

Comprehensive Plan for Unincorporated Hillsborough County Florida

FUTURE LAND USE

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GROWTH MANAGEMENT

Introduction

Countywide Growth Strategy

By 2045, unincorporated Hillsborough County is projected to grow by over 350,000 additional residents and over 100,000 more jobs. Determining where those new residents will live, work, and play as well as get around is the fundamental purpose of the Built Environment Chapter of the Comprehensive Plan. Specifically, the Future Land Use Section focuses on the County's strategy to accommodate additional growth in a manner that maintains choices of places where people can live – whether it be in a rural, suburban or urban community. It is also important that the new growth occurs in a manner that complements existing communities, maintains environmental and agricultural assets and efficiently utilizes infrastructure. The policies outlined in this section aim to balance these different issues.

Goals of this section aim to accomplish the following:

- Guide future growth through the placement of an Urban Service Area (USA) and identification of Urban Expansion Areas, allowing for urban, suburban and rural communities.
- Define areas within the USA where greater levels of density and intensity of new development and redevelopment – called Centers and Connections -may be appropriate to maximize infrastructure and accommodate projected population and job needs.
- Align public investment decisions with land use decisions to better meet the needs of current and future residents.
- Support the creation of places within our existing suburban communities where people can work, shop and access services in close proximity to where they live with safe mobility choices available to them.
- Identify new residential growth opportunities aligned with infrastructure service through the planning for and establishment of Urban Expansion Areas
- Maintain a distinct Rural Area characterized by the retention of land-intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle for existing residents.
- Preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.
- Create compatible development patterns, respecting existing communities, through the design and location of land uses.

Urban Service Area and Urban Expansion Areas

The USA is both a boundary on the Future Land Use Map and a strategy to focus 80% of new growth and redevelopment within that boundary aligning with public and private infrastructure investments. As shown in Charts 1 and 2 below, based on most recent short and long term population projections, the % of new residential growth going into the Urban Service Area and cities will not meet this goal as soon as 2030. These projections demonstrate that the time has come to plan for and adopt Urban Expansion Areas as outlined in Objective 1.3. These areas will primarily provide the opportunity for new suburban residential development. A focus in expansion areas will be to plan infrastructure needed to serve the new proposed development.

Within the current Urban Service Area (USA) boundary, vacant and developable land has become increasingly constrained. Therefore, the focus in the current USA will be on two things – opportunities for redevelopment and infill in appropriate areas and preserving the character of existing suburban residential neighborhoods. Within the USA, a mix of commercial and employment uses are also planned in close proximity to where people live. Employment projections shown in Chart 3 anticipate that a greater share of future employment will go into the City of Tampa, allowing for more of the employment growth to be accommodated in the existing Urban Service Area and three cities.

Urban levels of infrastructure such as central water and sewer and greater mobility options are planned in the USA. By guiding growth to be predominately in the USA and Urban Expansion Areas, we create more livable and desirable communities, while also preserving the rural lifestyles and our numerous environmental and agricultural assets.

Jurisdiction	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2020-2045 Change	2020-2045 Percent Change	Share of Growth Through 2045
Plant City	39,846	54,203	60,165	65,637	70,960	31,114	78%	6%
Tampa	392,953	449,165	462,645	473,423	484,168	91,215	23%	19%
Temple Terrace	26,832	29,903	31,039	32,025	33,272	6,440	24%	1%
Unincorporated Hillsborough County	1,019,128	1,216,651	1,277,539	1,329,138	1,372,815	353,687	35%	73%
Countywide	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	482,457	33%	100%

Exhibit 1.0 : Population Projections 2030-2045

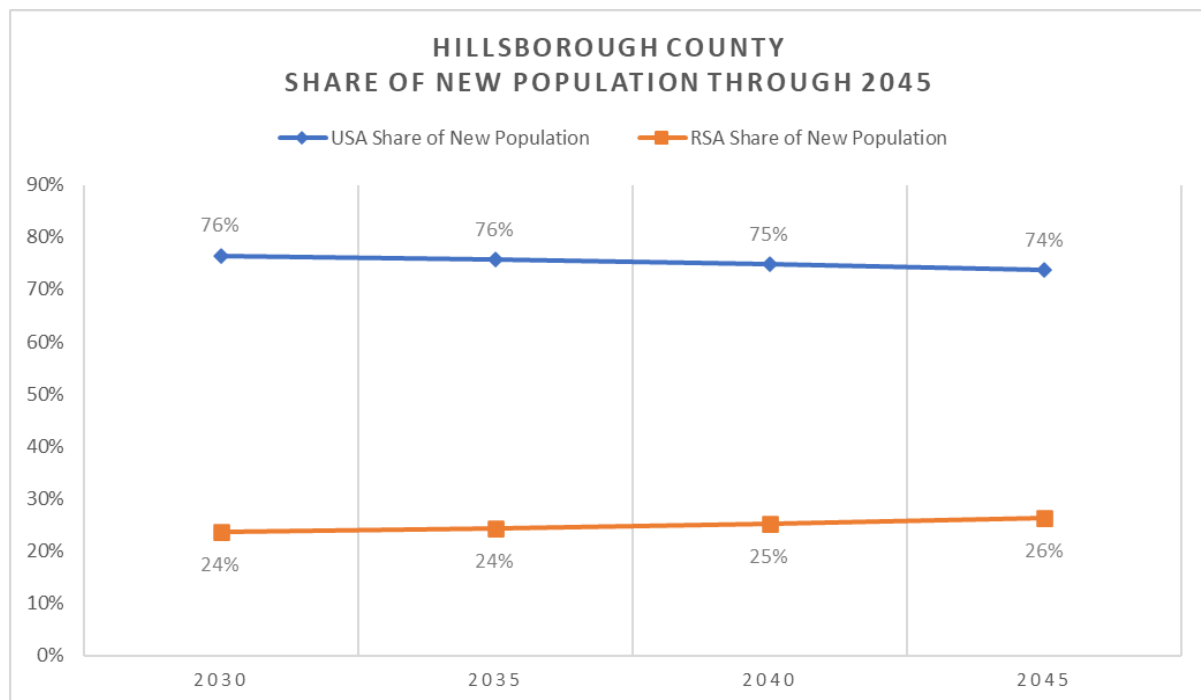


Exhibit 1.1: Hillsborough County Share of New Population Through 2045

Jurisdiction	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2020-2045 Change	2020-2045 Percent Change	Share of Growth Through 2045
Plant City	39,846	54,203	60,165	65,637	70,960	31,114	78%	6%
Tampa	392,953	449,165	462,645	473,423	484,168	91,215	23%	19%
Temple Terrace	26,832	29,903	31,039	32,025	33,272	6,440	24%	1%
Unincorporated Hillsborough County	1,019,128	1,216,651	1,277,539	1,329,138	1,372,815	353,687	35%	73%
Countywide	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	482,457	33%	100%

Exhibit 1.2: Employment Projections 2030-2045

Goal 1

Maintain a land use pattern that concentrates growth in the Urban Service Area (USA) and Urban Expansion Areas; ensuring that growth is supported by existing or planned public facilities and services.

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA, through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Policies

- 1.1.1:** Establish and maintain an USA Boundary to designate on the Future Land Use Map the location for urban and suburban level development and redevelopment in the unincorporated County, maximizing the investment in existing and future infrastructure.
- 1.1.2:** To direct growth within the USA, all new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. These categories are identified as Suburban and Urban land use categories in Table 2.2.
- 1.1.3:** Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.
- 1.1.4:** Coordinate the timing of new development with the provision of infrastructure, transportation, transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner through tools such as but not limited to the Capital Improvements Program, School Five Year Facilities Plan and Transportation Improvement Program.
- 1.1.5:** The appropriateness of Future Land Use Map Amendments that increase density or intensity within the USA to a degree that it changes the land use classification

from Suburban to Urban (as outlined in Objective 2.2) should be evaluated based on the following:

- There availability of the programmed urban services such as multi-modal transportation systems, central water and sewer, schools, fire, and emergency services.
- The compatibility of the increased density or intensity with the surrounding existing development, particularly existing residential neighborhoods, and whether the change would adversely impact the surrounding areas.
- Furtherance of the adopted Community Plan vision if one exists for the area.

1.1.6: Consistent with and further defined in the Capital Improvements Section, the County will ensure availability of adequate infrastructure for those services with Adopted Levels of Service through the concurrency review process for new development, and coordinate land use and transportation planning to achieve Target Levels of Service.

1.1.7: Coordinate with adjacent local jurisdictions and conduct joint planning efforts for infrastructure to manage the timing and location of new development and/or redevelopment when it occurs along jurisdictional boundaries.

1.1.8: Properties Split by the USA

Lots of record identified by single folio as of July 26, 1989 split by the USA line shall be considered entirely within the USA if one or more of the following criteria are met:

- Lots and blocks that are part of a platted subdivision are inside the USA.
- 50% or more of a platted subdivision or record as of July 26, 1989 is within the USA.
- For lots of record as of July 26, 1989 that are 100 acres or greater, at least 50% of the parcel must be inside the USA. For parcels less than 100 acres, at least 25% of the parcel must be in the USA.
- The portion of the property that is outside the USA is water or conservation area

If none of these criteria are met, the parcel will be considered to be part of the Rural Area in its entirety.

1.1.9: Publicly and privately initiated amendments of the USA boundary will meet the following criteria:

- 1) Adjacent and contiguous to the established USA; or if not contiguous there are unique circumstances warranting the separation, such as but not limited to separation by environmental lands.
- 2) Contain developable land addressing population and employment projections.

- 3) The proposed boundary would be an extension of an existing development pattern and/or has a functional relationship to the development pattern of the surrounding area of the proposed site while ensuring the review of adopted Community Plan guidance has occurred and addresses any conflicts.
- 4) In order to ensure that new development contributes adequately to the costs associated with necessary infrastructure and services, plan amendment applications for expansion to the Urban Service Area shall provide an analysis of availability and capacity and fiscal impacts on the following infrastructure and services: Schools, Transportation, Water, Sewer, Solid Waste, Stormwater, Fire/Rescue, Parks and Sheriff.

Deficits created by the new development shall be addressed through techniques such as but not limited to developer agreements, CIP amendments, and public/private partnerships.
- 5) Identify areas that are to be avoided and not impacted by USA expansion, such as but not limited to Significant/Essential Wildlife Habitats, wildlife corridors, conservation/preservation lands, wetlands/other surface water, rural and agricultural lands, 100-Year Floodplain or Coastal High Hazard Area.
- 6) The proposed boundary would not adversely impact environmental, natural, historical, and/or archaeological resources, features, or systems to a degree that is inconsistent with the Plan.
- 7) Data supports the need for expansion of the USA to provide for the projected population and economic development needs within the planning horizon of the Comprehensive Plan. Data sources and methodology shall be consistent with Policy 1.3.2.
- 8) The proposed boundary would not compromise the efficient use of land and provision of public services/infrastructure or the preservation of rural areas, agricultural land, or natural areas.

1.1.10: Energy Industrial Park-Urban Service Area (EIP-USA)

The USA may be expanded to include Energy Industrial Parks and will be categorized as EIP-USA only if they are adjacent and contiguous to the existing USA. Free standing EIP-USAs not adjacent to the existing USA will not be allowed.

Rural Areas

Rural areas will typically carry land use densities of 1 du/5 ga (dwelling unit per gross acre) or lesser intense Future Land Use categories.

The One Water Chapter outlines relevant language related to water, wastewater, and septic in the Rural Area.

Within the Rural Area, there are existing developments characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement

of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner but not be permitted to expand into areas designated with lower land use densities.

Rural communities, such as Lutz, Keystone Odessa, and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment

Objective 1.2: The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.

Policies

- 1.2.1:** Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.
- 1.2.2:** For the purpose of this Plan, planned villages shall be defined as areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.
- 1.2.3:** The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.
- 1.2.4:** The presence of Future Land Use categories with Suburban or Urban Future Land Use Categories in the Rural Area does not indicate that the County will be providing central water and sewer service to those areas. Water and sewer service provision in the Rural Area is outlined in the One Water Section.
- 1.2.5:** Encourage clustering to protect natural resources and allow for the continuation of bona fide agricultural uses.
- 1.2.6:** In order to recognize that parcels may exist prior to July 26, 1989, which cannot be subdivided due to a slight shortfall in area and for which, in some cases, variance relief is not possible due to density limits of the Comprehensive Plan, and in view of the de minimis effects posed by the subdivision of such parcels in certain circumstances and the substantial benefit that may be afforded the property owners, a maximum reduction of two percent of the minimum lot area required by the property's zoning shall be allowed, irrespective of density restrictions of the Comprehensive Plan, subject to the following provisions:
- The parcel shall be a lawful lot created prior to July 26, 1989.
 - The parcel shall be located in the Rural Area.
 - The parcel shall be agriculturally zoned or have a required minimum lot size of one acre or greater.

- The parcel shall be divided into a maximum of two lots.
- The lot size reduction shall be limited to one lot in the subdivision.

Urban Expansion Area

Objective 1.3: Utilize the creation of Urban Expansion Areas to plan for future population and job growth occurs in an efficient manner while addressing infrastructure demands, housing and job needs, natural and rural area preservation, and quality of life.

Policies

- 1.3.1:** Urban Expansion Areas shall be created to allow for planning for areas of unincorporated Hillsborough County that are currently in the Rural Area and will transition to a suburban or urban development pattern over the timeframe covered by this plan. A publicly initiated plan amendment will be needed to create an Urban Expansion Area and shall be accompanied by a Urban Expansion Area Plan to guide the development of the expansion area through multiple project phases, as outlined in Policy 1.3.4.
- 1.3.2:** Establish initial Urban Expansion Areas to accommodate population and job growth through 2045 by 2025. Additional Urban Expansion Areas will be considered if the Bureau of Economic and Business Research (BEBR) forecasts, Planning Commission population projections, or an Evaluation and Appraisal Report (EAR) depict a need for expansion to accommodate additional population or job growth during the timeframe covered by this Plan.
- 1.3.3:** Establishment of Urban Expansion Areas will include amendments to the Capital Improvement Program, privately funded infrastructure, or other mechanisms, ensuring adequate public facilities and services are at or above Adopted LOS standards as new development occurs.
- 1.3.4:** The Urban Expansion Area Plan will address the following:
- 1) Opportunities for new suburban residential development and identifying where if appropriate any urban level density/intensity development and employment uses may be located.
 - 2) Allow for an efficient pattern of development that is created to allow for goods, services, recreation and community facilities to meet daily needs located proximate to residential areas.
 - 3) Incorporate transitions in density and intensity along the edge of the expansion areas to existing rural residential and/or agricultural areas
 - 4) Whether new land use categories should be created for use with in the Expansion Area.
 - 5) Consider adopted community plans and make amendments to those plans as needed.
 - 6) Gather community input from property owners, businesses, and residents in the study area.

- 7) Plan for the public facilities and services needed to support future residential and non-residential development. Coordinate with external providers such as but not limited to Tampa Bay Water and the School District as needed. Incorporate land for or future payment in lieu of needed public facilities to serve the expansion area, as appropriate.
- 8) Ensure that natural systems are maintained. The Urban Expansion Area Plan should be coordinated with the Environmental Protection Commission, the Southwest Florida Water Management District as well as other relevant agencies.
- 9) Plan for future transportation corridors and connections (including trails, bicycle and pedestrian facilities) in appropriate locations to support the new development. Include needed facilities in the Corridors Preservation Map, Context Classification Map, Long Range Transportation Plan and other plans as appropriate.
- 10) Analyze and evaluate the fiscal impact to the County.
- 11) Review impact fees, mobility fees and other tools to ensure the proposed Urban Expansion Area is aligned to infrastructure and land use development strategies. Consideration of public/private partnerships to provide for needed infrastructure are encouraged.

Goal 2

Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Implementation

RELATIONSHIP TO THE FUTURE LAND USE MAP

Objective 2.1: The Future Land Use Map is a graphic illustration of policies governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policies

- 2.1.1:** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.
- 2.1.2:** All Future Land Use categories shall have boundaries on the Future Land Use Map that coincide to the extent possible with delineated man-made or natural features.
- 2.1.3:** Planning Commission staff, in conjunction with Hillsborough County, will develop the needs/capacity analysis of land required to accommodate the projected population through the planning horizon using a professional acceptable methodology.

