



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

Project Advisory Team Meeting #3  
August 8, 2023

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







# **AGENDA**

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- **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**



# The Team



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



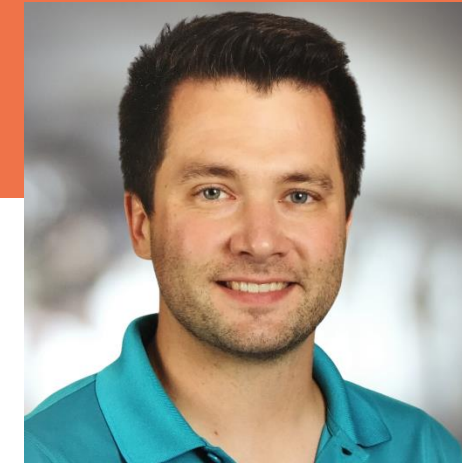
**Andrea Papandrew, AICP**  
*Senior Planner*



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



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



**Alex Burns**  
*Community Planner*





Why are we doing  
this update?



# 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.





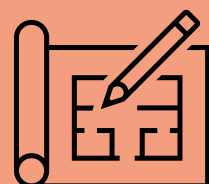
# Future Land Use vs. Zoning



## Future Land Use



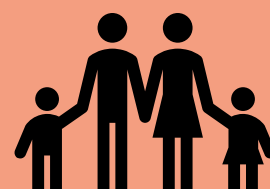
Guides purpose and character of growth



Separates land into general categories



Sets maximum density and range of uses



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



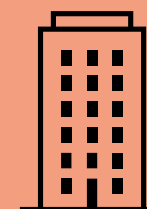
## Zoning



Regulates building size, setbacks, specific uses, etc.



