AGENDA

- **Welcome & Introductions**

- **Project Overview**

- **Future Land Use Updates**

- **Urban Service Area**

  - **About the USA**

  - **What We Have Heard So Far**

  - **Thinking Strategically- When, How, What**

- **Next Steps & Stay Involved**

- **Open Q&A**

POLL

Go to Menti.com

Enter Code:

15 18 3 15

or Scan the QR Code

Keep this screen open for the next question.

What part of the county are you from?

Content

Your question ⓘ

What part of the county are you from?

Add longer description

Entries per participant ⓘ

3

Extras

Let participants submit multiple times ⓘ

Remove question

Account

Content

Design

Settings

Got feedback?

The Team

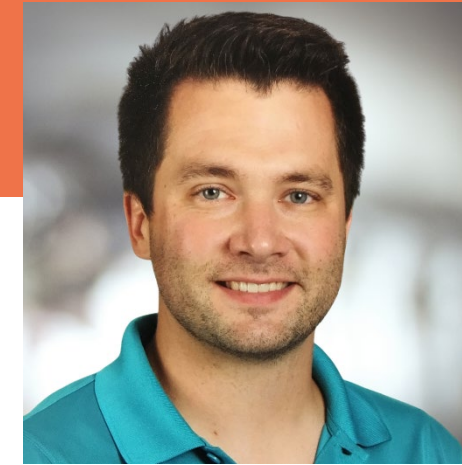Melissa Lienhard, AICP
Project Manager/Executive Planner

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?

Current Updates

- Natural Open Space

- One Water

- Governance

- Community and Built Environment

  - Mobility

  - Housing

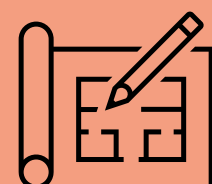The Future Land Use Section is the last major piece of the puzzle.

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

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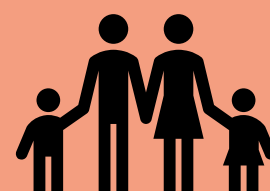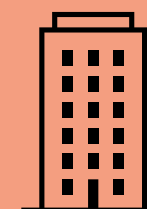
Maintain health, safety, and welfare by separating incompatible land uses

Hillsborough County City-County **Planning Commission**

Hillsborough County Florida
EST. 1834

Working Together

LONG RANGE TRANSPORTATION PLAN

TRANSIT DEVELOPMENT PLAN

COMPREHENSIVE PLAN

LAND DEVELOPMENT CODE

Hillsborough TPO
Transportation Planning Organization

HART

Hillsborough County City-County Planning Commission

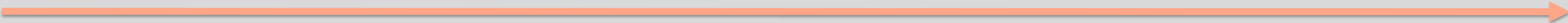Hillsborough County Florida
EST. 1834

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

Update Approval Process

Future Land Use
Section

Agricultural Policies Updates

- No major changes proposed
- Minor revisions to reflect current programs
- Feedback requested for additional changes

3 Objectives in current FLU

- General considerations
- Retention
- Natural resource protection

Utility Extension Policies Updates

- Intended to prevent septic tank clustering and address environmental issues
- Allows utilities (water and sewer) to be extended if meeting very specific locational, environmental and parcel size criteria, or if a documented environmental hazard exists on site
- Allows additional connections to existing water and wastewater lines in the Rural Area
- Changes coordinated with EPC and Hillsborough County Public Utilities

Community Plans

- 22 Adopted Community Plans in the Livable Communities Element
  - Several cover rural areas
- Many lay out provisions to maintain rural development patterns
  - *Example: Thonotosassa expresses a preference for 1 acre lot minimums*
- Coordination with those community plans will need to occur to evaluate conflicts depending on the geography selected to be studied

22 Current Community Plans

- Apollo Beach
- Balm
- Brandon Main Street
- Brandon
- Citrus Park
- East Lake-Orient Park
- Gibsonton
- Greater Carrollwood-Northdale

- Greater Palm River Area
- Greater Sun City Area
- Keystone-Odessa
- Little Manatee South
- Lutz
- Northwest Area
- Riverview

- Ruskin
- Seffner-Mango
- Southshore Areawide Systems
- Thonotosassa
- Town 'N Country
- University Area
- Wimauma Village

Community Plans

- Extension and refinement of Comprehensive Plan

- Discuss special and unique characteristics of community

- Examines issues and problems facing the community and provides strategies for solutions

