



Hillsborough County  
City-County  
Planning Commission

# Unincorporated Hillsborough County Comprehensive Plan Future Land Use Section Update

Planning Commission Briefing  
November 13, 2023

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







# **AGENDA**

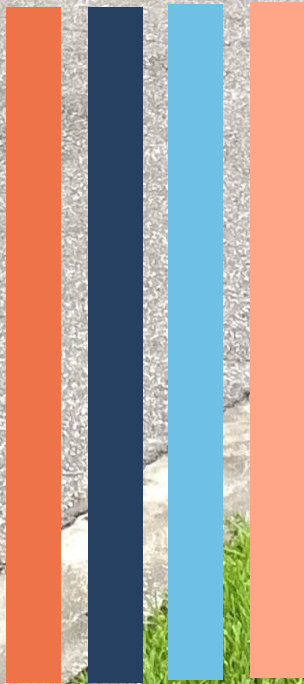
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- **Future Growth Projections**
- **Public Engagement Overview**
- **Goals 1 & 2 - Growth Management**
- **Goal 3 - Community Context**
- **Goal 4 - Development**
- **Goal 5 - Agriculture**
- **Goal 6 - Built Environment**
- **Goal 7 - Natural Resources**
- **Goal 8 - Economic Development**
- **Q & A**





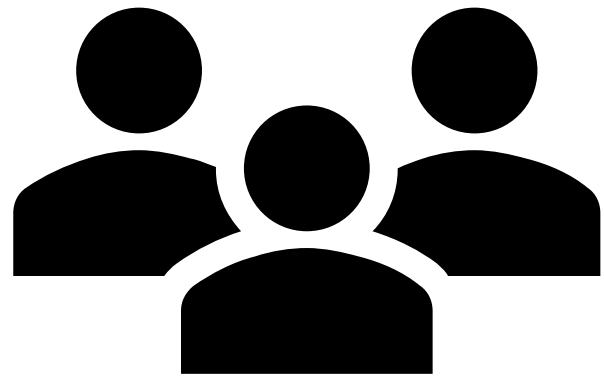
Why are we doing  
this update?





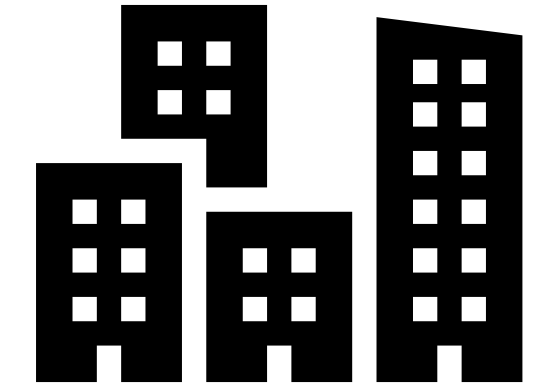
# Address Future Growth

By 2045, Unincorporated Hillsborough County will see...