Used to approve/deny developments and uses



Defines specific districts within general categories



# Working Together



## LONG RANGE TRANSPORTATION PLAN



## TRANSIT DEVELOPMENT PLAN



## COMPREHENSIVE PLAN



## LAND DEVELOPMENT CODE



## 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





# Future Land Use Section Updates





# Agricultural Policies

- 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

- 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







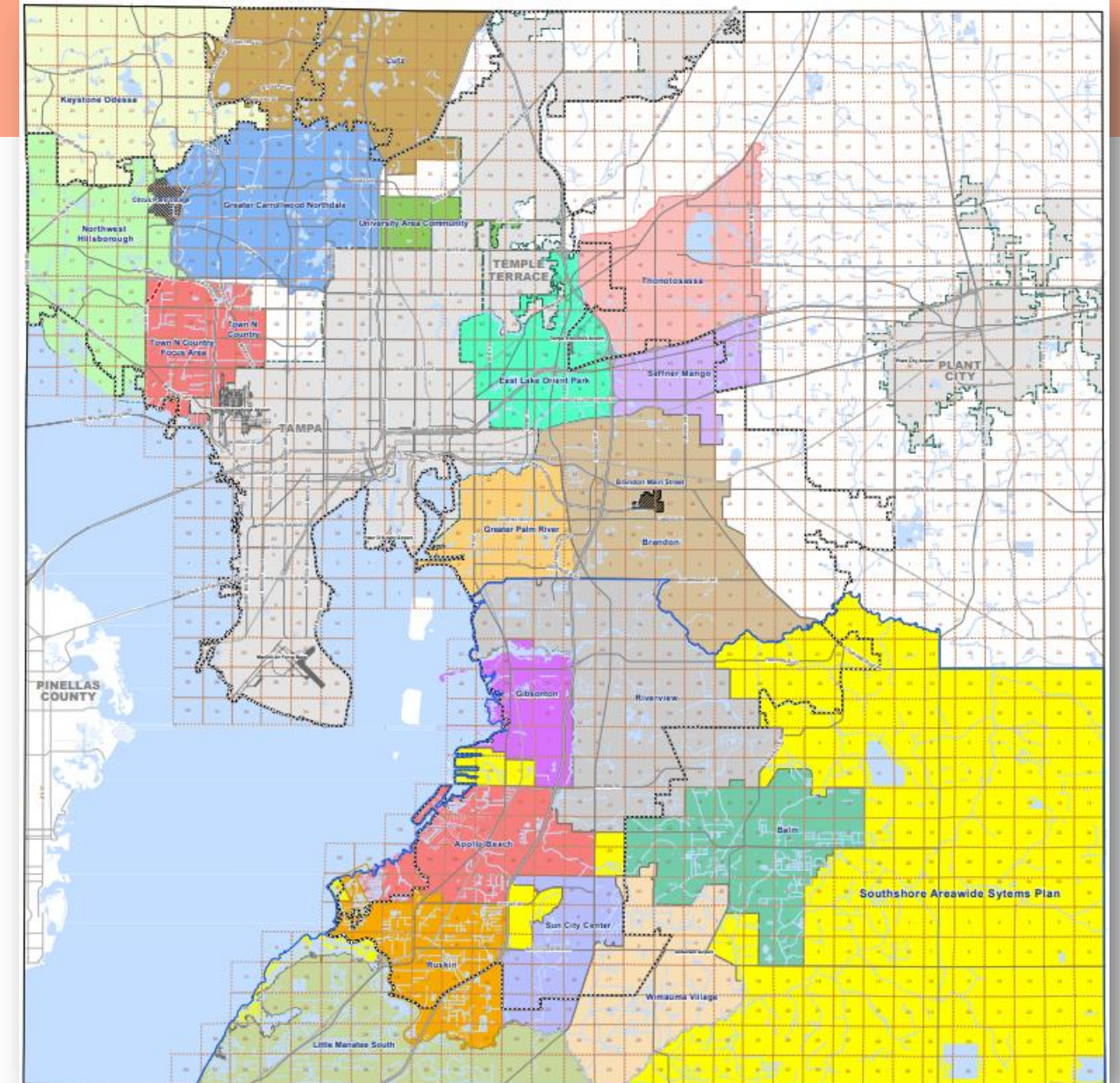
