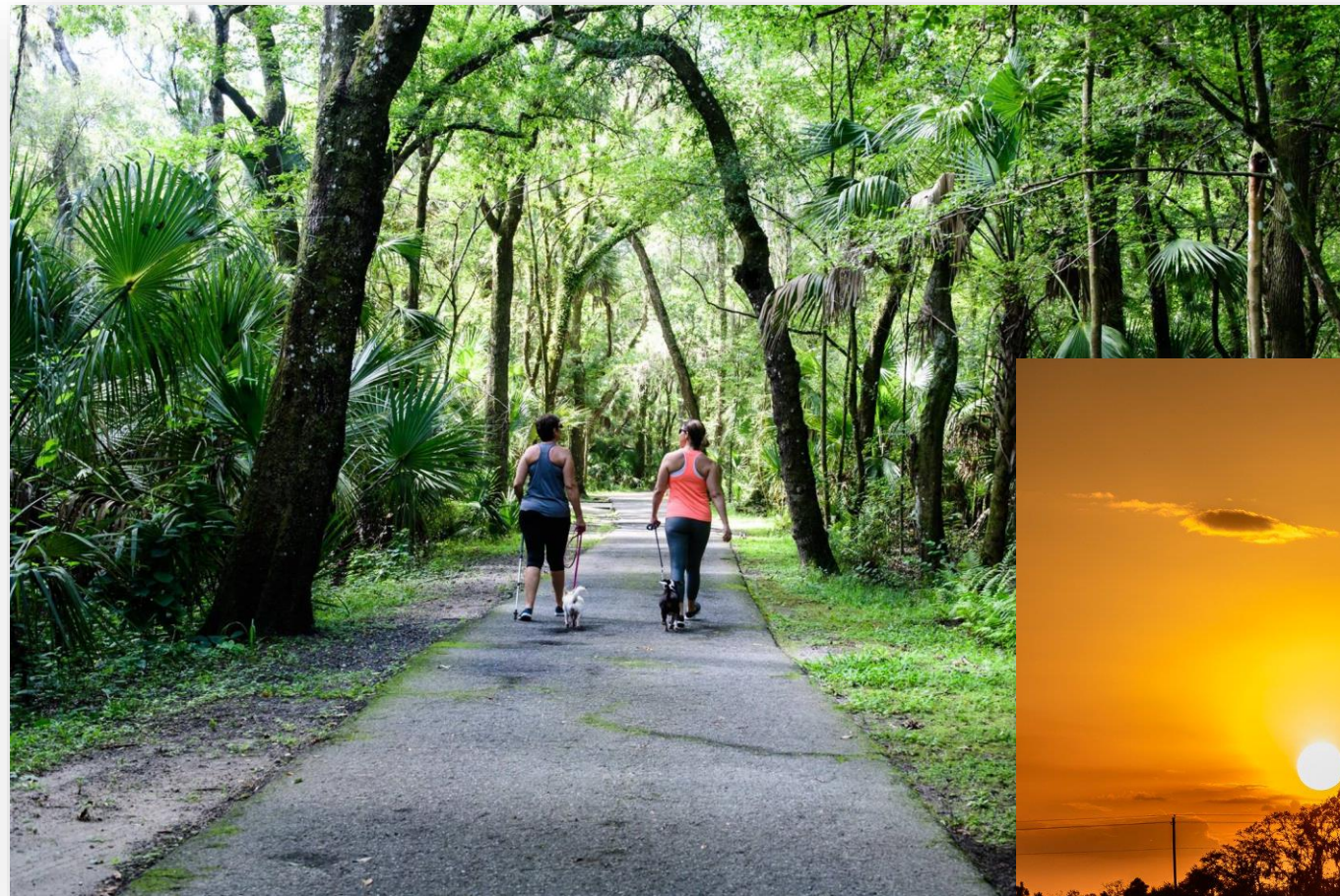
Residential with 14 units per acre



Residential with 15 units per acre



# ● Density in the right areas allows preservation in others





# Transit-Oriented Development

## *Why TOD?*

- Focuses growth around major transit corridors
- Expands transportation and mobility options
- Increases access to opportunity for all
- Brings people, businesses, recreation, and public spaces together





# TOD & the Update

## ***How will TOD be used in the Future Land Use Update?***

- Policy will apply within a 0.5 mile radius of proposed stations
- May allow increased density/intensity in exchange for designs that:
  - Promote access to multiple mobility options
  - Include affordable housing
  - Include mixed uses to keep necessary services in close proximity to residences

- Will be adopted into City of Tampa and Unincorporated Hillsborough Comprehensive Plans
- Currently the Tampa Streetcar is the only transit facility the policy may be applied
- Future expansion of the Streetcar and other facilities are planned



