

# Current Context – Comprehensive Plan

## Utilities and the Rural Area

- One Water Objective 4.3:
  - Public potable water and wastewater cannot be extended into the Rural Area, unless they serve:
    - A documented public health hazard
    - Planned village
    - A project with established vested rights for service
    - Serve a public school
    - Properties meeting requirements in water resources areas
  - Connections to existing lines allowed when adjacent and meeting certain criteria
  - Extensions/connections have additional restrictions – e.g. shall not be used as justifications for urban-level densities/uses, must be paid for by party requesting service, etc.

# HC/CPA 23-18 Mitigating Environmental Impacts of Septic

- One Water Policy 5.2.8 directs Planning Commission staff to work with appropriate regulatory agencies on septic siting and wastewater connection policy
- EPC-requested change
- Policy changes developed by Planning Commission with technical review and support from EPC, Water Resources, and Development Services



# HC/CPA 23-18 Mitigating Environmental Impacts of Septic – Major Changes

- Add new policies to allow for Rural Area utility extension for:
  - Documented environmental issues caused by septic or private/franchise infrastructure
  - Prevention of clustering of new septic tanks
- Update policy to allow properties adjacent to existing Rural Area lines to be serviced by water and wastewater when subdividing
  - Size restrictions to only serve new development
- Add new policy to outline process for enabling Rural Area utility extensions serving unique circumstances and overriding public interest
- Other miscellaneous cleanup provisions for clarity

# HC CPA 23-18: Next Steps

- Early November – Distributed for formal agency comment
- December Planning Commission and BOCC briefings
- January Planning Commission and BOCC public hearings
- March BOCC adoption
- Effective April/May timeframe
- Full language: <https://planhillsborough.org/hillsborough-county-plan-amendments-interactive-map/> (click on 2023, go to text amendment box)







Hillsborough County  
City-County  
Planning Commission

# Unincorporated Hillsborough County Comprehensive Plan Future Land Use Section Update

Community Meeting #7  
November 6th, 2023

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





# The Team



Melissa Lienhard, AICP  
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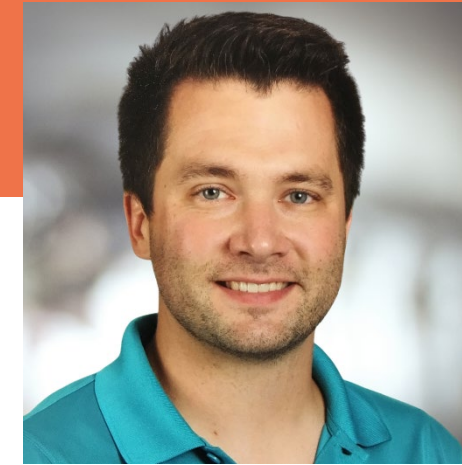
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Senior Community  
Outreach Specialist



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Community Planner





# AGENDA

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- **Welcome & Introductions**
- **Project Overview**
- **What we have heard so far**
- **Future Growth Projections**
- **Anticipated Changes**
- **Next steps & stay involved**
- **Q & A**





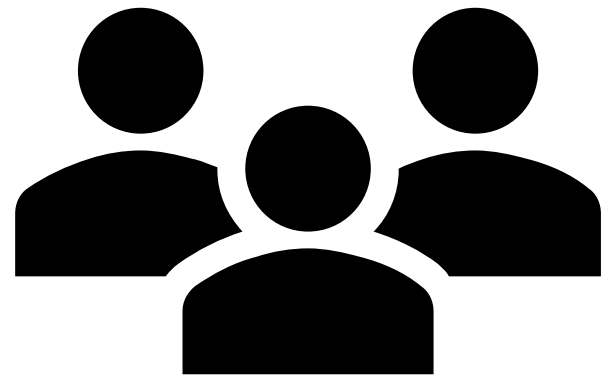
Why are we doing  
this update?