## 22 Current Community Plans

- 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







Urban Service Area

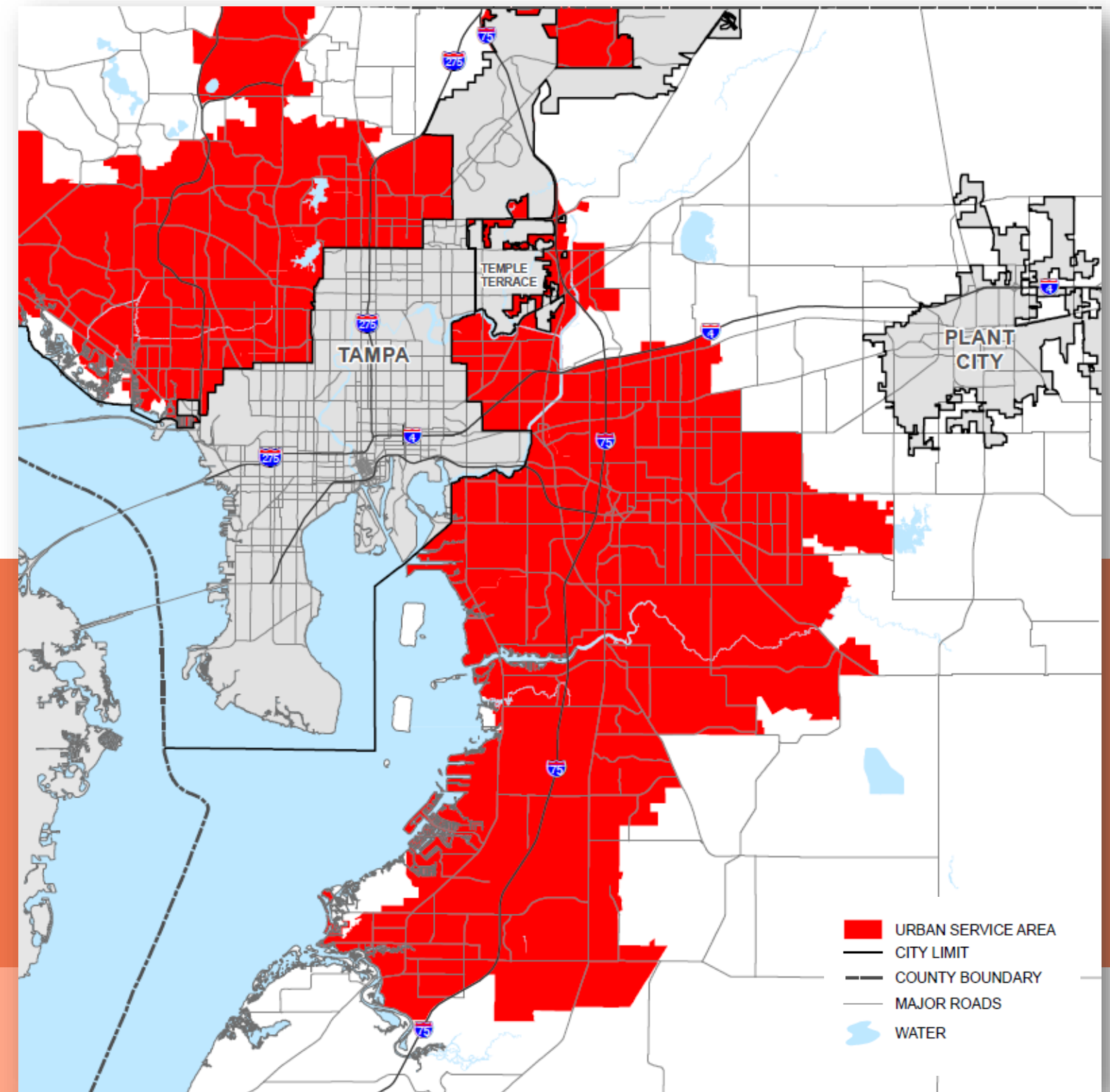


# Urban Service Area

- 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*



Source: Planning Commission, Jan. 2023

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

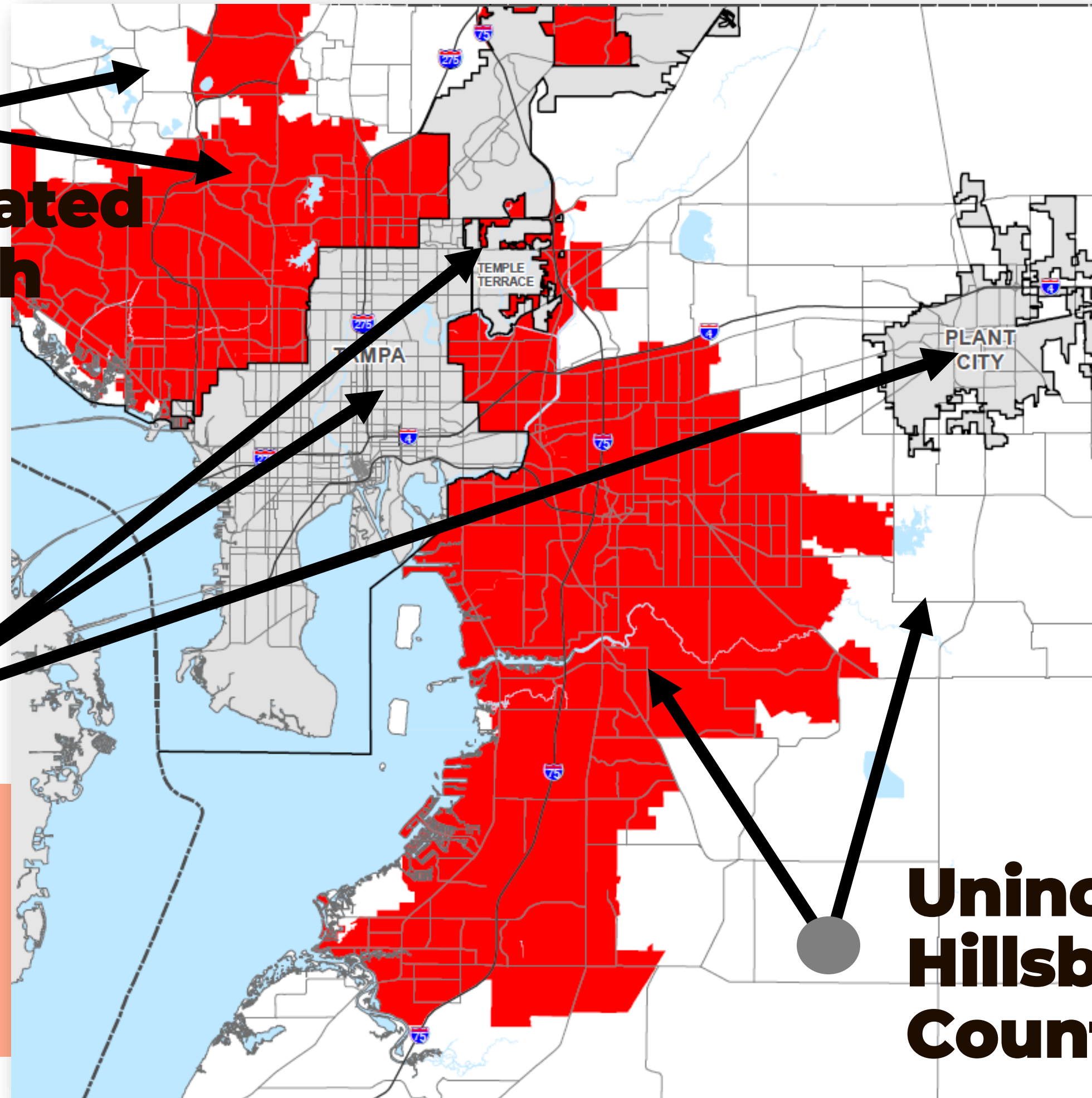


**Unincorporated  
Hillsborough  
County**

**Cities**

**Unincorporated  
Hillsborough  
County**

- URBAN SERVICE AREA
- CITY LIMIT