**350,000**  
**MORE PEOPLE**

**107,000**  
**MORE JOBS**



**& Increasing demand for...**



**TRANSPORTATION**



**COUNTY SERVICES**



**SCHOOLS**



**RECREATION**

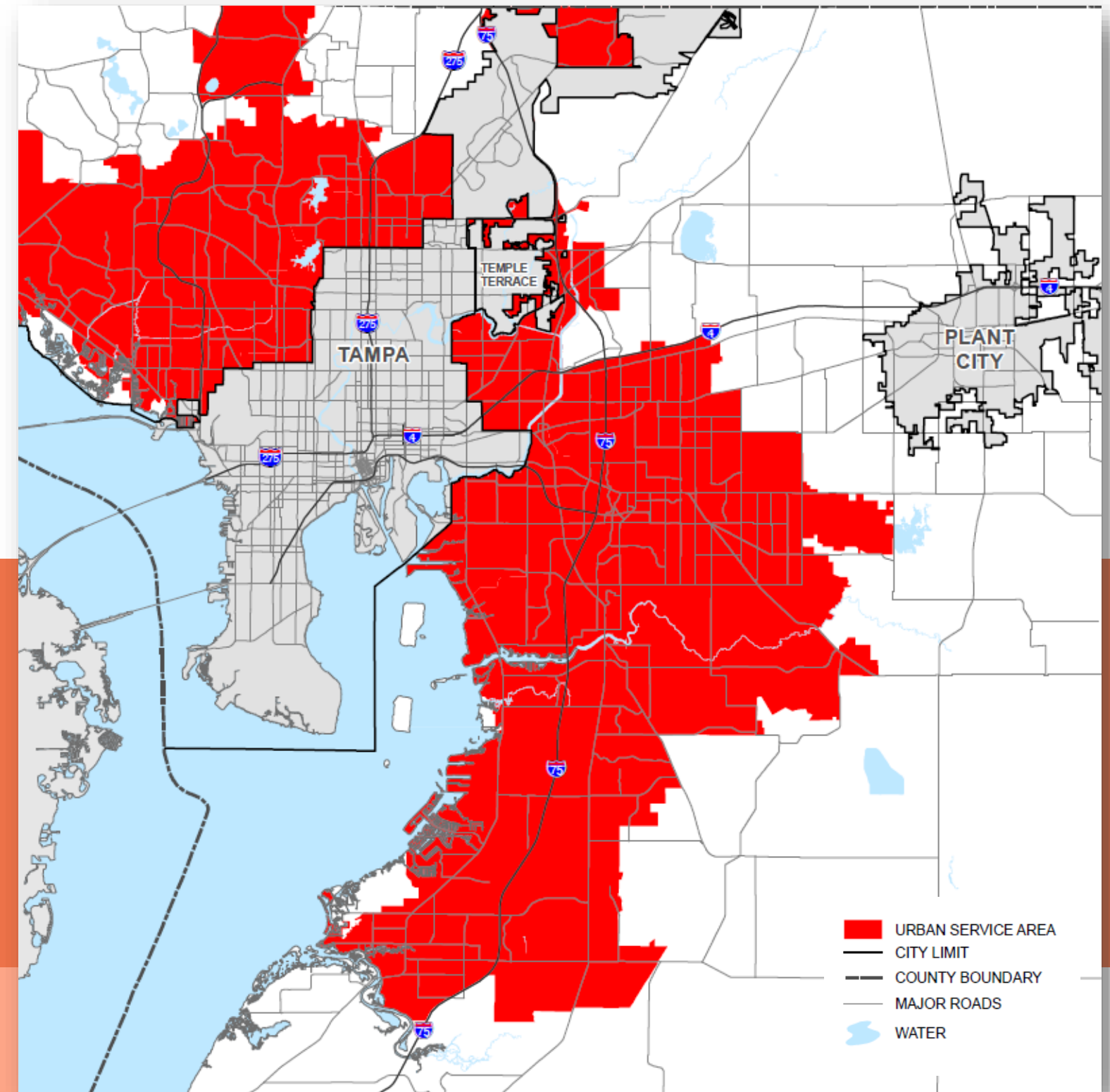


# Urban Service Area

- 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





# 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*



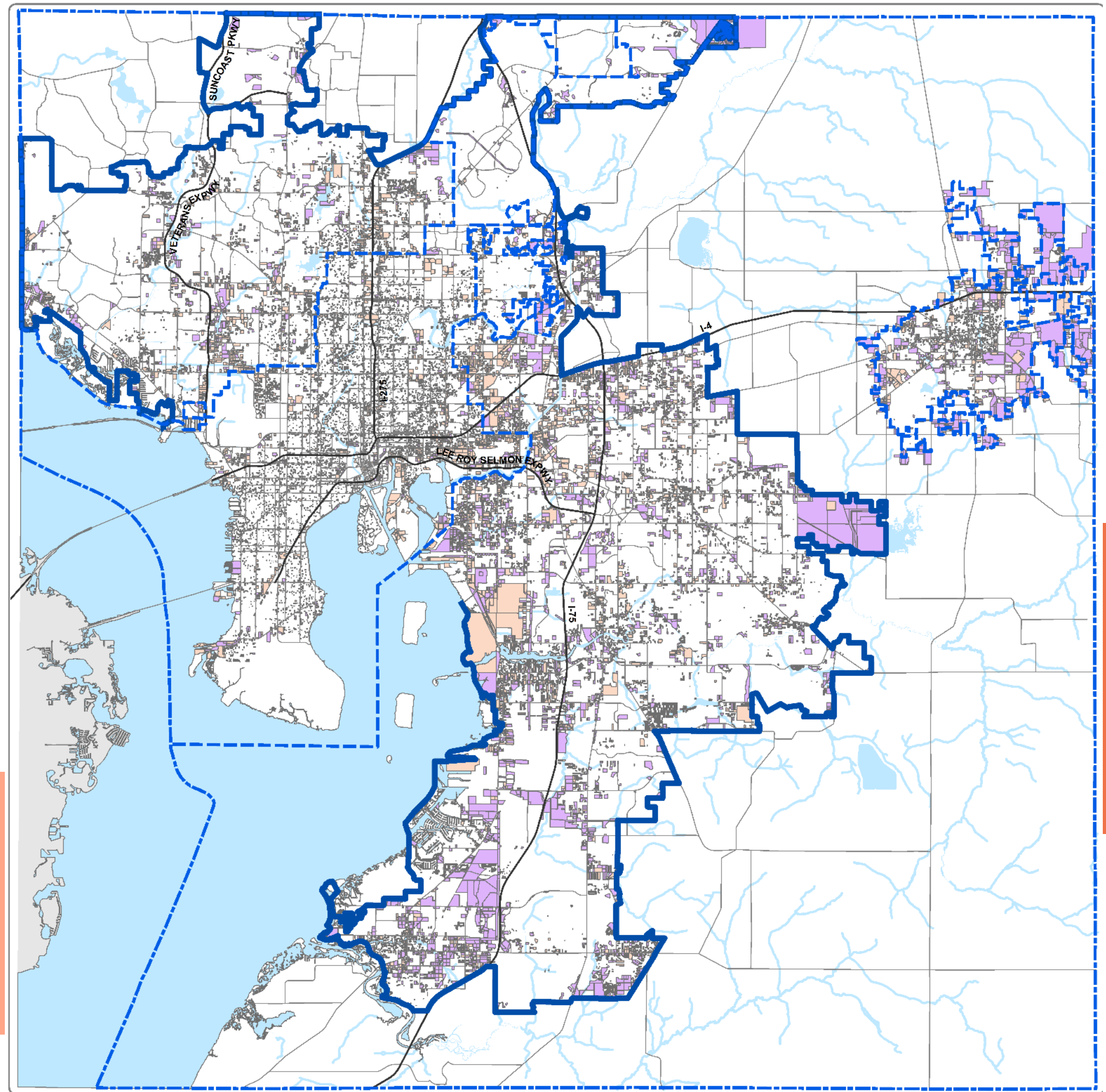


DEVELOPABLE



REDEVELOPABLE

\*excludes wetlands







# Outreach So Far...

***3 Virtual Public Meetings***

***2 In-Person Public Meetings***

***3 Project Advisory Team Meetings***

***Online Survey with 1800+ Responses***

***4 Future Meetings***

## What we've heard

Minimize  
environmental  
impacts

Maintain  
character of  
neighborhoods

Use vacant  
land before  
expanding

Residential  
closer to daily  
needs

Increase safety of  
biking/walking

Reduce traffic

More  
affordable  
housing



A wide-angle photograph of a suburban street. On the left, a white house with a dark roof and a two-car garage is visible. The street is paved and lined with green lawns and mature trees. Several white and yellow mailboxes are placed along the sidewalks. In the distance, more houses and parked cars are visible under a blue sky with scattered clouds.