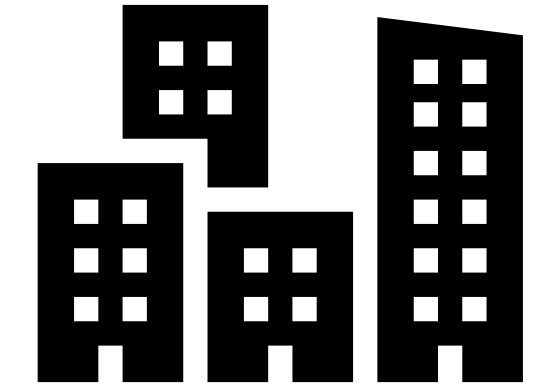
# Address Future Growth

By 2045, Unincorporated Hillsborough County will see...



350,000  
MORE PEOPLE

107,000  
MORE JOBS



& Increasing demand for...



TRANSPORTATION



COUNTY SERVICES



SCHOOLS



RECREATION



# The Comprehensive Plan can ...

- ✓ **Envision Future Growth**
- ✓ **Provide Consistency**
- ✓ **Prioritize Funding**
- ✓ **Protect Resources**

- Legally required
- Typically updated every 7-10 years





# 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



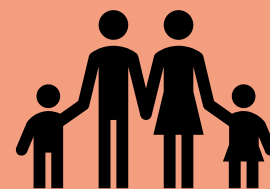
Guides purpose and character of growth



Separates land into general categories



Sets maximum density and range of uses



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



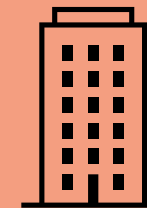
## Zoning



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



LAND  
DEVELOPMENT  
CODE



**COMPREHENSIVE  
PLAN**



## 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

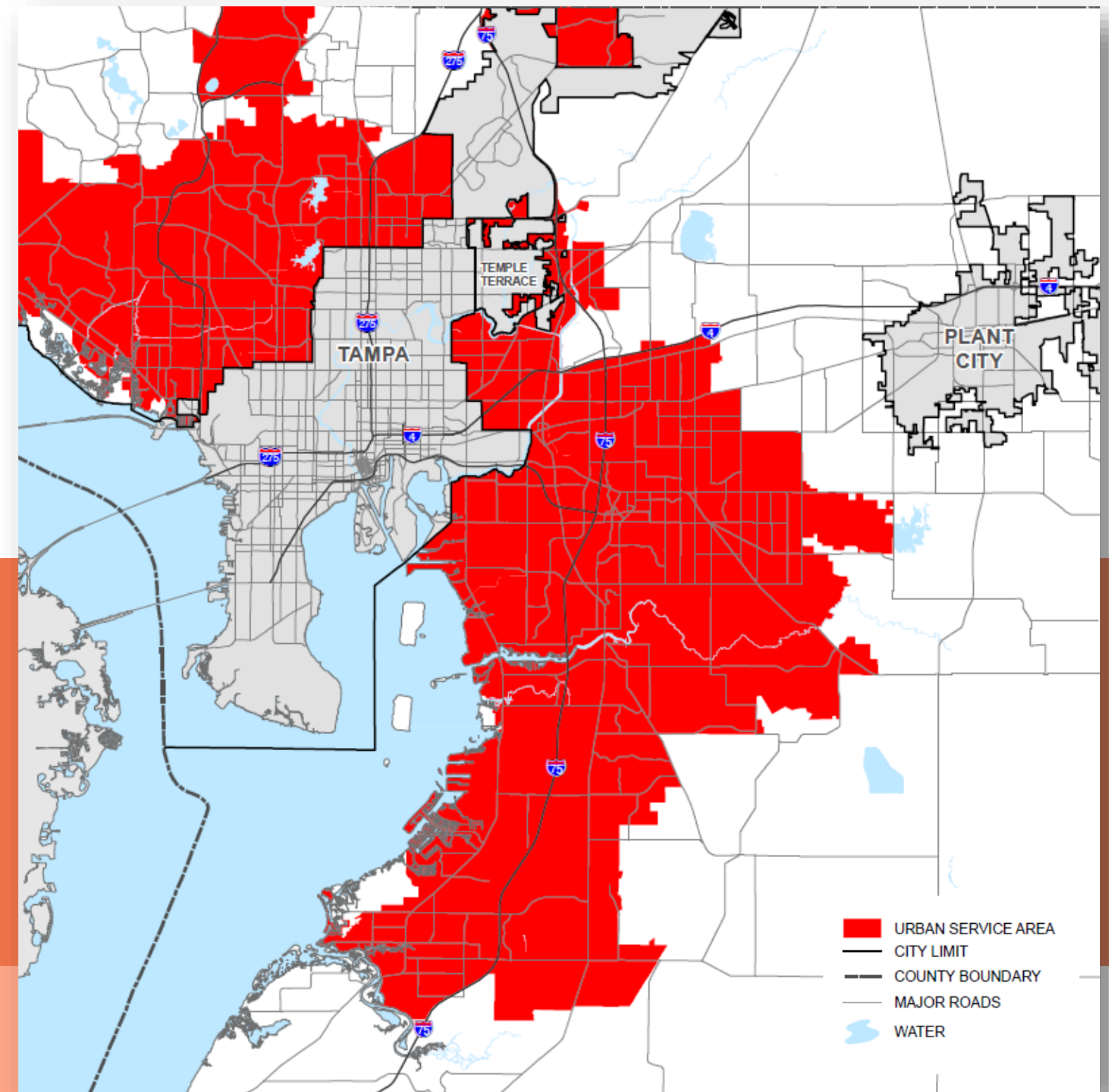