# Commercial Locational Criteria

***FALL 2021-  
FALL 2022***

***Public Outreach &  
Draft Recommendations***

***SPRING 2023***

***BOCC Direction &  
Revisions***

***NOW***

***Adding CLC into FLU  
Update***

## PUBLIC OUTREACH

**6** Community Workshops

**3** Stakeholder Workshops

**3** PC Interviews

**17** BOCC Interviews

**4** County Staff Meetings

**2** Community Conversations



**277**

**Survey  
Responses**



**79**

**Pinned  
Comments**



# Commercial Locational Criteria



The Comprehensive Plan provides criteria to allow **commercial developments within residential or industrial** Future Land Use categories (Objective 22 - 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 are easy to create** and do not require a Comprehensive Plan amendment





# Major Revisions

## Neighborhood Mixed-Use 6

- Permits commercial activities without permitting high density development

## Commercial Neighborhood Limited

- Certain auto-oriented uses (i.e. car washes) are no longer allowed in some Future Land Use categories

## Development Size per Intersection Quadrant Reduction

- Reduce maximum development size per intersection quadrant in Rural and Industrial areas ensuring an appropriate intensity for each intersection

## Context Classification Map

- Utilize the Context Classification Map to determine appropriate locations for commercial development replacing an outdated *Cost Affordable Map*

## Agricultural Uses

- Agricultural-related uses are exempt from the provisions of the CLC, per FLU Policy 30.5, ensuring agricultural uses are not restricted or removed

## Node Separation\*

- Establish a minimum distance between new and existing commercial nodes to prevent strip commercial

**\* Waiver opportunity available**









What's next?





# Get Involved

## PUBLIC MEETINGS

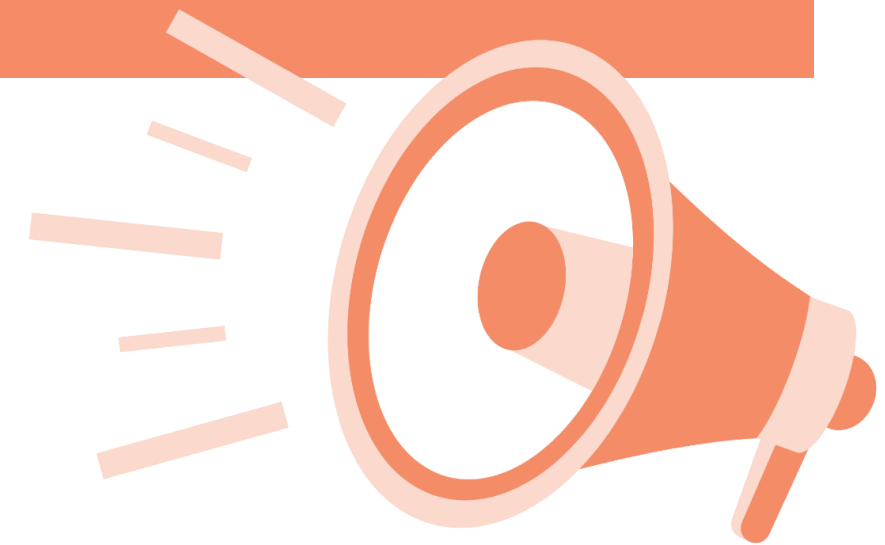
April 25	6PM	Virtual 
May 16	6PM	In-Person
May 23	6PM	Virtual 
June 22	6:30PM	In-Person
June 26	6:30PM	Virtual 
July 18	6:30PM	In-Person
July 19	6:30PM	Virtual 

## PROJECT ADVISORY TEAM MEETINGS

May 2, June 13, & Aug 8 From 5PM, In-Person  
*All meetings are free & open to the public.*

# Spread the word

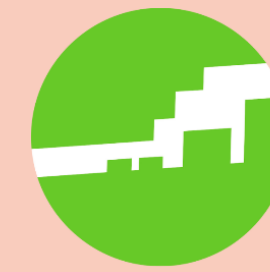
Please encourage friends, family, and anyone else who lives, works, and/or plays in Unincorporated Hillsborough County to get involved!



\*In-person and virtual meetings in the same month will contain the same presentation and information.



# PUBLIC MEETING



Hillsborough County  
City-County  
Planning Commission

**Let's talk about our future!**  
**How should we grow?**  
**Let us know!**



*VIRTUAL*

**TUESDAY, MAY 23**

**FROM 6 PM**

REGISTER HERE:

**[bit.ly/howdowegrow2](https://bit.ly/howdowegrow2)**

\*Same information as May 16

*IN-PERSON*

**THURSDAY, JUNE 22**

**FROM 6:30 PM**

**All Peoples Life Center  
6105 E Sligh Ave.  
Tampa, FL 33617**



# Get in Touch



Hillsborough County  
City-County  
Planning Commission

Contact us for more information.



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**Visit our website and  
follow us on social media.**



[planhillsborough.org/hclanduse](https://planhillsborough.org/hclanduse)





# Hillsborough County Departments

For Questions about:	Contact:	Phone:
Zoning or Development Code Violations	Code Enforcement	(813) 274-6600
Zoning, Permitting, Building Inspection	Development Services	(813) 272-5600
Community, Transportation, or Infrastructure Studies	Community and Infrastructure Planning	(813) 635-5400
Roads/Transportation	Public Works	(813) 635-5400