- COUNTY BOUNDARY
- MAJOR ROADS
- WATER







# Developable Lands

# 28,663

## ***Total Acres***

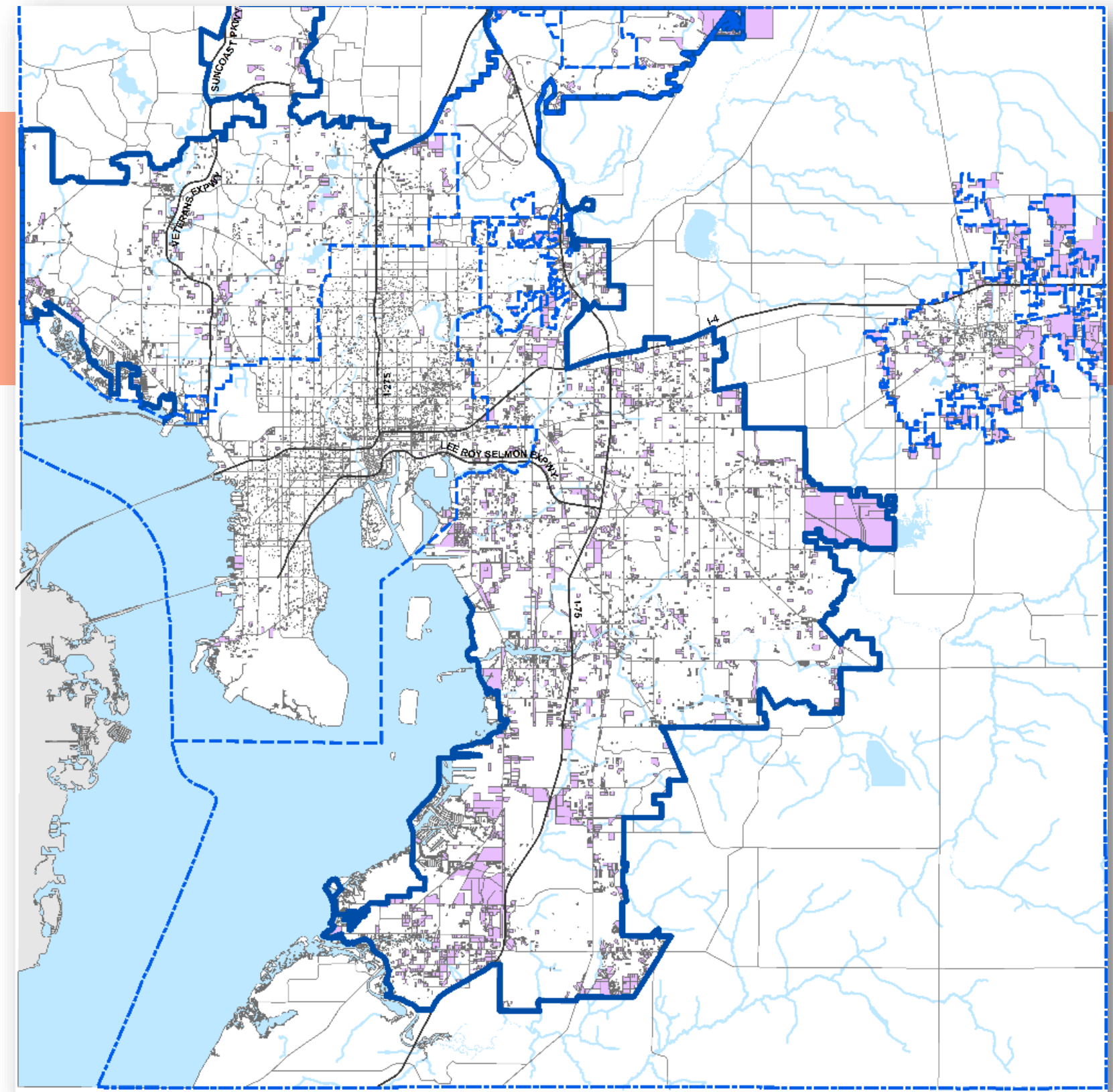
*Developable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area*

# 17,900

*Total Acres In the Urban Service Area*

# 10,763

*Total Acres In Plant City, Tampa, and Temple Terrace*



 DEVELOPABLE



# Redevelopable Lands

# 22,415

## Total Acres

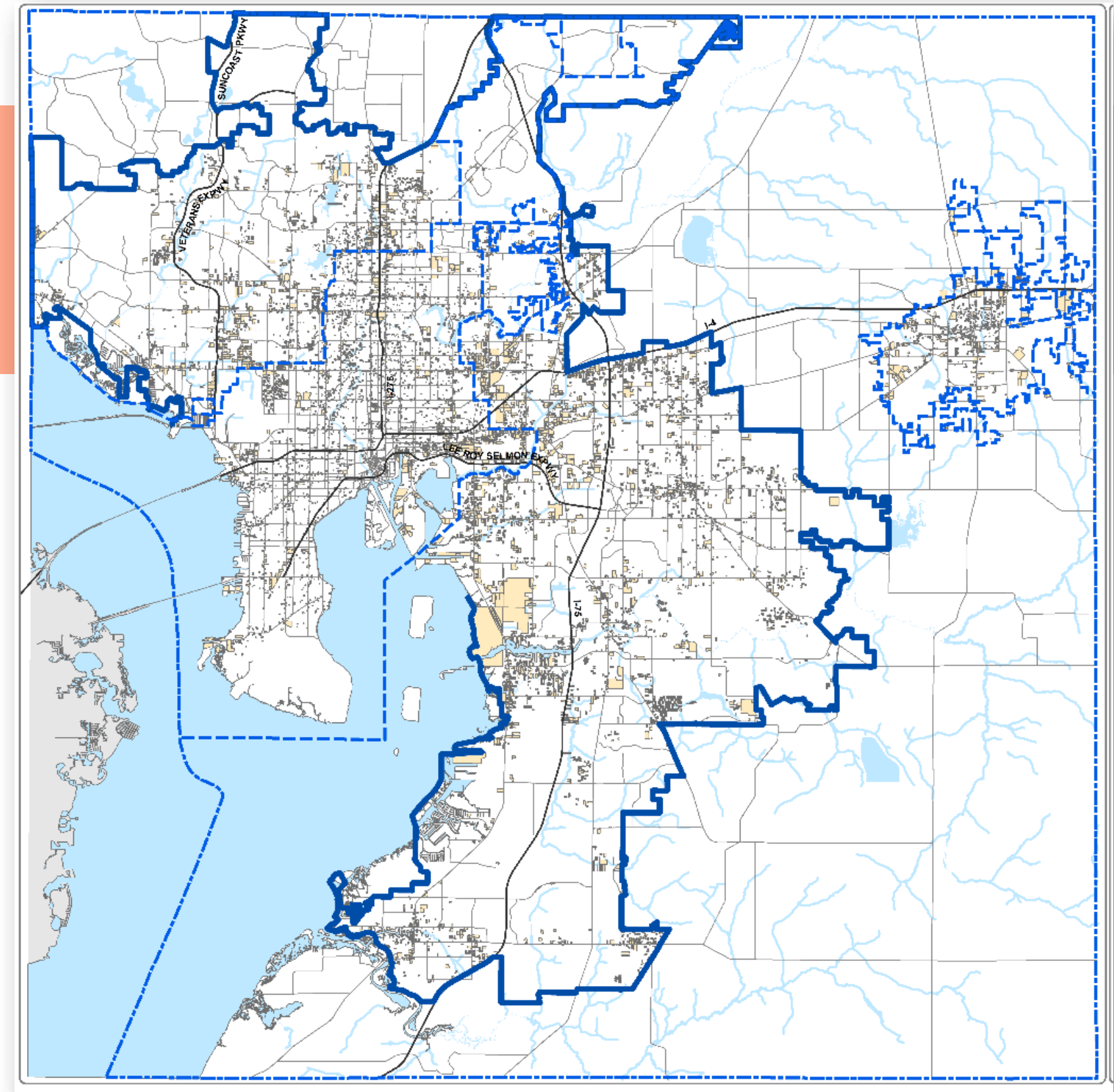
*Redevelopable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area*