# Policy Directions: Future Land Use Section Updates





# • • • **New State Legislation | SB 250**

- Intended to accelerate rebuilding following Hurricanes Ian, Nicole and other natural disasters
- Applies to local governments within the disaster declaration area (100-mile buffer)
- Local governments are not allowed to increase building fees or adopt “more restrictive or burdensome procedures” to its Comprehensive Plans or Land Development Regulations
  - Example: County prohibited from removing density/intensity bonuses
  - Example: Commercial Locational Criteria Study changes placed on hold
- Bill is in effect through October 1st, 2024



**Bill 250 became effective on July 1st, 2023;  
applies retroactively to September 28, 2022**



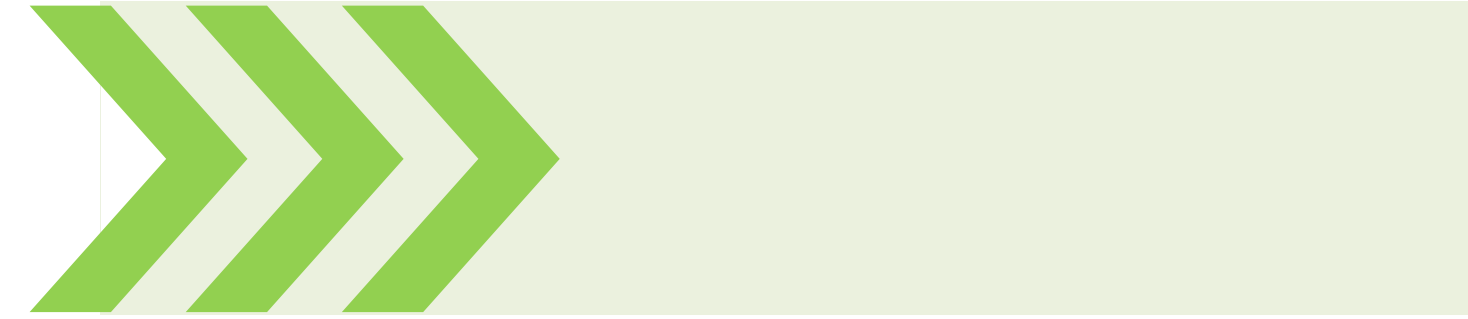
# Goal 1 - Growth Management

- New publicly initiated strategic expansion area language
- Minor revisions to rural area policies
  - Removed duplicative language
  - Simplified existing language





# 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



# Policy Approach to Strategic Expansion

(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

(Publicly Initiated)



## WHEN?

- Evaluate need to accommodate additional population or job growth over plan horizon based on:
  - Planning Commission population estimates
  - Bureau of Economic and Business Research forecasts
  - Evaluation and Appraisal Report
- Evaluate with required Comprehensive Plan Updates



# Policy Approach to Strategic Expansion

(Publicly Initiated)



## HOW?

- Establish Urban Expansion Area(s)
- Allow master planning of existing Rural Areas
- Does not move the Urban Service Area boundary immediately
- Provides for transition to suburban or urban development pattern over planning horizon
- Allows different policies or tools to be applied in the Expansion Area(s) to guide new growth and infrastructure planning
- Amendments to CIS may be needed to reflect needed infrastructure to ensure adequate public facilities



# Policy Approach to Strategic Expansion

(Publicly Initiated)



## WHAT?

An Urban Expansion Area Master Plan will:

- Provide a sustainable, mixed use development pattern
- Identify needed public facilities and plan for them to be provided timely with new development
- Align impact fees, mobility fees and other tools to support growth
- Explore public/private partnerships for infrastructure
- Coordinate with external agencies – i.e. HART, EPC, School District
- Consider the fiscal impact to the County
- Provide access to employment, daily commercial needs, cultural and recreational amenities and community centers
- Pursue community input and engagement