- Portrays a vision for the future of the community

- Some plans have related zoning/LDC regulations
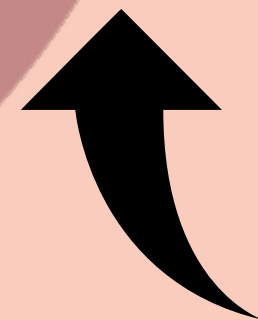
- Developed through extensive citizen participation
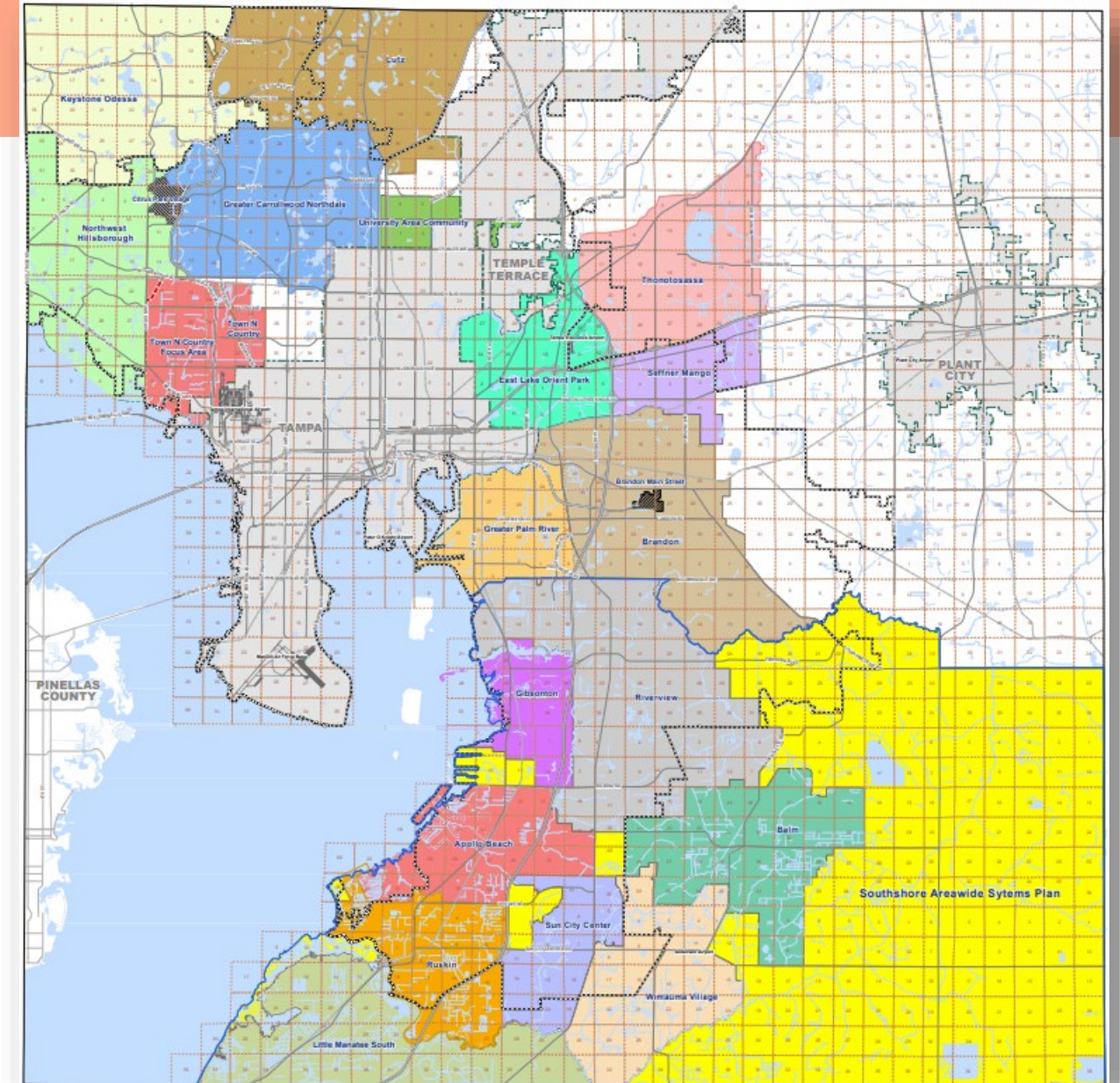
POLL

Go to Menti.com

Enter Code:

15 18 3 15

or Scan the QR Code

Go to **menti.com** and use the code **1518 315**

# What aspects of your community are most important to preserve?

Urban Service Area

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

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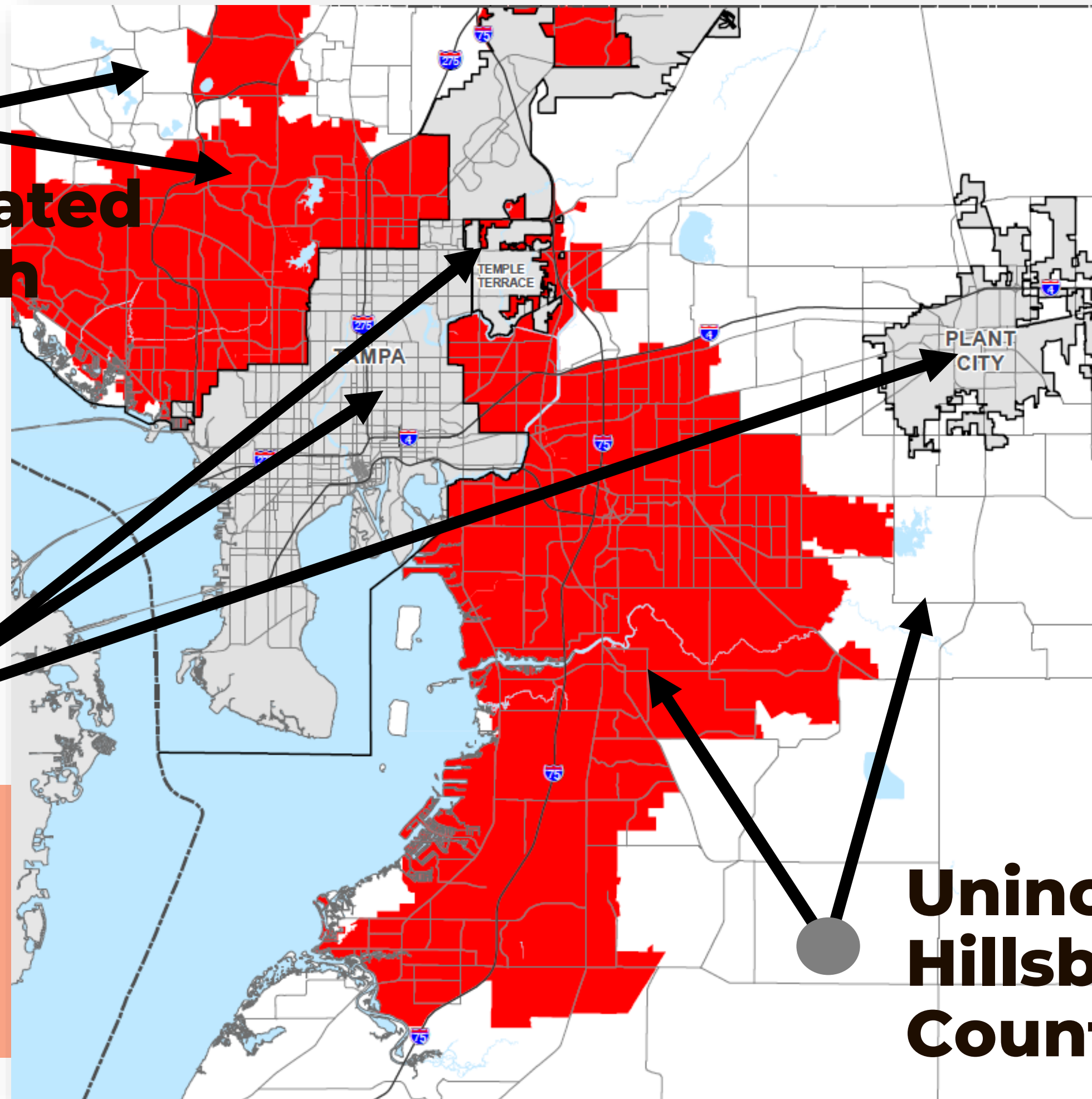MAJOR ROADS
WATER
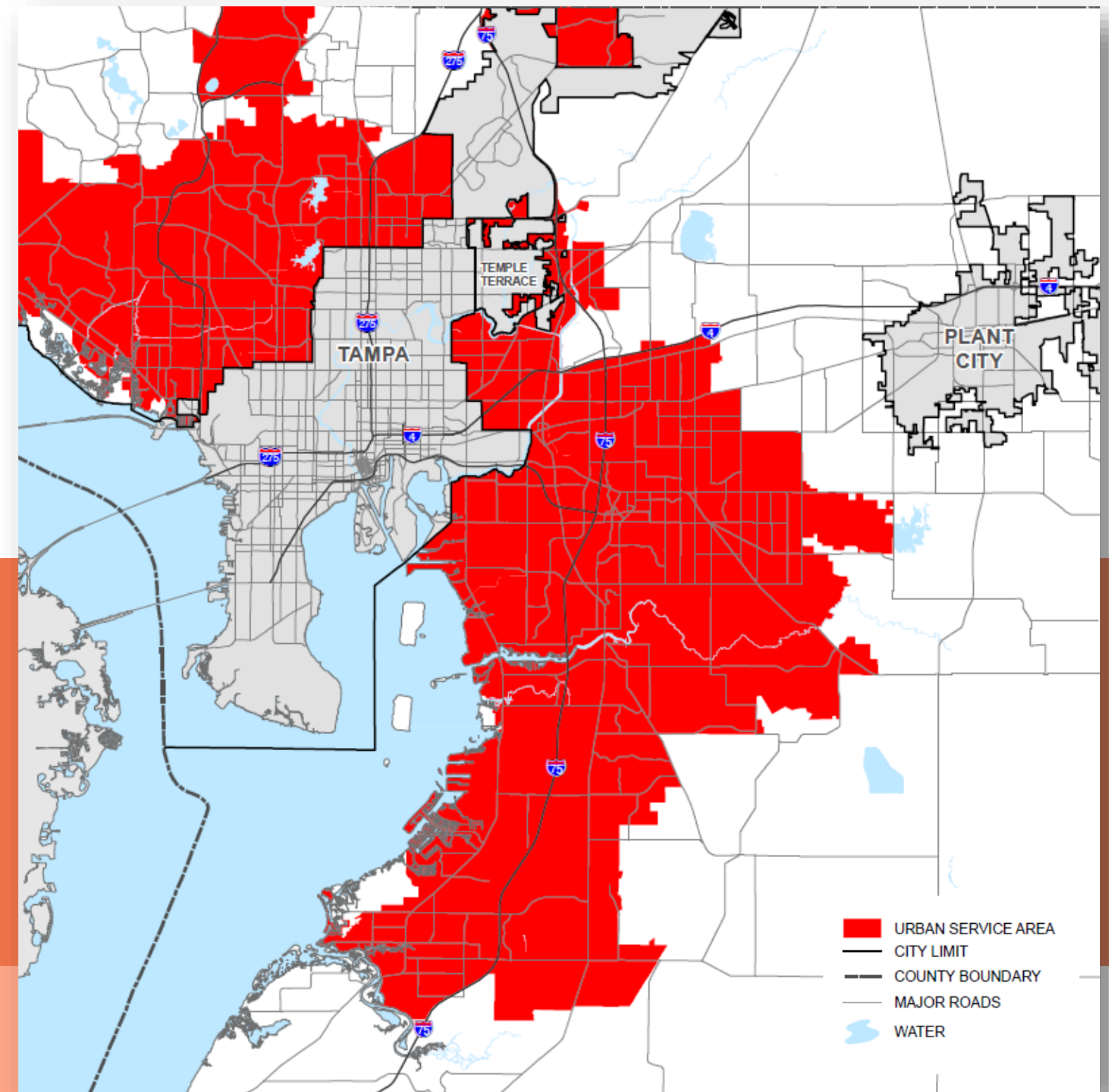
Source: Planning Commission, Jan. 2023
*Note: 2,110 acres annexed by Plant City since 2015

