HOUSEKEEPING

This meeting is being recorded.

Use the "Chat" feature for questions or comments to the presenters
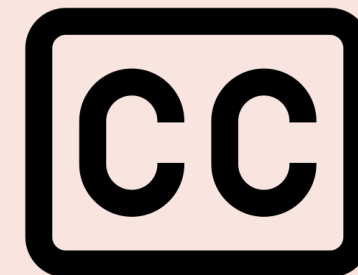
Click the "Live Transcript" button to enable closed captioning

CC

👏 👍 ❤️ 😂 😮 🎉 ...
✋ Raise Hand
Record   Reactions
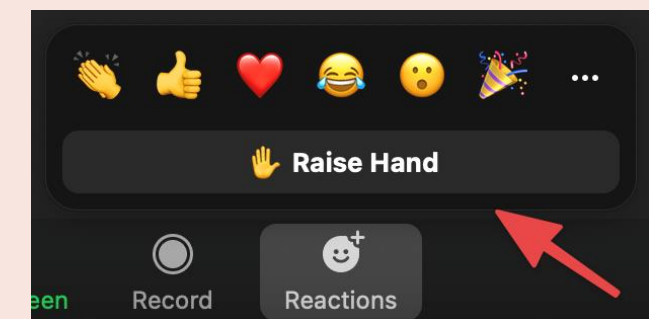
Use the "Raise Hand" button to ask a question
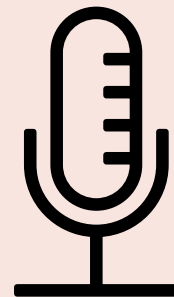
Please keep your mic and camera off unless you want to speak

Recording and slides will be shared after the meeting

Technical Issues? Email papandrewa@plancom.org

AGENDA

- **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

Hillsborough County City-County Planning Commission
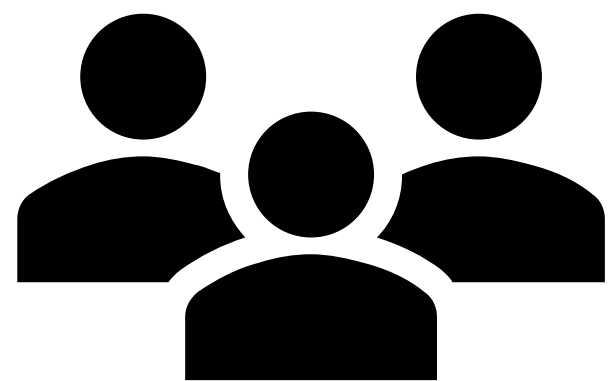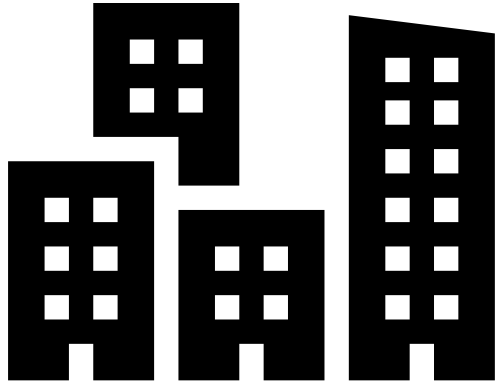
Why are we doing this update?

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

Hillsborough County City-County Planning Commission

Natural Open Space
- Recreation and Open Space
- Coastal Management
- Environmental and Sustainability

One Water
- Stormwater
- Wastewater
- Potable Water
- Resource and Supply Protection

Creating Great Places

Community And Built Environment
- Future Land Use
- Mobility
- Housing

Governance
- Intergovernmental Coordination
- Capital Improvements
- Solid Waste
- Public Schools

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

2023

Summer/Fall

Public Workshops

Fall/Winter

Finalize Recommendations

Winter/ Spring 2024

Planning Commission Recommendation

Winter/ Spring 2024

Hillsborough County BOCC Final Approval

About the Update
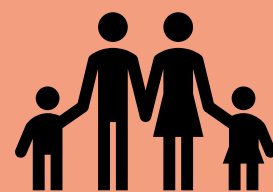
Future Land Use vs. Zoning

Future Land Use	Zoning
Guides purpose and character of growth	Regulates building size, setbacks, specific uses, etc.
Separates land into general categories	Used to approve/deny developments and uses
Sets maximum density and range of uses	Defines specific districts within general categories
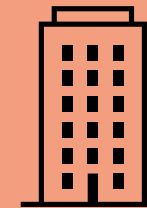
Maintain health, safety, and welfare by separating incompatible land uses

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

Legend:
- **URBAN SERVICE AREA**
- CITY LIMIT
- COUNTY BOUNDARY
- MAJOR ROADS
- WATER
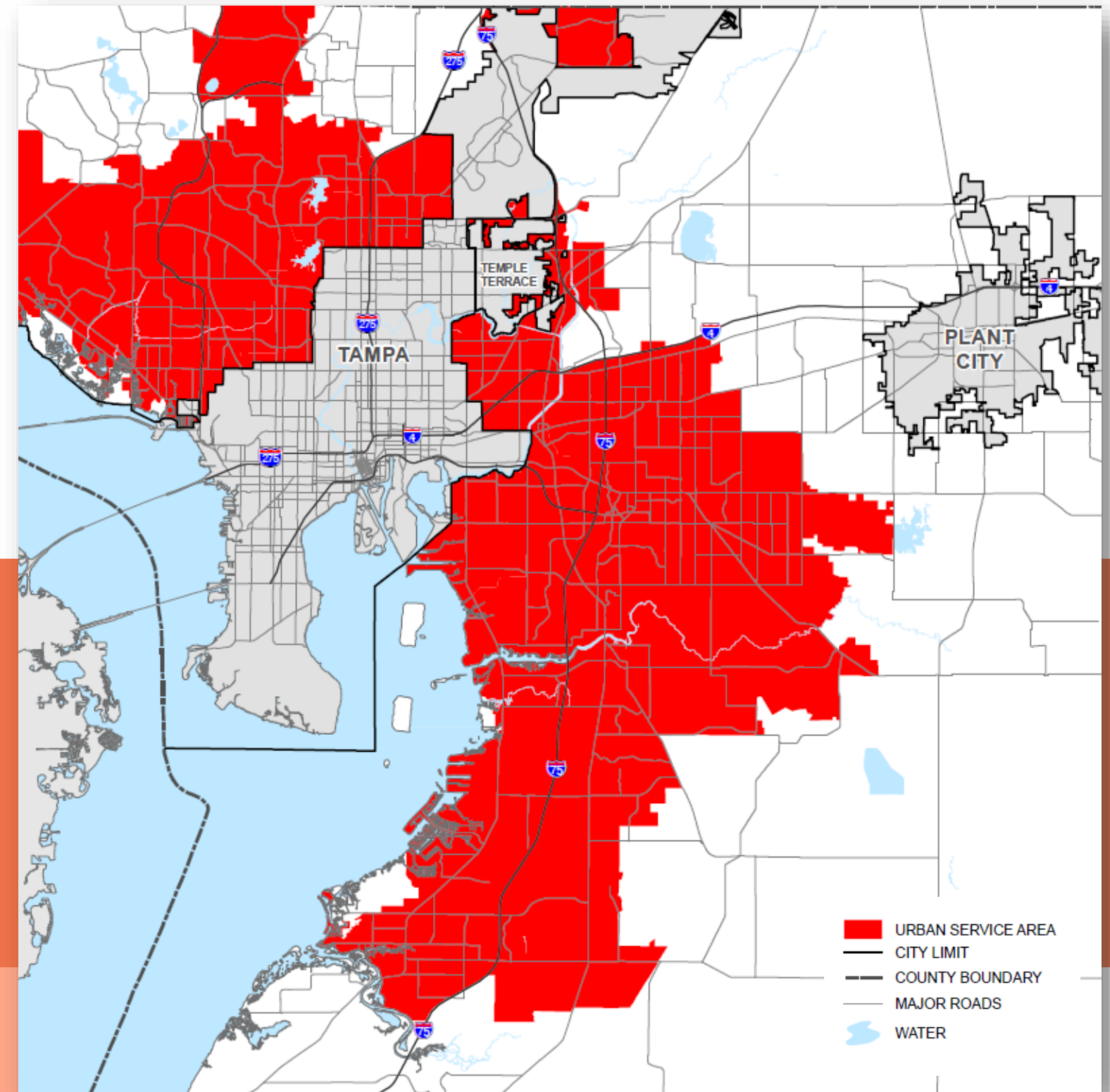
Source: Planning Commission, Jan. 2023
Note: 2,110 acres annexed by Plant City since 2015

