



Plan Hillsborough

Greater Palm River Area Community Plan Update

CPAC Meeting #8

June 28, 2023

Emanuel P. Johnson Recreation Center



Recap

January-April

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

Last Month

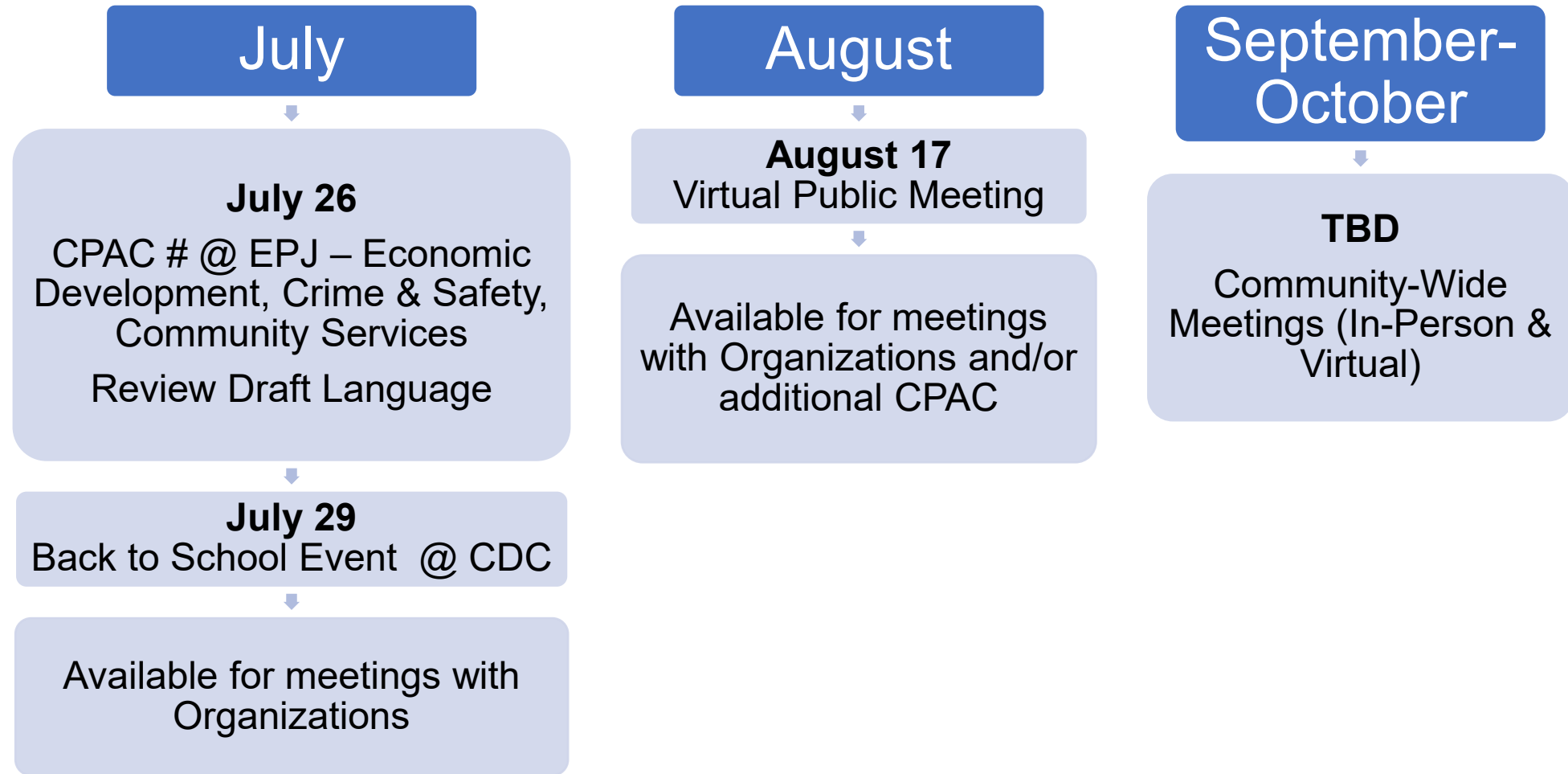
- May 8 – Planning Commission Breifing
May 9 – Commissioner Myers Town Hall
Office Hours
- CPAC #5 @ CDC: Planning & Growth

Today

CPAC #6 @ EPJ - Planning & Growth Continued



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



County-Wide Planning Initiatives


1 **Welcome** 3 >> 2 3 4 5

Weigh in on the County's Truck Route Plan update! Tell us about your experience with truck traffic.


We are glad you are here to help!
Exciting news...Hillsborough County and the Hillsborough Transportation Planning Organization (TPO) are updating the Hillsborough County Truck Route Plan! [View the plan.](#)
This plan will identify problem areas and recommend ways to improve our roads and other parts of the transportation system in Hillsborough County for the safety and comfort of all users. The updated plan will also be incorporated in the Hillsborough TPO's 2050 Long Range Transportation Plan. Use the "Next" button to begin.

[Next](#)

The Hillsborough TPO Long Range Transportation Plan (LRTP) directs federal and state dollars toward transportation investments we value in our community. The LRTP looks out at least 20 years and must be updated every five years. The Hillsborough TPO is currently preparing for the next update of this plan. [The adopted 2045 LRTP can be viewed or downloaded here.](#)