# 15,382

*Total Acres In the Urban Service Area*

# 7,033

*Total Acres In Plant City, Tampa, and Temple Terrace*



 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*



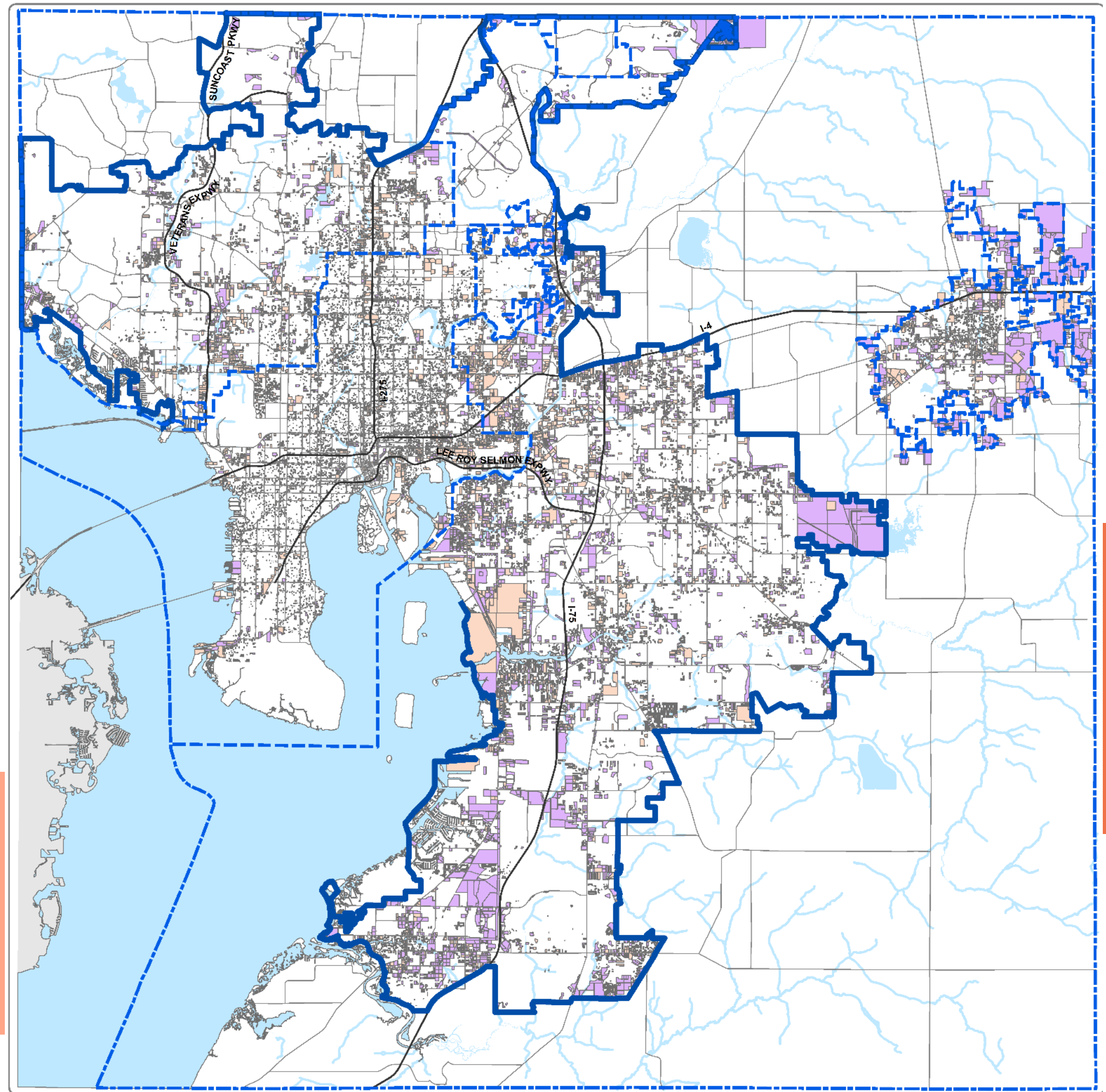


DEVELOPABLE



REDEVELOPABLE

\*excludes wetlands







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?**

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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