Unincorporated Hillsborough County

Cities

Unincorporated Hillsborough County

URBAN SERVICE AREA
CITY LIMIT
COUNTY BOUNDARY
MAJOR ROADS
WATER

Developable Lands
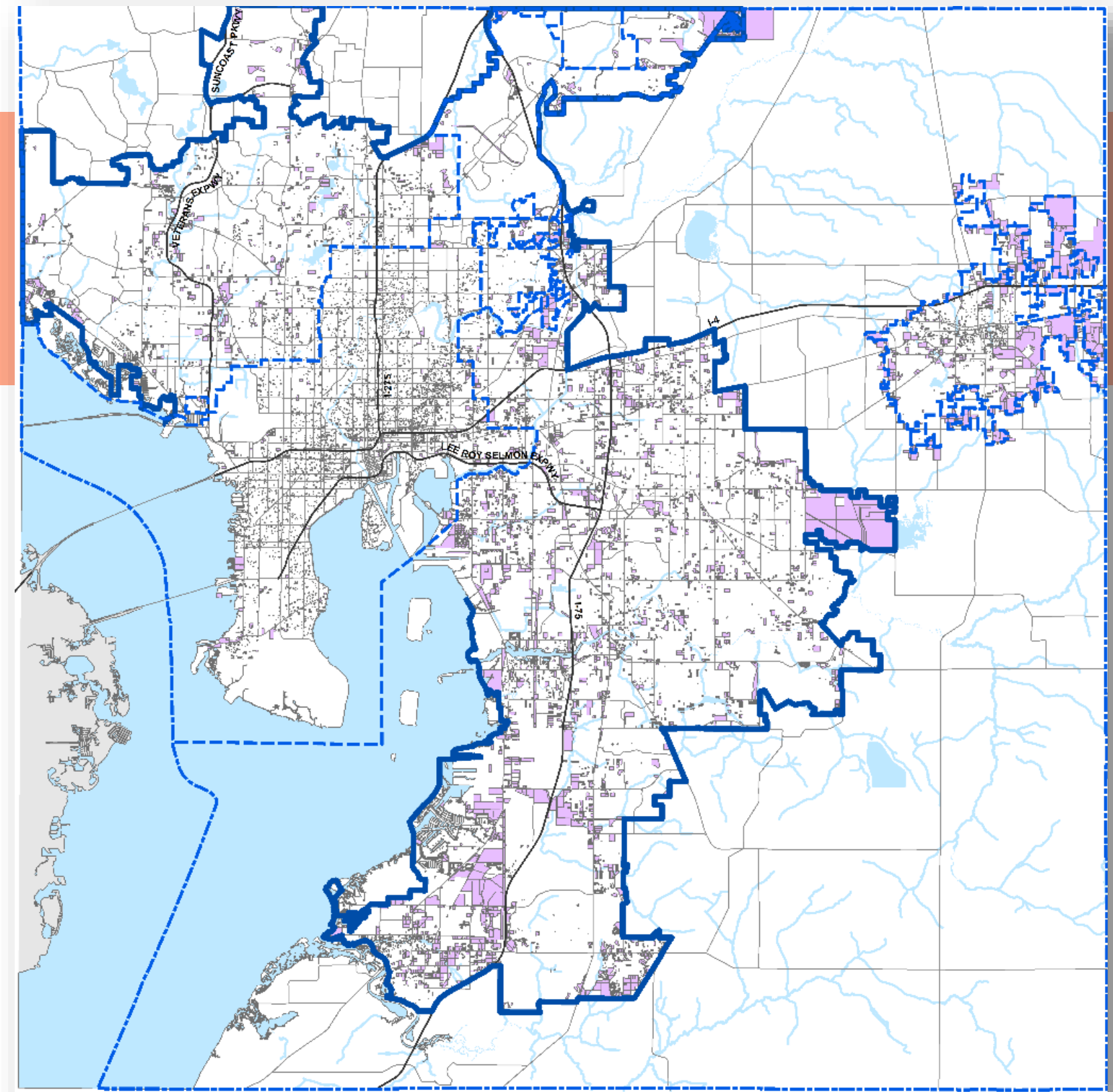
28,663

Total Acres

Developable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area

17,900

Total Acres In the Urban Service Area

10,763

Total Acres In Plant City, Tampa, and Temple Terrace

DEVELOPABLE

Source: Planning Commission, May 2023
