

**Greater Palm River Area Community Plan Update
Community Plan Advisory Committee (CPAC) Meeting**

Emanuel P. Johnson Recreation Center

June 28, 2023 (6:30 pm – 8 pm)

A. Welcome & Staff-led Review (30-45 minutes)

- Recap of last month's meeting and upcoming events
 - i. We will be holding a Virtual Public Engagement Meeting on August 17, 2023. Details to be included in follow up email.
- Review tonight's meeting structure/topic
- Review of Goal 5a: Planning and Growth
 - i. Review of Key Planning Concepts & Terms
 - Reviewed difference between Density v. Intensity and Zoning vs. Land Use
 - ii. Review of County-Wide Planning Projects (Future Land Use Element Update and Centers & Connections Study)
 - Mentioned that Transportation Planning Organization (TPO) are updating the Hillsborough County Truck Route Plan and there is a Survey.
 - Katrina Corcoran from the Planning Commission review the Centers & Connections (C&C) County-wide initiative.
 - iii. Reviewed the adopted Goal and highlighted strategies:
 - Attendees voiced that the policy on preserving agricultural uses and the Tower Dairy property no longer applies to the area. Tower Dairy specifically can not be implemented since the project was not built to the intent of a business park.
 - Attendees voiced that the intent for the Design Study for Causeway Boulevard was more for having uses along the street that complimented the roadway design.
 - Also discussed the 78th Street Overlay as a tool to encourage professional office and neighborhood commercial uses along 78th street.

B. Activity (30-45 minutes)

- Visual Preference Survey for C&C
- Review of Goal & Strategies
- Comments & Discussion
 - i. Reviewed developable redevelop able lands maps and discussed development trends.

Planning Commission Contacts

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Project Website
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- ii. Attendees were not aware of existing agricultural lands – large areas between US Hwy 41 & 78th Street are still zoned agricultural residential.
 - Attendees made a note that these areas are being developed into residential developments.

Online Resources

Interactive Zoning Map



<https://www.hillsboroughcounty.org/en/businesses/zoning/map-viewer>

Interactive Future Land Use Map



<https://gis.tpcmaps.org/apps/Production/pima/>

Comprehensive Plan



<https://planhillsborough.org/hillsborough-county-comprehensive-plan/>

Land Development Code

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https://library.municode.com/fl/hillsborough_county/codes/land_development_code

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