FUTURE LAND USE CATEGORIES

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

Table 2.2: Future Land Use Categories				
FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Rural Land Use Categories				
Agricultural/ Mining – 1/20 AM-1/20	Long term agricultural character, agricultural and mining productivity, or other rural uses. Group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations if there is no subdivision of land.	Mining and related activities, farms, ranches, feed lots, residential, neighborhood commercial, offices, and industrial uses related to agricultural uses.	1 du/20 ga	Neighborhood commercial, office or industrial up to 40,000 sq. ft. or 0.25 FAR, whichever is less intense.
Agricultural/ Mining – 1/10 A-1/10		Farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses, and mining related activities.	1 du/10 ga	
Agricultural/ Rural – 1/5 AR-1/5			1 du/5 ga	
Agricultural Estate – 1/2.5 AE-1/2.5	Agricultural development, usually defined as located on Short -Term Agricultural Lands, and for compatible rural residential uses.	Farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects.	1 du/2.5 ga	Neighborhood commercial, office or multi-purpose projects up to 20,000 sq. ft. or 0.25 FAR, whichever is less intense.
Planned Environmental Community –1/2 PEC 1/2	Within a local government water and wastewater utility service area to provide transitional land uses and to expand Regional Resource protections on privately owned property.	Agriculture, residential, neighborhood commercial, office uses, activity-based recreation, and mixed-use projects. Mining, feed lots and industrial uses are prohibited.	1 du/2 ga	Neighborhood commercial, office, multipurpose up to up to 45,000 sq. ft. or 0.25 FAR, whichever is less intense. Development supporting activity-based recreation projects are limited to 0.25 FAR.
Residential – 1 RES-1	Rural residential uses, compatible with short-term agricultural uses. Other uses including commercial, office and multi-purpose projects.	Agricultural, farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects.	1 du/ga	Neighborhood commercial, office multi-purpose projects up to 30,000 sq. ft. or 0.25 FAR, whichever is less intense.
Semi-Rural Land Use Categories				
Residential – 2 RES-2	Non-urban density residential development requiring a limited level of urban services.	Agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects.	2 du/ga	Neighborhood commercial, office or multi-purpose projects up to 110,000 sq. ft. or 0.25 FAR, whichever is less intense.
Residential Planned – 2 RP-2*	Agricultural development, but may be suitable for planned villages.	Agriculture, residential, neighborhood commercial, office uses, multi-purpose and clustered mixed-use projects.	2 du/ ga*	Neighborhood commercial, office or multi-purpose projects up to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. Mixed-use projects utilizing the Planned Village Concept may develop up to 0.35 FAR.

FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Wimauma Village Residential – 2 WVR-2**	Agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Wimauma Village as described in this Plan. Rezoning shall be approved through a site planned controlled rezoning district.	Agriculture, residential and residential support uses, may be considered category wide. Commercial (limited by the Wimauma Community Plan), industrial and office uses may be considered within the Wimauma Downtown East District.	2 du/ga**	Allow a maximum 0.25 FAR in the segment of the category identified as Wimauma Downtown East District. Stand-alone commercial uses are limited to 40,000 square feet per structure.
Suburban Land Use Categories				
Neighborhood Mixed-Use – 4(3) NMU-4(3)	Urban/suburban in intensity and density of uses. Rezoning shall be approved through a site planned controlled rezoning district. In order to protect on-site upland habitat, and sensitive wetland systems a project may be required to preserve up to fifty percent open space.	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria.	4 du/ga; FLUM identifies areas limited to 3 du/ga	Neighborhood commercial, up to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. Office uses, research corporate park uses, multi-purpose and mixed-use projects at an FAR up to 0.35.
Neighborhood Mixed-Use – 6 NMU-6	Urban/suburban in intensity and density of uses. Rezoning shall be approved through a site planned controlled rezoning district. In order to protect on-site upland habitat, and sensitive wetland systems a project may be required to preserve up to fifty percent open space.	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria.	6 du/ga	Neighborhood commercial, up to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. Office uses, research corporate park uses, multi-purpose and mixed-use projects at an FAR up to 0.35.
Residential – 4 RES-4	Low density residential development.	Agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects.	4 du/ga	Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Residential – 6 RES-6	Low density residential development.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.	6 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Suburban Mixed-Use – 6 SMU-6	Urban/suburban in intensity and density of uses. Rezoning shall be approved through a site planned controlled rezoning district.	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.	6 du/ga; clustered, planned development using open space to ensure preservation of open lands	Neighborhood commercial up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR.
Residential – 9 RES-9	Low-medium density residential.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.	9 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.

FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Urban Land Use Categories				
Residential –12 RES-12	Medium density residential	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.	12 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Community Mixed-Use – 12 CMU-12	Urban in intensity and density of uses. Commercial uses shall be clustered at arterial and collector intersections. Rezonings shall be approved through a planned unit development rezoning.	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.	12 du/ga	Up to 0.50 FAR shall be allowed for any single or mixed-use. The commercial component of a project cannot exceed 650,000 square feet.
Residential – 16 RES-16	Medium density residential	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.	16 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Residential – 20 RES-20	High density residential development.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.	20 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.75 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Residential – 35 RES-35	High density residential development. Any non-residential uses which are part of a mixed-use development shall be accessory to the primary residential use. Accessory, non-residential uses that are within a vertically integrated structure are not subject to locational criteria.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. Non-residential uses, not part of a vertically integrated building, shall meet established locational criteria.	35 du/ga	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 1.00 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses. Parking structures, whether free standing, attached or integrated into the overall structure, shall not count towards FAR.
Office Commercial – 20 OC-20	Existing commercial and office centers and provide for future development opportunities. New commercial development should be part of a mixed-use development or be clustered at the intersections of major roadways. Commercial uses should be discouraged outside of these nodes.	Agricultural, community commercial type uses, office uses, mixed-use developments, and compatible residential uses.	20 du/ga	0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet.

FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Urban Mixed-Use –20 UMU-20	Urban in intensity and density of uses. Commercial uses shall be clustered at arterial and collector intersections. Rezoning shall be approved through a planned unit development rezoning.	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.	20 du/ga	1.00 FAR for all single or mixed-use.
Innovation Corridor Mixed-Use – 35 ICMU-35	Form a regional activity center which incorporates internal road systems, building clustering and mixing of uses. For consideration along segments of major corridors within 1.5 miles of the University of South Florida main campus. Developments should reflect elements of mixed-use design. Commercial uses shall be clustered at arterial and collector intersections or integrated as part of a mixed-use campus or mall.	Residential, retail commercial, office, business park, bio-medical research, institutional, hospitals, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.	35 du/ga or 2.0 FAR	2.00 FAR for all single or mixed-use.
Regional Mixed-Use – 35 RMU-35	Form a regional activity center which incorporates internal road systems, building clustering and mixing of uses. Commercial uses shall be clustered at arterial and collector intersections.	Agricultural, residential, retail commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.	35 du/ga	2.00 FAR for all single or mixed-use.
Non-Residential Land Use Categories				
Research/ Corporate Park RCP	Opportunity for research and high technology and similar manufacturing and light warehousing uses. All development in this category shall require a planned zoning district. Development in this category has integrated internal and external design requirements including heavy buffering and landscaping, high visibility linear footage on arterials, interstates, and expressways, and locations adjacent to employment markets.	Agricultural, research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and retail establishments.	N/A; Residential up to 30 du/ga only allowed under the Mixed Use Residential Option per Policy 4.5.3.	1.0 FAR. Neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.
Light Industrial Planned LI-P	Potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. This category will be used in transportation routes, areas where without a concentration of industrial uses and areas where various concerns and impacts to adjacent development can be addressed through site planning.	Agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses.	N/A; limited accessory residential (e.g. on-site security guard)	0.75 FAR

FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Light Industrial LI	Concentrated industrial development that involve processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor. Commercial uses shall be limited to same criteria of size and location as suburban-scale retail and commercial. Commercial uses shall be subordinate to industrial activities and be limited to retail and commercial uses.	Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments, and recreational facilities. Free standing neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet).	N/A; limited accessory residential (e.g. on-site security guard)	0.75 FAR
Heavy Industrial HI	Areas of industrial development that have a potential to produce the most intense objectionable accompanying effects. Heavy Industrial uses include the largest and most toxic sources of air pollutant they would not be compatible with residential uses and shall not be permitted in the Mixed-use categories in the Plan.	Agricultural, neighborhood commercial uses, permissible uses: light and heavy industrial uses including the processing, manufacturing and assembly of materials with associated storage as well as existing electric generation plants and expansions. Typical uses include phosphate/nitrate fertilizer manufacturing (excluding phospho-gypsum stack systems), explosive storage and or manufacturing facility, biohazardous waste incinerator and bulk solvent chemical storage and or processing.	N/A; limited accessory residential (e.g. on-site security guard)	0.75 FAR FAR's not to be applied to processing, storage and other uses characterized by outdoor storage.
Energy Industrial Park EIP	Potentially suitable for energy industrial activities. Required site plan for rezoning.	Industrial, manufacturing, and processing for the purpose of alternative renewable energy production.***	N/A; Security/Care taking housing or lodging ancillary to research, energy and education.	0.50 for Energy Uses and 0.75 FAR for industrial, research, manufacturing, institutional, warehousing and distribution. Ancillary retail/commercial and office not to exceed 0.25 FAR.***
Electrical Power Generating Facility EPGF	Potentially suitable for the construction and operation of future electric power generating facilities consistent with the infrastructure needs of the population. Shall be approved through a planned unit development rezoning process.	All new Electrical Power Generating Facilities, related uses and all uses allowed in the Agriculture/Rural 1/5 (A/R) land use classification.	1 du/ 5 ga	0.50 FAR. FAR's not to be applied to processing, storage and other uses characterized by outdoor storage.

FLUM	Intent	Typical Uses	Max Density	Max Floor Area Ratio (FAR)
Public/Quasi-Public P/Q-P	Public facilities, public structures or grounds, regional, district or community recreation uses or facilities and other private establishments generally available to the public are located.	Major existing and programmed government-owned facilities, and other public uses. Quasi-public uses such as private establishments generally available to the public for use. Congregate living facilities may be considered in this Future Land Use category. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning. Congregate living facilities may be considered in this Future Land Use category. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding existing land uses, Future Land Use categories and zoning districts.	N/A	Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to ensure compatibility with surrounding development. Congregate living facilities are subject to a 0.50 FAR in the Urban Service Area and a 0.25 FAR in the Rural Area. Higher FARs may be considered through a Planned Development rezoning if determined to be compatible with the surrounding Future Land Use categories.
Environmentally Sensitive Area E	Lands which may be environmentally sensitive.	Conservation	N/A	N/A
Natural Preservation N	Public or privately owned lands of significant environmental importance set aside primarily for conservation purposes. If land is privately owned, the owner(s) and all other persons having an interest in such lands shall execute an easement, declaration of restrictions or similar instrument restricting the uses of such land to those which are consistent with this land use category. No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational or environmental property. All other development is prohibited in these areas except for compatible recreational/educational development. Educational uses should be limited to those which utilize the natural amenities found on the site.	Open space or passive nature parks	N/A	N/A

* See Objective 5.3 and its policies for additional information on density requirements.

** See Objective 5.5 and its policies for additional information on density requirements.

*** See Objective 4.16 and its policies for additional information on typical uses, density requirements and category intent.

Policies

- 2.2.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, as described in Table 2.2, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category. Other policy provisions of the Future Land Use Section may further limit the uses, density and intensity of development.
- 2.2.2:** Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Comprehensive Plan and with applicable development regulations.
- 2.2.3:** The Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category. Prior to the determination, Planning Commission staff shall make a recommendation regarding the consistency of the request with the Comprehensive Plan.

Future Land Use categories may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
 - The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
 - No new flexes can be extended from an existing flexed area.
 - All flexes must be parallel to the land use category line.
 - A flex must be requested as part of a planned development or site controlled rezoning application. Major Modifications to approved zonings that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.
 - The Future Land Use category may be flexed a maximum of 500 feet from the existing line, not including right-of-way, but including man made or natural features. Flexes must be parallel to the adopted Future Land Use category line.
 - Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
 - Flexes to increase density are not permitted in the Coastal High Hazard Area.
 - Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined in Policy 2.2.4.
- 2.2.4:** A flex request must include data and analysis addressing the following criteria:
- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
 - The compatibility with surrounding land uses and their density and intensity;
 - The utilization of the flex furthers other goals, objectives and policies of the Comprehensive Plan

- 2.2.5:** For projects whose boundaries encompass more than one Future Land Use category, density and intensity calculations will allow for the blending of those categories across the entire project as long as the maximum density and intensity allowed within the categories is not exceeded. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a maximum for review purposes. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted between the Urban Service Area (USA) and Rural Area boundary.

Density and Intensity

Objective 2.3: Utilize density and intensity requirements to encourage growth in efficient and predictable patterns throughout Hillsborough County.

Policies

2.3.1: Minimum Density

Within the USA, for all land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000 foot buffer of the proposed development. Only those developments outside of the center and connection areas would qualify;
- The development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision of residential lots.
- The development meets the intent of the Community Plans in the Livable Communities Element.

2.3.2: Calculating Density

Densities and intensities are calculated on a gross acreage basis. In coastal areas and for properties including lakes, only land above the mean high-water line may be used in determining acreage size. Natural lakes are excluded from the calculation. Each development proposal is considered a "project." Only lands within a project's boundaries may be used for calculating density and intensity. Density and intensity may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake, or railway.

- 2.3.3:** Calculation of density/intensity of conservation and preservation land must follow the provisions of the Environmentally Sensitive Land Density Calculation outlined in Policy 2.3.9.

2.3.4: Calculating Floor Area Ratio

For the calculation of density, acreage used to calculate commercial, office, and industrial uses within the project boundary is excluded (except as allowed in the Innovation Corridor Mixed-Use-35 Future Land Use category). The following lands will be included when calculating gross residential density: planned but unconstructed roads and road rights-of-way, utility rights-of-way, public and private parks, sites for schools and churches, open space sites, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

For the calculation of floor area ratio (FAR), acreage used to calculate residential uses within the project boundary is excluded (except as allowed in the Innovation Corridor Mixed-Use-35 Future Land Use category). The following lands are included when calculating the gross floor area ratio: planned and unconstructed roads and road rights of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and public facilities such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites. Residential units located above office or commercial uses or that meet the commercial apartment definition in the Land Development Code may be calculated on the basis of Floor Area Ratio.

DENSITY AND INTENSITY BONUSES

Policies

2.3.5: Alternative Calculations and Bonuses

Density bonuses outlined in the Comprehensive Plan shall not be applicable to properties within the Coastal High Hazard Area.

Note: Development that has significant environmental conditions on-site must also be in conformance with the objectives and policies of the Environmental & Sustainability Section. Development proposed within the Coastal High Hazard Area must also be in conformance with the Goals, Objectives and Policies found in the Coastal Management Section.

2.3.6: Incentives for Mixed-Use

The following incentives are available to encourage vertically integrated mixed-use projects within the Urban Service Area:

- Parking structures shall not count towards the FAR for projects that vertically integrate two land uses.
- Projects that vertically integrate two land uses may utilize a density or FAR bonus to the next highest land use category or the following FAR bonus:
 - Property with a Future Land Use Category of 35 units per acre and/or 1.00 FAR and higher and within the USA – may increase up to 50 units and/or an additional .50 FAR
 - Property within a Future Land Use Category of 9 units per acre and/or .5 FAR and higher and within the USA – Increase in FAR by .25
 - Property within a Future Land Use Category of 4 units per acre and/or .25 FAR and higher and within the USA – Increase in FAR by .10

2.3.7: Upland Ecosystems Density/Intensity Bonus

The preservation of upland natural plant community vegetation is encouraged through the upland ecosystems density/intensity bonus.

Upland ecosystems include, but are not limited to, Pine Flatwoods, Sandhill, Sand Pine Scrub, Xeric Hammock and Mesic Hammock. The requirements and calculations of this bonus are:

- Upland ecosystems acreage used to calculate this bonus shall be recorded as a permanent Conservation Easement pursuant to Florida Statutes and shall not be eligible for any future development rights.
- This density bonus would not be applicable in the Agricultural/Mining, Agricultural, or Agricultural/Rural Future Land Use categories.
- Before the upland ecosystems density bonus could be considered, the wetland credit must be calculated.
- The density/intensity bonus for upland ecosystems preservation would provide a 25% bonus for upland ecosystems including but not limited to Sandhill, Pine Flatwoods, Sand Pine Scrub, Xeric Hammock or Mesic Hammock. This 25% bonus would be calculated in the following manner.
 - Acreage preserved multiplied by 1.25 = Acreage eligible for Density/Intensity Bonus
 - Acreage eligible for bonus multiplied by Intensity/Density of Future Land Use Category = Total Floor Area Ratio (FAR) or Density for that Area
 - Density and intensity on the remaining acreage of the site not to be preserved would be calculated in the normal manner.
- Any increase in dwelling units resulting from the upland ecosystems density bonus, would be clustered and compatible with surrounding uses, with defensible space in the event of wildfires and following Fire Wise guidelines.

2.3.8: In an effort to assist projects preserving upland significant and essential wildlife habitat and for the purpose of calculating density and intensity, a 100% density transfer may be allowed.