Cities

Unincorporated Hillsborough County

URBAN SERVICE AREA
CITY LIMIT
COUNTY BOUNDARY
MAJOR ROADS
WATER

TEMPLE TERRACE

TAMPA
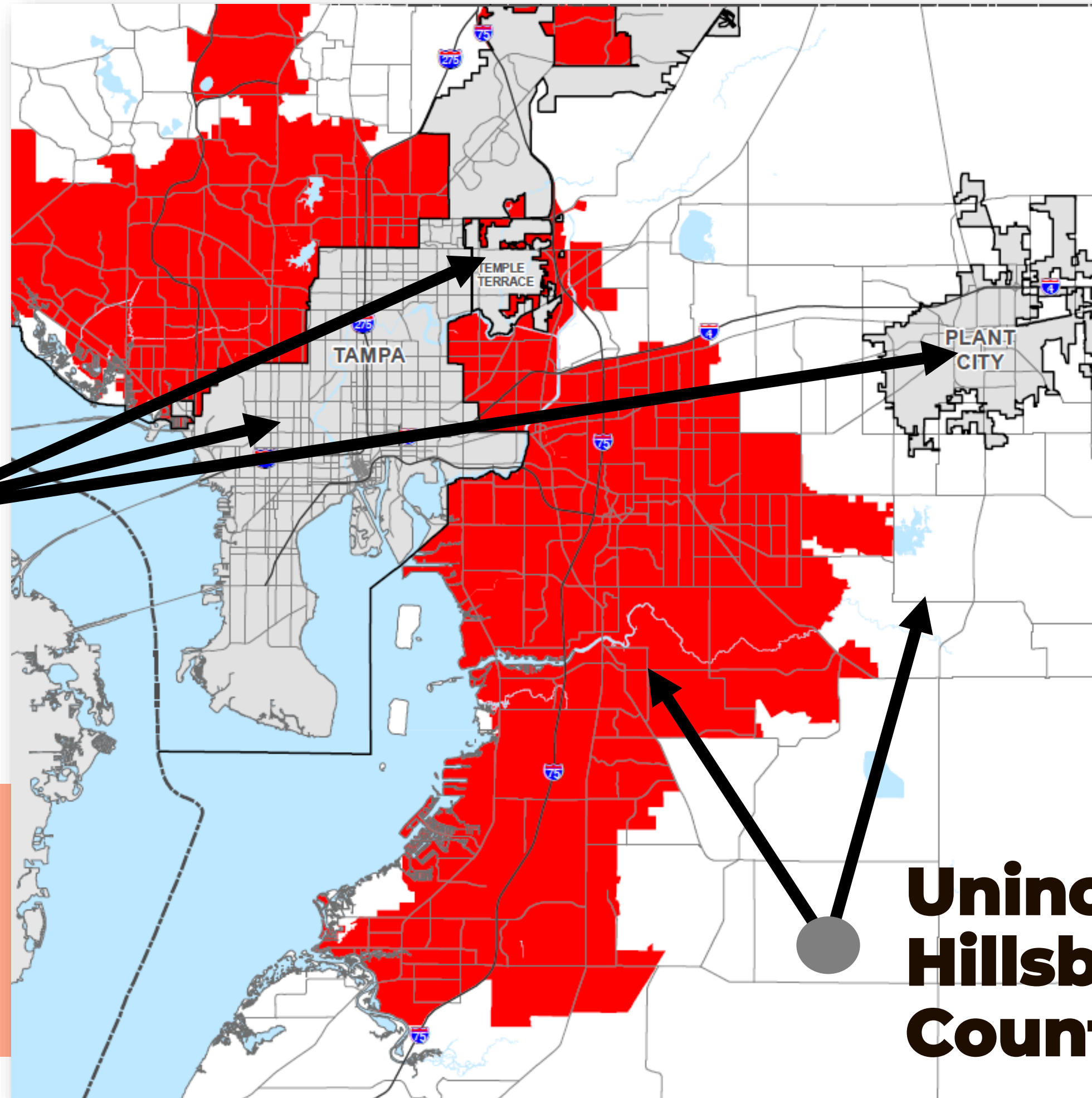
PLANT CITY

Working Together

LONG RANGE TRANSPORTATION PLAN

TRANSIT DEVELOPMENT PLAN

LAND DEVELOPMENT CODE

COMPREHENSIVE PLAN

Hillsborough TPO
Transportation Planning Organization

HART

Hillsborough County Florida
EST. 1834

Hillsborough County City-County Planning Commission

OTHER PLANS WE COLLABORATE WITH:

- River Board Plans
- Community Plans
- Local City Plans
- Regional Plans
- Sustainability Plans
- Trail Network Plans
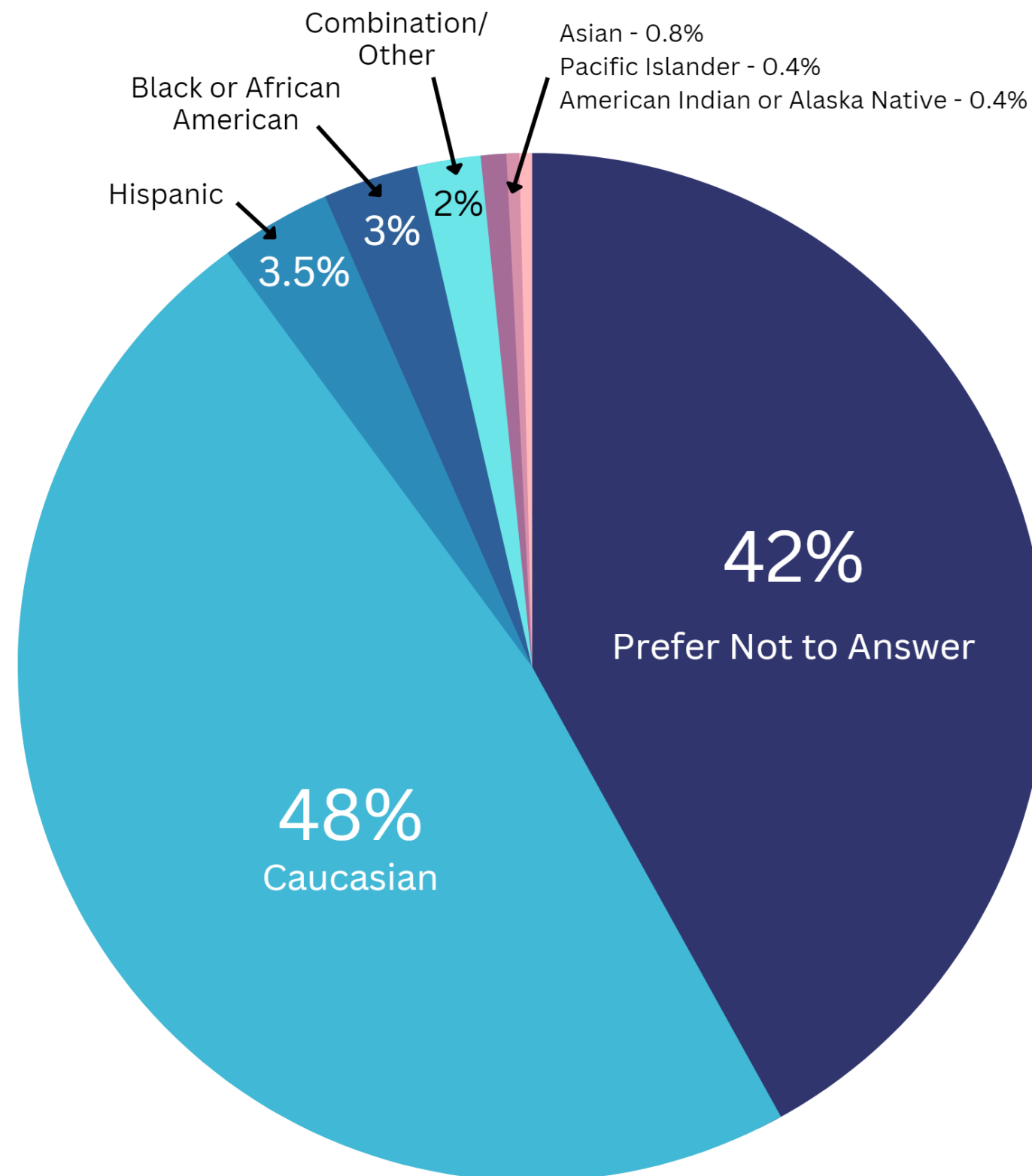- Affordable Housing Plans
- Hillsborough School Plans
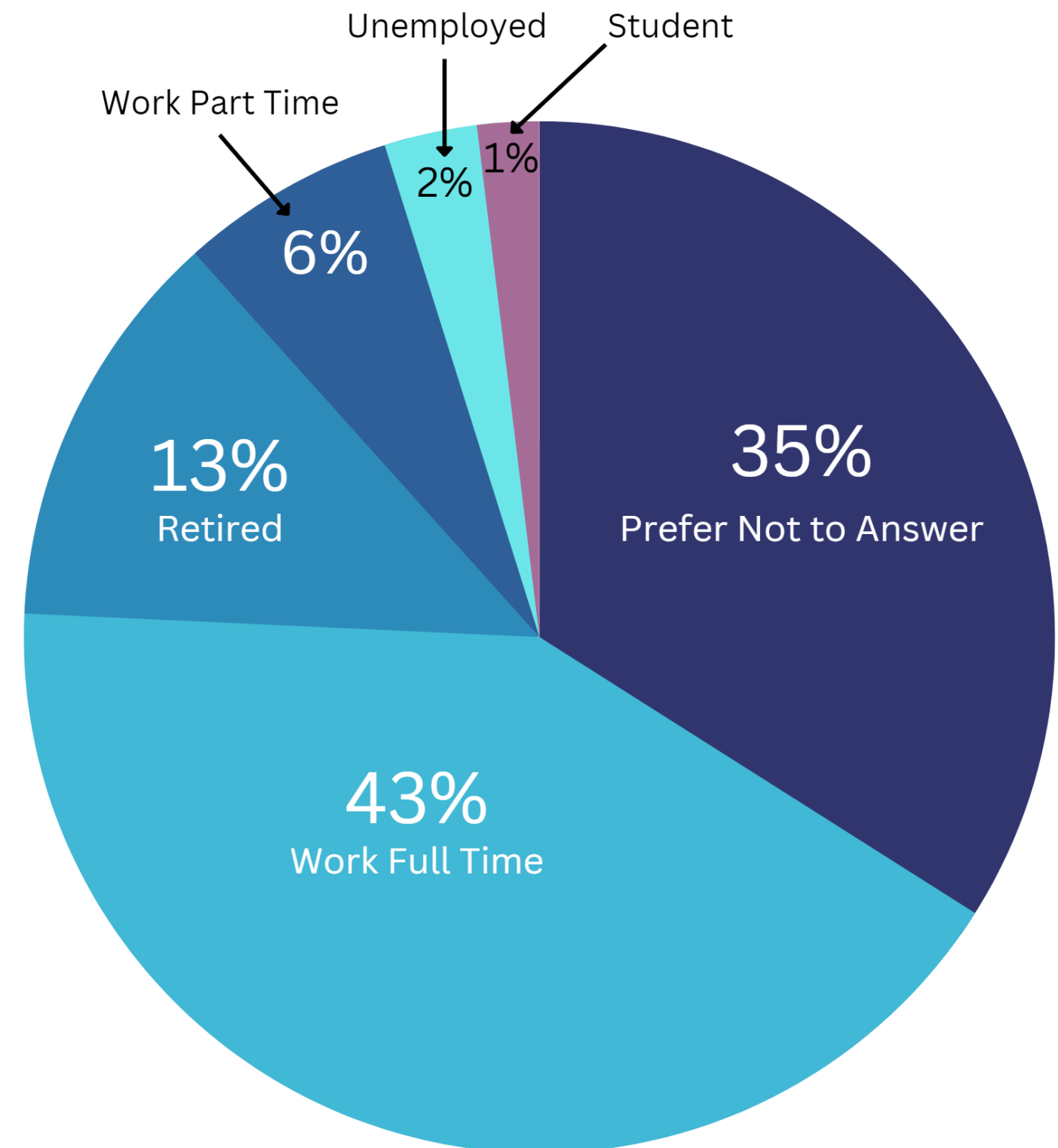
What have we
heard so far?