# Urban Service Area

- 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*

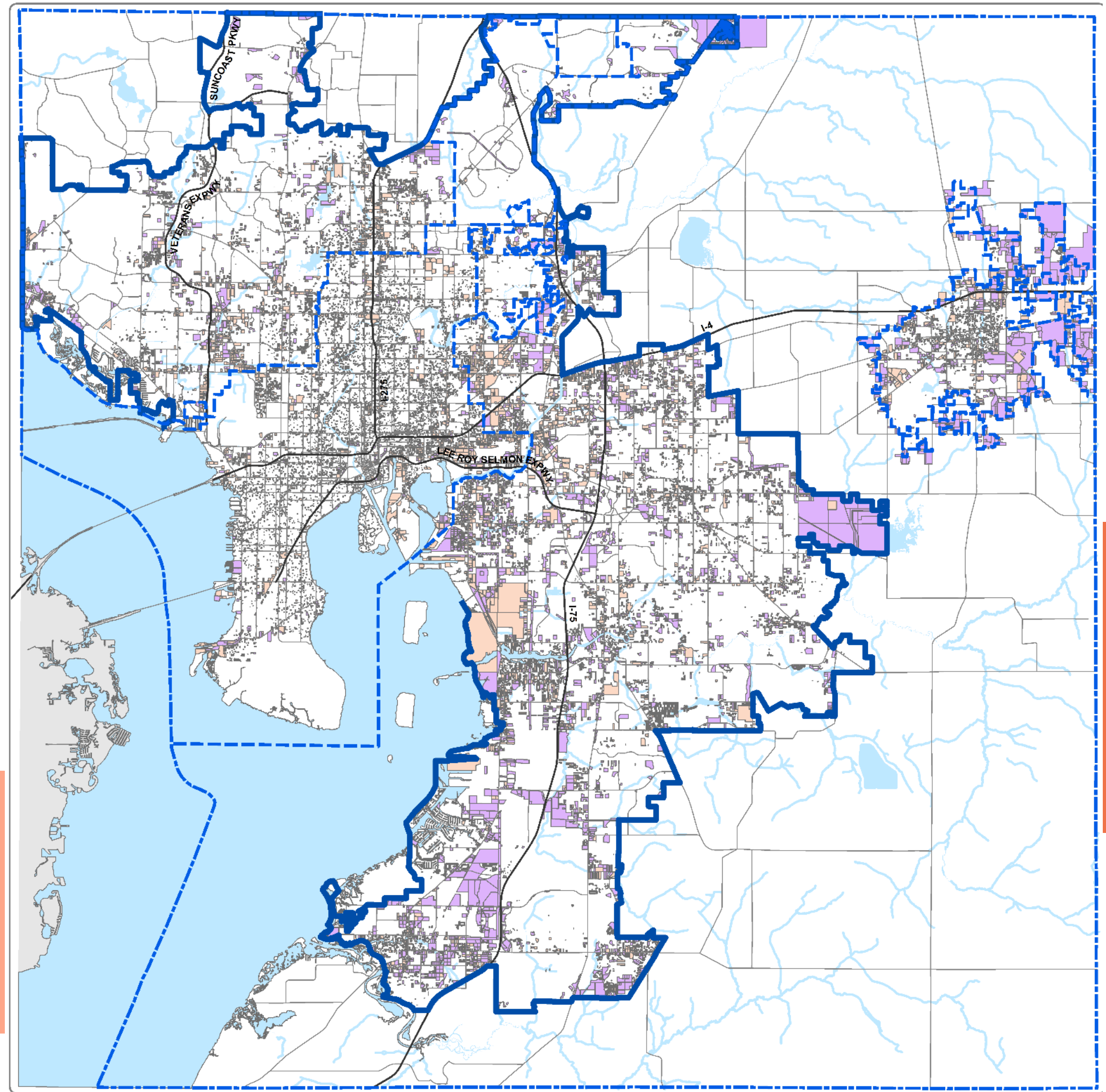


DEVELOPABLE




REDEVELOPABLE

\*excludes wetlands







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

\*Complete survey and results can be found here [https://planhillsborough.org/wp-content/uploads/2023/08/HC-FLU-Survey-Results-Tech-Memo\\_080323.pdf](https://planhillsborough.org/wp-content/uploads/2023/08/HC-FLU-Survey-Results-Tech-Memo_080323.pdf)






# 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)



# Survey Results: Inward Growth

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

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## **Most Important: Efficiency of 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

# Survey Results: Inward Growth

**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



## **Efficiency of 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

# Survey Results: Outward Growth

**Question: How important is each strategy when considering outward 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



# 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



# Outreach So Far ...