 Hillsborough County
City-County
Planning Commission

Your Priorities
Issues and Locations
Investing in Solutions
Wrap Up

 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

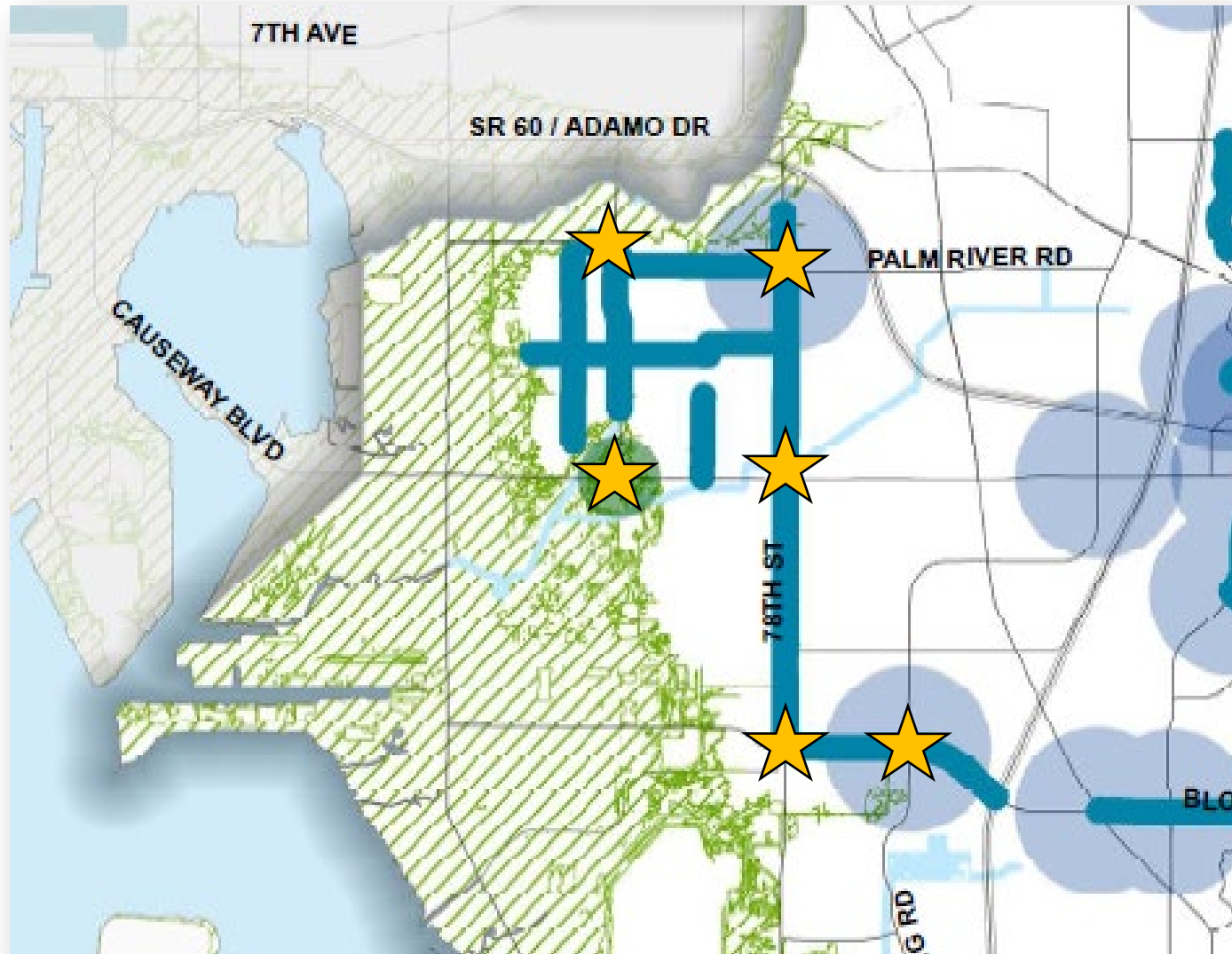
- On roads that have either:
 - An adopted roadway context designation that supports more walkability
 - Future Land Use categories that already support the potential for higher density
- Corridors in the CHHA are excluded
- Potential for density bonuses along these corridors