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

- Combination/Other
- Black or African American
- Hispanic
- Asian - 0.8%
- Pacific Islander - 0.4%
- American Indian or Alaska Native - 0.4%
- 3.5%
- 3%
- 2%
- 42% Prefer Not to Answer
- 48% Caucasian
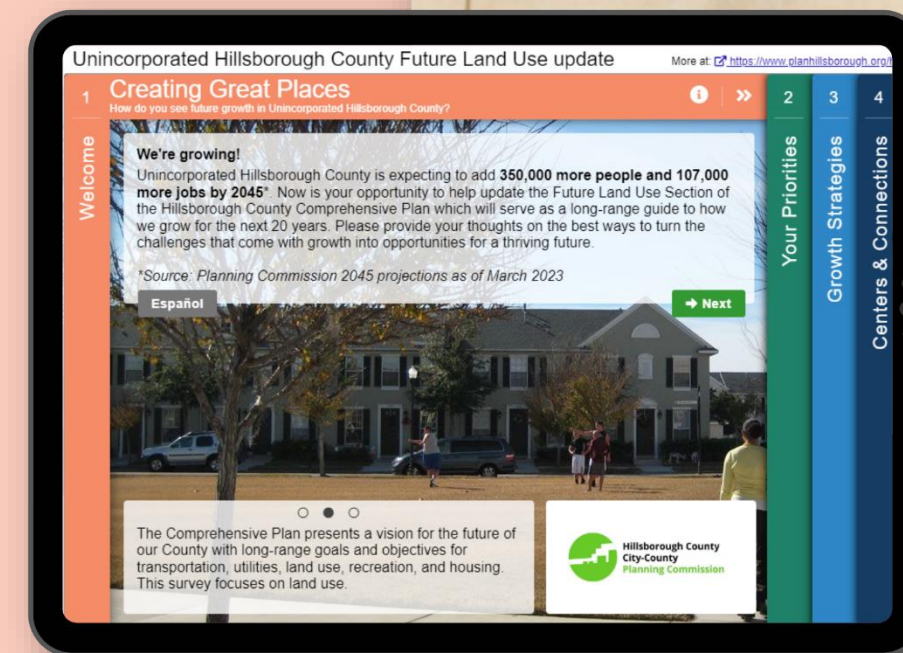
Employment status of respondents

- Work Part Time
- Unemployed
- Student
- 6%
- 2%
- 1%
- 13% Retired
- 35% Prefer Not to Answer
- 43% Work Full Time

What did they say?

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)?

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
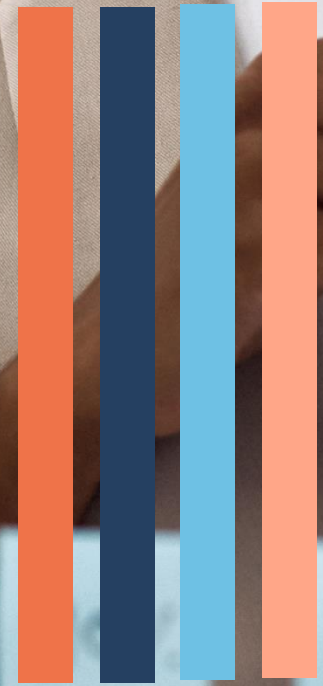- 49% of respondents ranked it 5

★★★★★

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

FALL

- Continuous Conversations

Centers and Connections

Expanding choices for living and getting around

Proximity · Livability · Walkablility

- 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
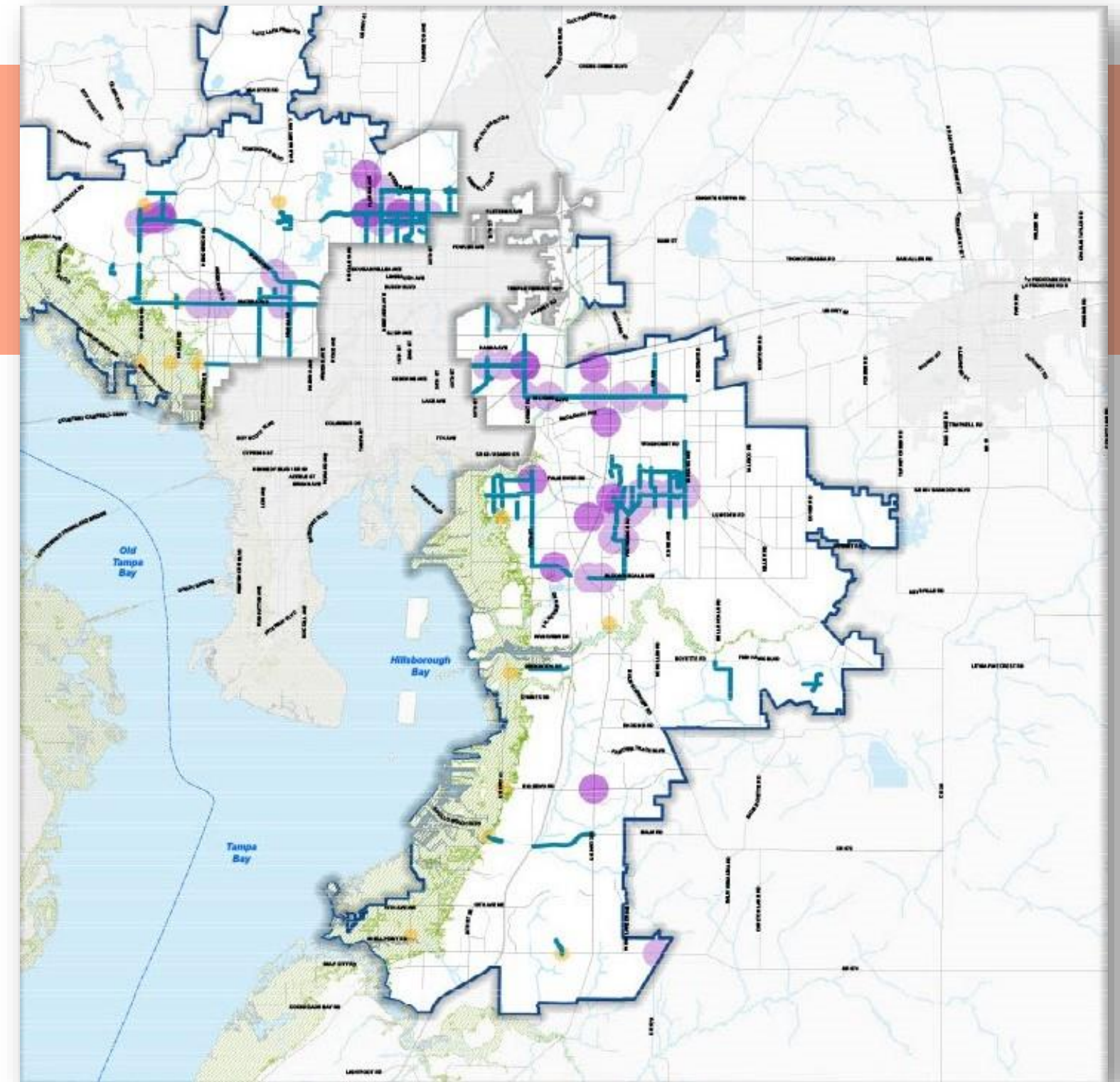
∿ Connections
● Community Vision Nodes in CHHA
● Community Vision Nodes