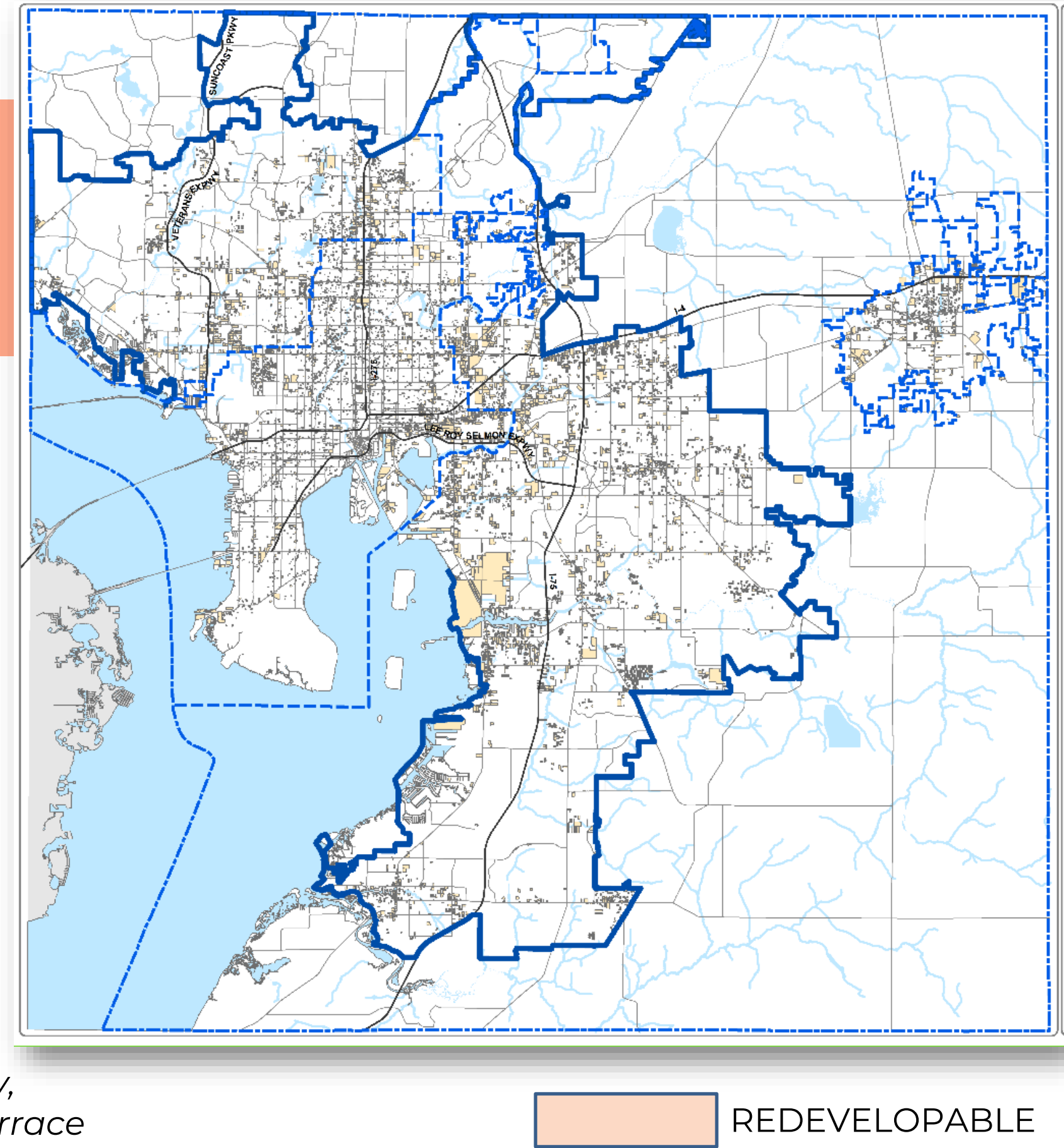
Redevelopable Lands

22,415

Total Acres

Redevelopable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area

15,382

Total Acres In the Urban Service Area

7,033

Total Acres In Plant City, Tampa, and Temple Terrace

Source: Planning Commission, May 2023

REDEVELOPABLE

Land for Future Development and Redevelopment

51,077
TOTAL ACRES

Developable and redevelopable land within Plant City, Tampa, Temple Terrace, and the Urban Service Area