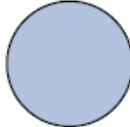
Centers

- 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



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**



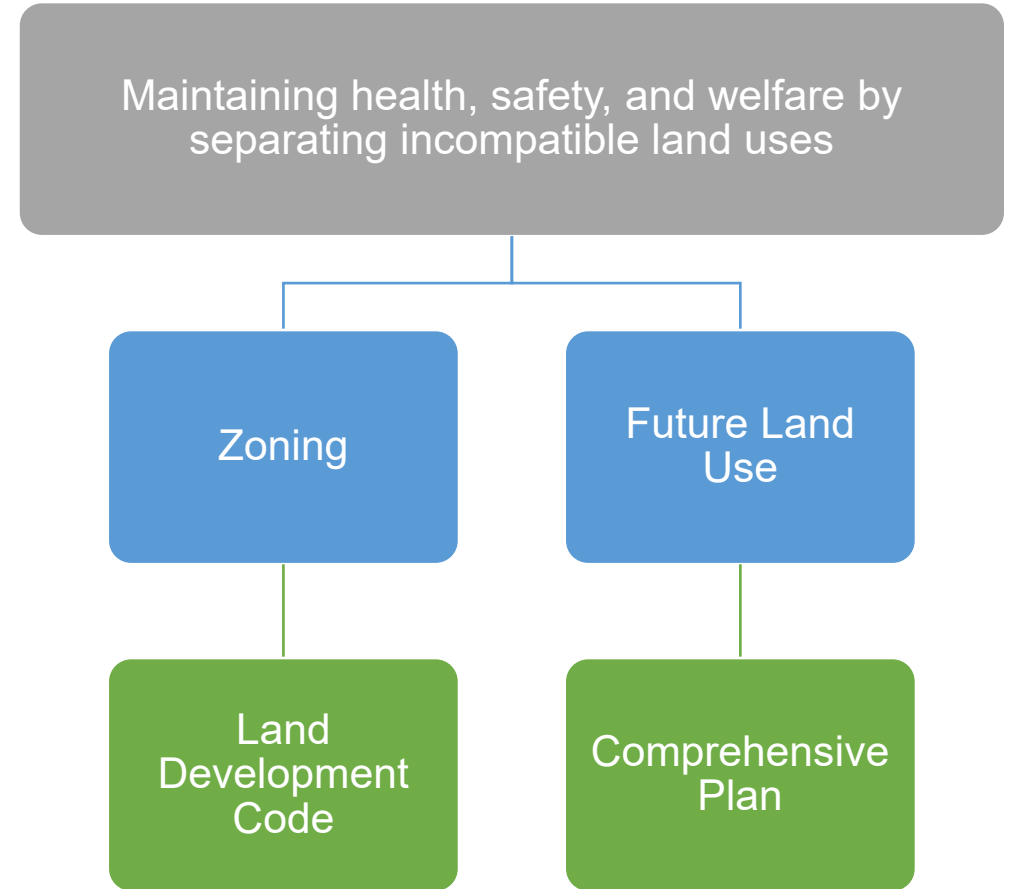
Planning Terms

- **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



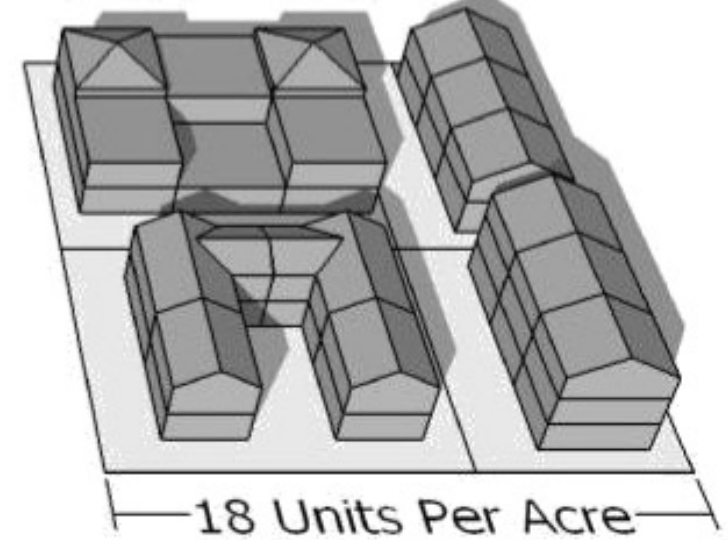
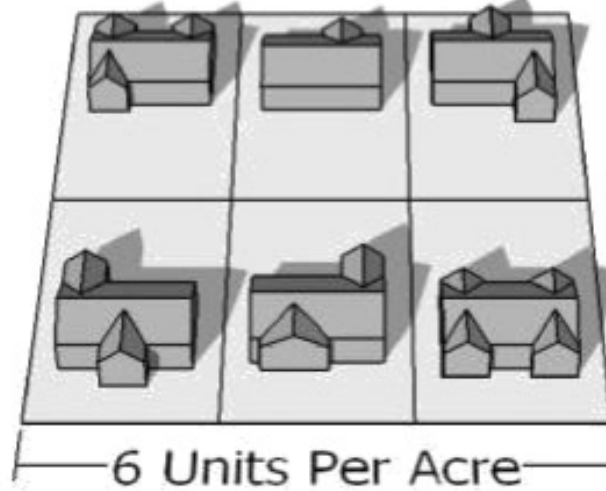
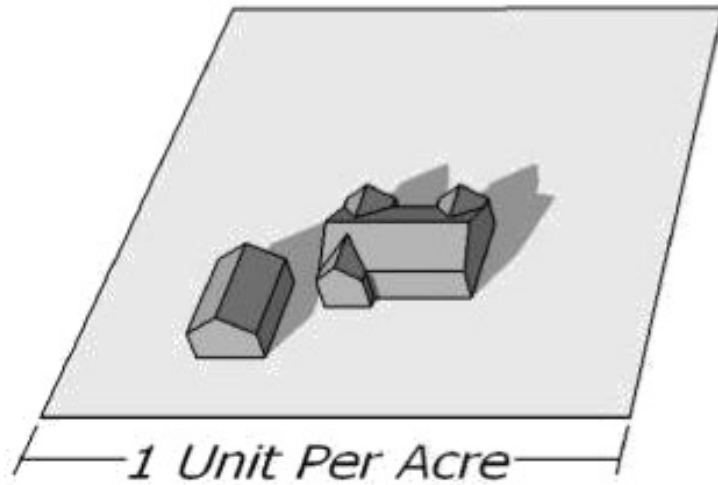
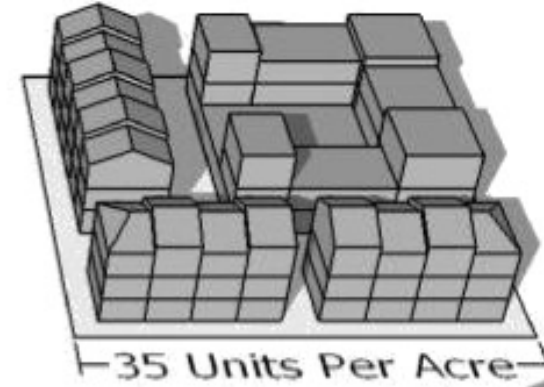
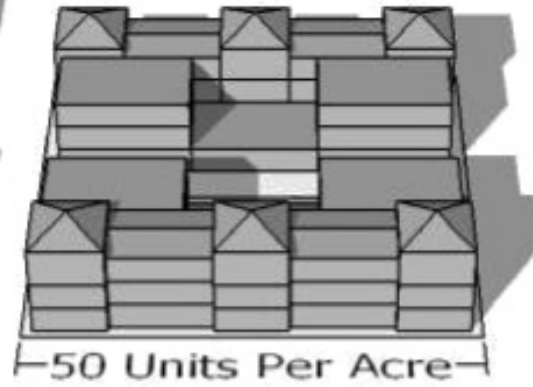
Intensity