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
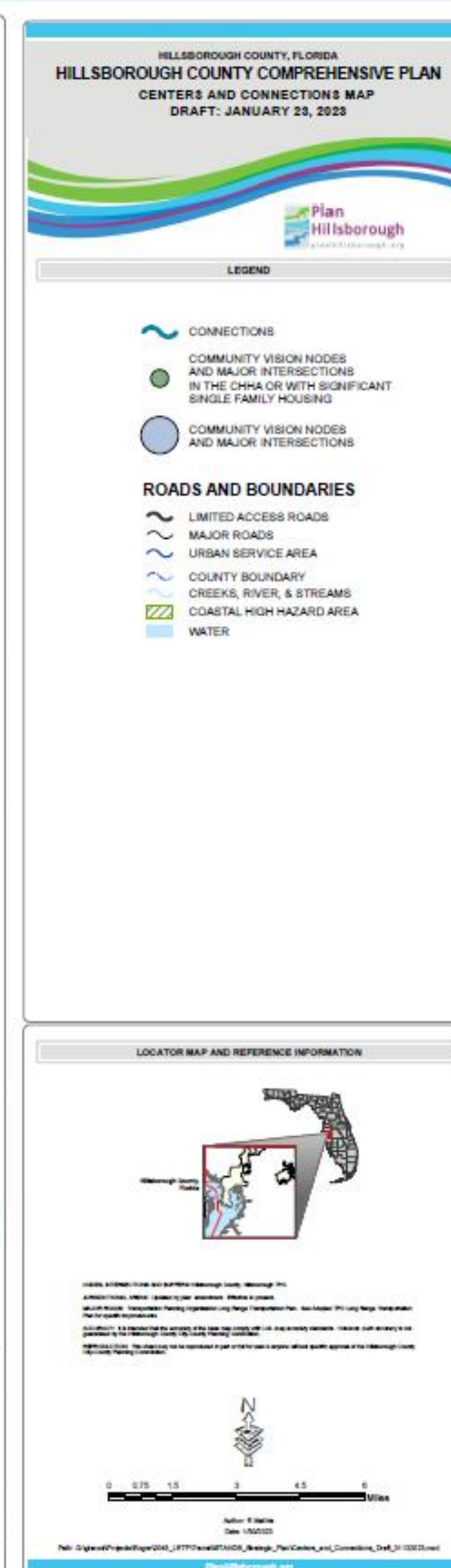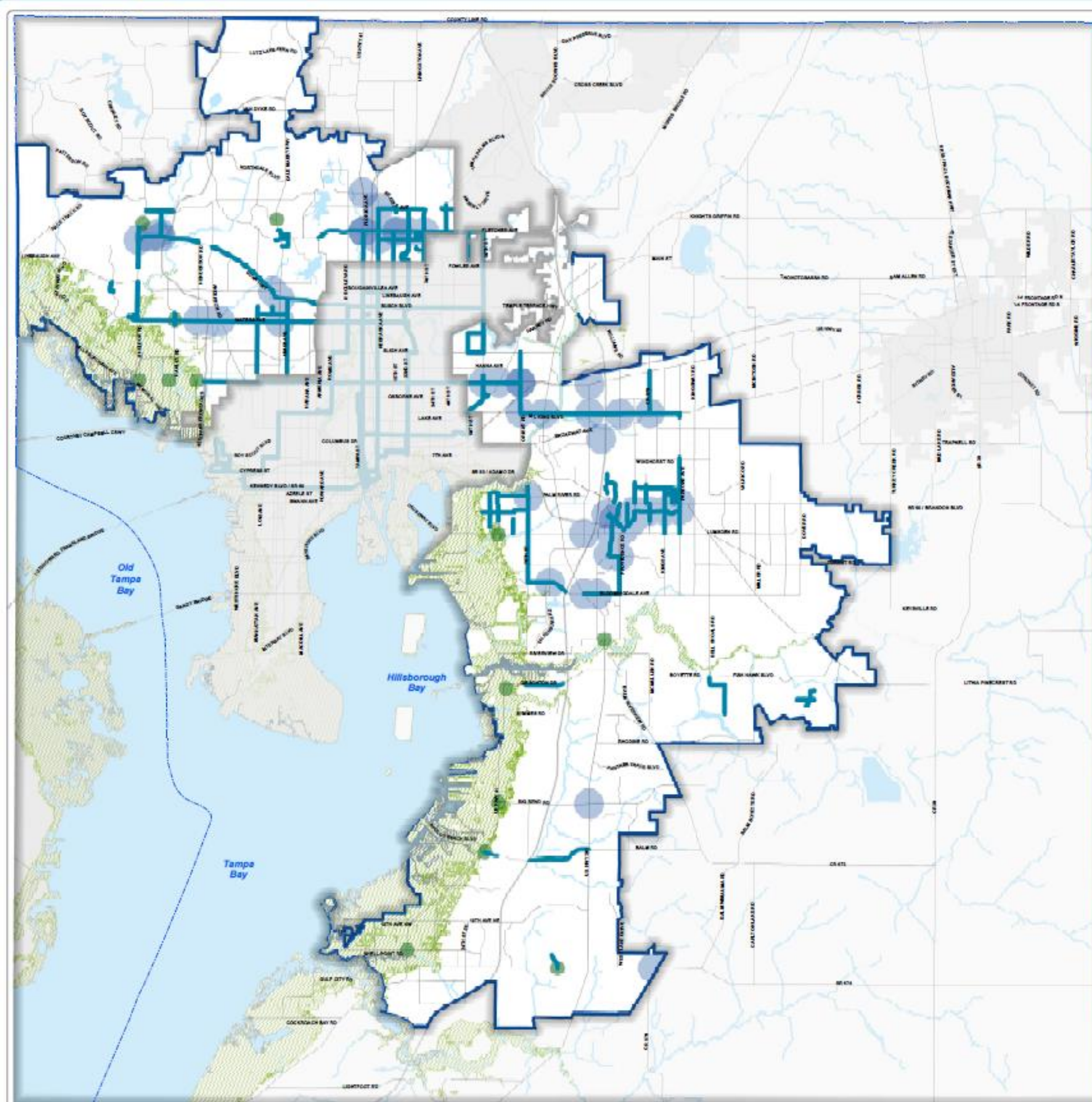- Potential for density bonuses along these corridors

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...