***3 Virtual Public Meetings***

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

***3 Project Advisory Team Meetings***

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

***November Outreach***

## 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

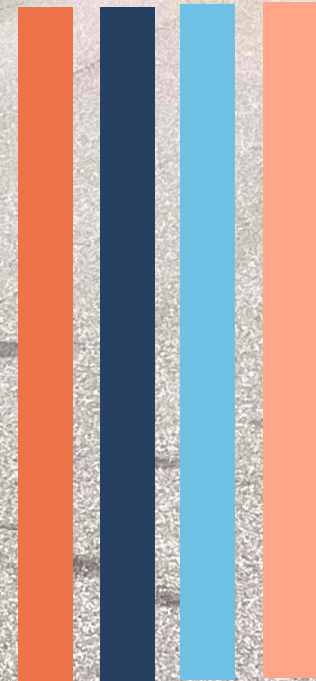
Reduce traffic

More  
affordable  
housing



A wide-angle photograph of a suburban residential street. On the left, a white house with a dark roof and a two-car garage is visible. The street is lined with large, mature trees and green lawns. 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. A semi-transparent white box containing text is overlaid on the bottom left, and a graphic of four vertical bars is on the bottom center.

# 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



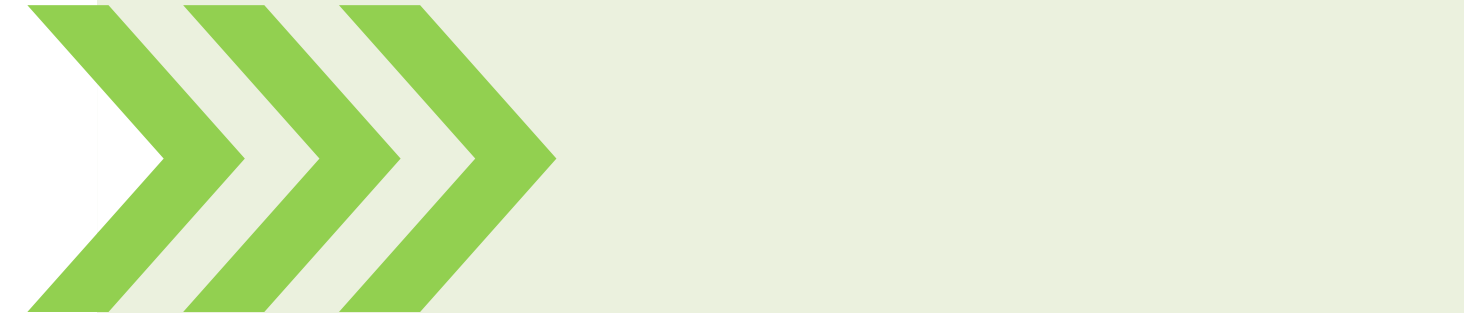
**Bill 250 became effective on July 1st, 2023;  
applies retroactively to September 28, 2022**