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





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



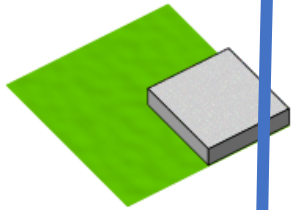
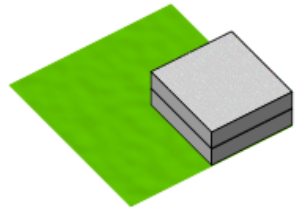
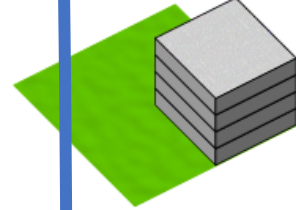
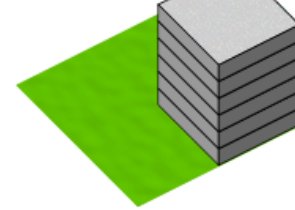
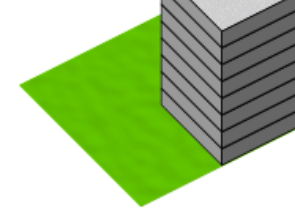
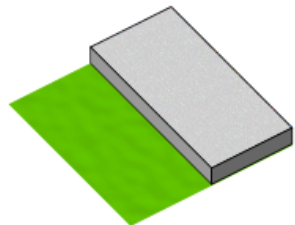
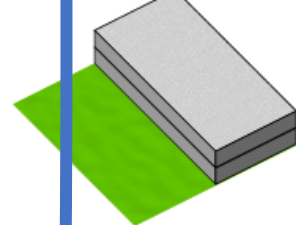
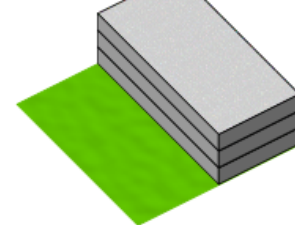
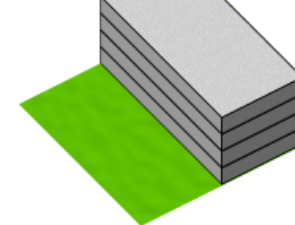
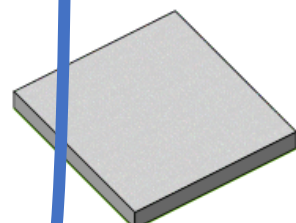
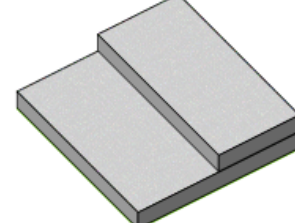
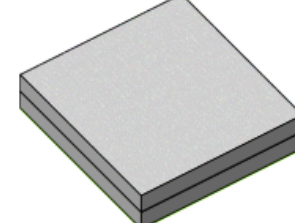
Intensity

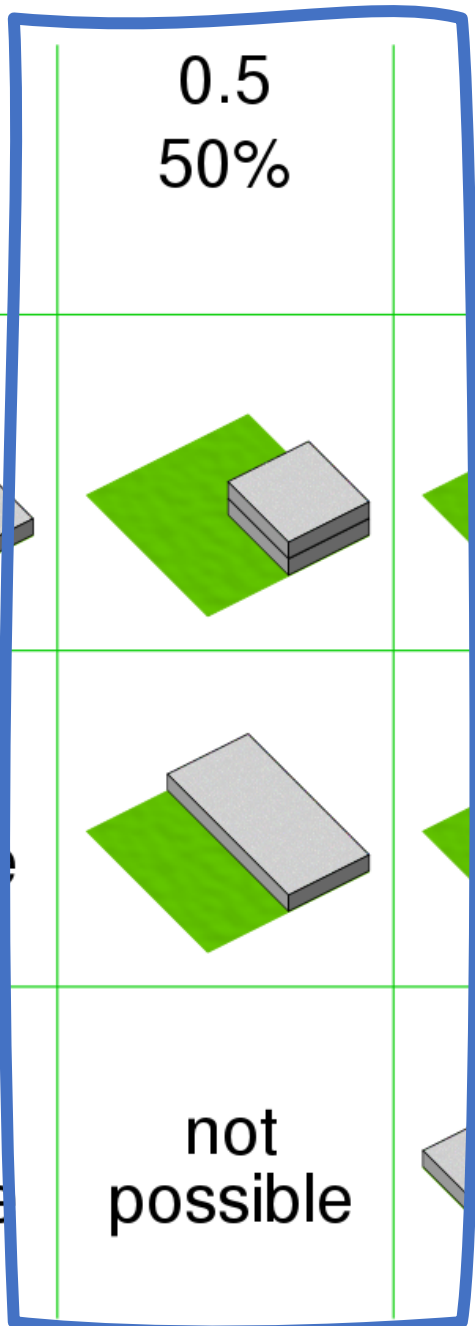
Amount of non-residential square footage divided by the square footage of the site

Expressed in terms of floor area ratio (FAR)