AFTER...

Waters Ave

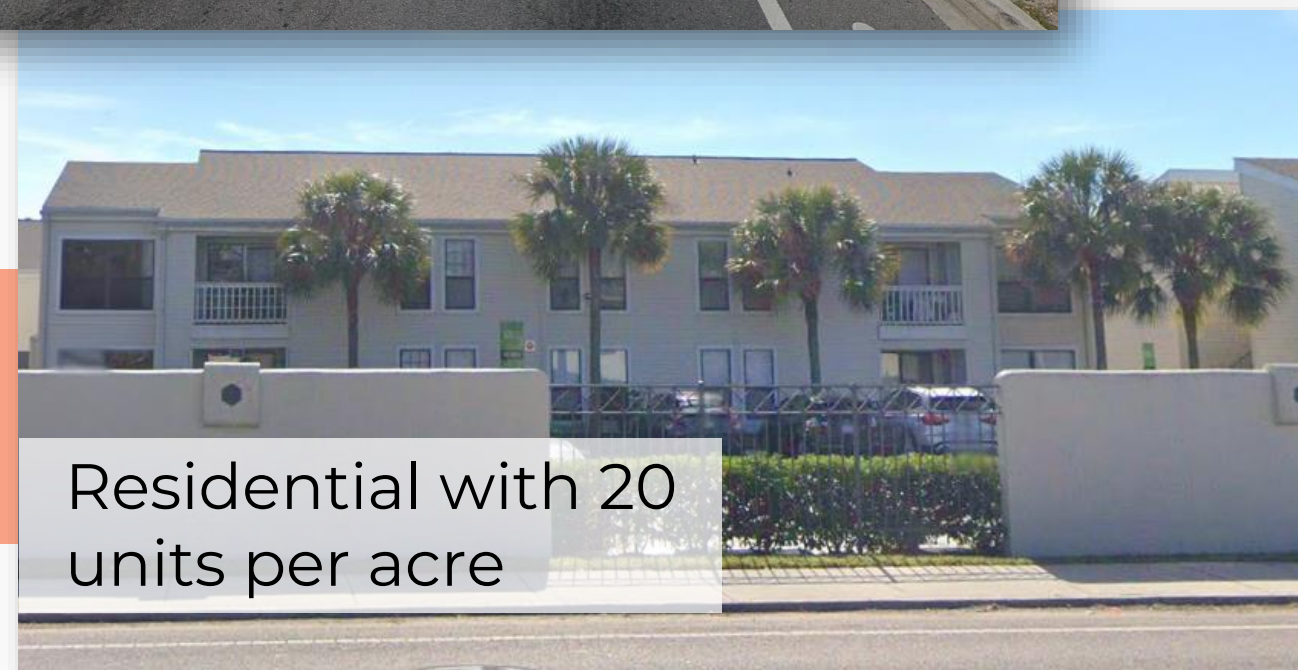Residential with 6 homes per acre

Residential with 10 homes per acre

What could this look like?

USF AREA

BEFORE...

AFTER...

Fletcher Ave

Residential with 20 units per acre

Residential with 32 units per acre

Residential with 35 units per acre

What could this look like?

BEFORE...

78TH ST.

AFTER...