2.3.9: Environmentally Sensitive Land Density Calculation

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

- Wetlands shall:
 - Exclude land below the mean high water line
 - Include conservation and preservation areas
 - Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation as addressed in the Land Development Code. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

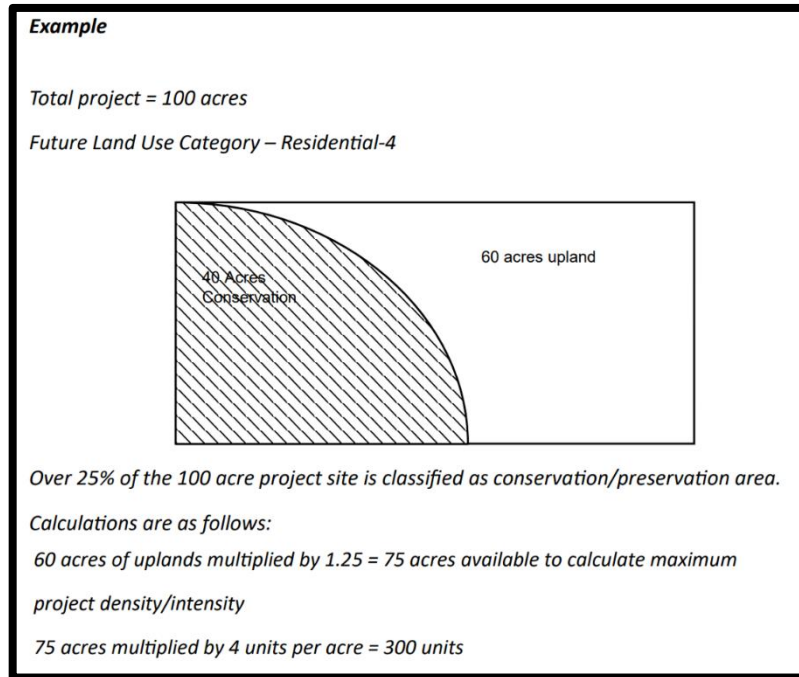


Exhibit 2.3.9: Environmentally Sensitive Land Density Calculation

- 2.3.10:** Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Section.

Centers & Connections

Objective 2.4: Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities, and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure, and leveraging reinvestment in these areas.

Policies

- 2.4.1:** C&Cs will be prioritized for redevelopment and multimodal transportation investments. Centers include major intersections and areas identified in Community Plans. Connections include roadways that had existing bus service at the time of this policy development, transit supportive density by 2045, and/or suburban town or urban general context classifications. Additional C&C locations will be considered by staff periodically in coordination with Community Plan and Comprehensive Plan updates.
- 2.4.2:** Focus development and redevelopment of land uses fronting Connections and within Centers to serve daily needs, encourage multimodal options, and reduce car dependency. Primary uses may be high-density residential uses with complementary retail and service

uses, employment intensive uses, or public uses (i.e., education, social and community services, and workforce development) with supporting residential, retail, and service uses.

- 2.4.3:** Encourage multi-use developments and a mix of uses provided either vertically or horizontally within ¼ mile of Centers and ⅛ mile of Connections.
- 2.4.4:** Consideration of C&Cs should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. Specifically:
- Higher density residential projects, defined as residential land use categories that are 9 units per acre or higher, should be encouraged in these areas.
 - All new residential development shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the exemptions of FLU Policy 1.2 on minimum density.
 - All projects are encouraged to include context-sensitive multimodal facilities in site design and not preclude future connections to adjacent properties, consistent with policies adopted within the Mobility Section.
- 2.4.5:** Properties within the ⅛ mile buffer of Connections will be eligible for density bonuses. Properties within the ¼ mile buffer around Centers will be eligible for density and intensity bonuses. If a property is split by the buffer, no less than 75% of the parcel needs to be within the buffer of a Center or Connection to be eligible for the bonus.
- 2.4.6:** To further the redevelopment and mobility goals of C&Cs, the County shall update the Corridor Preservation Plan (CPP) to ensure adequate and feasible right-of-way (ROW) for multimodal improvements for Centers and Connections.
- 2.4.7:** Consider LDC updates to further streamline redevelopment within identified C&Cs.

Objective 2.5: Establish a sense of place through diverse housing types, mixed-use development, and multimodal investments and design fronting Connections and within Centers.

Policies

- 2.5.1:** Promote the development of a full range of housing types fronting Connections and within Centers to allow for households of varying ages, demographics, and income levels.
- 2.5.2:** Create walkable patterns of development fronting Connections and within Centers that are scaled to accommodate a mix of appropriate building types, public spaces, and sufficient areas for off-street parking, service areas, and infrastructure.
- 2.5.3:** Encourage active ground floor uses such as retail and service establishments fronting Connections and within Centers, particularly on walking and cycling routes. To allow flexibility, encourage ground floor ceiling heights that allow for commercial use irrespective of initial use.
- 2.5.4:** Provide cross-parcel connections between new development sites and adjacent parcels fronting Connections and within Centers, as per LDC standards on access management.
- 2.5.5:** Prioritize funding of sidewalks, crosswalks, bicycle and pedestrian safety improvements, parallel corridor improvements, and other multimodal accommodations fronting Connections and within Centers, consistent with adopted policies within the Mobility Section.

- 2.5.6:** Design streets fronting Connections and within Centers to encourage low speed vehicular traffic and the safe movement of pedestrians and bicyclists. Where feasible, street widths should be minimal, with narrow travel lanes, to reduce crossing distances for pedestrians.
- 2.5.7:** Continue to prioritize context-sensitive walking and bicycle facilities fronting Connections and within Centers, which may include but are not limited to protected bike lanes, cycle tracks, multi-use paths, and off-street walkways, consistent with adopted policies within the Mobility Section.
- 2.5.8** Prioritize enhancements to crosswalks at intersections with transit stops fronting Connections and within Centers and promote the placement of protected mid-block pedestrian crossings at locations between intersections to create more direct and safe access to transit stops.
- 2.5.9:** Accommodate bicycle parking and micromobility stations, such bike share and electric scooters, near transit stops fronting Connections and within Centers to provide easy access. Design facilities to minimize conflicts with pedestrian routes.
- 2.5.10:** Encourage on-street parking fronting Connections and within Centers to provide a buffer between pedestrians and moving traffic, deliver high-turnover spots to support storefront retail uses, reduce the potential for spillover traffic in surrounding areas, and reduce the need for off-street parking.
- 2.5.11:** Consider a reduction of required parking and adoption of shared parking strategies to reduce the overall parking supply and increase the efficiency of use of available land.
- 2.5.12:** Encourage off-street parking to be placed behind buildings and out of sight from public spaces.
- 2.5.13:** Utilize parking management programs and regulations to control parking in neighborhoods fronting Connections and within Centers. Programs may include but are not limited to providing signage to inform motorists on parking location and availability, residential permit programs on neighborhood streets, shared parking programs or spillover parking options.

Density and Intensity Bonus

Objective 2.6: Support focused growth and a mixed-use development pattern with variety of mobility choices fronting designated Connections and within Connections by promoting compatible uses and higher densities and intensities of development.

Policies

- 2.6.1:** Increased densities within a ¼ mile of Centers and ⅛ mile of Connections, as identified in the Centers & Connections Map, may be considered in accordance with Table 1 if the design requirements listed below and all other Comprehensive Plan policies are met. Bonuses received for RES-4 and RES-6 land use categories are only for properties fronting on the roadway that is the Connection. This provision does not apply to Centers.
- 2.6.2:** A planned development (PD) rezoning application is required to qualify for the bonuses noted in Table 1.
- 2.6.3:** New mixed-use and non-residential development developed in accordance with the design requirements of these policies may be considered for an increase in Floor Area

Ratio (FAR) within specific Centers as identified on the Centers & Connections Map. Categories of 9 units per acre or higher can be considered for an additional .25 FAR. Categories less than 9 units per acre and equal to or greater than 4 units per acre can be considered for an additional .10 FAR.

- 2.6.4:** The residential portion of a mixed-use project may be determined either by density or FAR, whichever is more beneficial to the development.
- 2.6.5:** Incentivize Transit-Oriented Development (TOD) within C&Cs in line with the TOD policies of this plan and specific to areas with current or planned fixed guideway transit. If a project utilizes a bonus as noted in Table 1 for OC-20, RES-35, UMU-20, RMU-35, ICMU-35 and has current or planned fixed guideway transit, that project is eligible to stack on a TOD bonus identified through Station Area Planning. This is subject to a completed Station Area Plan, compatibility, and site requirements.
- 2.6.6:** Incentivize Transfer of Development Rights (TDRs) within C&Cs to focus residential growth within the USA. If a project utilizes a bonus as noted in Table 1 and uses TDRs, that project is eligible for an additional 25% of the base density.
- 2.6.7:** Incentivize affordable housing within C&Cs. If a project utilizes a bonus as noted in Table 1 and includes affordable housing units in line with the criteria of the Affordable Housing Density Bonus, that project is eligible for an additional 25% of the base density.

Table 2.6.6: Allowable Density Increases for Centers and Connections (C&C)		
Land Use Category	Base Density	Bonus if Meeting the Design Requirements
RES-4	4	9
RES-6	6	12
RES-9	9	16
RES-12	12	20
RES-16	16	30
RES-20	20	50
OC-20	20	50
NMU-4	4	9
NMU-6	6	12
SMU-6	6	12
CMU-12	12	20
RES-35	35	60
UMU-20	20	50
RMU-35	35	60
ICMU-35	35	60

Design Criteria

Objective 2.7: When utilizing the bonus structure, specific design criteria must be met to promote high-quality building form and urban design within C&Cs.

Policies

- 2.7.1:** Where Centers and Connections overlap with current or future special districts as defined within the LDC, those design overlays would override the design criteria outlined in this policy language.
- 2.7.2:** For evaluation of rezonings utilizing the bonus, non-residential development fronting C&Cs shall not have uses that have little to no pedestrian activity or transit trips (e.g., warehousing or storage) or are high car trip generating uses not designed in a manner compatible with the creation of walkable places. Site design shall include safe, continuous, and connected walk and bike facilities fronting the corridors.
- 2.7.3:** Place buildings fronting and oriented to public streets and public spaces. To maintain building continuity, the majority of the lot width should be occupied by a building located at the setback or build-to line. There shall be no vehicular parking or circulation between the building and the street and service areas must be located to the rear or side of the building.
- 2.7.4:** Design building facades with distinct base, middle, and top. Facades must be designed to reduce the monolithic appearance of blank/unadorned walls through the use of wall projections and/or recesses, windows, doors, and/or changes in plane, material, or color.
- 2.7.5:** All development shall be required to provide connected sidewalks that accommodate higher pedestrian volumes and provide adequate direct pedestrian access from the public sidewalk to the building. The primary building pedestrian entrance(s) shall be visible and directly connected with the sidewalk or multi-purpose pathway within the street on which building is fronting via a minimum 5-foot-wide direct sidewalk connection.
- 2.7.6:** When utilizing the bonus, gated communities are not allowed. Demonstrate cross-parcel connections between new development sites and adjacent parcels to create connectivity.
- 2.7.7:** Avoid overly large block sizes to maintain a walkable scale and promote access between destinations and transit stops.
- 2.7.8:** To provide appropriate transitions to existing neighborhoods, locate the taller buildings on parcels directly fronting C&Cs with transitions in height where C&C development abuts lower density/intensity development. Building volumes are divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying volume heights and roof lines.
- 2.7.9:** Configure projects in the C&Cs to allow for phased intensification.
- Buildings constructed in early phases of a multi-phase project should be aligned fronting primary streets.
 - Parking lots should be laid out to accommodate future buildings and parking structures.
 - Utilities should be located and designed to permit ultimate build out at maximum intensity with minimal disruption to improvements delivered in earlier phases of the project.

- 2.7.10:** Landscaping shall focus on providing shade, accentuating buildings and public spaces, and screening residential from non-residential uses.
- 2.7.11:** For projects over 5 acres that are multifamily, mixed-use, or non-residential, no less than 10% of the development should be dedicated to public green space or open space. Options include greenways, parks, and trail connections. Projects can utilize the community gathering places policy within the Comprehensive Plan and LDC to replace this requirement, if they continue to offer public green space or open space.

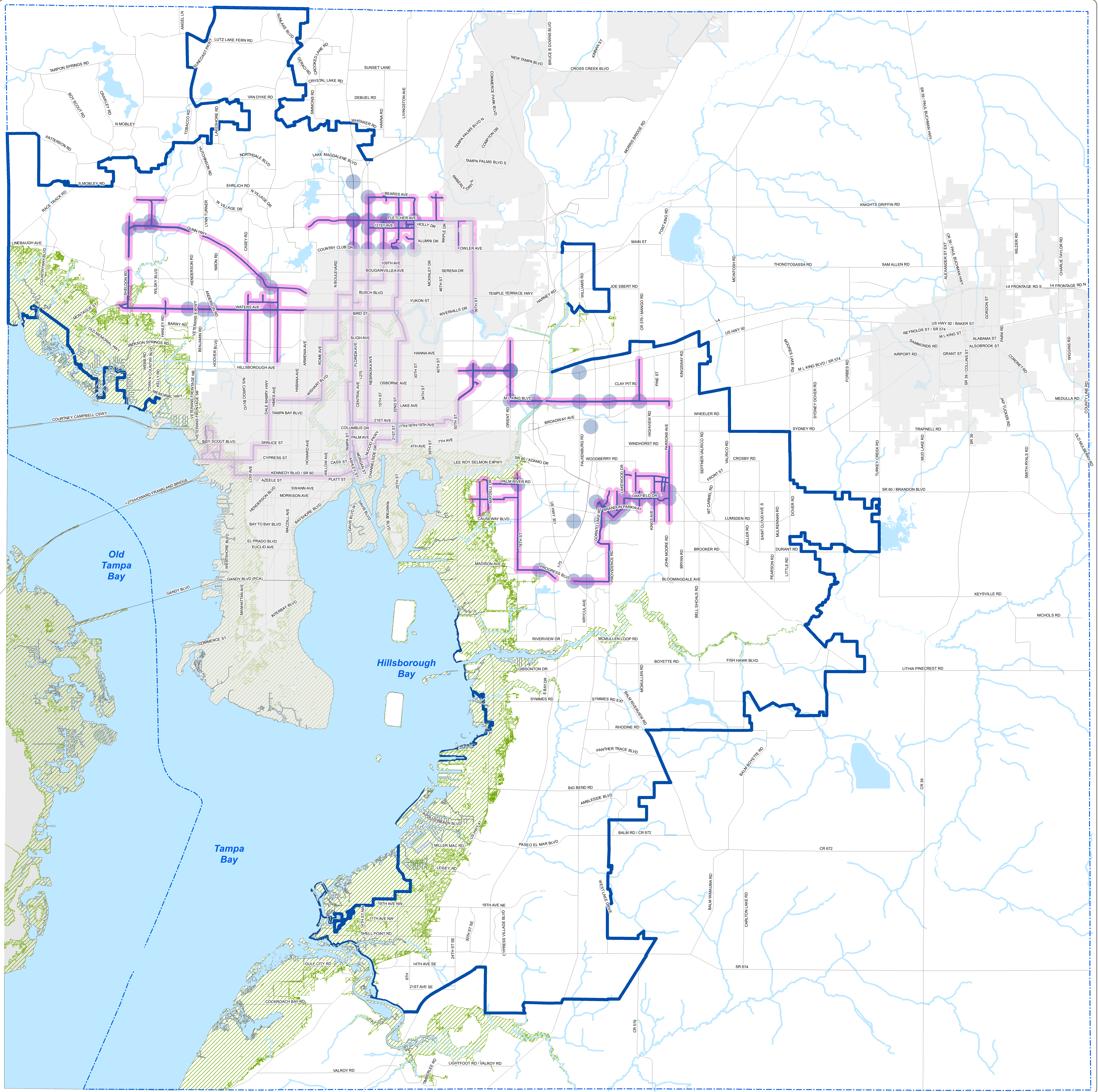
Transfer of Development Rights

Objective 2.8: The County will institute a Transfer of Development Rights (TDR) Pilot Program and revise its transferable development rights regulations in order to promote development in planned growth areas, preserve the unique character of established communities, support the agricultural industry, preserve environmental lands, preserve historical landmarks, and promote the development of a recreational greenway system.


Policies

- 2.8.1:** The TDR pilot program shall be limited to the areas of the County subject to the Wimauma Community Plan (WVR) and along Centers and Connections.
- 2.8.2:** As part of implementation of the TDR program outlined in the following policies, the County will amend the Part 5.07.00 – Transfer of Development Rights Pilot Program of the County Land Development Code to, at a minimum:
- a. Establish a sunset date for the pilot program, and
 - b. Recognize the maximum density adopted within the Wimauma Community Plan and Centers and Connections including the use of incentives; density(s) within these respective areas shall not be exceeded beyond that which is adopted, and
 - c. Establish factors for converting density into TDR credits that is reflective of the nature of the lands in the sending zone, and
 - d. Establish a method to memorialize the conversion of density into TDR credits and the recordation of same.
- 2.8.3:** Lands in Sending Zones that are donated, fee simple, or for which conservation easements have been given to local, state or federal environmental or similar land conservation agency shall be eligible to receive TDR credits consistent with the Land Development Code Part 5.07.01.
- 2.8.4:** Should TDR credits for any particular site in a sending zone remain unused the owner of that site may convert those credits back into densities on the site from which they originated.
- TDR Sending and Receiving Areas will include:
- Areas identified as such in adopted Community Plans limited to the Wimauma Village Residential Community Plan and Centers and Connections.
- 2.8.5:** The TDR pilot program is hereby initially established for a period of 20 years at which time the County shall assess the merits of the pilot program at which time the Board of County Commissioner shall determine the future of the Pilot Program.