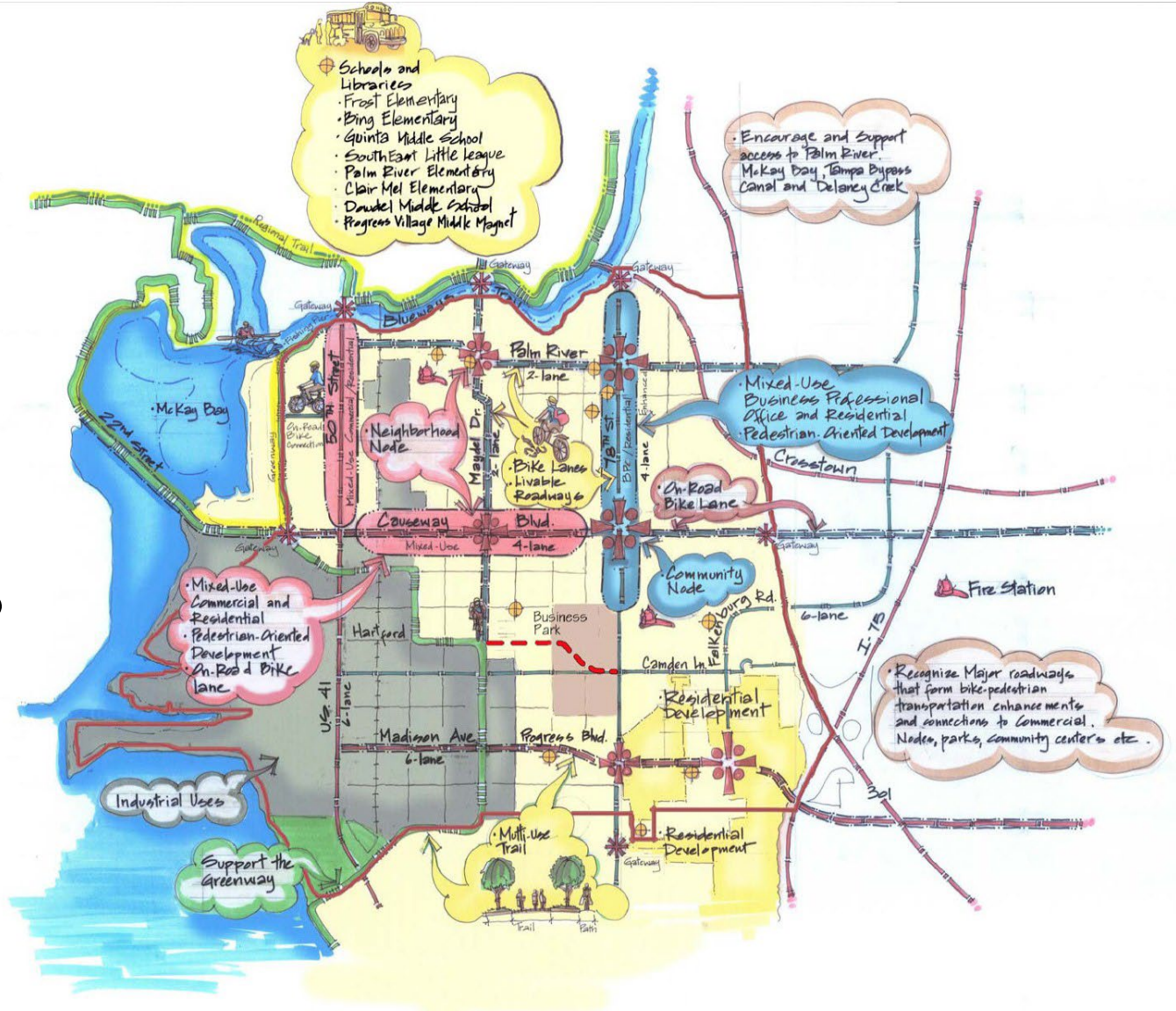
- Example: .50 FAR



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?