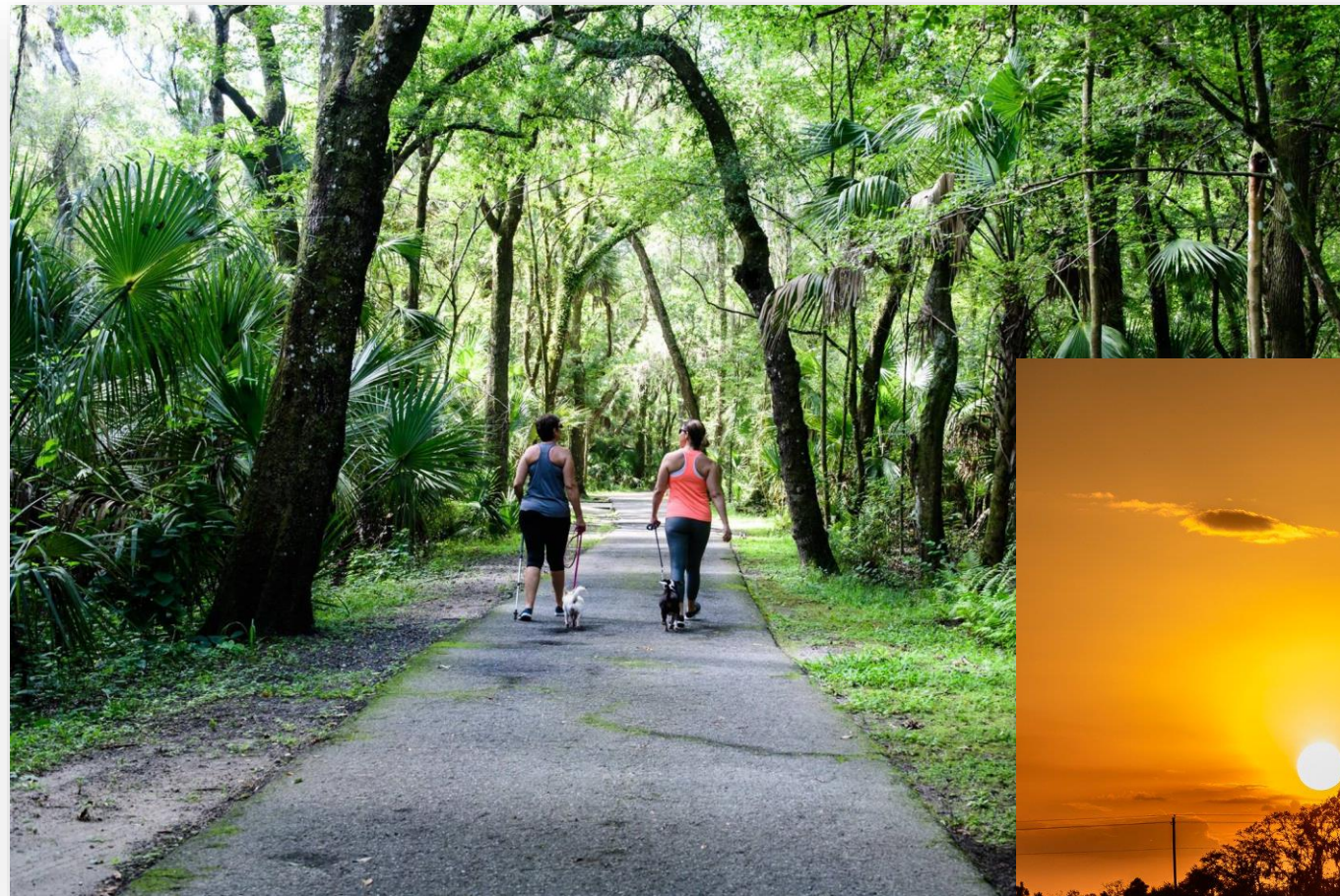Residential with 14 units per acre

Residential with 9 homes per acre

Residential with 15 units per acre

Density in the right areas allows preservation in others

Visual Preferences Poll

We need your help prioritizing.
Scan the QR code or go to bit.ly/centers-connections

How does this work?

- You will be given 5 total votes to use on 11 photos.

- Vote for the items you feel are the most important.

- You can use all votes on one photo or spread them out however you want.

- These potential design requirements are specific to the centers and connections found on the C&C map and *do not apply to the entire county.*
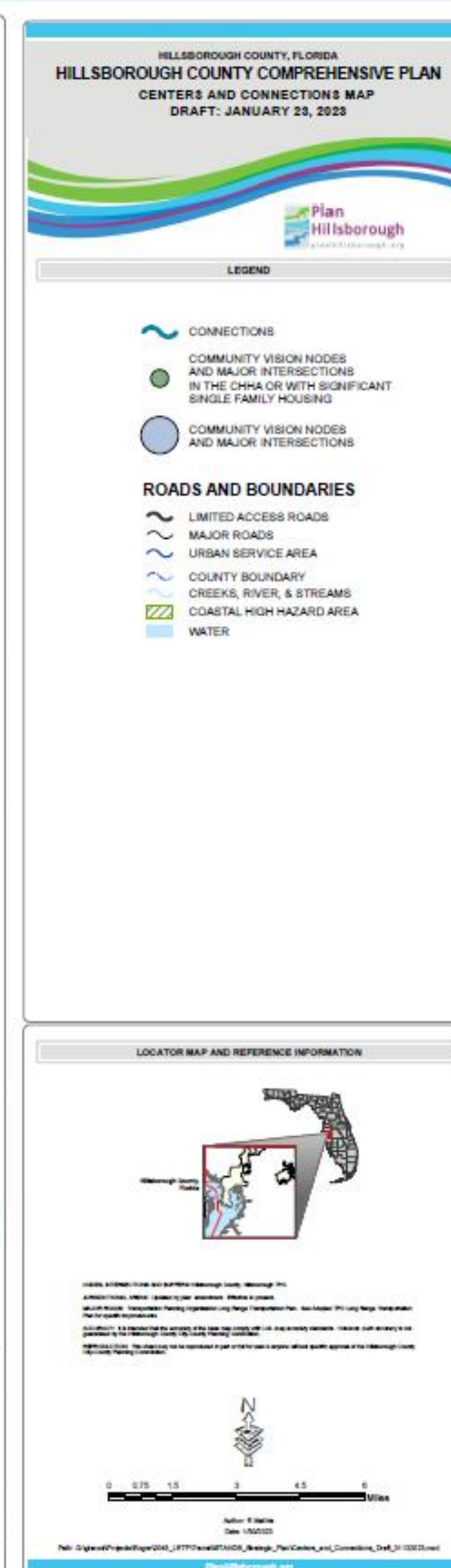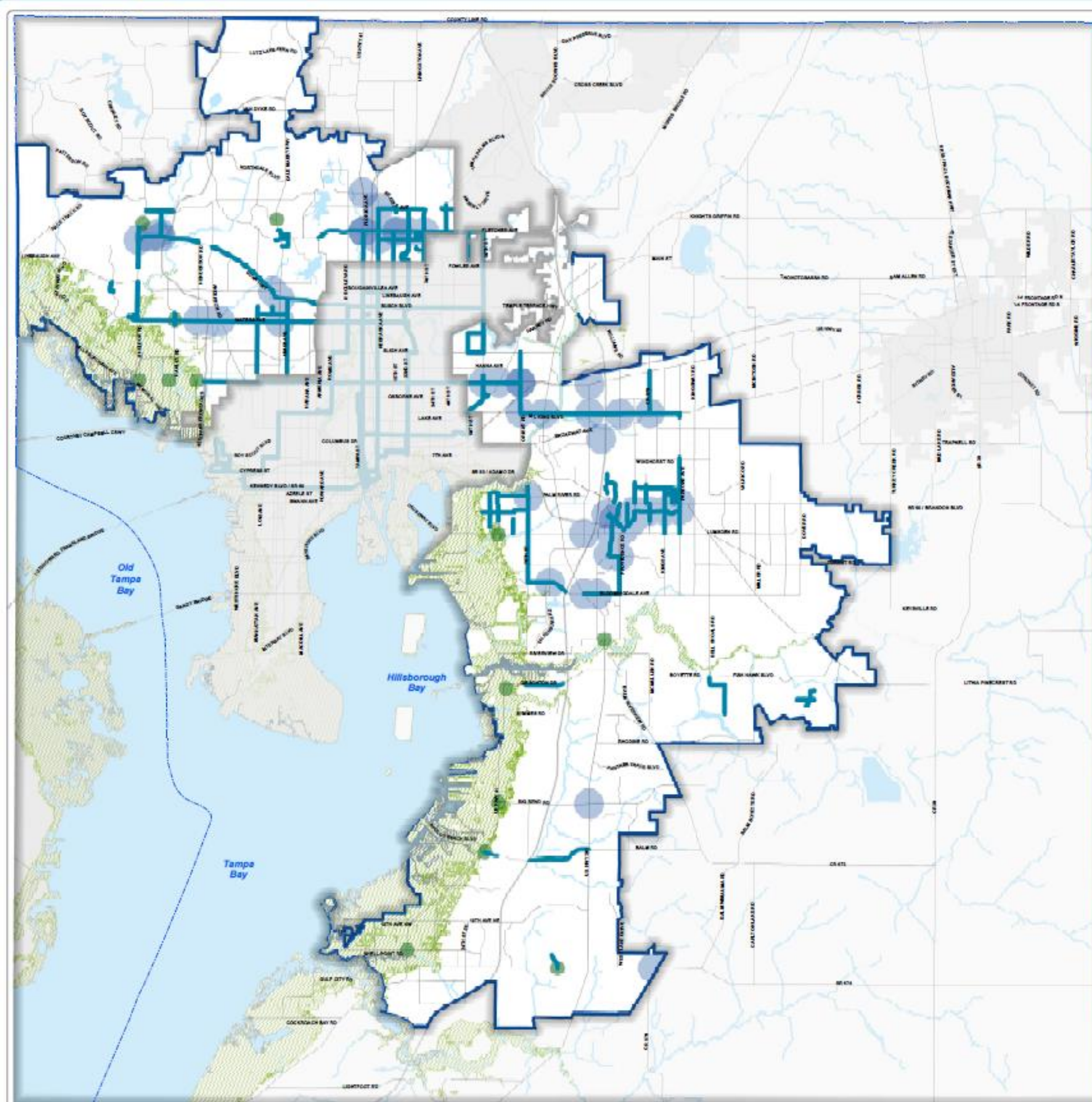
Your input will help staff review and utilize public feedback for this policy concept.