# Goal 2 - Growth Management

- Added Future Land Use Categories Table
- Simplified density and FAR calculation and bonuses policy language
- New Centers & Connections language
- Provide for updated TDR Pilot Program and designated receiving areas to make more implementable and guide companion LDC amendments
- Upcoming new language on congregate living facilities



# Centers and Connections

Expanding choices for living and getting around



- Focuses on centers and corridors that are coordinated with Community Plans and major intersections
- Expands housing opportunities and choices
- Encourages more pedestrian friendly development
- Allows for a bonus in density or intensity to the next land use category

## BEFORE...

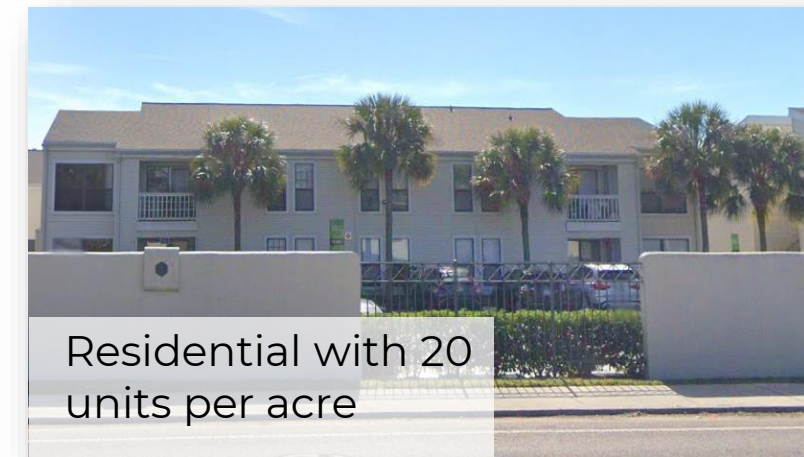
### TOWN 'N' COUNTRY



## AFTER...



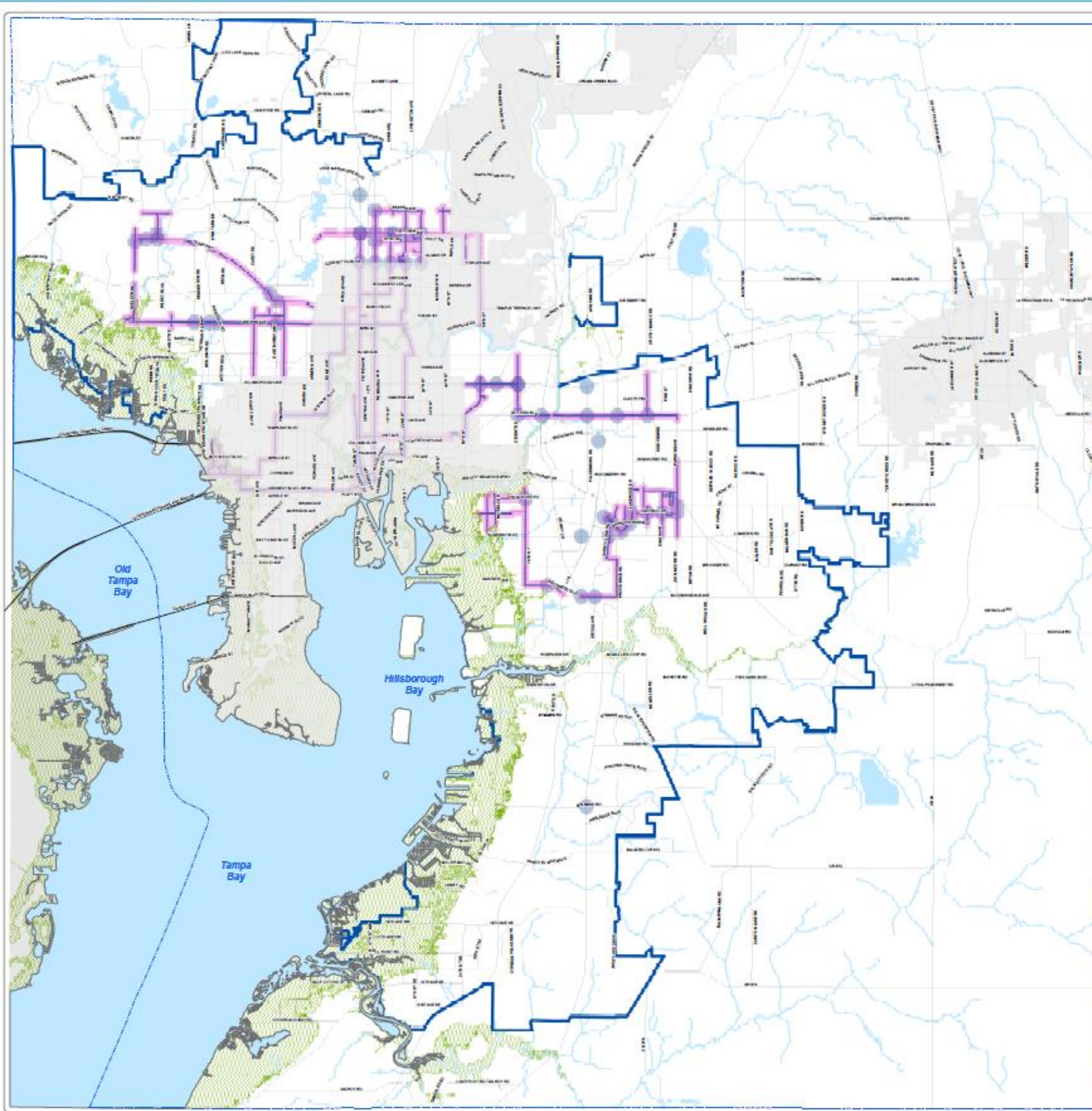
### USF AREA






### PALM RIVER







# Centers & Connections Final Draft Map October 2023

-  Connections
-  1/8<sup>th</sup> mile buffer along Connections
-  Centers in the Community Plans and major intersections – increased development via bonuses



# Goal 3 - Community Context

- Combined the compatibility and community planning sections
- Moved 3 Economically Disadvantaged Group Element policies
- Minor revisions to cultural and historic preservation reflect current programs



# Goal 4 - Development

- Clarifications to mixed-use and land use suitability language
- Updated Transit Oriented Development section
- Updated Commercial Locational Criteria section
- Updated Airports and Ports section



# Transit- Oriented Development

## *How will TOD be used in the Future Land Use Update?*

- Policy will apply within a 0.5 mile radius of proposed stations for fixed guideway transit
- 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 County Comprehensive Plans