# Goal 1 - Growth Management

- New publicly initiated strategic expansion area language (discussed at previous community meetings)
- Minor revisions to rural area policies
  - Removed duplicative language
  - Simplified existing language
  - Relocated some well/septic language to One Water



# 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
  - Categories, maximum density/intensity, typical uses
- 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...

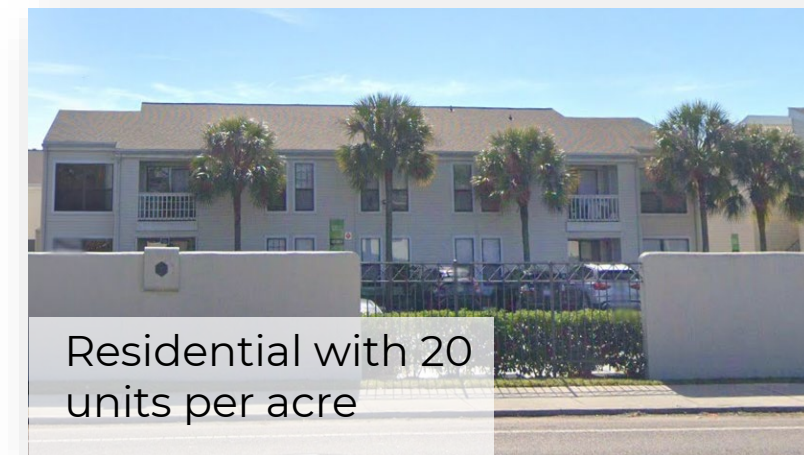
### TOWN 'N' COUNTRY



## AFTER...



### USF AREA



### PALM RIVER





# **Centers & Connections Final Draft Map October 2023**

Focused On:

- Walkability
- Designated for growth
- Major intersections & activity centers

Community Input:

- Removed C&C in South County & Brandon
- Tightened buffer of connections to focus growth in desirable areas
- Added C&C in University Area based on survey