- 2.8.6:** The properties designated as Sending Zones and Receiving Zones are limited to those areas as identified as part of the Pilot Program in Policy 2.8.1 above; however, may be amended by the County in concert with an amendment to a Community Plan or similar initiative.
- 2.8.7:** The County Administrator or designee shall be responsible for maintaining permanent records of all TDR Certificates issued, easements recorded, and TDR Credits transferred to Receiving Area sites or purchased and held by ELAPP or another organization as approved by Hillsborough County or otherwise extinguished. An annual summary of TDR Certificates issued and transferred shall be submitted to the Hillsborough County Board of County Commissioners for information.
- 2.8.8:** The County shall develop a monitoring/reporting template to ensure consistent application for all Zones designated in the Pilot Program.
- 2.8.9:** Hillsborough County shall evaluate the pilot TDR program annually to measure program effectiveness and modify the pilot program accordingly. Consideration may be given to the following:
- a. Number of transactions completed
 - b. Areas where transactions have occurred
 - c. Spatial distribution of land conserved
 - d. Annual amount of land conversions prior to and after pilot TDR program implementation
 - e. Credit price fluctuations
 - f. Costs of program administration
 - g. Characterization of community composition and population growth in Receiving Zones
 - h. Qualitative feedback on user experience and County's role in transactions
 - i. Number of additional units added to Receiving Zone
- 2.8.10:** The County shall undertake a public outreach campaign in coordination with other visioning and community planning initiatives, targeting property owners in designated sending and receiving areas, to encourage the use of transferable development rights.
- Examples of outreach include production of a brochure explaining the program, creation of a web page specifically for the program, and preparation of a presentation that explains the program.
- 2.8.11:** For specific criteria related to the WVR-2 transfer of development rights, refer to Policies 5.5.9 and 5.5.9.a.





HILLSBOROUGH COUNTY, FLORIDA
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN
CENTERS & CONNECTIONS MAP


planhillsborough.org


LEGEND


 CONNECTIONS


 1/8TH MILE BUFFER ALONG CONNECTIONS


 CENTERS


ROADS AND BOUNDARIES


 MAJOR ROADS

 URBAN SERVICE AREA

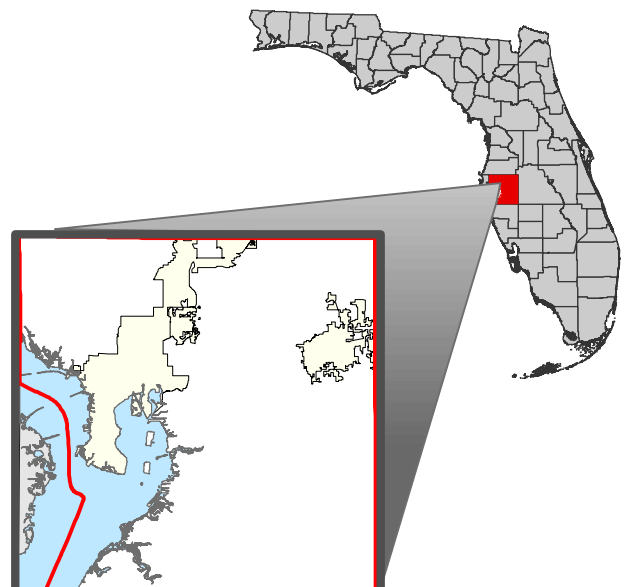
 COUNTY BOUNDARY

 CREEKS, RIVER, & STREAMS

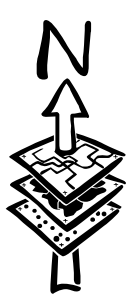
 COASTAL HIGH HAZARD AREA

 WATER

LOCATOR MAP AND REFERENCE INFORMATION


Hillsborough County, Florida

NOTES, INTERSECTIONS AND BUFFERS: Hillsborough County, Hillsborough TPO.
JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present.
MAJOR ROADS: Transportation Planning Organization Long Range Transportation Plan. See Adopted TPO Long Range Transportation Plan for specific improvements.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.


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Author: B Jose
Date: 12/12/2023

PlanHillsborough.org

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COMMUNITY CONTEXT

The Future Land Use Section provides a framework for development throughout the County and has long-reaching effects on new and established communities. Every community's unique identity can be reinforced and enhanced through land use development decisions. Land use decisions should consider local context, promote cohesion between new development and existing communities, reinforce community identity and pride, and promote an overall more livable community. This section provides additional community planning considerations for compatibility and to help safeguard Hillsborough County communities.

Goal 3

Ensure that land use decisions consider local context, impacts on disadvantaged/underserved communities promote cohesion between new development and existing communities, reinforce community identity and promote an overall more livable community.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 3.1.3) with the established character of the surrounding neighborhood.

Policies

- 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- 3.1.2:** Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques, and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged, and buffering with berms and landscaping are strongly encouraged.
- 3.1.3:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.
- 3.1.4:** Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.

- 3.1.5:** Incompatible, non-residential land uses within established neighborhoods that are not in conformance with the Unincorporated Hillsborough Comprehensive Plan shall be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area through incentives such as the use of residential density credits for infill development and non-conforming use incentives.
- 3.1.6:** Encourage early neighborhood-based input regarding rezonings which require public hearing to facilitate community understanding of issues.

Community Planning

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Policies

- 3.2.1:** Prior to the location of any new or expanded major public facility or public building or grounds, the proposed site and possible impacts shall be evaluated in accordance with the criteria specified below:
- Provide opportunities at the time of site selection and planning for citizens and neighborhoods to express their viewpoints.
 - Opportunities shall be provided for adjacent property owners and neighborhoods to choose to participate in the review process.
 - The alternatives evaluation shall include consideration of such factors as technical aspects of the facility, costs, design, impacts on the environment and availability of public facilities and services, including transportation impacts and future operation and maintenance costs of alternative sites as well as public safety and welfare factors. Consider all alternatives, including not siting the facility.
 - The siting process shall avoid any detrimental effects on existing and planned development in the study area as well as consider the ancillary impacts associated with the particular facility.
- 3.2.2:** Master Plans shall ensure the facilities are focal points in neighborhoods and are designed in a compatible scale and integrated into neighborhoods to create a more walkable neighborhood with a greater sense of place. Master plans shall identify opportunities for collocation of community facilities and explore partnerships with private and non-profit organizations for community facilities and programs.
- 3.2.3:** The County will coordinate the location of community facilities between agencies and departments to identify opportunities for collocation of facilities.
- 3.2.4:** The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with, and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.

- 3.2.5:** Continue to implement the North Dale Mabry Corridor Plan, adopted by the Board of County Commissioners on December 12, 1989. Within the North Dale Mabry Corridor Plan, office uses may be considered pursuant to the locational criteria. Commercial uses should be located within designated activity centers.
- 3.2.6:** Look for opportunities to undertake adjacent community planning concurrently with roadway planning. Undertake planning for scenic corridors together with community planning where appropriate.

Economically Disadvantaged Populations

Objective 3.3: Align the location of land uses such as employment opportunities and social services in close proximity or with transportation access to Economically Disadvantaged Populations.

Policies

- 3.3.1:** As new community facilities are planned, look for opportunities to locate them proximate to Economically Disadvantaged Populations or in close proximity to public transportation facilities to increase their accessibility.
- 3.3.2:** Provide for housing opportunities targeted for economically disadvantaged populations where employment centers, cultural, educational, transportation and recreational facilities are easily accessible.
- 3.3.3:** Identify opportunities to locate employment generating uses and economic development programs with areas proximate to or accessible to economically disadvantaged populations.
- 3.3.4:** Provide assistance to Minority Business Enterprises for economically disadvantaged populations. Support Minority Business Enterprises through incentivizing investments which may include the development of small business incubators and other programs of the Economic Development Department.
- 3.3.6:** Consider the impact of the physical environment on public health by incorporating feedback from health and social service agencies as land use decisions are being made, particularly in areas with economically disadvantaged populations.
- 3.3.7:** Through the land use and development review process, ensure that undesirable land uses are not concentrated in areas within predominantly economically disadvantaged populations, but are distributed through the County.

Objective 3.4: The County shall explore mechanisms to provide safe, affordable housing for economically disadvantaged populations.

- 3.4.1:** Group home and foster care locations shall be distributed throughout the unincorporated County to avoid an overconcentration of these facilities in any one area.
- 3.4.2:** Encourage maintenance and prevent deterioration of housing stock. Continue or establish educational programs for maintenance of the housing through the Affordable Housing Services Department.
- 3.4.3:** Provide incentives to the Small Minority Businesses involved in housing rehabilitation projects that will benefit the economically disadvantaged populations.

- 3.4.4:** Utilize existing programs (federal and state) and develop local programs to address the provision of housing for those economically disadvantaged populations with special needs such as older adults, people with disabilities, people experiencing homelessness, and farmworkers.
- 3.4.5:** Utilize Affordable Housing and Economic Development Departments to coordinate with private sector agribusiness to provide technical assistance and long term housing for farmworkers.

Culture and Historic Preservation

Objective 3.5: Hillsborough County's heritage shall be recognized through the preservation of historical and archaeological sites, structures and districts significant to Hillsborough County.

Policies

- 3.5.1:** Protect from demolition and significant alteration historical and archaeological resources listed in or considered eligible for local designation by the Hillsborough County Archaeological and Historic Resource Survey or listing in the National Register of Historic Places and those resources designated as landmarks or considered eligible for landmark designation. The County will perform a regular update for properties with potential historical significance
- 3.5.2:** The County shall develop techniques including public education and the development of incentives to encourage property owners to request historic landmark designations.
- 3.5.3:** The adaptive reuse of historically significant and/or structurally sound buildings shall be encouraged through reuse incentives adopted as part of the Hillsborough County development regulations.
- 3.5.4:** Consider developing an updated Community Cultural Plan for approval by the Board of County Commissioners that incorporates the significant changes in community cultural needs that have occurred since the last Plan was completed in 2006.
- 3.5.5:** Hillsborough County should consider including a master plan to integrate cultural uses into the design of neighborhoods, community centers, recreation facilities, libraries, and schools as part of the Community Cultural Plan to more effectively serve community and neighborhood needs.
- 3.5.6:** Enlist developers as partners to invest in and encourage cultural developments that add value to their communities and their projects.
- 3.5.7:** Encourage incentives to offer developers to incorporate cultural space and public art to their projects.
- 3.5.8:** Maintain, support, and expand public art programs throughout Hillsborough County.
- 3.5.9:** Encourage life-long opportunities for arts, heritage, and science education for all county residents.
- 3.5.10:** Support investment in community facilities, libraries, schools, universities and recreation centers, especially those that accommodate mixed-uses including arts, heritage, and interpretive sciences.

DEVELOPMENT

Goal 4

Create safe, livable, and sustainable communities serving the needs of all residents that provide opportunities for housing, jobs and services in close proximity with a variety of mobility choices.

General

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

Policies

- 4.1.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- 4.1.3:** Legal non-conforming uses shall be recognized. The rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties shall be permitted. With the exception of principle residences or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use that exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category except in conformance with the Housing Section Policy 1.2.10. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.
- 4.1.4:** Construction or reconstruction of residential structures (both single and multi-family) is permitted on legally established or vested lots of record which exceed the underlying density of the Plan. All other relevant provisions of this Plan shall apply. To the greatest extent possible, adjacent lots of record under single ownership should be combined to achieve as near to the underlying plan density as is attainable.
- 4.1.5:** Periodic updates to plan policies and Land Development Code provisions shall be made to ensure that they accurately reflect the community's desires for a higher quality of design and greater compatibility among land uses.
- 4.1.6:** Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Mixed-Use Land Use Categories

Objective 4.2: All development in the mixed-use categories shall be integrated and interconnected to each other.

Policies

- 4.2.1:** Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:
- Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
 - For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than the for the primary use.
 - For primarily residential projects, at least 10% of the land area shall be used for non-residential use or 10% of the density for a different housing type.
 - The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
 - The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.
 - These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.
- 4.2.2:** In the mixed-use land use categories, when two or more uses are required on the same project, and in projects receiving a mixed-use density/intensity bonus, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses and site placement, access locations, and internal connections at a minimum.
- 4.2.3:** Encourage provision of affordable housing within mixed-use developments through development incentives.
- 4.2.4:** Encourage the inclusion of housing within mixed-use projects, to include the provision and integration of low and moderate income housing dispersed throughout the mixed-use categories.
- 4.2.5:** Encourage development of child care facilities in conjunction with both residential and employment generating activities in projects located in the mixed-use categories. As incentive to have these facilities provided within residential or employment generating projects, child care facilities will not count towards a project's overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan controlled zoning district.
- 4.2.6:** Quality employment opportunities (office/industrial) shall be provided within mixed-use categories.

- 4.2.7:** Encourage commercial structures to consist of more than one story and be vertically mixed.

Land Use Suitability

Objective 4.3: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policies

- 4.3.1:** The Land Development Code shall contain regulations that control erosion and sedimentation to help minimize the destruction of soil resources.
- 4.3.2:** Soil capability analyses for flood hazards, stability, permeability and other relevant soil characteristics shall be considered when planning for new development.
- 4.3.3:** If properties in the following areas, Section 25, Township 32, and Range 18 and in Section 19 and 30, Township 32, and Range 19, are developed utilizing septic systems, the development shall utilize the Performance-based Treatment System as defined in Rule 64E-6.025(10), F.A.C.
- 4.3.4:** Land use planning efforts shall make a distinction between the land uses that may be considered within land areas adjacent to limited access highways but not directly accessible to an interchange, and those land areas that are directly accessible to an interchange. These distinctions shall include, but not be limited to, compatibility of the land use with the interstate highway system, effect of the land use on highway system levels of service, and availability of the county collector and arterial systems to serve the proposed land use.
- 4.3.5:** Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning, and density and intensity limitations.
- 4.3.6:** Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.
- 4.3.7:** Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:
- Commercial or industrial development on more than five acres of land; or
 - Residential subdivision development exceeding ten lots
- 4.3.8:** Limit new development uses on the waterfront to those that can be considered in the existing Future Land Use category, are vested or entitled, water-related, water enhanced, water-dependent, or further the Port consistent with Port Tampa Bay's Master Plan and limit public expenditure.
- 4.3.9:** Priority will be given to locating water-dependent and water-related uses within the Coastal Planning Areas designed for industrial development on the Future Land Use Map. Water-

dependent and water-related uses that are not industrial in nature may also be considered in other areas of the Coastal Planning Area.

- 4.3.10:** Water-related land uses requiring dredging and filling that would result in a significant adverse impact the long-term hydrological or biological integrity of wetlands and/or the natural shoreline, will not be permitted.
- 4.3.11:** Seek dedication of public access easements for multi-family and non-residential private development in shoreline areas.
- 4.3.12:** Prohibit the development of new mobile home parks and within the Coastal High Hazard Area.

Residential

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT

Objective 4.4: Neighborhood Protection

Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policies

- 4.4.1:** Any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:
 - a) The creation of like uses; and
 - b) Creation of complementary uses; and
 - c) Mitigation of adverse impacts; and
 - d) Transportation/pedestrian connections; and
 - e) Gradual transitions of intensity
- 4.4.2:** Neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods.
- 4.4.3:** Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area.
- 4.4.4:** All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.
- 4.4.5:** Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods. Community gathering places shall be functionally designed and improved to allow for leisure activity and be accessible to the residents of the proposed development.
- 4.4.6:** The Land Development Code shall require single family detached, single family attached, and townhome residential development of 50 units or greater for platted lot sizes of less than 1/3 acre to include community gathering places. Gathering places shall be walkable from all residences within the development.

4.4.7: Application of Densities to Lands Fronting Water Bodies

Lands fronting a water body shall have density and/or intensity comparable and compatible with other development parcels and lots fronting the water body outside of the Urban Service Area. This is to ensure the continuation and protection of established large lots, lower-density residential land uses, and the character of lands fronting on lakes, streams and rivers, and to prevent the application of other provisions in the Future Land Use Section as granting higher densities in locations outside of the Urban Service Area.

- 4.4.8:** New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor, and vibration created by that development upon all adjacent land uses.

INNOVATIVE HOUSING OPTIONS

Objective 4.5: The County will encourage innovative means of providing housing.

Policies

- 4.5.1:** Residential units located above office or commercial uses or that meet the commercial apartment definition in the Land Development Code may be calculated on the basis of Floor Area Ratio as opposed to units per acre.

- 4.5.2:** Within residential projects, site planning techniques shall be encouraged to develop a variety and variation of lot sizes, block faces, setbacks and housing types.

- 4.5.3:** Within the Research Corporate Park, residential development can only be considered in projects utilizing the mixed use residential option. This option allows for a density of up to 30 dwelling units per acre for projects meeting Traditional Neighborhood Design principles and providing a mix of uses. Neighborhood commercial uses that are not vertically integrated shall not exceed 0.30 FAR. This option shall only be permitted within the Urban Service Area and must utilize a planned development zoning.

In order to utilize the mixed use residential option, projects must demonstrate a pattern of compact, livable and walkable neighborhoods and centers, and be supported by locally oriented employment, goods and services. Traditional Neighborhood Development for the purposes of this option must be designed to provide for integration of uses, compatible scale, residential diversity and variety, internal relationship of uses and linkages as well as to provide shopping and job opportunities. Mixed-use residential projects would include a residential, neighborhood commercial and employment center component (excluding light industrial uses) and shall have no single use (residential, neighborhood commercial, or employment center) which can exceed 35% of the land area of the project. In order to provide meaningful contribution to the mixed use-residential project each representative land use must occupy at least 15% of the project's land area and at least 15% of the project's land area must be devoted to vertically integrated structures or civic uses or public spaces.