# CLC Revisions

- Limited changes due to public input, BOCC direction and changes in statute

## Context Classification Map

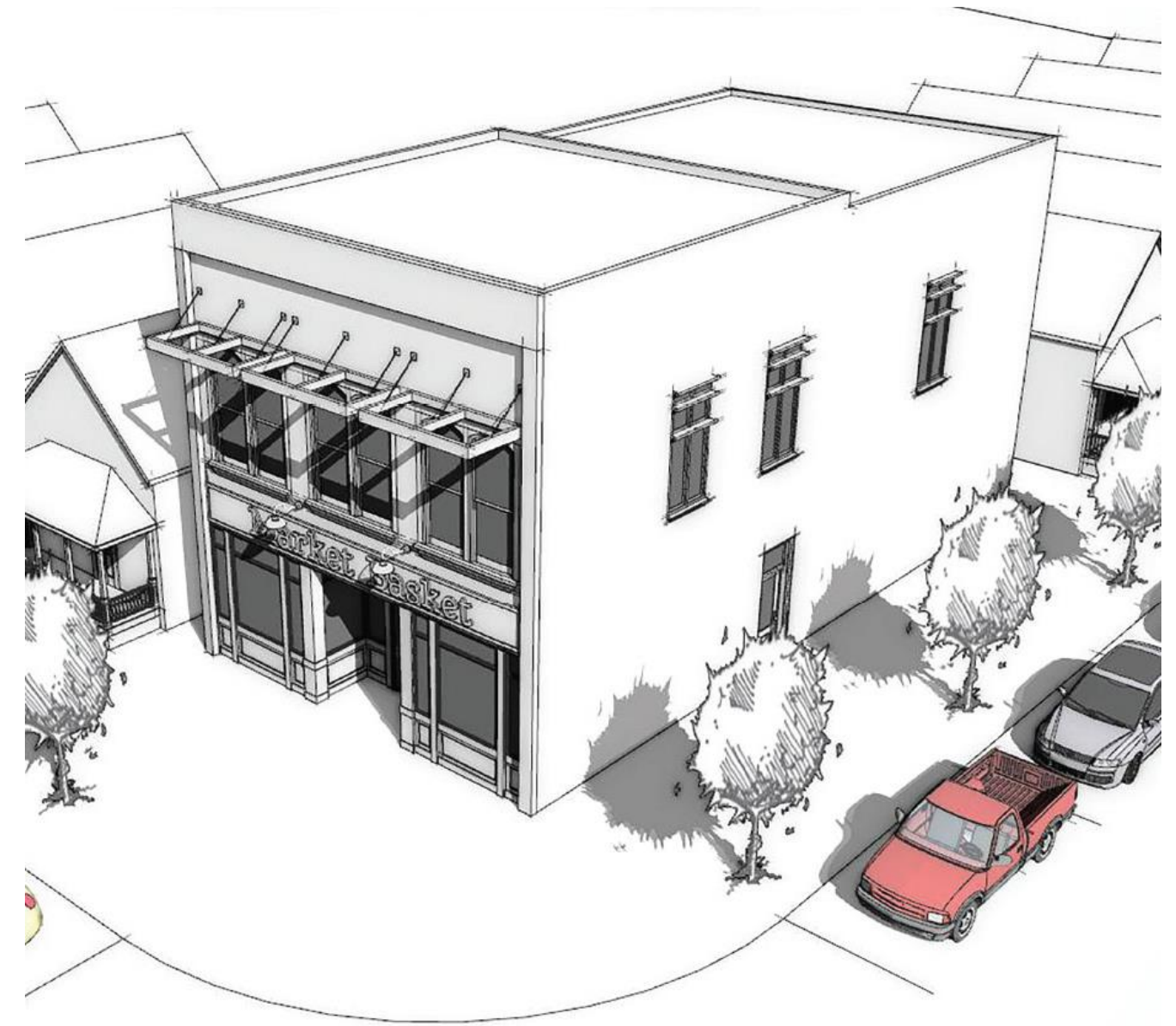
- Addition of the Context Classification Map in conjunction with the 2040 Cost Affordable Map

## Neighborhood Mixed-Use 6

- Permits commercial activities without permitting high density development

## Community Plan Language

- Additional language that applications for commercial uses must consider Community Plan language





# Goal 5 - Agriculture

- Minor revisions to reflect current programs
- No changes to Planned Village policies
- No changes to Adoption/Child Caring Community and Planned Environmental Community 1/2



# Goal 6 - Built Environment

- Majority of design related policies moved to Goal 6
  - Urban, suburban and rural form
  - Mixed-use and commercial character
  - Transportation and landscape design
- Clarified and simplified language
- Removed duplicative policies

# Goal 7 - Balance with Natural Resources

- Revisions to reflect current programs
- Removed duplicative policies
- Retaining Working Waterfront language
- Additional language on transmitting plan amendments to Port Tampa Bay



# Goal 8 - Economic Development

- Minor revisions to reflect current programs
- New policies to protect and encourage office and industrial land uses
- Removal of Interstate-75 policies





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:



**Project Website:** [planhillsborough.org/hclanduse/](https://planhillsborough.org/hclanduse/)

# Get in Touch



Hillsborough County  
City-County  
Planning Commission

Contact us for more information.



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follow us on social media.**



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





# The Team



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# Questions