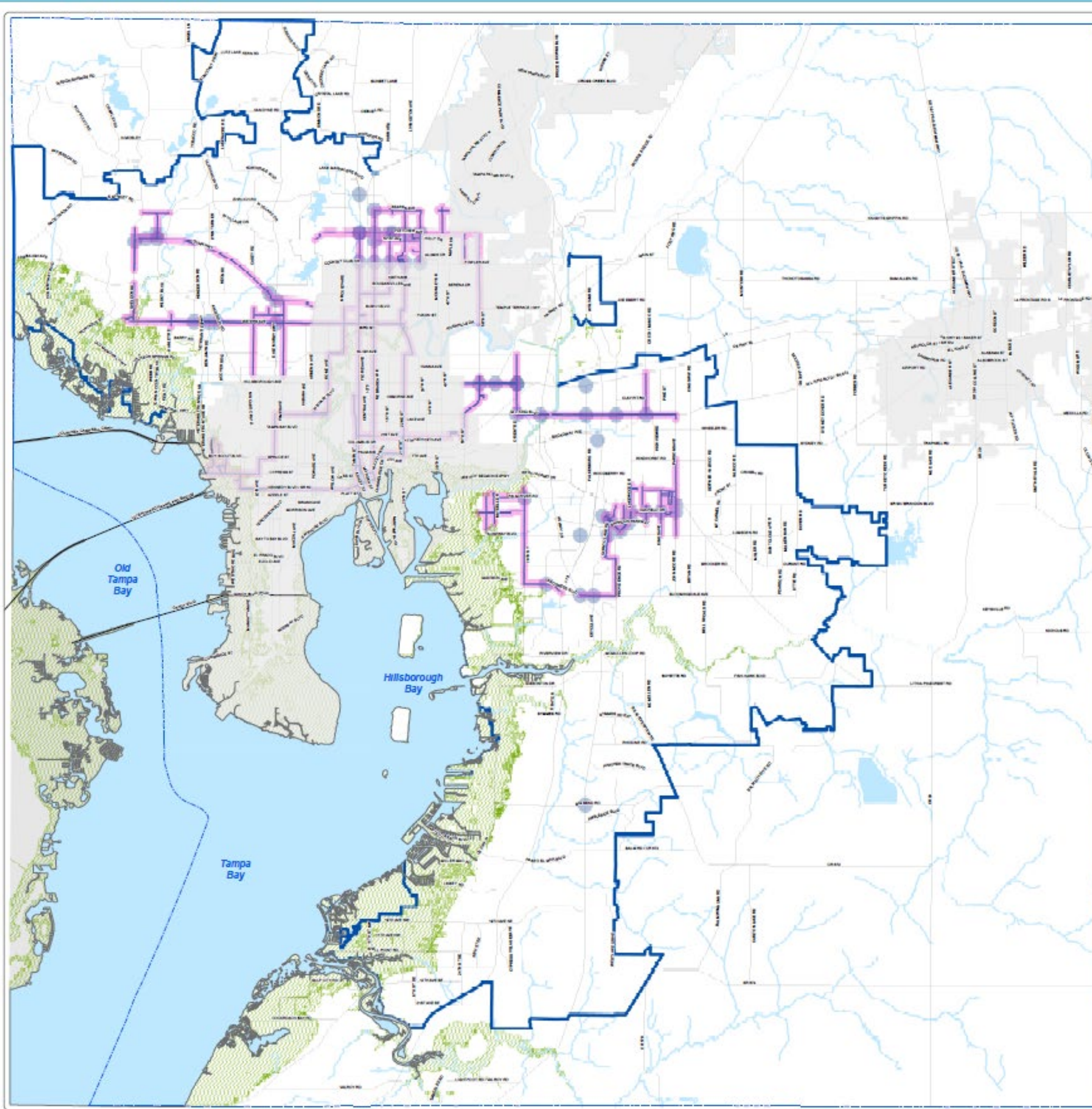
Connections



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
  - i.e. types of uses that qualify for a mix of uses
- 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 (connects people to opportunity)
  - Include affordable housing
  - Include mixed uses to keep necessary services in close proximity to residences
- Clarifying existing language
  - Will be adopted into City of Tampa and Unincorporated Hillsborough County Comprehensive Plans
  - Fowler Ave. continues to be studied as possible facility in the future