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

1-Connected Sidewalks

2-Crosswalks

3-Protected Bicycle Lanes

4-Reduced Speed Limits

5-Duplexes

6-Townhomes

7-Midrise Development

8-Mixed Use Development

9-Transit Service

10-Commercial Development

11-Public Greenspace

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

- Considers how to handle certain auto-oriented uses (ie. car washes) to maintain residential character of neighborhoods

Development Size per Intersection Quadrant Reduction

- Review 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
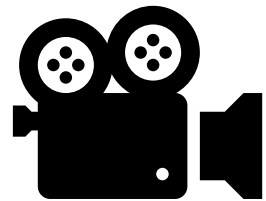
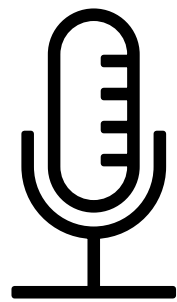*** Waiver opportunity available**

Break Out & Discussion

Break Out Groups

- Centers and Connections

- Transit-Oriented Development
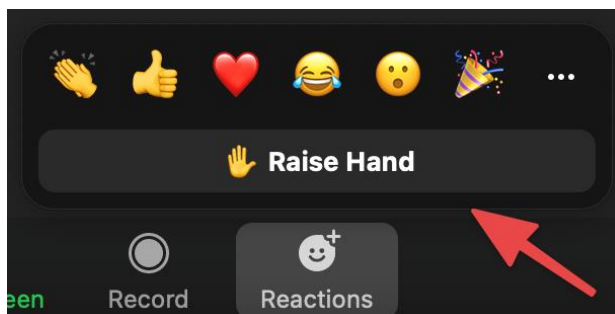
- Commercial Locational Criteria

HOUSEKEEPING

This meeting is being recorded.

You may turn your camera on and unmute yourself

👏 👍 ❤️ 😂 😮 🎉 ...

✋ Raise Hand

Record   Reactions

Use the "Raise Hand" button to ask a question

Technical Issues? Email papandrewa@plancom.org

15 min per speaker

- **Allow everyone a chance to speak**

- **Listen respectfully, without interrupting**

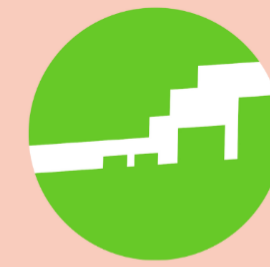- **Do not use inflammatory language**

Report Back

Questions

What's next?

PUBLIC MEETING

Hillsborough County City-County Planning Commission

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

IN PERSON

THURSDAY, JUNE 22

FROM 6:30PM

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

VIRTUAL

MONDAY, JUNE 26

FROM 6:30PM
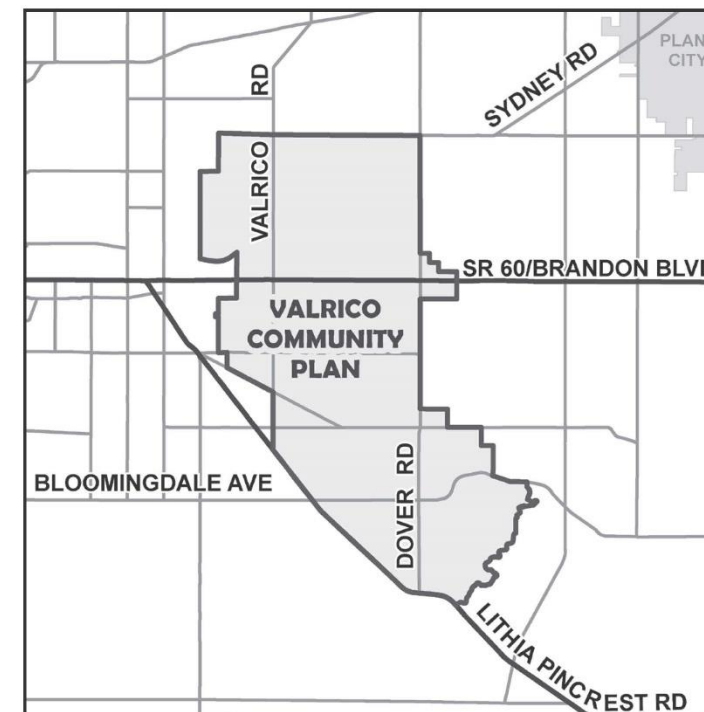
REGISTER HERE:
bit.ly/howdowegrow3

Valrico is getting a

Community Plan

How do you see the future of Valrico?

VALRICO COMMUNITY PLAN

VALRICO RD

SYDNEY RD

PLANT CITY

SR 60/BRANDON BLVD

BLOOMINGDALE AVE

DOVER RD

LITHIA PINCREST RD

Get involved in the development of the first community plan for Valrico!

Your input is important!

We invite you to hear and provide feedback on the creation of the Valrico Community Plan. The establishment of this plan is at the direction of the Board of County Commissioners (BOCC). We are providing this notice to you as a resident, property owner, or interested party within the study area shown on the map.

¡Su aporte es importante!

Te invitamos a escuchar y proporcionar comentarios sobre la actualización del Plan Comunitario del área de Gran Palm River. El plan se completó en 2008 y bajo la dirección de la Junta de Comisionados del Condado (BOCC), se está actualizando. Le estamos dando este aviso como residente, propietario o parte interesada dentro del área de estudio que se muestra en el mapa a continuación.

Get in Touch

Hillsborough County City-County Planning Commission

Contact us for more information.

Melissa Lienhard, AICP

813.547.4364
lienhardm@plancom.org

Andrea Papandrew, AICP

813.665.1331
papandrewa@plancom.org

Visit our website and follow us on social media.

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