# What did they say?

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

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## 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



# Survey Results: Outward Growth

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

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



## **Minimize impacts to environment**

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



## **Have infrastructure in place**

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



## **Access to Major Highways**

- An average of 3.66 out of 5
- 32% of respondents ranked it 5



## **Preservation of rural areas**

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



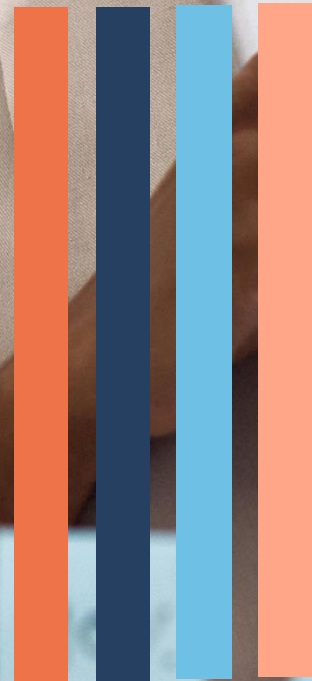
## **Compatible Land Uses**

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





# Urban Service Area Thinking Strategically







# Accommodating Future Growth

## INWARD GROWTH



*Discussed at Community Meetings in May/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**



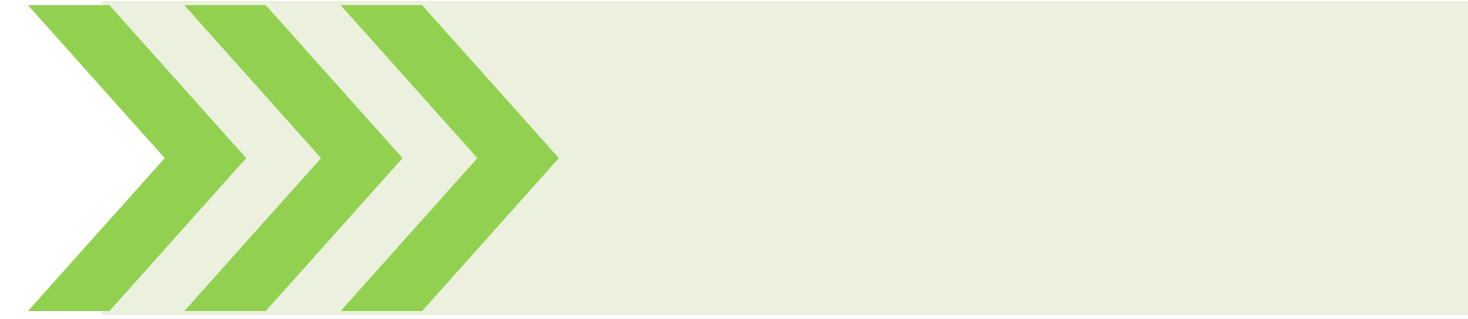