- 4.5.4:** The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element.

The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas. Congregate living facilities may utilize either a density conversion rate (number of beds per dwelling unit per gross acre) or the Floor Area Ratio (FAR) limits of a Future Land Use category.

Non-Residential

NEIGHBORHOOD AND COMMUNITY SERVING USES

Objective 4.6: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

Policies

4.6.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.

4.6.2: In order to accommodate the special needs of show business residents including limited storage, attendant servicing of show business equipment, and group quarters, show business uses may only be considered within the Gibsonton community as depicted on the map below within zoning districts that allow residential uses.

In order to recognize the suburbanization of Gibsonton, and to provide for the future expansion of show business uses, a future study should be conducted to determine if the boundary can be expanded or if additional areas could be added.

- The Land Development Code shall provide locational criteria to ensure compatibility with surrounding uses.
 - Show business zoning and overlays outside of this boundary remain in effect and approval of this boundary is not intended to make these zonings and overlays non-conforming.

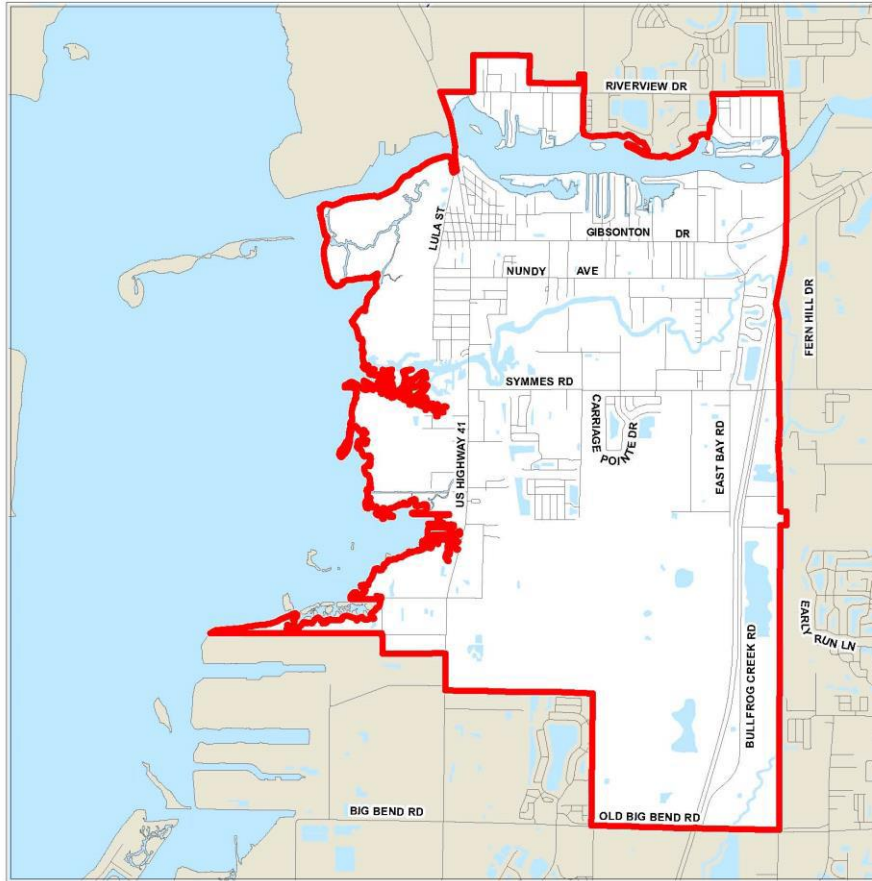


Exhibit 4.6.2: Residential Show Business Use Map – Future RSB uses may be considered within this boundary

COMMERCIAL-LOCATIONAL CRITERIA

Objective 4.7: Commercial uses may be permitted within future land use categories where commercial is not the primary use allowed. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established within the following policies, which are intended to:

- Provide a means of ensuring appropriate commercial nodes are located within a reasonable distance from users.
- Ensure the proposed commercial development is generally consistent with the surrounding character in scale and design.
- Concentrate commercial uses at nodes to prevent the proliferation of strip commercial development.

Policies

- 4.7.1:** The Commercial-Locational Criteria established in this Objective shall only apply within the following agricultural, residential, industrial, and mixed-use future land use categories. In the NMU-4, NMU-6 and SMU-6 Future Land Use categories, however, the Commercial-Locational Criteria shall only apply to free-standing commercial uses that are not part of a mixed-use building.

Rural Residential/Agriculture:

- Agricultural/Mining - 1/20 (AM-1/20)
- Agricultural - 1/10 (A-1/10)
- Agricultural/Rural - 1/5 (AR-1/5)
- Agricultural Estate - 1/2.5 (AE-1/2.5)
- Residential - 1 (RES-1)

Residential:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Residential - 6 (RES-6)
- Residential - 9 (RES-9)
- Residential - 12 (RES-12)

- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)

Industrial:

- Light Industrial Planned (LI-P)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Research/Corporate Park (RCP)

Mixed-Use:

- Neighborhood Mixed-use - 4(3) (NMU-4(3))
- Neighborhood Mixed-use - 6 (NMU-6)
- Suburban Mixed-use - 6 (SMU-6)

4.7.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The Table 4.7.2 identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan or given a context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations, and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications, consideration shall also be given to the present and short-range configuration of the roadways involved. The five year Transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan and the Corridor Preservation Plan.

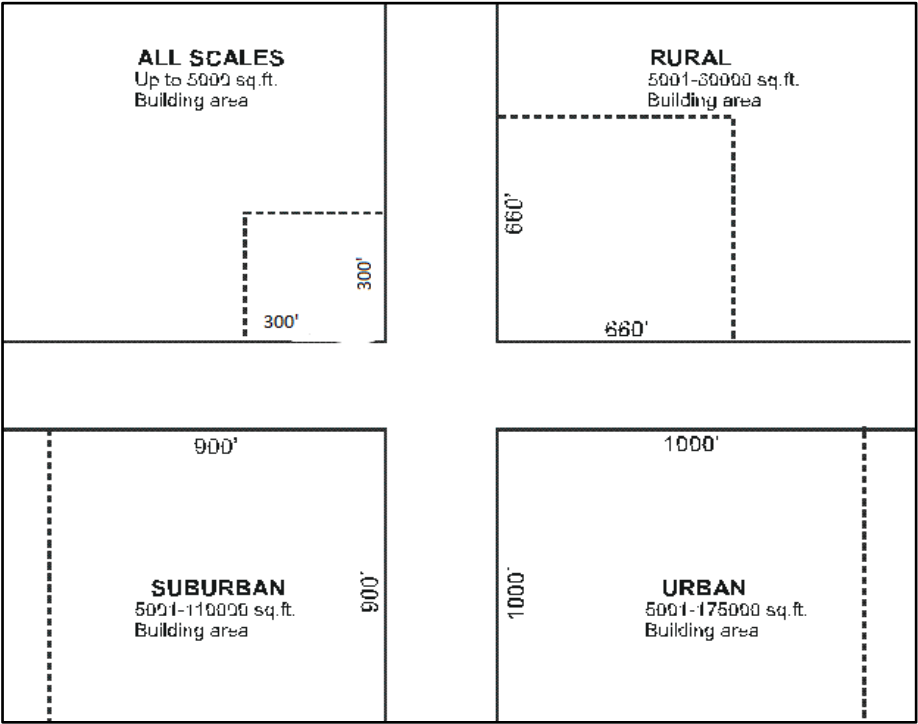


Exhibit 4.7.2: Maximum Distance from Intersection Node

Table 4.7.2: Maximum Building Square Footage Permitted For Neighborhood Serving Commercial Uses Per Quadrant of the Intersection				
Land Use Category	Major Local/ 2 Lane or 4 Lane	2 Lane/2 Lane	2 Lane/4 Lane	4 Lane/4 Lane
<u>Rural-Agriculture Scale Distance (<i>Residential</i>)</u>				
Distance	300 ft	660 ft	660 ft	660 ft
AM-1/20	5,000	20,000	30,000	40,000
A-1/10	5,000	20,000	30,000	40,000
AR-1/5	5,000	20,000	30,000	40,000
<u>Rural-Residential Scale Distance (<i>Residential</i>)</u>				
Distance	300 ft	660 ft	660 ft	660 ft
AE-1/2.5	5,000	15,000	15,000	20,000
RES-1	5,000	20,000	25,000	30,000
RP-2	5,000	50,000	75,000	110,000
PEC-1/2	*	*	*	*
<u>Rural-Residential Scale Distance (<i>Non-Residential</i>)</u>				
HI	5,000	30,000	30,000	30,000
RCP	5,000	30,000	30,000	30,000
<u>Suburban Scale Distance</u>				
Distance	300 ft	900 ft	900 ft	900 ft
LI	5,000	30,000	50,000	75,000
LI-P	5,000	30,000	50,000	75,000

RES-2	5,000	50,000	75,000	110,000
RP-2	5,000	50,000	75,000	110,000
NMU-4(3)	5,000	50,000	75,000	110,000
NMU-6	5,000	50,000	75,000	110,000
RES-4	5,000	120,000	150,000	175,000
SMU-6	5,000	120,000	150,000	175,000
RES-6	5,000	120,000	150,000	175,000
<u>Urban Scale Distance</u>				
Distance	300 ft	1,000 ft	1,000 ft	1,000 ft
RES-9	5,000	120,000	150,000	175,000
RES-12	5,000	120,000	150,000	175,000
RES-16	5,000	120,000	150,000	175,000
RES-20	5,000	120,000	150,000	175,000
RES-35	5,000	120,000	150,000	175,000

Roadways listed in Table 4.7.2 as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan or given a context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; major local roadways are defined in the definitions section of this element. At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

* A Planned Development established by the PEC ½ category shall be exempt from the locational criteria listed in the above Table 4.7.2.

4.7.3: When a site does not exactly meet the dimension requirements of the Table in Policy 4.7.2, the following will apply:

Where a proposed neighborhood commercial use is located such that the major roadway frontage associated with the proposed use exceeds the maximum

distance specified in the Table in Policy 4.7.2 but at least 75% of the frontage associated with the use is within that distance and under single ownership, then such proposed use may also be considered for approval.

When an intersection is shown on the adopted Highway Cost Affordable Long Range Transportation Plan, as a three way, or “T” intersection, consideration for commercial development can occur as if there were a full intersection for locational purposes, but when determining the appropriate size development for each quadrant the configuration of the road may not support maximum square footage’s due to the limiting nature of the intersection.

4.7.4: In any of the Plan categories where new commercial development is subject to the locational criteria, up to 20% of a larger mixed-use project (typically, over 160 acres and 500 dwelling units) may be considered for neighborhood serving commercial uses, regardless of the limitations of the Table in Policy 4.7.2. These uses shall be integrated into and located internal to the mixed-use development and should not front on external roadways and should be appropriately scaled with other project uses. Generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the Table in Policy 4.7.2 with the locational criteria, unless a greater project demand has been demonstrated.

4.7.5: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the intersection.

4.7.6: Exceptions for Office Uses

Office development may be considered outside of the locational criteria under Policy 4.7.2 when:

- Proposed as a buffer between existing commercial and residential uses or adjacent to existing commercial uses other than offices;
- Proposed on a parcel that is unsuitable or undevelopable for residential development. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office.

Sites which may be unsuitable or undevelopable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be five usable acres or less. However, all parcels may not qualify for consideration of this provision.

4.7.7: Neighborhood Commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Section shall be considered, provided that these activities are compatible with surrounding

existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

- 4.7.8:** The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 4.7.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan.

The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived for sites that meet Commercial-Locational Criteria. Sites that do not meet Commercial-Locational Criteria may apply for a waiver from all requirements, including square footage listed under Table 4.7.2. Waivers are required for all Major Modifications to Planned Developments that do not meet Commercial Locational Criteria.

- 4.7.9:** During the Zoning Conformance process, the Board of County Commissioners recognized the existence of neighborhood serving commercial uses or zoning which did not comply with the Locational Criteria for Neighborhood Serving Commercial uses. These sites are exempt from further review under the locational criteria, (location and specific square footage limitations outlined in the Chart) but are not exempt from review under all other policies of the Comprehensive Plan.

- 4.7.10:** The Locational Criteria outlined in Policy 4.7.2 will not apply in the following instances:

Where proposed neighborhood commercial uses are proposed as part of a Traditional Neighborhood Development meeting the requirements of this plan and the adopted land development regulations for Traditional Neighborhood Development; or in large mixed-use developments within the mixed-use future land use categories (typically over 40 acres in size).

- 4.7.11:** General commercial uses, as defined in the Land Development Code, may NOT be considered at the intersection of major local roadways unless it is determined

to be infill development (see Policy 4.10.3) or as part of an industrial or office park project greater than 300,000 square feet.

- 4.7.12:** If any conflicts arise between this Objective and the Special Districts requirements contained in the LDC, the Special Districts standards shall prevail. The review of rezoning applications to approve commercial uses under the provisions of Objective 4.7 shall consider the Community Plans contained in the Livable Communities Element.
- 4.7.13:** Non-residential uses associated with the University of South Florida Medical School, the Veterans Administration Hospital, the Florida Mental Health Institute and the University Community Hospital within 1,000 feet of the existing property lines need not comply with the provisions of the locational criteria, but are guided by the FAR limits of the Plan and establishing compatibility with the surrounding uses.

NON-RESIDENTIAL USES IN SPECIFIC LOCATIONS

Objective 4.8: In the residential land use categories, the County will encourage the location of higher intensity non-residential land uses at locations that complement interstate interchanges, high employment areas, and affordable housing.

Policies

- 4.8.1:** High intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.
- 4.8.2:** Recognize interstate interchanges as valuable resources for the location of more intensive commercial development pursuant to Policies 4.8.3, 4.8.4 and other Goals, Objectives and Policies of the Future Land Use Section.
- 4.8.3:** Permit consideration of commercial uses through a waiver to Commercial Locational Criteria including but not limited to, hotels and motels at intensities at or above the neighborhood serving commercial scale at locations with direct or adequate road access to interstate interchanges. Development must be pursuant to a planned development (PD) zoning district and is subject to all other applicable Land Development Code regulations and adopted policy direction of the *Unincorporated Hillsborough County Comprehensive Plan*.
- 4.8.4:** The development of commercial uses at interstate interchanges as planned, unified development on single tracts of land shall be encouraged to enable the use of common accesses, and to encourage other site design measures to minimize impacts to surrounding areas.

INFILL

Objective 4.9: Facilitate the development of regulatory programs meant to promote higher quality redevelopment standards.

Policies

4.9.1: Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.

4.9.2: Commercial development should be designed to decrease the need for motorized vehicle trips by designing convenient, safe, non-motorized access.

4.9.3: The linear extension of existing strip commercial areas shall be prohibited, except in accordance with infill provisions of Policy 4.10.3.

4.9.4: Promote development within environmentally appropriate areas such as previously developed land, infill lots and/or remediated brownfields.

4.9.5: Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development (see Residential Density Infill Bonus in Policy 4.9.6).

4.9.6. Residential Density Bonus for Infill Development

Incentivize higher density and intensity development along major corridors and within mixed-use developments.

To provide an incentive for residential development as an alternative to strip commercial or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.

Density cannot be increased higher than the land use category with the next higher density limits. (i.e. RES-4 can be increased to RES-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.

To qualify for the density bonus:

- Property must be:
 - Within the Urban Service Area
 - Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Section.
 - In an area where one of the following is present:
 - Strip non-residential development presently exists; or

- There is a trend toward strip non-residential development; or existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or
- An increase in density would result in a development pattern compatible with existing zoning or development patterns in the immediately surrounding area.
- The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road (as shown in Exhibit 4.9.6).
- The density bonus must be applied for through a rezoning application.
- It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;

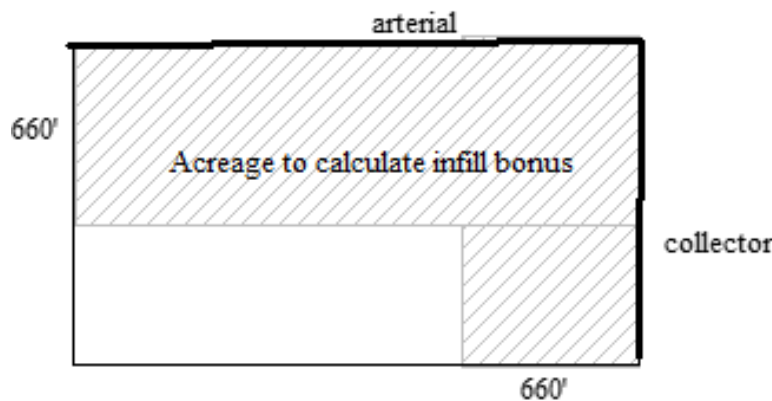


Exhibit 4.9.6: Residential Density Bonus for Infill Development

- 4.9.7:** Within urban and/or suburban areas of the County, encourage new developments or infill developments to incorporate a mix of uses.

COMMERCIAL-REDEVELOPMENT

Objective 4.10: Encourage commercial redevelopment strategies to concentrate commercial uses, revitalize older commercial areas, and encourage mixed-use projects that include commercial development.