>>> **33,282 (65%)**
Total Acres In the Urban Service Area

<<< **17,796 (35%)**
Total Acres In Plant City, Tampa, and Temple Terrace

DEVELOPABLE

REDEVELOPABLE

*excludes wetlands
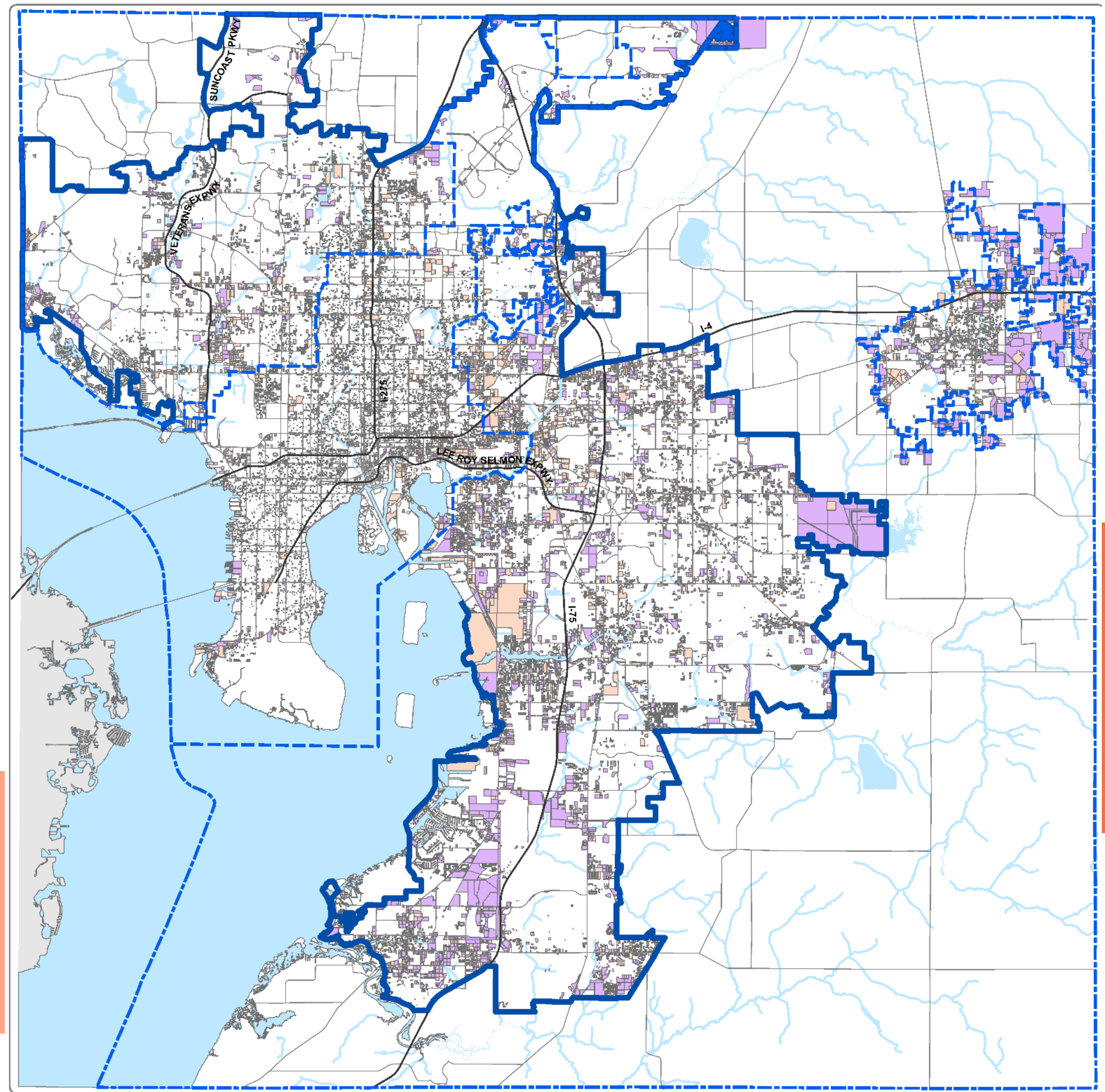
POLL

Go to Menti.com

Enter Code:

15 18 3 15

or Scan the QR Code

Go to **menti.com** and use the code **1518 315**

What are the most pressing challenges to growth that need to be addressed?

Content

Your question (?)

What are the most pressing challenges to

Add longer description

Entries per participant (?)

3

Extras

Let participants submit multiple times (?)

Remove question

Account

Content

Design

Settings

Got feedback?

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

What did they say?

Question: What is a priority for you?

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 <u>inward</u> 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

What did they say?

Question: How important is each strategy when considering <u>outward</u> growth (outside the Urban Service Area boundary)?

Most Important: Minimize Impacts to the Environment

Relative to the other options, **minimizing impacts to the environment was the most important strategy** when focusing on outward growth

Least Important: Access to Major Highways

Access to major highways was ranked as the least important of the four options

What did they say?

Question: How important is each strategy when considering <u>outward</u> growth (outside the Urban Service Area boundary)?

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

★★★★½

Minimize impacts to environment

- An average of 4.53 out of 5
- 55% of respondents ranked it 5

★★★★½

Preservation of rural areas

- An average of 4.36 out of 5
- 50% of respondents ranked it 5

★★★★½

Have infrastructure in place

- An average of 4.26 out of 5
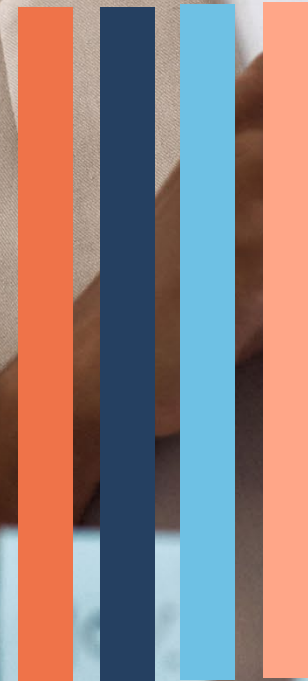- 47% of respondents ranked it 5

★★★★

Compatible Land Uses

- An average of 4.04 out of 5
- 34% of respondents ranked it 5

Urban Service Area
Thinking Strategically

Strategies for Accommodating Future Growth

INWARD GROWTH

- Update to Transit Oriented Development Incentives
- New Centers and Connections Incentives
- Commercial Locational Criteria Update

Discussed at Community Meetings in May/early June

Maximizing existing infrastructure
Safe walking and biking
Close to Daily Needs
Variety of Housing Types

Minimize Impacts to Environment
Have Infrastructure in Place
Preservation of Rural Areas
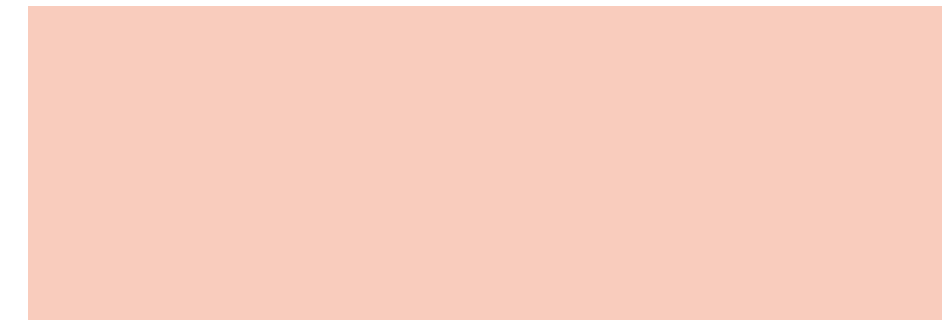**Compatible Land Uses**