## OUTWARD GROWTH

*Discussed at Community Meetings in June/August*





# 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

### Reviewed case study examples:

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

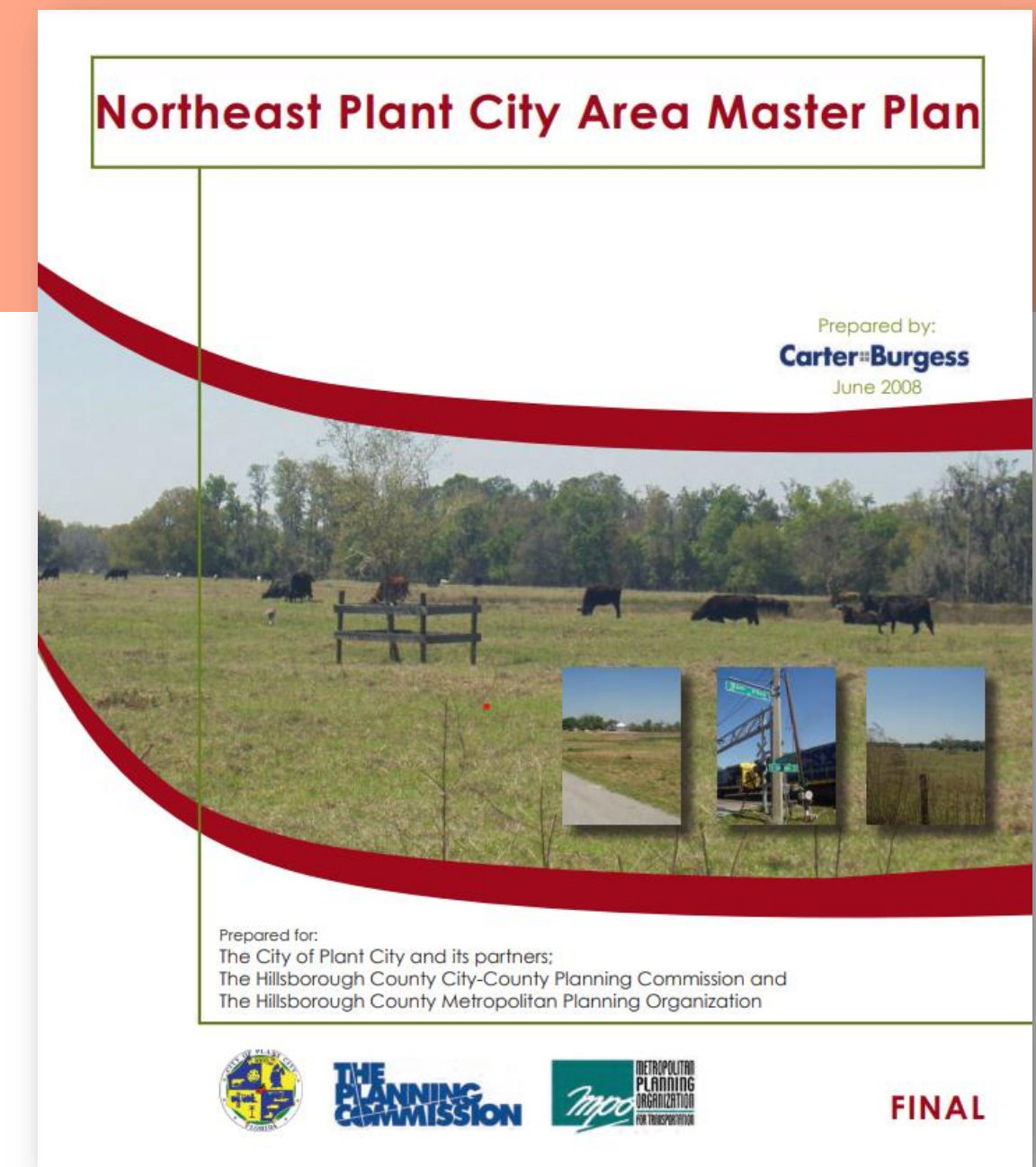


# Example

# 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





# 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 and employment 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 with required Comprehensive Plan Updates



# Policy Approach to Strategic Expansion

Draft (Publicly Initiated)



## HOW?

- Develop expansion area master plan
- Develop corridor plan(s)
- Hold community engagement
- Review Community Plans
- Coordinate with external agencies (i.e. School District, EPC, HART, etc.)
- Review impact and mobility fees (ongoing)
- Encourage private investment
- Include elements for:
  - Traffic circulation
  - Network connectivity
  - Utilities
  - Open space
  - Viable funding programs



# Policy Approach to Strategic Expansion

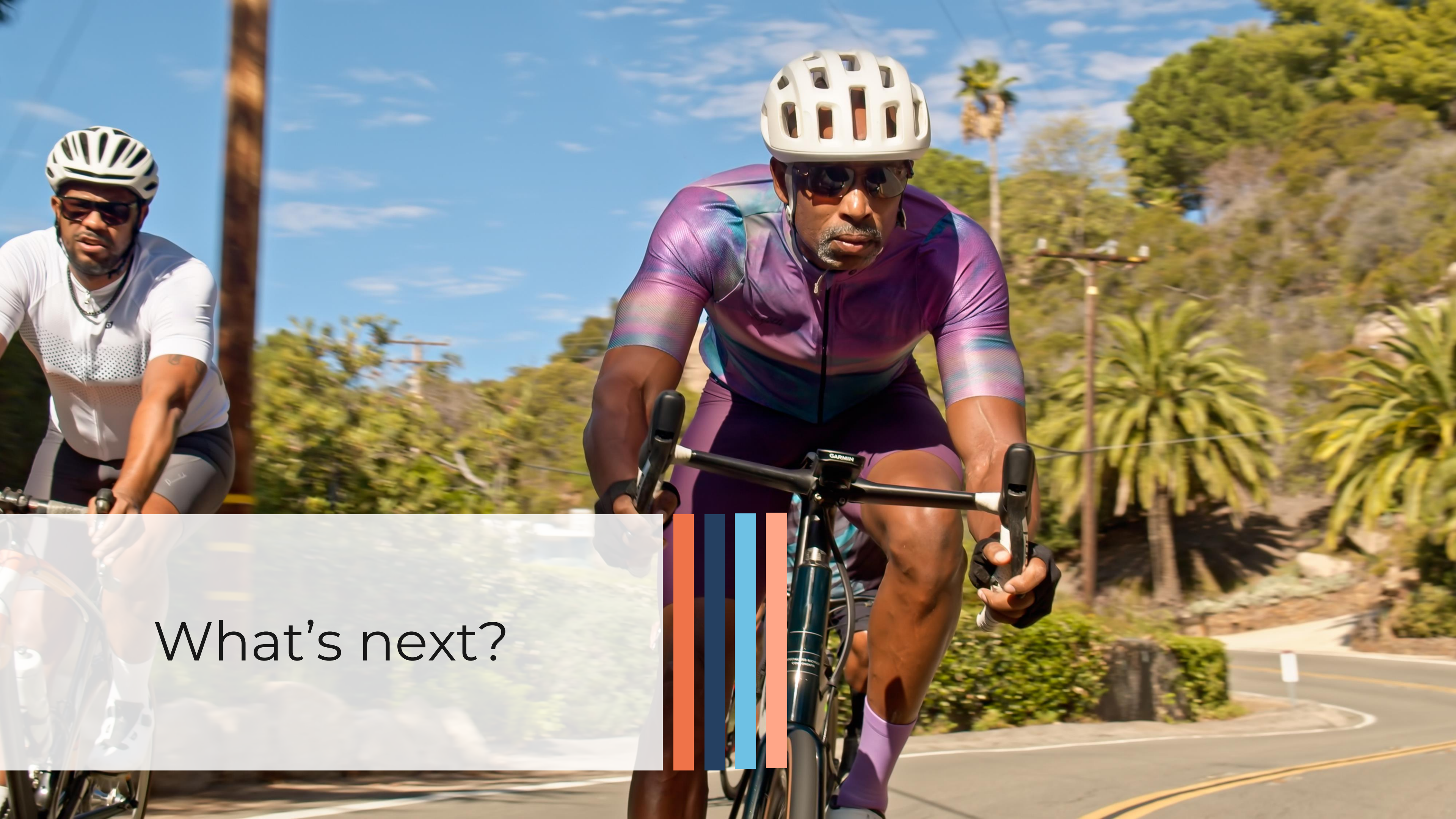
Draft (Publicly Initiated)