Policies

4.10.1: Incentive

The redevelopment or revitalization of older strip commercial areas shall be encouraged.

Redevelopment or infill office/mixed-use projects choosing to locate in established areas of strip commercial development may attain a fifty percent incentive above the maximum F.A.R. of the respective land use category, subject to a site plan controlled development and that at least two of the three redevelopment provisions below are met:

- An improvement to the transportation system and/or access management is clearly demonstrated by a reduction in the overall traffic impacts to adjoining roadways. Means to accomplish this include but are not limited to: providing transit amenities per the transit authority, reducing trip generation through the mix of uses, or deleting the number of access points, providing cross access, shared access, or realignment.
- An improvement to the visual qualities of the site is provided by reduced signage, greater open space or enhanced landscaping.
- Incorporation of vertically integrated mixed-uses such as offices or residential above commercial space.

4.10.2: It is not the intent of these Policies to cause existing areas of strip commercial development to become obsolete; therefore, in areas where there is an established pattern of strip commercial a parcel may be considered for a change in use and or zoning as long as the proposed changes are compatible with the surrounding area and generally do not extend the commercial uses any further along the roadway.

4.10.3: To assist in the revitalization of rundown areas, commercial infill development may be considered in areas where over 50% of a given block is already zoned or used for commercial uses in all land use categories, otherwise new commercial development should be located at existing or planned activity centers or at appropriate locations within larger planned developments. The intensity of the new zoning district should be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public road rights-of-way. In some cases, another boundary will be more reasonable to define a given block, such as a creek, or railroad.

Additional Development

ELECTRICAL POWER GENERATION FACILITIES AND OTHER SIMILAR UTILITIES

Hillsborough County is expected to require additional electric generation capacity to serve the needs of its citizens in all endeavors related to industrial, commercial, agricultural and residential uses.

In order to maximize a desirable development pattern and to minimize the potential for adverse impacts upon other types of land uses, it is necessary to analyze such facilities based upon various factors, such as the nature of the facility and the compatibility with surrounding uses.

Objective 4.11: Locate future electric power generation facilities in geographical areas which are compatible with such use considering any potential for adverse impacts to surrounding environmentally sensitive and residential areas.

Policies

4.11.1: Location and placement of future electric power generating facilities may be considered in areas adjacent to other industrial areas, and/or adjacent to rail and/or water borne transportation for fuel required to serve that type of use.

- 4.11.2:** Electric power generation facilities are prohibited within the Cockroach Bay Aquatic Preserve and adjacent environmentally sensitive areas.
- 4.11.3:** Electrical power generation facilities are required to be approved under a Planned Development zoning.
- 4.11.4:** Electric power generating facilities shall have an affirmative duty to protect any environmentally sensitive areas through buffering and/or other mitigation techniques. The environmentally sensitive areas shall be specifically detailed on the site plan submitted as part of the rezoning.
- 4.11.5:** Placement of all electrical power generation facilities will comply with federal, state and local laws including certification, permitting and environmental regulations.
- 4.11.6:** Ensure protection of natural resources by allowing only electric power generation facilities that demonstrate the preservation of natural resources and protection of the public's health, safety and welfare.
- 4.11.7:** The Land Development Code shall provide the following criteria for the electric power generation facilities review and approval:
- Electric power generation facilities must have an application on file with the State under the Power Plant Siting Act (PPSA) prior to any zoning request review.
 - Zoning requests must include required submission materials outlined by Department of Environmental Protection in accordance with the PPSA.
 - Prior to any zoning approval the electric power generation facilities must have a written order approving in whole, or approving with conditions, the application for power plant siting by the Governor and Cabinet sitting as the Siting Board.

BULK ELECTRIC TRANSMISSION CORRIDORS AND LARGE FACILITIES

Objective 4.12: Bulk electric transmission corridors shall minimize any impacts upon the built and natural environments by utilizing locational criteria.

Policies

- 4.12.1:** Bulk electric transmission corridors will comply with all applicable federal, state and local environmental regulations.
- 4.12.2:** Bulk electric transmission corridors shall be discouraged through existing residential neighborhoods.
- 4.12.3:** Bulk electric transmission corridors shall be placed at the fringe of urban and urbanizing areas adjacent to other utility and road corridors.
- 4.12.4:** Electric utilities shall be encouraged to use utilized shared utility corridors, wherever feasible.

- 4.12.5:** Electric utilities shall be encouraged to locate bulk electric transmission corridors adjacent to other utility and road corridors.
- 4.12.6:** The placement of new residential development adjacent to bulk transmission corridors is discouraged. The Land Development Code shall establish minimum separation distance of transmission corridors from residential development through the evaluation of:
- The voltage rating of the transmission lines, and
 - The vertical and horizontal distance of the transmission line to adjacent parcel lines.
- 4.12.7:** Pursuant to the Hillsborough County Utility Accommodation and Rights of Way Use Ordinance, “large facilities” are defined as electric/power facilities, which when installed, will exceed 75 feet in height or poles greater than 24 inches in diameter at the finished grade. Such facilities shall be reviewed by County in a public hearing as part of a rights-of-way use permit application.
- 4.12.8:** Large facilities should be located along roadways of 4 lanes or more as listed on the Metropolitan Planning Organizations Long Range Transportation Map and in commercial/industrial zoned areas. The Land Development Code shall allow for co-location with other public infrastructure facilities.
- 4.12.9:** Large facilities in areas of established or planned residential communities should be compatible with regards to design, scale, and location. The Land Development Code shall prescribe setbacks, buffering, and all means to mitigate adverse impacts to the surrounding area.

TELECOMMUNICATIONS FACILITIES

Objective 4.13: Ensure that telecommunications facilities are compatible with surrounding land uses and compliant with State and Federal law.

Policies

- 4.13.1:** Telecommunications facilities and towers shall comply with applicable Land Development Code regulations.
- 4.13.2:** The location of telecommunications facilities shall comply with State and Federal laws.

TRANSIT ORIENTED DEVELOPMENT

The Goals, Objectives, and Policies within this section accomplish the following:

1. Promote development using a Transit Oriented Development Overlay (TOD Overlay) for those areas with current or planned Fixed Guideway Transit;

2. Establish the process for the application of the Transit Oriented Development Overlay, which is intended to increase opportunities for development within the TOD Area of Influence.

This section serves as the planning framework to guide the processes that will occur once station locations have been determined. The general steps of this process are listed below, in chronological order:

1. Planning Phase - Designation of the TOD Area of Influence and the commencement of Station Area Planning as determined and established by the Planning Commission and the County for Fixed Guideway Transit shall be utilized in the planning of any Transit Oriented Development Overlay (TOD Overlay) at the time a station location is determined by the transit agency.
2. Determination, Approval and Adoption Phase - Specific Station Area Plans will be a modified version of the initially designated TOD Area of Influence and will become the fixed boundaries of the TOD Overlay. The TOD Overlay shall be adopted by the County.
3. Rezoning Phase – Rezoning may occur if either are met:
 - The TOD Overlay Amendment has been adopted or initiated,
 - Upon hearing from the transit provider that a lane repurposing application or other right of way application has been approved.

Any TOD Overlay shall act as an overlay to the Future Land Use Designations, the densities, intensities, range of uses, and land use characteristics that may be achieved and are necessary for successful Transit Oriented Development shall be utilized.

Objective 4.14: Plan for a fixed guideway transit system that connects activity centers within Hillsborough County and the Tampa Bay region.

Policies

- 4.14.1:** The County shall encourage the use of mass transit and the location of higher density and intensity land uses in close proximity to transit in order to decrease the dependency upon the automobile for work and non-work trips.
- 4.14.2:** The County shall coordinate with the Local Planning Agency (LPA), transit agency and the Transportation Planning Organization in implementing Transit Oriented Development through the planning of station areas by applying the TOD Overlay to specific station locations, considering the unique context of each station area within the entire transit corridor and the regional system.

Objective 4.15: Establish a Transit Oriented Development Overlay to guide development of a fixed guideway transit system and station areas.

Policies

- 4.15.1:** The TOD Overlay may be considered only to land that meets the following criteria:
- Located within the Urban Service Area

- Located within ½ mile of a of a proposed or existing fixed guideway transit station.
- 4.15.2:** Lands within the CHHA are not eligible to receive a “TOD Density bonus” but may be included within a TOD Overlay. Bonuses for non-residential uses may be considered.
- 4.15.3:** The allowable densities/intensities and ranges of allowable uses for the TOD Overlay are identified via Station Area Planning and shall be adopted by the Board of County Commissioners. Bonus density/intensity may exceed the limits of the adopted future land use category at the time of Station Area planning.
- 4.15.4:** Station Area Plan boundaries are subject to approval by Hillsborough County through a future land use map amendment process. The approved Station Area Plan boundaries will become the fixed boundaries of the TOD Overlay. Any TOD-related zoning change that was approved prior to the adoption of a specific Station Area Plan boundary as outlined in Policy 4.15.8 shall be included within that Boundary.
- 4.15.5:** The County shall establish a consistent methodology, utilizing form-based and transit-based development initiatives to assist in the development of Station Area Plans, for the purpose of developing transit-oriented development regulations. The Station Area Plan and associated transit oriented development land development code regulations shall be:
- Consistent with the Comprehensive Plan.
 - Recognize the community character of stable and historic neighborhoods where increased densities and intensities may be deemed inappropriate.
 - Recognize and maintain maximum allowable building heights and limitations on development within the Special Public Interest-Airport zoning categories.
- 4.15.6:** In the event any of the following should occur a publicly initiated amendment to establish the TOD Overlay within Station Areas that are part of the fixed guideway transit alignment shall commence.
- Onset of Station Area Planning, or
 - a dedicated transit lane operation of over 50% of the length of the route, or
 - fixed guideway operations and capital funding programmed in the Transit Development Plan, or
 - an interlocal agreement for fixed guideway service between a jurisdiction and transit operator, or
 - approval of a lane repurposing application or other right of way repurposing application submitted by the transit provider.
- 4.15.7:** The County may adopt TOD Zoning Designations, which may be utilized on lands that are designated under the TOD Overlay.
- 4.15.8:** Property owners within the TOD Overlay, or who are subject to publicly initiated amendment to establish a TOD Overlay may choose one of the following options:

- Develop consistent with the existing future land use category.
- Rezone concurrent with publicly initiated amendment if proposed intensity/density exceeds future land use category and/or other provisions of the Comprehensive Plan, subject to the adoption of the TOD Overlay.

4.15.9: In order to achieve additional development potential (TOD bonus), parcels within the TOD Overlay shall develop transit-oriented amenities. This TOD bonus provision will ensure that new development provides transit-oriented amenities that enhance the quality of life in order to achieve the desired density and intensity needed for successful Transit Oriented Development. Transit-oriented amenities can include but are not limited to improvements to pedestrian/bicycle facilities and connections, improvements or design amenities that would decrease automobile use and parking demands, provision of a mixture of uses within a unified development, and increased accessibility to transit for persons with disabilities.

4.15.10: The county and transit agency shall utilize the applicable adopted Community Plans in determining the appropriate TOD Overlay for a specific station.

Should a Station Area Plan, as developed with community participation, propose densities, intensities or uses that are inconsistent with an adopted Community Plan, the Station Area Plan shall outline these inconsistencies for Board of County Commissioners consideration.

ENERGY INDUSTRIAL PARK

Goal - Provide for an Energy Industrial Park (EIP) category to meet existing and future economic needs for renewable alternative energy, resource recovery, and energy research needs in an environmentally responsible and economical manner in the County. An Energy Industrial Park will combine non-nuclear and other clean alternative energy generating technology, alternative energy research, educational/institutional facilities, manufacturing, distribution and ancillary service uses in one location to serve Hillsborough County residents and further the alternative energy technology knowledge base available. Industrial, warehousing, research, manufacturing, and distribution uses that find it advantageous to be located within the EIP are also permitted.

Location

Objective 4.16: Hillsborough County shall provide for an Energy Industrial Park Future Land Use Category (which includes alternative energy, resource recovery, industrial, processing, manufacturing, warehousing, distribution, educational/institutional, research, ancillary Retail/Commercial and Office uses, and utility uses) that is located within an area that promotes sustainable development and that is within close proximity to areas that will support the agricultural product needs of renewable energy production facilities within the development.

Policies

4.16.1: The Energy Industrial Park will be located in an area meeting the following criteria:

- Within the Energy Industrial Park Urban Service Area (EIP-USA), which is adjacent to an existing Urban Service Area (refer to Policy 4.7.15); or within the existing Urban Service Area as it exists on August 5, 2010.
- Furthers sustainability goals by avoiding development of inappropriate sites, channels development to areas with existing infrastructure, and provides for redevelopment of damaged sites (such as formerly mined areas)
- Adjacent to and with direct access to a major arterial road
- Within one mile of electrical transmission grid lines.
- Within an area in which public utilities including potable water, sewer, and reclaimed water can be made available for connection to service the needs of the site

4.16.2: Placement of future Energy Industrial Parks shall be encouraged in areas adjacent to rail to serve the types of uses found in such a facility.

Development Standards

4.16.3: The Energy Industrial Park (EIP) shall require set minimum development standards to ensure a sustainable project within the community.

4.16.4: The EIP shall consist, at a minimum, of a mix of renewable alternative energy production and renewable alternative energy, resource recovery, and research type facilities with educational and employment uses to create a sustainable, viable economic base.

The EIP can also include industrial, agricultural, warehouse, distribution, processing, commercial, institutional, and utility uses and ancillary Retail/Commercial and Office. The intent of the category, however, is an emphasis on renewable energy producing facilities and as such, the category requires such facilities be constructed first. More specifically, the EIP shall meet the following minimums and maximums:

1. Minimum of 40 percent of the gross land area within the EIP shall be specifically for alternative energy production, resource recovery facilities, agricultural, processing, research facilities supporting such uses or the manufacture and/or distribution of such technologies (Collectively the Energy Uses). The Park will include facilities that generate energy from at least two renewable (i.e.: sustainable) energy technologies which may include Biomass-to-energy, Wind, Solar, or Aquaculture and Municipal Solid Waste to Energy. Because this field is ever changing, other renewable alternative energy technologies shall also be permitted as they are deemed feasible and become available.
2. Renewable alternative energy production or research includes but is not limited to the following uses: agriculture, aquaculture, solar technology, windmills or similar machines designed for the capture of wind power, renewable energy research facilities and supporting structures and facilities such as greenhouses, silos, barns, warehouses, classrooms, research laboratories, etc.

3. Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution facilities that find it advantageous to locate next to renewable energy production and or renewable energy research type facilities shall also be permitted. Such uses shall not exceed 30 percent of overall net land area. Overall net acreage includes all contiguous portions of land owned or controlled by the same entity within the EIP designation, calculated by excluding right-of-way, wetlands, stormwater management areas, and environmental preservation areas dedicated to the public. The Planned Development (PD) zoning shall outline the phasing of the project in order to ensure that at least two of the Renewable Energy Producing Facilities, as defined in the PD conditions, are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any non-renewable energy oriented Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution use.
4. Retail/Commercial and Office uses shall be ancillary to Energy Uses, or to Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution uses and shall not exceed 10 percent of the gross land area. The Planned Development (PD) zoning shall outline the phasing of the project in order to ensure that at least two of the Renewable Energy Producing Facilities, as defined in the PD conditions, are constructed and are ready to operate in accordance with Hillsborough County Building Department permits before a Certificate of Occupancy can be issued for any Retail/Commercial use.
5. Retail/Commercial uses shall be located in clusters near or at the entries to the project or within the project rather than in a strip commercial development arrangement.

4.16.5: To promote the development and maintenance of agriculture to strengthen the agricultural economy, agricultural and aquaculture uses shall be encouraged in and around the Energy Industrial Park.

4.16.6: Development within any EIP shall conform to the following criteria:

1. Development within the Energy Industrial Park should strive to meet the standards set forth for Leadership in Energy and Environmental Design (LEED) certification (or an equivalent standard).
2. Buffering is required where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Where adjacent to single family residential uses or zoning, a minimum buffer greater than that required by the Land Development Code shall be provided. The width and type shall be determined within the applicable Planned Development (PD) zoning.
3. Direct access shall be required to a major arterial roadway.
4. The maximum floor area ratio shall not exceed 0.50 for Energy Uses and .35 for Industrial, Research, Manufacturing, Institutional, Warehousing and Distribution facilities. Ancillary Retail/Commercial and Office uses shall not exceed a 0.25 FAR.

5. Residential uses except for security and lodging ancillary to research, energy and education functions shall not be allowed within this district.

4.16.7: A site plan controlled Planned Development (PD) zoning district shall be required for all new and expanded Energy Industrial Parks.

4.16.8: Energy Industrial Park developments shall be served by public water, and wastewater services.

4.16.9: Energy Industrial Park developments shall be served by reclaimed water services.

4.16.10: All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water and wastewater shall be the responsibility of the developer of an Energy Industrial Park and not the responsibility of Hillsborough County. This does not preclude the potential opportunities of Public/Private options, obtaining of grants or alternative funding. All necessary public facilities and services shall be provided concurrent with the development.

4.16.11: Child care facilities in conjunction with Energy Industrial Park employment generating activities will not count towards a project's overall intensity calculations.

4.16.12: Ancillary Retail/Commercial and Office activities allowed on site may be freestanding but are subject to all other requirements of the EIP plan category.