OUTWARD GROWTH

- Update Transfer of Development Rights
- Add new Strategic Expansion Policies
- Update to Rural Policies and Utility Connections
- Maintain Agricultural Policies

Outward Growth Strategies

Strategic Expansion Instead of Reactive

- The USA has not expanded through a publicly initiated plan amendment

- Criteria in the current Comprehensive Plan for applicant driven-expansion (FLUE Policy 2.2.); generally reactive in nature

- **Identified need for proactive, strategic future expansion criteria**, not identifying the specific areas at this juncture, but criteria to consider for future identification
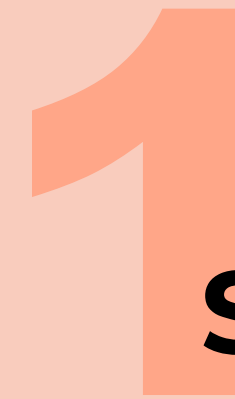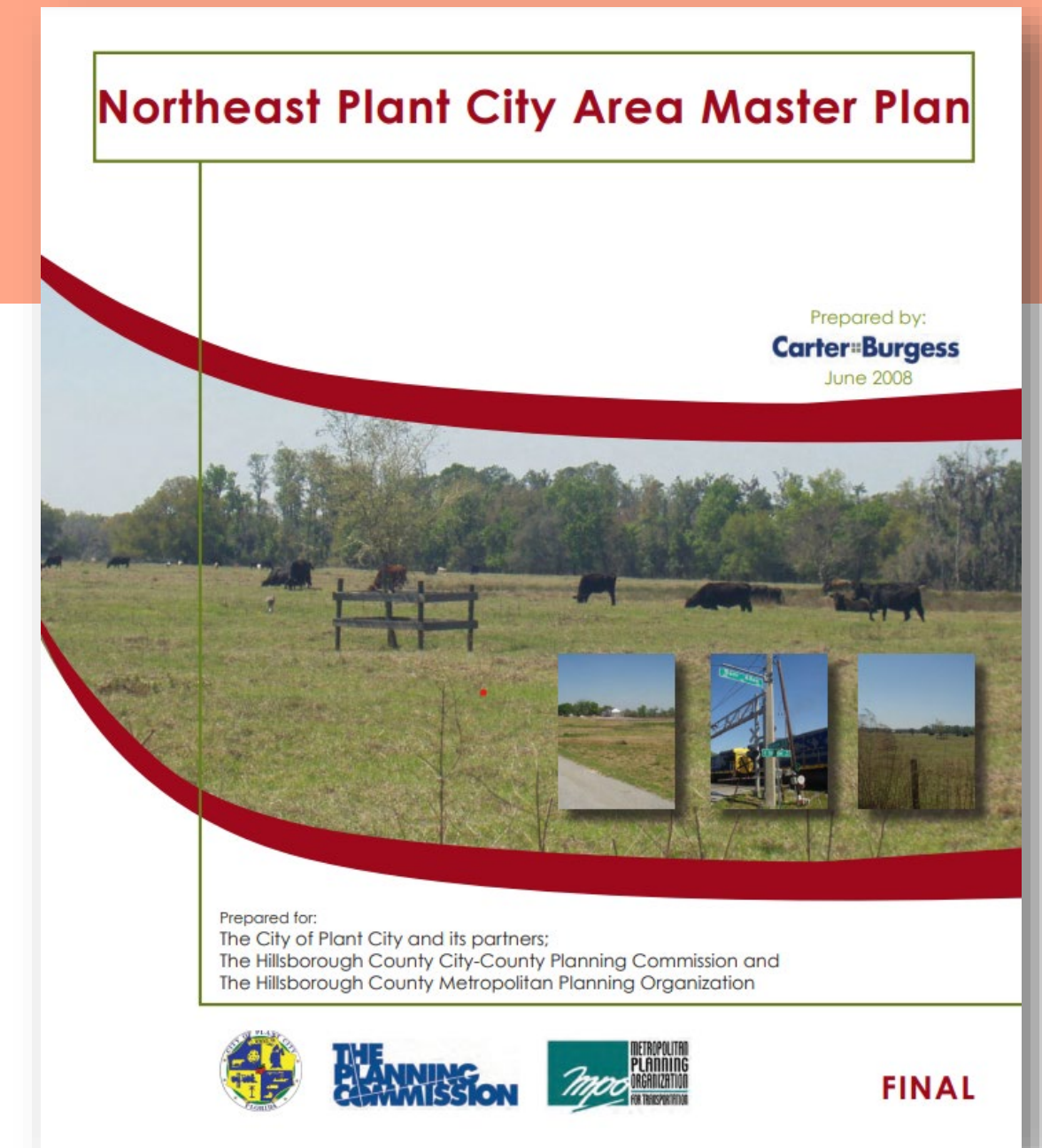
1 Step One

Reviewed case study examples:

- Plant City NE Master Plan
- Sarasota County
- Osceola County
- Indian River County
- Marion County
- Morgan Hill, CA

Example
Plant City NE Master Plan

- Establishes a vision for future land uses in the Study Area that will:
  - Create a cohesive community
  - Provide adequate public services
  - Enhance mobility and connectivity within the study area specifically, and throughout the area in general

- Identify infrastructure improvement needs such as mobility, potable water, wastewater, police, fire protection and other government services impacted by annexation and development of the area

- Work with School Board to identify capacity needs

- Ensure coordination between the land use vision and transportation plan

Northeast Plant City Area Master Plan

Prepared by:
Carter Burgess
June 2008

Prepared for:
The City of Plant City and its partners;
The Hillsborough County City-County Planning Commission and
The Hillsborough County Metropolitan Planning Organization

FINAL

Policy Approach to Strategic Expansion

Draft (Publicly Initiated)

WHEN?