# CLC Revisions

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

## Context Classification Map

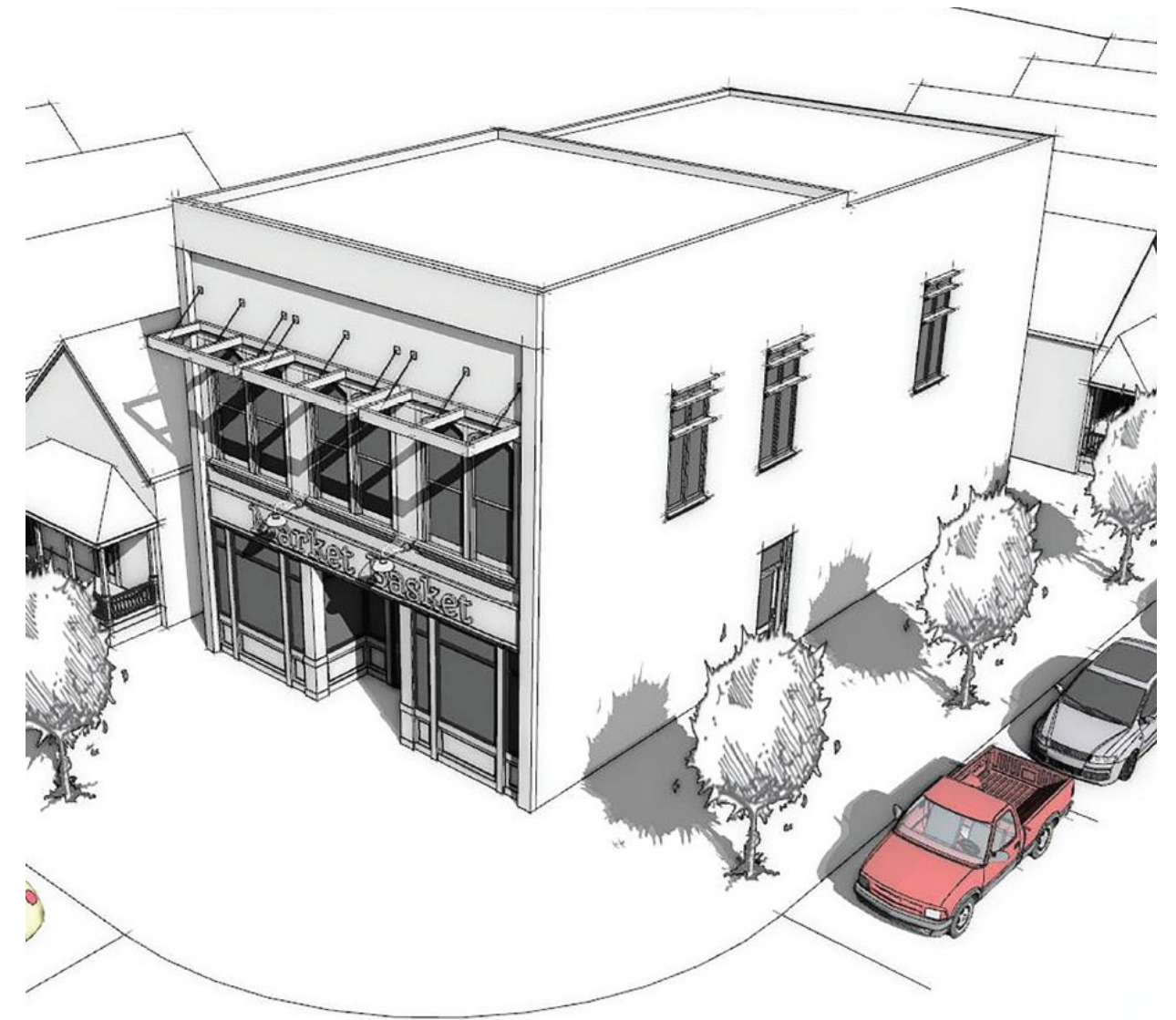
- Addition of the Context Classification Map in conjunction with the 2040 Cost Affordable Map
  - May *consider* commercial at some intersections
  - Compatibility and Community Plan policies required

## Neighborhood Mixed-Use 6

- Permits commercial activities without permitting high density development

## Community Plan Language

- Additional language that applications for commercial uses are subject to 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
- Coordination with Agriculture Economic Development Council, Farm Bureau, and Soil and Water Conservation District



# 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 (outdated)
- Moved some existing policies under other goals
  - “Encourage provision of affordable housing within mixed-use developments”





What's next?





# Upcoming Meetings

PAT Meeting

TUESDAY, NOV 15

FROM 5:00 PM

**IN-PERSON – County Center 26<sup>th</sup> Floor**

PAT Meeting

WEDNESDAY, NOV 16

FROM 12:00 PM

**VIRTUAL - Zoom**

## **PUBLIC HEARINGS:**

Planning Commission Briefing

NOVEMBER 13

FROM 2:00 PM

**IN-PERSON**

Planning Commission Hearing

JANUARY 26

FROM 5:30 PM

**IN-PERSON**

# LET US KNOW

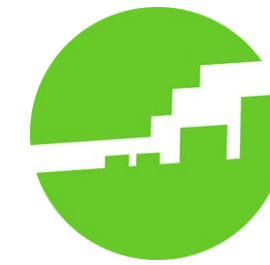
- Multiple ways for feedback:
  - Comment Forms
  - Virtually via project page
  - Email staff



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



# Get in Touch



Hillsborough County  
City-County  
Planning Commission

Contact us for more information.



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# Questions