4.16.13: All EIP development proposals shall address effective multi-modal transportation systems including provisions for carpooling, vanpooling, mass transit, bicycling, and walking, where feasible as part of the site plan controlled zoning process.

4.16.14: The EIP land use designation within Sections 26, 27, 28, 33, 34, and 35 Township 29, and Range 21-shall provide the following features:

- Intensities shall transition from greater intensities in the northwest and along SR 60 to more agriculture uses in the east and south reflecting the adjacent urban/suburban and rural areas.;
- Buffering/screening adjacent to existing residential uses along South Dover Road and along the southern property boundary shall include preservation of existing vegetation and topographic features (or as may be required or modified by any applicable reviewing agencies);
- Open space may include buffers and wetlands but shall not be less than 15% of the total project area.;
- The primary Industrial, Research, Manufacturing, Institutional, Warehousing, Distribution and Ancillary Retail/Commercial and Office facilities shall be limited to the 700 acres in the northwestern portion of the property and along SR 60.;
- EIP property south of the existing CSX railroad tracks is limited to agricultural and aquacultural uses including support uses and facilities. ;
- Any resource recovery facilities including biomass facilities shall be located north of the existing CSX railroad tracks.;

- Research facilities may be located anywhere on site.;
- Retail/Commercial shall be located in clusters near or at the entries to the project or internal to the project rather than in a strip commercial development arrangement and are not permitted on SR 60 east of Turkey Creek.;
- Uses on site shall be phased to ensure all impacts are adequately addressed as part of construction of that particular phase. Significant improvements shall be included, in the CIE as part of the annual CIE update;.
- Any proposed development on this site that is not consistent with the above policy standards of this EIP will require the submittal and approval of a Comprehensive Plan map amendment.;
- The development of uses other than agricultural uses, Energy Uses or research facilities, as defined by Section 59.1.1 and 2. shall be limited and phased as follows:
 - a. Through January 1, 2016, no Building Permits may be issued for development (other than for agricultural uses, Energy Uses or research facilities) in excess of a cumulative maximum of 2,550,000 square feet of development as follows: 1,250,000 SF Industrial Park and 1,250,000 SF of Warehouse along with 50,000 SF of Ancillary Retail/Commercial and Office. Security housing, or lodging ancillary to research, energy and education functions of the project is allowed and shall be subject to a FAR of .5 and shall not be subject to residential dwelling unit criteria.
 - b. After January 1, 2016, development of uses (other than Agricultural uses, Energy Uses or research facilities), is limited to a maximum cumulative total of 7,350,000 SF of Industrial, Manufacturing, Institutional, Warehousing, and Distribution and ancillary Retail/Commercial and Office uses. Security housing, or lodging ancillary to research, energy and education functions of the project is allowed and shall be subject to a FAR of .5 and shall not be subject to residential dwelling unit criteria.
- Should development of any of these uses which are subject to DRI review be at or above the 100% DRI threshold then in effect but are less than 120% of the threshold, such development along with any development aggregable pursuant to 380.0651(4), F.S., may be subject to DRI review. Should any of these uses which are subject to DRI review be at or above the 120% DRI threshold they along with any development aggregable pursuant to 380.0651(4), F.S., shall be required to undergo DRI review.
- The PD zoning approval shall include a staggered work shift plan to minimize peak morning and evening traffic impacts for the development.

4.16.15 Energy Industrial Park-Urban Service Area (EIP-USA)

The Urban Service Area is expanded to include the EIP land use designation within Sections 26, 27, 28, 33, 34, and 35 Township 29, and Range 21. This Energy

Industrial Park will be categorized as Energy Industrial Park – Urban Service Area (EIP-USA). The EIP-USA area identifies parcels suitable for EIP designation; provided, however, that the location of property within the EIP-USA does not qualify it as an urban service area pursuant to 163.3164(29), F.S., (2009) and therefore is not a TCEA pursuant to 163.3180(5)(b), F.S., (2009) and does not exempt the property from the DRI program pursuant to 380.06(29), F.S. (2009), provided however, nothing stated herein shall limit the application of local ordinances that relate to levels of service for property located within an Urban Service Area. All of the criteria of Policy 1.1.7 shall be met when an area is considered for EIP-USA inclusion.

4.16.16: Development and operation of the Energy Industrial Park shall be coordinated with all appropriate Federal, State, regional and local agency regulations, including but not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Department of Natural Resources, and Southwest Florida Water Management District.

4.16.17: Governmental Coordination

The County shall encourage and review all policies to identify incentives for economic investment within an Energy Industrial Park. This may include creation of a Community Development District, Tax Increment Financing Districts, Industrial Revenue Bonds, and other special funding and infrastructure funding tools.

AIRPORTS & PORTS

Objective 4.17: Development must meet or exceed all airport zoning regulations, as established by the Land Development Code and by the Aviation Authority and the Port of Tampa Bay, unless such requirements are waived through established procedures.

Policies

4.17.1: Provide the Port of Tampa Bay (PTB) and Hillsborough County Aviation Authorities (HCAA) the opportunity to review and comment on Developments of Regional Impacts (DRIs) that affect the Port Activity Center, Port-related uses, Port-independent use areas or airports.

4.17.2: Review the PTB and Airport Master Plans and any subsequent amendments or updates and make recommendations to the respective authorities to ensure that they are consistent with the Unincorporated Hillsborough County Comprehensive Plan.

4.17.3: The expansion or construction of new port and airport facilities will take into consideration the protection, conservation, and mitigation of impacts on all natural resources and be located so as to minimize potential impact on environmentally sensitive lands and established neighborhoods.

4.17.4: The County shall promote the ports, airports, and related facilities development consistent with the Comprehensive Plan and the respective adopted Master Plans by:

- Ensuring that growth/development in and around ports and airports is compatible with ports' and airports' operations and expansion plans, as identified in their master plans and any amendments;
- Giving priority to the use of land for expansion of existing port and airport facilities and the planning and development of new facilities where forecasted demands so indicate.
- Limiting heavy and light industrial land uses conversions to residential and mixed-uses in the Port Activity Center, Port-related uses and Port-independent use areas, as shown in the Port Master Plan.

4.17.5: Land use changes and new development shall not adversely affect airport operations as described in the "Airport Zoning Regulations".

4.17.6: The County should coordinate land planning outside airport boundaries and shall protect airports from the development of incompatible uses that could impact aviation safety or the utility of the airports (including but not limited to excessive structure height, and location, intense development, high-density development, glint, glare and light, noise sensitive uses, wildlife attractants, heliports, Vertical Take Off and Landing facilities, landfills, trees and retention ponds).

4.17.7: The County shall review existing airport zoning districts, determine their appropriateness and eliminate or replace them with the new or updated airport compatible districts, based upon updated master plans and airport operational needs sanctioned by the FAA/FDOT.

4.17.8: Utilize the most current noise exposure study based upon Airport Master Plans and/or Part 150 Noise Compatibility Studies to reassess the appropriate location of compatible and incompatible land uses.

4.17.9: MacDill Air Force Base and/or HCAA representatives shall be included in the review of all proposed rezonings, plan amendments and development approvals which may encroach or impact navigable military or civilian air space or obstruct military or civilian aircraft operations.

4.17.10: The County shall ensure that new development including landfills and communication towers and antennas will not obstruct military aircraft operations by penetrating navigable military air space including low level flight routes. Enhance air safety by supporting obstruction removal and not creating new obstructions within airport impact areas in accordance with Federal Regulations.

4.17.11: Tampa Executive Airport, in accordance with the HCAA's master plans, shall be developed to serve as a general aviation reliever airport to Tampa International Airport and serve the I-4 and I-75 corridors. The County shall plan for appropriate and compatible uses around Tampa Executive Airport to achieve this in compliance with Chapter 333 and Chapter 163 Florida Statutes. The exhibit 4.17.11 below illustrates the airport influence area around Tampa Executive Airport. The impacts of proposed land uses on the airport should be considered in future planning and rezoning of the area to protect people and property on the ground, as well as the utility of this airport.

To this end, the County and Authority shall pursue entering into an interlocal agreement to carry out the requirements of Chapter 333 of Florida Statutes and to facilitate the exchange of information regarding land use compatibility issues.

The interlocal agreement shall be updated if necessary to carry out the requirements of Chapter 333 of Florida Statutes and to facilitate the exchange of information regarding land use compatibility issues.

4.17.12: New development and redevelopment shall not adversely affect port operations.

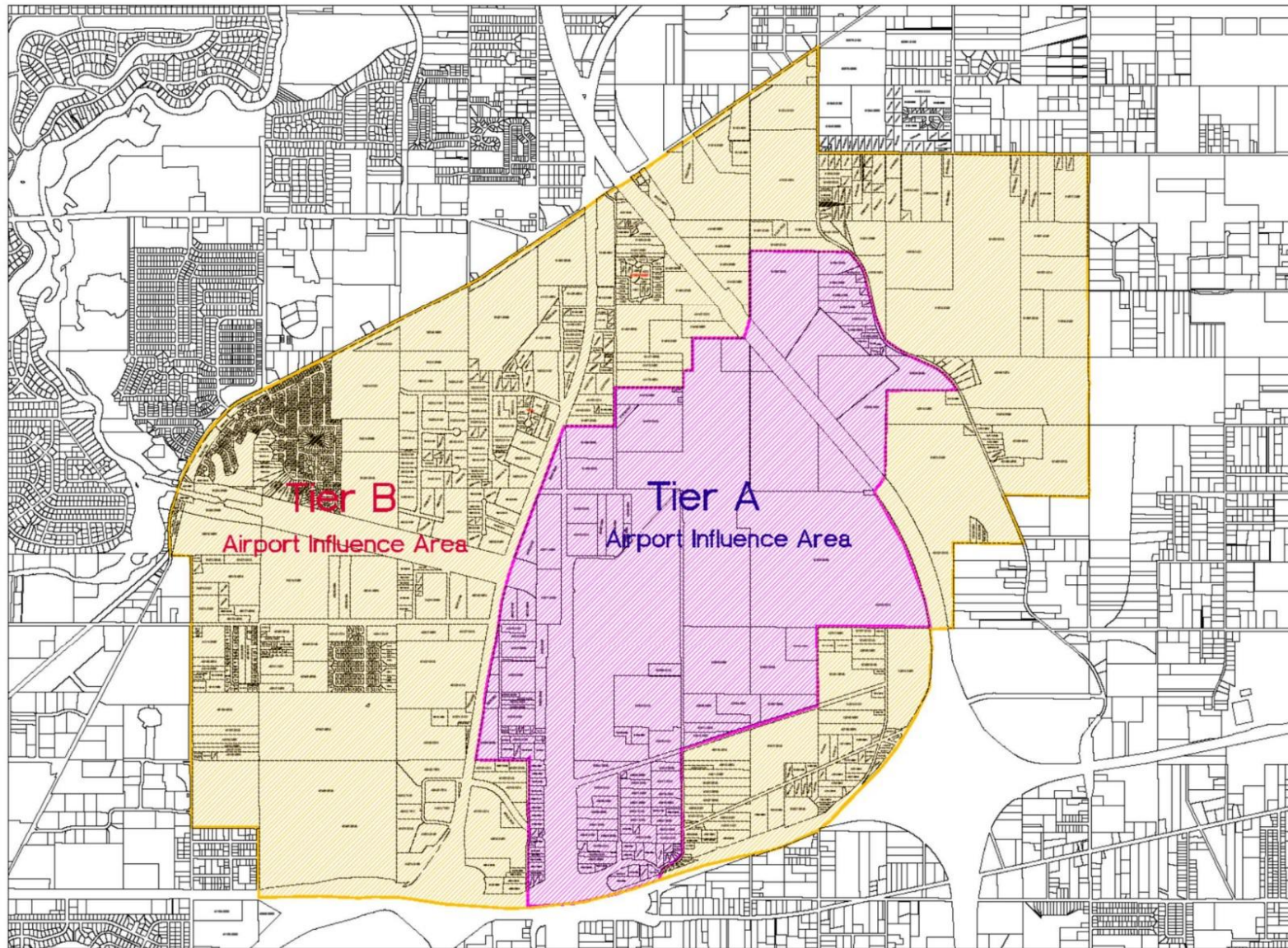


Exhibit 4.17.11: Airport Influence Areas

AGRICULTURE

Goal 5

Provide for a variety of agricultural and rural residential land uses to meet the needs of a diverse population and support sustainable, thriving and quality rural communities.

GENERAL CONSIDERATIONS

Objective 5.1: In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.

Policies

- 5.1.1:** Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.
- 5.1.2:** Allow agriculture as a viable use both prior and subsequent to the mining of land designated or approved for mining purposes.
- 5.1.3:** Land development regulations shall provide for a shortened, simpler review process for the division or development of land for bona fide agricultural purposes.
- 5.1.4:** Pursuant to Florida Statute 163.3179, to preserve and protect the viability of the basic family farm as well as to provide homesteads for the relatives of agricultural land holders, a family homestead parcel may be created in the Rural land use categories regardless of the underlying plan density assigned to the parcel. Residential development of agriculturally-designated land for the use of family members as their permanent residences is permitted at densities higher than normally permitted in the respective rural-agricultural categories but not to exceed 1 dwelling unit per gross acre. These parcels must be of at least one acre in size. This policy is intended to perpetuate the family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses and shall apply only once to any individual.
- 5.1.5:** In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to ensure that the remaining acreage is indeed agriculturally viable.

Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that

subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.

- 5.1.6:** Agricultural and agricultural related uses shall be permitted in non-rural land use categories.
- 5.1.7:** Hillsborough County shall explore opportunities to establish an incentive based long range agricultural policy program to help retain productive farmland and discourage its conversion to non-agricultural use. This may be accomplished through the land development code and/or other programs to compensate farmland owners for purchase or transfer of development rights, conservation easements, or other such mechanism as deemed appropriate. Participation in such a program would be voluntary on the part of the property owner and the development community.
- 5.1.8:** Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

RETENTION

Objective 5.2: In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.

Policies

- 5.2.1:** Permit the continuation, on-site intensification and changing of commodities for agricultural uses in non-rural land use categories even as non-agricultural development is introduced around it, provided that the agricultural uses or zoning for agricultural uses existed at the time of the adoption of the Plan. Additionally, permit the establishment of new agricultural uses in non-rural categories in a manner conforming with development regulations.
- 5.2.2:** Permit clustering of development in rural areas that will allow for the continuation of bona fide agricultural uses in conjunction with residential uses.
- 5.2.3:** Introduction of intense agricultural uses adjacent to non-agricultural use in non-rural areas shall meet applicable land development codes.
- 5.2.4:** Agriculture related commercial uses more intensive or heavy than commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.
- 5.2.5:** Agriculture and agricultural support uses are the preferred uses in rural areas.

- 5.2.6:** The Comprehensive Plan supports and endorses the Florida Right to Farm Act (F.S. 823.14).
- 5.2.7:** When new non-agricultural development is introduced adjacent to an existing agricultural use, the nonagricultural use shall provide sufficient onsite buffering/mitigation to allow the agricultural operation to continue.

Rural

PLANNED VILLAGES

There are several areas of the County which are located outside the Urban Service Area limits but may be appropriate for up to 2 units per acre development sometime in the future. However, Hillsborough County will not be planning or programming infrastructure to serve these areas within the planning horizon of this Plan. The capital costs associated with the provision of infrastructure needed to serve these planned villages must be provided by the developer of such a project and will not be funded by Hillsborough County.

Objective 5.3: To prevent the sprawl of low-density residential development into rural areas, the County shall continue to apply a two-tiered land use category in areas where the potential for sprawl exists.

Policies

- 5.3.1:** Subsequent to amendments to the Comprehensive Plan to implement the transfer of development rights program outlined in **Objective 32**, existing areas designated as RP-2 on the Future Land Use Map may be considered as a receiving area for transfer of development rights as outlined in the following policies. Prior to allowance of transfers of development rights into the RP-2 category, multipliers for transfers will be established in the Comprehensive Plan at appropriate levels given that this land use category is located predominantly outside the Urban Service Area.

5.3.2: RP-2 Designated Parcels 160 Acres or Greater

The Residential Planned-2 (RP-2) land use category is intended to implement a two-tiered approach in the application of densities and intensities. The purpose of the RP-2 land use category is to promote self-sustainable development. The ability to obtain the maximum intensities and/or densities permitted in the RP-2 land use category on parcels 160 acres or greater shall be dependent on the extent to which developments are planned to achieve on-site clustering, meet the intent of the Planned Village concept, and demonstrate consistency with Policies 5.3.5 and 5.3.10.

In order to achieve densities in excess of 1 du/5 ga in the RP-2 category, developments shall achieve the minimum clustering ratios and shopping provisions under the Planned Village option required by this Plan, except as noted in the Zoning Exception described in Policy 5.3.4.

5.3.2 (a): Blending of Development Rights on RP-2 Designated Parcels of 160 acres or greater

Two (2) non-contiguous parcels designated RP-2 that each are at least 160 acres or greater, may blend the density or intensity of those non-contiguous parcels across the entire project through one Planned Development (PD) zoning, transferring up to 50% of the density/intensity from one parcel to the other. Through the PD, both parcels shall function as separate planned villages with neighborhood and community commercial needs met.