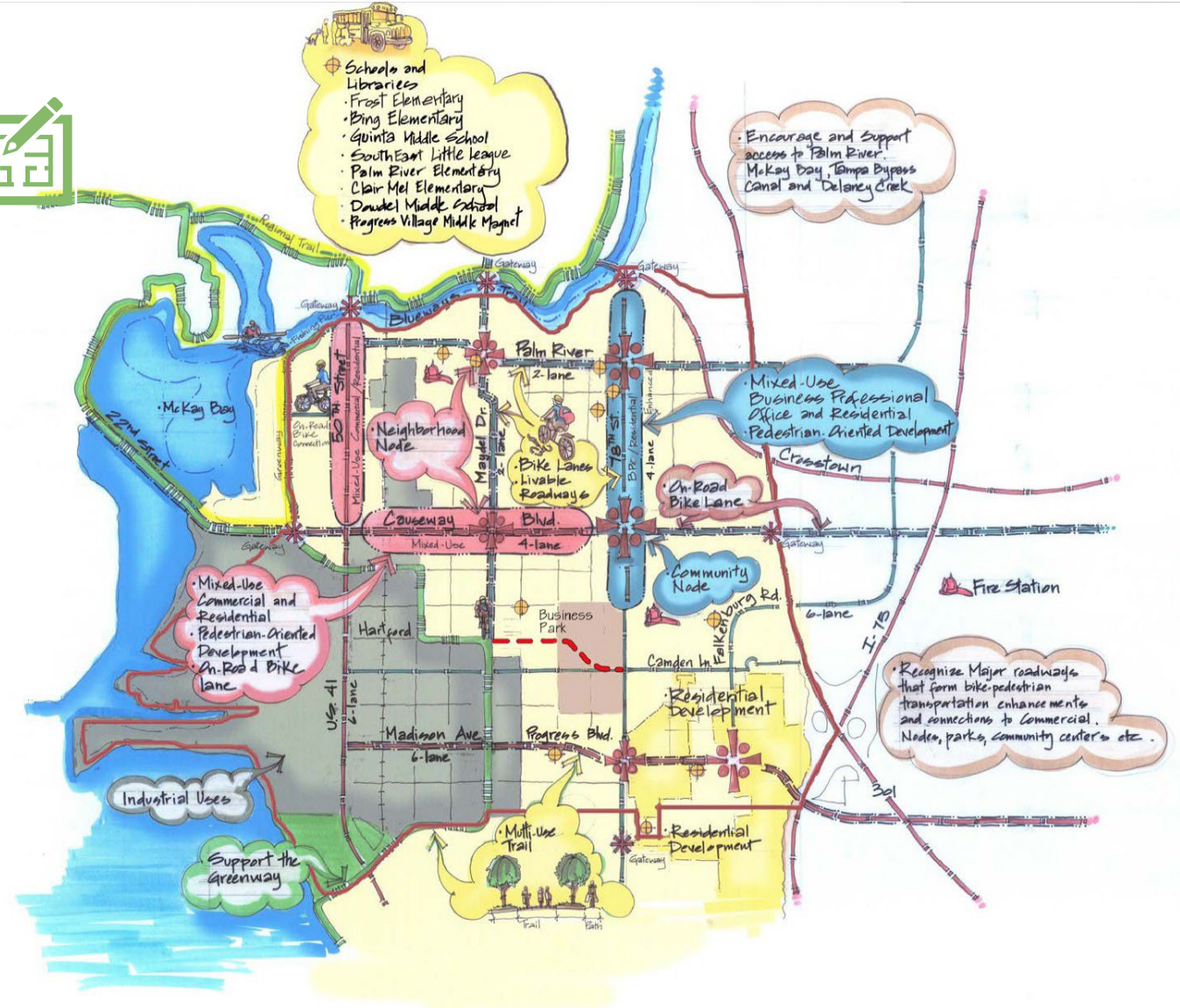


Planning & Growth



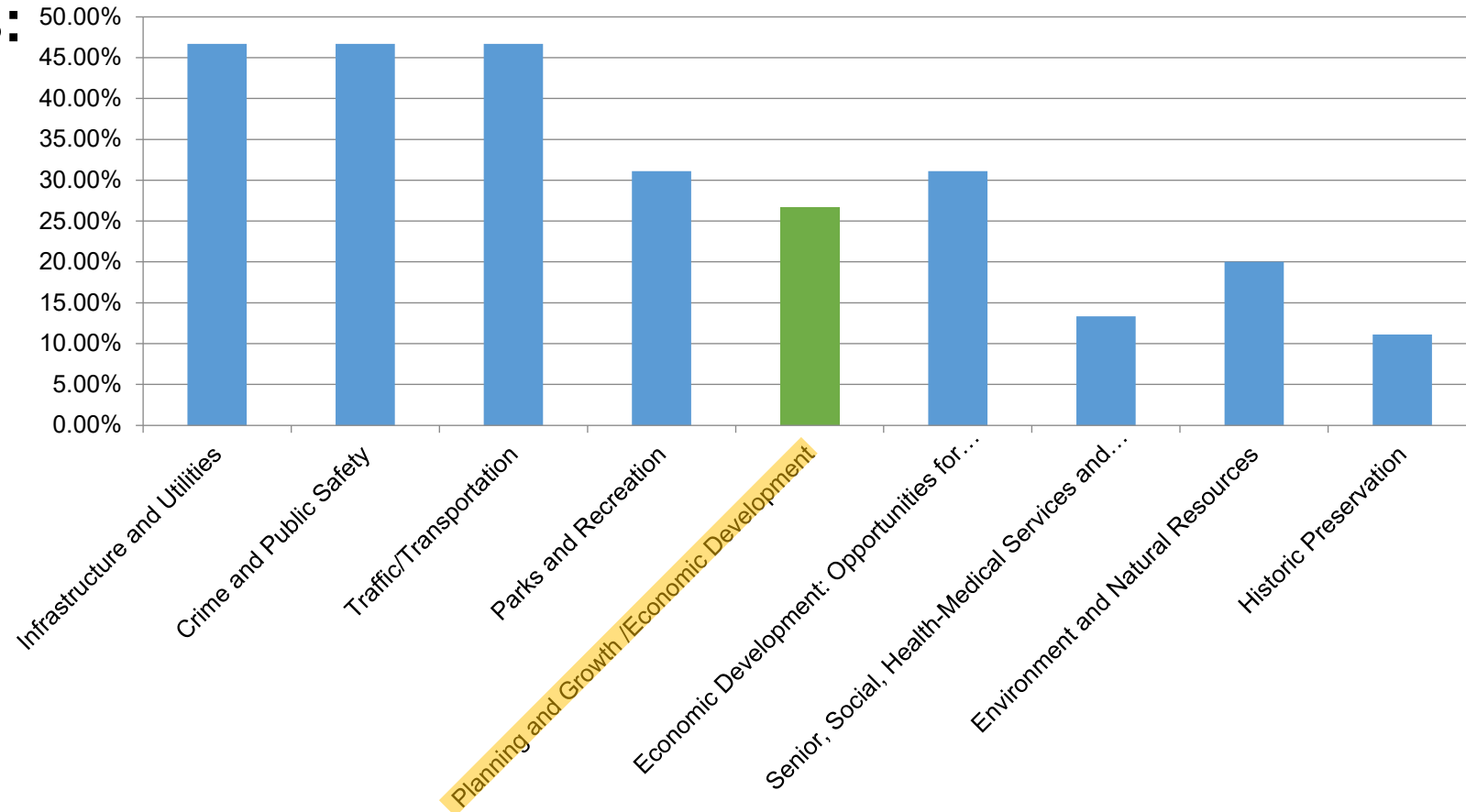
Goal 5a:

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



Planning & Growth

Survey says:



Planning & Growth Strategy Implementation



Ongoing/Started

- Community & Neighborhood Nodes
- Retaining and supporting viable agricultural uses.
- Utilize citizen-based organizations in implementation this Plan...