## WHAT?

- Adjacent to the Urban Service Area
- Access to adequate infrastructure (now or in CIP)
- Optimize access to public services
- Preserve open spaces
- Promote sustainability
- Enhance Community Plans
- 1/2-mile proximity to economic centers
- Ability to create an economic center
- Encourage economic growth
- Increase access to daily goods and services
- Enhance safety



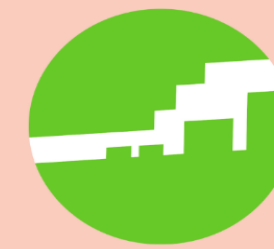


What's next?





# PUBLIC MEETING



Hillsborough County  
City-County  
Planning Commission

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



## Upcoming Community Meetings

**THURSDAY, NOV 2**

FROM 6:00 PM

IN-PERSON @ Gardenville

Recreation Center

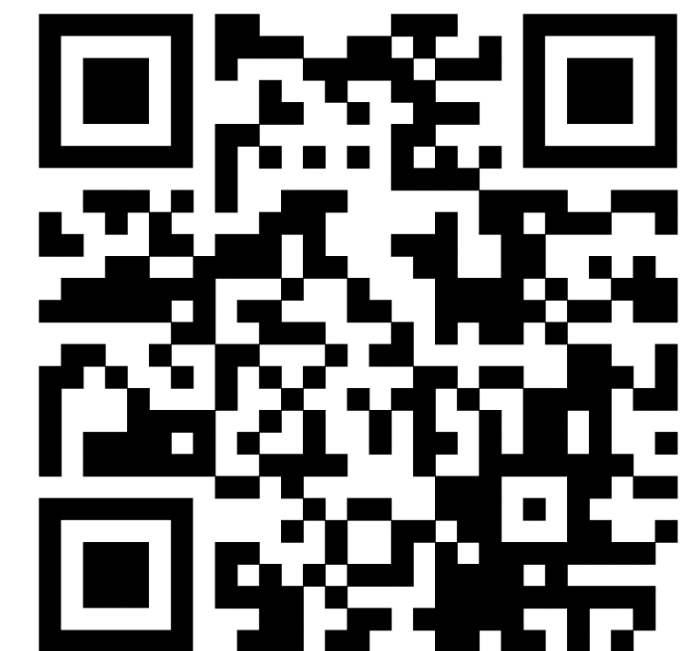
**MONDAY, Nov 6**

FROM 6:00 PM

**VIRTUAL**

*\*This meeting will discuss the same topics  
as Nov. 2nd.*

Register:



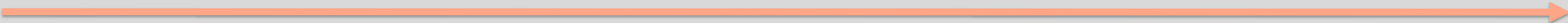
\*Planning Commission staff will present the information from this presentation to the Planning Commission on August 10<sup>th</sup>  
and the Board of County Commissioners on August 14<sup>th</sup>.



# Update Approval Process

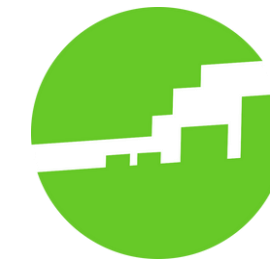


Public Engagement and Stakeholder Coordination





# Get in Touch



Hillsborough County  
City-County  
Planning Commission

Contact us for more information.



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follow us on social media.**



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# 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