When is it time to consider expansion?

HOW?

How should we plan for that expansion?

WHAT?

What should we look at in expansion areas?

Policy Approach to Strategic Expansion

Draft (Publicly Initiated)

WHEN?

- Evaluate timing through Planning Commission population projections
  - When will we not have enough developable or redevelopable land?
  - When will we be at capacity for public service and daily needs?
  - When will we be at capacity for housing?
  - When will we be at capacity for jobs?

- Evaluate every 7 years with Evaluation and Appraisal Report

Policy Approach to Strategic Expansion

Draft (Publicly Initiated)

HOW?

- **Develop master plan that guides the physical development of the expansion area through multiple project phases addressing land use, transition to the rural area, and mixed uses**

- Ensure consistency with the Unincorporated Hillsborough County Comprehensive Plan Goals, Objectives and Policies

- Consider Community Plan guidance and address any conflicts

- Coordinate with external agencies (i.e. School District and EPC, HART, etc.)

- Provide a positive economic impact to the County

Policy Approach to Strategic Expansion
Draft (Publicly Initiated)

HOW?

- Ensure impact/mobility fees are reviewed periodically and are aligned to infrastructure and land use development strategies

- Traffic circulation/road connectivity, water, sewer, solid waste, drainage, parks and rec facilities necessary to serve the area are included in the plan and funding programs are demonstrated to be viable

- Encourage private infrastructure investment

- Develop and review corridor plan which addresses proposed expansion area

Policy Approach to Strategic Expansion
Draft (Publicly Initiated)

WHAT?

- Adjacent and contiguous of the Urban Service Area
- Contain a minimum of 50 acres
- Have sufficient access and adequacy to infrastructure that has capacity and can be extended (i.e., CIP)
- Optimize efficiency of public service delivery
- Preserve natural resources, wildlife corridors, rural development and land in Ag, V, VE, A, AE flood zones
- Enhance Community Plan vision, goals, and objectives

Policy Approach to Strategic Expansion
Draft (Publicly Initiated)

WHAT?

- 1/2-mile proximity and accessibility to employment, commercial, cultural, and community centers, OR have adequate land to create a center

- Encourage economic growth and employment opportunities

- Increase access to daily goods and services with the intention of providing more opportunity, especially to those within under-resourced communities

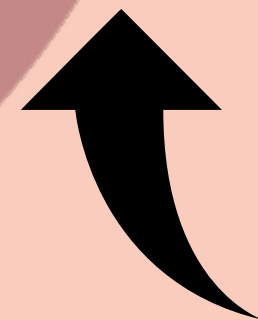- Enhance safety and access to public services (i.e. schools, libraries, parks, etc.)

Go to **menti.com** and use the code **1518 315**

What signs should we look for to determine when to expand our growth outward?

Content

Question title ?

What signs should we look for to determine

Subheading

Appears in the presentation prior to showing the answers and in participants devices.

Subheading

Extras

Let participants submit multiple times ?

Remove question

Account

Content

Design

Settings

Got feedback?

What are some types of development that should be considered to accommodate new growth in strategic expansion areas?

Content

Question title ⊙

What are some types of development that

Subheading

Appears in the presentation prior to showing the answers and in participants devices.

Subheading

Extras

Let participants submit multiple times ⊙

Remove question

Account

Content

Design

Settings

Got feedback?

What are other considerations that are important as our county continues growing?

Content ✕

Your question ⓘ

What are other considerations that are im

Add longer description

Entries per participant ⓘ

3

Extras

Let participants submit multiple times ⓘ ⬤

Remove question

Account
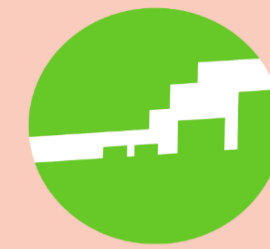
Content

Design

Settings

Got feedback?

What's next?

PUBLIC MEETING

Hillsborough County
City-County
Planning Commission

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

VIRTUAL

MONDAY, JUNE 26

FROM 6:30 PM

REGISTER HERE:

bit.ly/howdowegrow3

This meeting will discuss the same topics provided today.

PAT Meeting
TUESDAY, AUG 8   IN-PERSON
FROM 5:00 PM
This meeting will discuss the same topics provided today.
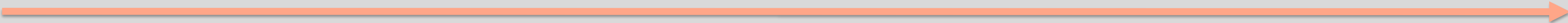
NOVEMBER 2   IN-PERSON
FROM 6:30 PM

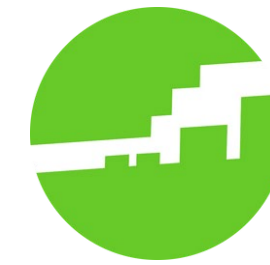## NOVEMBER 6   VIRTUAL
FROM 6:00 PM

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

Questions

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