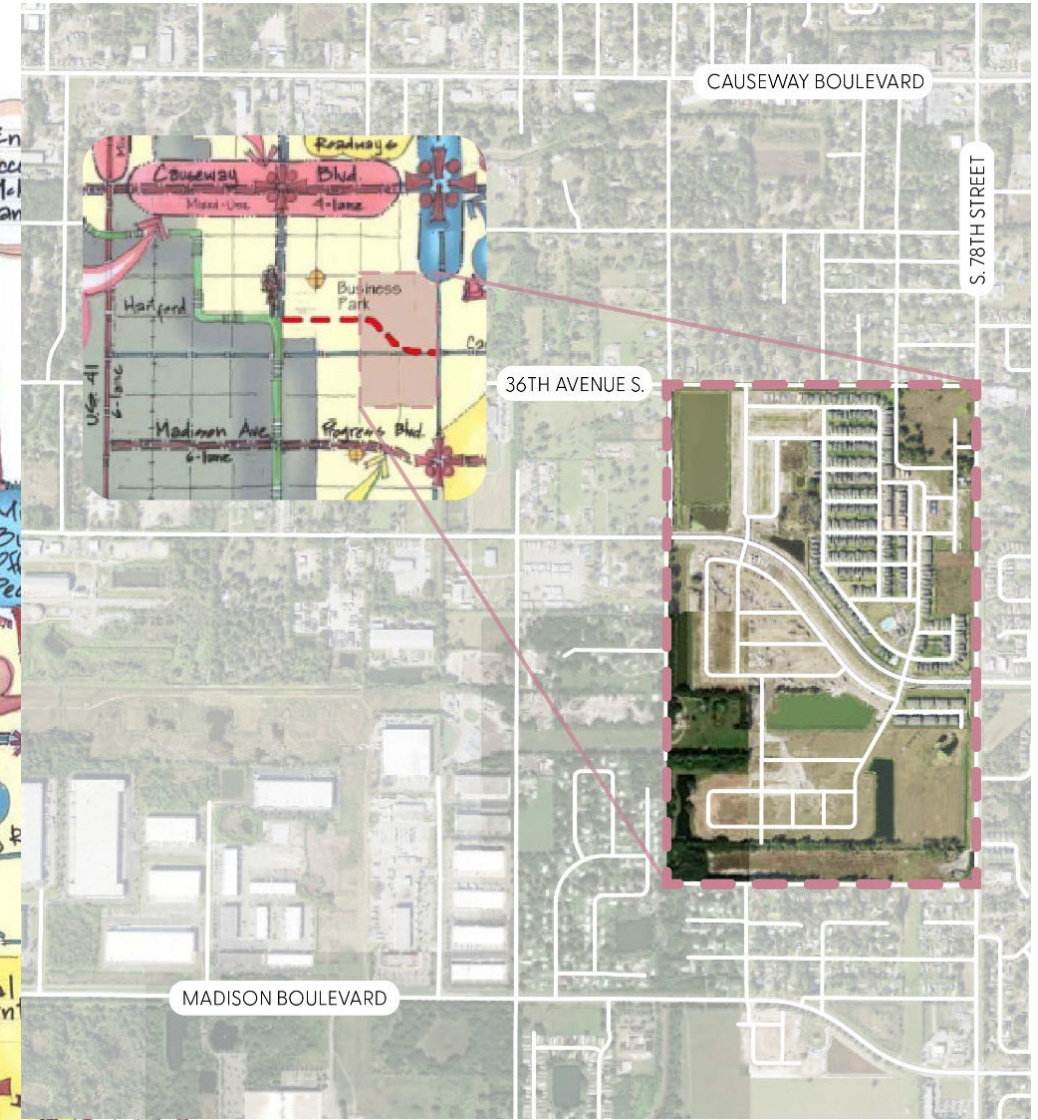
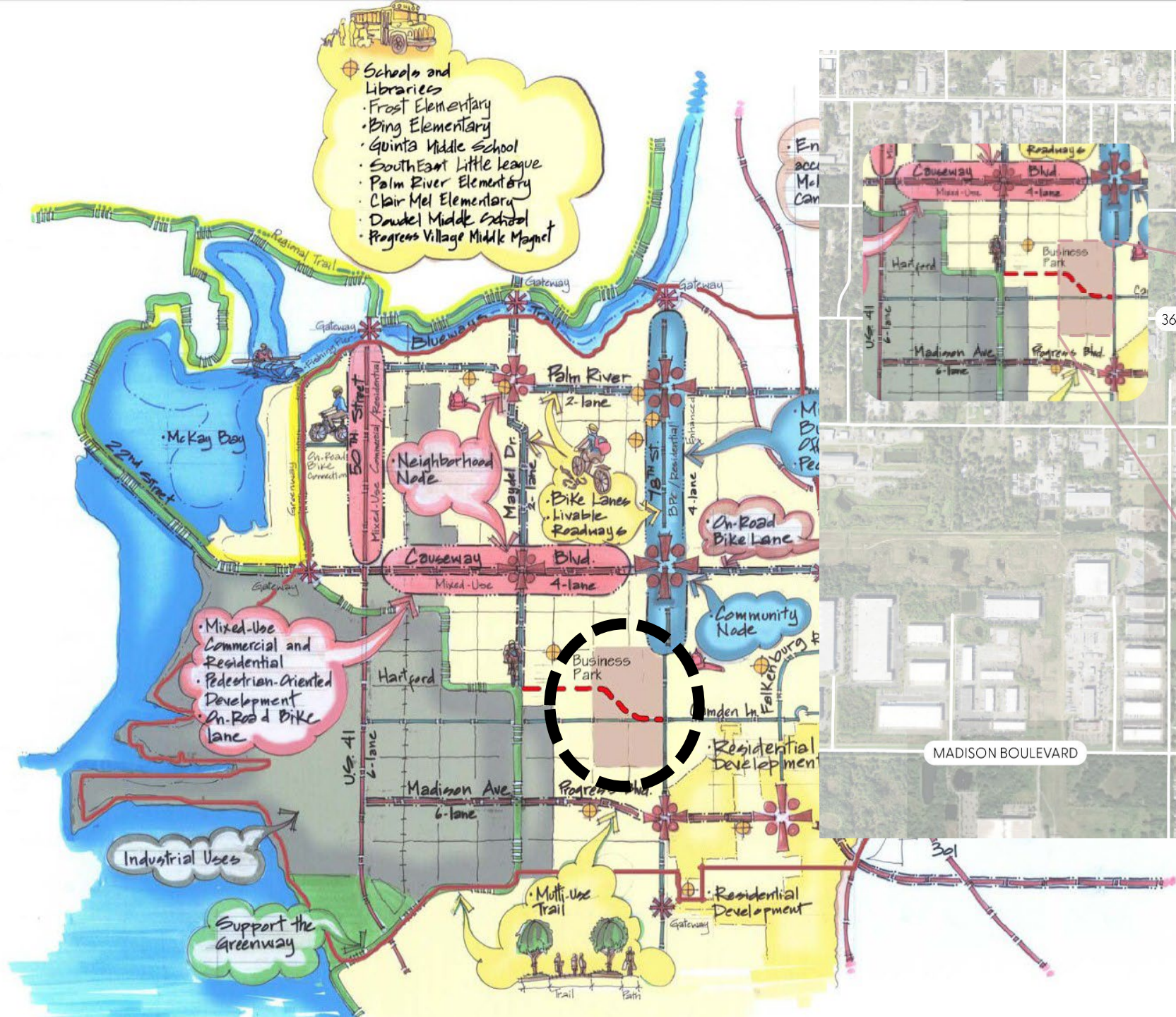
Strategies yet to be Implemented

- Design Study for Causeway Boulevard
- 78th Street Overlay District
- US41/50 Street from Palm River to Intersection of Causeway Boulevard

Can Not Be Implemented

- The Tower Dairy site

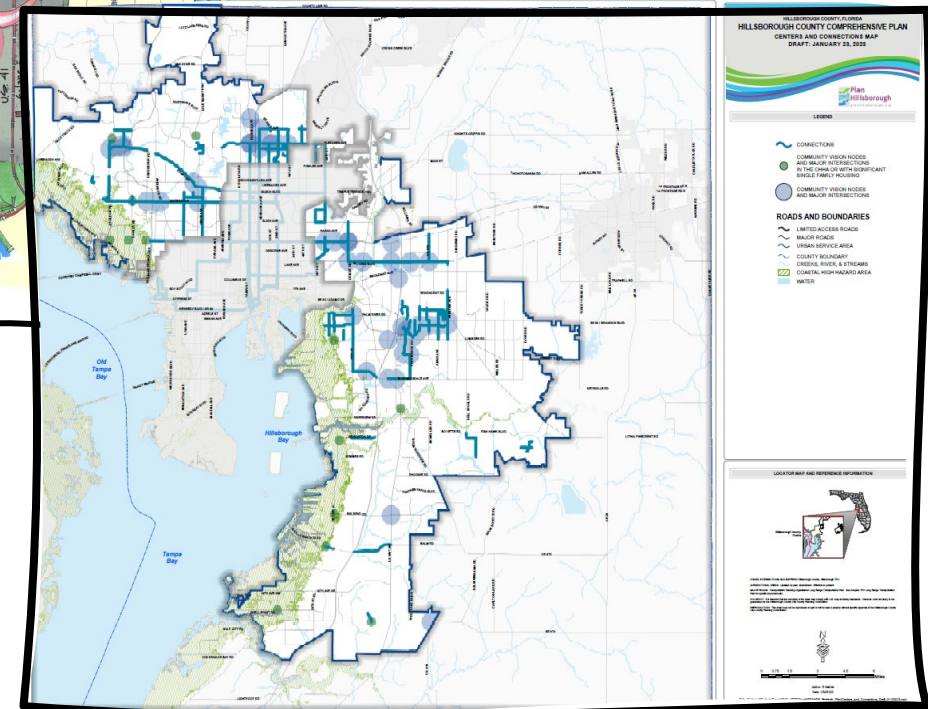
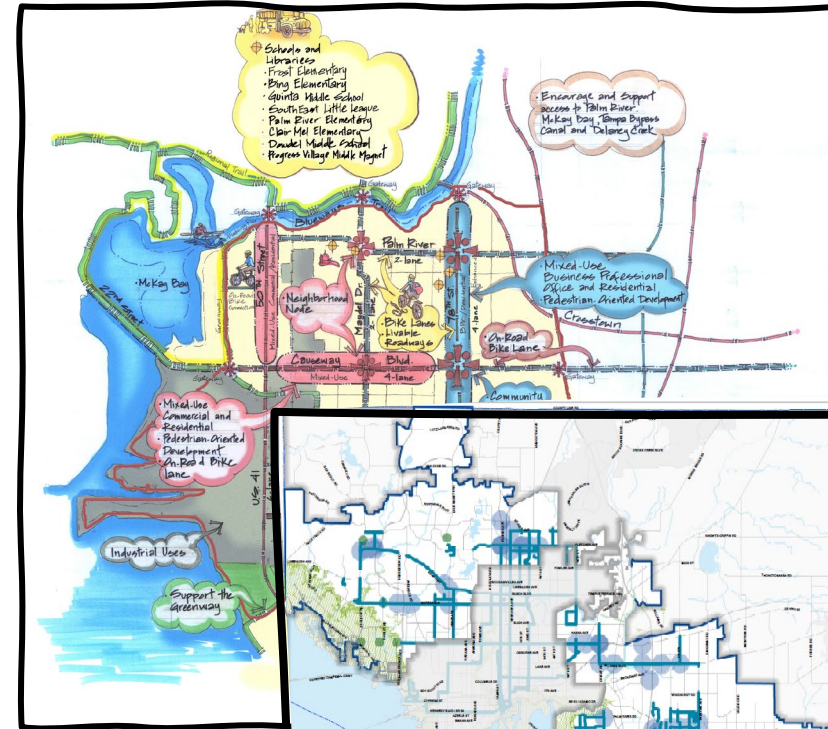




Today's Activities & Discussion

Participate in: Centers and Connections Activity

Review & Discussion On:
Developable-Redevelopable Lands Map
Newly Constructed Parcels Map
Future Land Use and Zoning Maps
Adopted Planning & Growth Goal/Strategies
Draft Concept Map



Sofia Garantiva

- (813) 582-7320
- garantivas@plancom.org

Jay Collins

- (813) 582-7335
- collinsj@plancom.org

bit.ly/planpalmriver

You can email/call us anytime with comments!