5.3.3: RP-2 Designated Parcels Less Than 160 Acres Aggregation With Existing Development Provisions

The ability to develop tracts of land in the RP-2 land use categories of less than 160 acres may be accomplished at densities up to the maximum of 2 units per gross acre if the development can be shown:

- To function as an integral and planned part of existing adjacent development together totaling 160 acres or more, and its neighborhood and community commercial needs are met by the combined development and the tract meets Planned Village policies and development regulations.
 - a) Developments aggregated with planned village projects may collectively achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements (Exhibit 5.3.5).
- If the property is less than 160 acres and cannot meet the requirements for mixed-use or aggregation criteria in section 1 of this Policy, densities and intensity credits may be transferred from qualified sending areas identified in the Transfer of Development Rights Program. Qualified sending areas include lands:
 - a) Designated as Significant Wildlife Habitat
 - b) Nominated for the Environmental Lands Acquisition and Protection Program
 - c) Within Coastal High Hazard Areas;
 - d) Within Community Plan boundaries in which the Plan calls for the reduction of density in specific areas;

Developments utilizing the TDR option may achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements consistent with Policy 5.3.5.

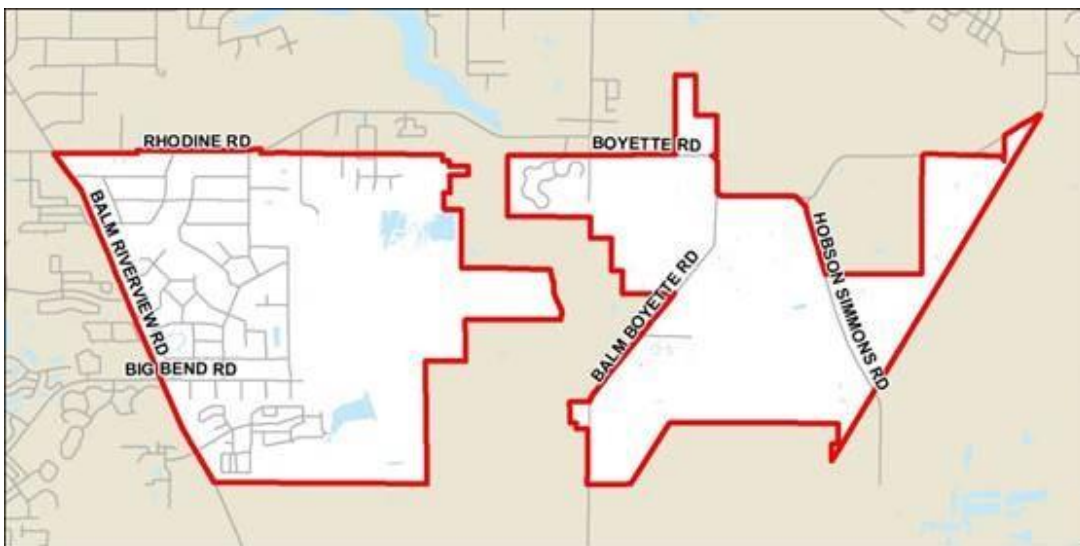
The minimum clustering ratios is required in both options.

The establishment and guidelines for the transfer of density and intensity credits will be developed within a year of the adoption of this policy and implemented through the Land Development Code.

- For parcels within the RP-2 land use category located within the boundaries set forth in this section that cannot meet the requirements for

mixed-use or aggregation criteria in section 1 or the transfer of development rights criteria in section 2 of this Policy, the following criteria shall apply:

- a) The areas set forth within the boundaries in this section are recognized as an Aggregated Planned Village (see map below) and subject to the following criteria:
 - 1) Development of parcels less than 160 acres, but equal to or greater than 50 acres, may occur at densities up to the maximum of 2 units per gross acres, if the neighborhood commercial needs of the project can be met by existing or planned neighborhood commercial services located either within the Aggregated Planned Village or within 2 miles radius from the boundary of the primary development Aggregated Planned Village. Clustering ration shall be at a minimum of 3.5 unit per acre.
 - 2) To ensure that the neighborhood commercial needs of the Aggregated Planned Village are met, Development of parcels less than 50 acres in the area may be considered for neighborhood commercial uses without meeting locational criteria.
 - 3) Development shall occur in a manner that encourages aggregation with adjacent eligible properties.



*Exhibit
5.3.3:
Map of*

Aggregated Planned Village

5.3.4: Zoning Conformance Exception

Some parcels within the RP-2 category may carry a zoning district more intense than 1du/5ga prior to the application of the RP-2 designation on a parcel. Zoning granted prior to the application of the RP-2 category on a property is considered conforming with the Plan and may develop in accordance with the applicable zoning district in place. All subsequent rezoning must comply with the standard requirements outlined in Policies 5.3.2 and 5.3.3.

5.3.5: As the size of the Planned Village increases from the 160 acre minimum, the density of the clustered area, and the amount of neighborhood and retail shopping provided must also increase. The minimum requirements for the Planned Village to achieve densities in excess of 1 du/5ga are given in the Table of Minimum Requirements For Planned Villages (Table 5.3.5).

Planned Villages which meet the minimum requirements may develop at 2 du/ga in RP-2. Planned Villages may utilize Transfer of Development Rights to achieve a density of 4 du/ga, consistent with the Transfer of Development Rights Program outlined in the Comprehensive Plan and Land Development Code.

Land Development Code (LDC) adopted to implement this Plan may provide clustering and mixed-use criteria for a range of Planned Village densities less than the maximum permitted gross densities for the RP-2.

Table 5.3.5.: Minimum Requirements For Planned Villages in RP-2 Land Use Designation				
Project Acreage				
	160/319	320/640	640/2259	2560+
Clustering Ratio for Planned Village projects of any size - Requires that the gross number of allowable dwelling units are clustered to achieve a minimum of 3.5 to 4 units per net acre. Clustering up to 6 units per net acre is permitted for planned villages that utilize Transfer of Development Rights.				
% of total Neighborhood Retail and Shopping Square Footage Required On-Site	50%	75%	100%	100%
% of total Community Commercial Square Footage Required On-Site	-	-	25%	50%
Open Space Requirement	As determined by the net result of the required minimum clustering ratio.			

- 5.3.6:** Clustering and Mixed-Use shall be required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. Clustering and Mixed-Use shall be encouraged in the other suburban and rural plan categories.
- 5.3.7:** Parcels within the RP-2 land use category shall not be split into smaller parcels to avoid the "Planned Village" criteria and requirements applicable to larger parcels, except as noted in the Zoning Exception found in the Policy 5.3.4.
- 5.3.8:** Developments within the RP-2 land use plan category that are 160 acres or greater in size and request approval under the Planned Village concept and its associated minimum criteria shall be served by a central wastewater system. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems).
- 5.3.9:** All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer of a Planned Village and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided concurrent with the development.
- 5.3.10:** Community and Neighborhood Commercial uses are required on-site, consistent with the policies of the Plan for all parcels regardless of size, except as noted in the Policy 5.3.3.

Fifty percent (50%) of the on-site commercial development required under the RP-2 land use category shall be completed at the point that 75% of the residential units are constructed. Adequate acreage to accommodate the remaining on-site commercial requirements shall be identified and reserved on the project's site plan and will be developed prior to the 100% completion of construction of residential units. The developer may seek approval by the County for up to an 18 month grace period following build-out if the need and justification for an extension is sufficiently documented.

However, these requirements may be waived for projects under 320 acres if it can be documented that required commercial development exists or is in operation within the surrounding area by the time 75% of the residential unit are built and the overall project satisfies the RP-2 development requirements and the intent of the Planned Village.

At least 50% of the project area must be within 5 miles of existing Community Commercial uses and within 1.5 miles of developed and operating Neighborhood Commercial uses to be used to satisfy RP-2 commercial requirements. Criteria will be developed and implemented in the Land Development Code to establish standards and criteria for documenting adequate neighborhood and community use in proximity to the RP-2 project and a map identifying the general service zones will be prepared within one year from the date this policy is adopted.

- 5.3.11:** Achieving adequate road connectivity is a high priority in areas designated RP-2. RP-2 projects shall be designed to the greatest extent possible to connect roadways shown on the Transportation Corridor Plan Map and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies.

The County will review and consider including those roadways that support the RP-2 land uses on the Countywide Corridor Plan within one year from the date this policy is adopted.

- 5.3.12:** The committee established to review the RP-2 land use category as part of the Comprehensive Plan update will continue to meet to propose additional refinements to this land use category in the next two Comprehensive Plan Amendment cycles.

PLANNED ENVIRONMENTAL COMMUNITY ½

The Planned Environmental Community ½ category is applicable to areas of Hillsborough County which provide: unique opportunities to expand protections of Regional Resources onto private land; local government water and wastewater utility service; enhanced buffering; and transition to adjacent urban and suburban areas. In such areas, a transitional land use category is appropriate. In order to induce these enhanced protections a Planned Environmental Community ½ designation shall be applied and allow residential densities of 1 dwelling unit per 2 gross acres (1 du/2 ga) as a transitional land use.

Objective 5.4: To provide an orderly and well planned transition of residential and mixed-use development and provide buffering and protection of Regional Resources, and to enhance environmental protections through the utilization of Conservation easements, the County shall apply this land use category in areas adjacent to Regional Resources areas or other property surrounded by property designated PEC ½. The residential density allowable shall be 1 du/2 ga provided that the development meets the policies outlined herein.

Policies

- 5.4.1:** If a planned community under this category includes a Riverine, Class I Public water supply source, special restrictions shall be included relative to the proximity of development to the main channel of the river and tributaries thereto; and protection of existing wetlands to further ensure protection of the River's water resources.
- 5.4.2:** Development pursuant to this category must utilize a Planned Development zoning and incorporate an Environmental Management Plan (EMP). The EMP must be developed with input from local and regional agencies, including, minimally, the Environmental Protection Commission of Hillsborough County, the Planning Commission, and the Regional Water Supply Authority. The EMP shall provide for expanded environmental protections to a Regional Resource, enhanced open space, public water, and sewer, public access to a Regional Resource, and enhanced water quality protections.

The EMP shall further specify the methods of implementation, enforcement (such as deed restrictions to prohibit dumping, clearing, and disturbance of buffers), maintenance, and protection, including the enhancement of buffers through pine reforestation planting and planting other native vegetation (as may be required for habitat mitigation) where pasture exists adjacent to a Regional Resource in order to achieve a density of 1du/2 ac.

- 5.4.3:** Clustering shall be required and Mixed-use shall be encouraged as appropriate in the PEC ½ land plan category in order to provide for the efficient provision of infrastructure, preservation of open space, and environmental protection. Allowable development should be low density and clustered on the most suitable portions of a tract in order to preserve and enhance environmental resources.
- 5.4.4:** Developments within the PEC ½ land use plan category, which utilize the 1 dwelling unit per two acres option, shall be served by a central wastewater and potable water system (i.e. Local Government water and wastewater utility service area). Unless already available at the time development commences, the public facilities necessary to achieve concurrency for water and sewer shall be added to the capital improvements element of the appropriate local government in the next plan amendment cycle following approval of development and must be financially feasible.
- 5.4.5:** Acceptable activities within buffers/open space include access to passive amenities or other improvements (e.g. installation of picnic facilities and other structures for passive recreation) which are designated as amenities for the use of natural areas.
- 5.4.6:** Allowable construction within buffer/open space areas include habitat enhancement and limited construction of sidewalks (not within buffers), paths, trails or other amenities necessary to provide pedestrian access to trails or natural areas. Such paths, trails, etc. are allowed a minimal footprint, and not contain impervious surfaces, lighting or any other ancillary structure (such as restrooms, parking lots, etc.).
- 5.4.7:** Picnic facilities, boardwalks, or other structures for passive recreation which require minimal impact on native vegetation may be included within buffer open space areas and must be included as part of the Environmental Management Plan.
- 5.4.8:** The construction of Low Impact Development storm water discharge conveyances (e.g. spreader swales) and outfall structures (where possible and practical) for surface waters from the development's water quality treatment system to adjacent receiving bodies may be included within buffer/open space areas pursuant to Policy C-2.5.6 and must be included as part of the Environmental Management Plan.
- 5.4.9:** The construction of improvements (e.g. sewer lines, force mains, water lines, electric, telephone and cable TV line) within road rights of way where wetland crossings occur must be specified as part of the Planned Development zoning and included as part of the Environmental Management Plan. The construction and maintenance of improvements through wetland crossings shall not impede wildlife and water movement through the wetland system. No overhead utilities may be

constructed within 260 feet of any Class I water body (as defined by SWFWMD-FLUCFCS Code 5100 “Rivers and Streams” mapping of the riverbank.

5.4.10: Discharge of reclaimed water utilized in the development for irrigation purposes shall be encouraged and permitted pursuant to applicable Florida Department of Environmental Protection rules, Southwest Florida Water Management District rules, and the Regional Water Supply Authority policy.

5.4.11: If it is demonstrated that no Natural Plant Community exists within a portion of a buffer/open space area (e.g. the area is dominated by pasture grasses), then the developer may locate any required floodplain compensating storage areas (as defined in the SWFWMD Basis of Review) wetland or upland mitigation (for plants or animals) within such portions of the buffer/open space in order to create a more diverse habitat mosaic. The placement of floodplain compensation areas shall be approved by SWFWMD during permit reviews to ensure that adjacent wetland hydroperiods are not adversely affected. If located within a wildlife corridor, any buffer encroachment permitted in this Policy will maintain an upland corridor, as set forth in the Implementation Section hereof, between delineated wetlands and encroachment to allow for wildlife movement.

5.4.12: Development of a project under this category shall locate additional corridors for animal movement within the developable portions of the project (e.g. by strategic location of landscaping, open space, recreation, signage and easements), in order to encourage cross-mobility of wildlife between the project and offsite corridors.

5.4.13: Development of a project under this category shall provide for an enhanced public awareness program through a homeowners association or a community development district to provide for the establishment of:

- Best management practices by residents and landscape maintenance personnel within the proposed community when utilizing fertilizers, pesticides and herbicides, and pet animal defecation control in order to reduce runoff contamination;
- The prohibition of Homeowner land alteration activities within buffers such as: clearing, filling, mowing, trimming, dumping any material, fertilizing, pesticide application, fencing and hunting; and
- Homeowner water conservation measures.

Development approvals shall include non-revocable deed restrictions and conservation easements by plat or other method of public recordation to regulate the prohibited activities within buffers. The deed restrictions and conservation easement shall be enforceable by the appropriate homeowner’s association or other appropriate entity.

5.4.14: Residential builders shall be encouraged to (a) utilize green building-approved construction materials and (b) obtain certifications such as the Florida Green Development Standard.

5.4.15: Site development approval for the parcels designated PEC ½ on the future land use map and located in Township 27 South, Range 21 East, in all or portions of

Sections 4, 5, 6, 7, 8 and 9 shall not exceed 110 residential units prior to July 1, 2012.

Further transportation analysis for the maximum amount of development authorized by the comprehensive plan category shall be provided to Hillsborough County and FDOT prior to site development approval in excess of 110 residential units. This policy does not relieve any applicant from meeting concurrency requirements as specified in the Hillsborough County Land Development Code. Any transportation improvements shown to be needed to maintain the adopted level of service standards for impacted transportation facilities must be included within the five (5) year Schedule of Capital Improvements Section as required by law prior to site development approval in excess of 110 residential units. Any amendment(s) to update the schedule within the Capital Improvements Section are subject to the statutory procedures governing adoption of such amendments.

5.4.16: Development occurring within the PEC ½ land use category which achieves an enhanced density of 1 du/2 ga shall be authorized only by a Planned Development (PD) rezoning which includes an Environmental Management Plan demonstrating the criteria referenced below in Table 5.4.16.

Table 5.4.16 - Implementation Matrix of Planned Environmental Community ½									
Wetland Protection			Direct Project Stormwater Discharge				Wildlife Corridor		
Types of Water Bodies	Increased Wetland Setback from Wetland Edge ¹	Water Quality Must Meet	Treatment Must Include LID	Exceed SWFWMD Treatment Criteria	Wildlife Corridor Required	Total Width	Total Upland Width From Wetland Edge ¹	Wildlife Crossing Required	
1) Potable Water Supplies, Outstanding Florida Waters, and Aquatic Preserves	300%	Class I ²	YES	Ch.62-40.432 F.A.C. by 10%	YES	>400 feet ³	>200 feet	Required ⁴	
2) Named Rivers	250%	Class III ²					>105 feet		
3) Named Tributaries/ Creeks	100%						>300 feet ³		>60 feet
4) Intermittent Sloughs ⁵	100%						>130 feet ³		>30 feet

5) Herbaceous Isolated Wetlands	66 2/3%							
6) Non Herbaceous Isolated Wetlands	10%				No	n/a	n/a	n/a

1 Delineated Wetland Jurisdictional Line

2 62-302.530 F.A.C. State Surface Water Quality Classification: Class I = Potable Water Supply, Class III = Recreation, Propagation and Maintenance of a Healthy, Well Balanced Population of Fish and Wildlife

3 Within Wildlife Corridor, the width must provide a continuous corridor along a designated riverine system. The corridor may include: wetlands, existing undisturbed uplands, floodplain compensation, wetlands mitigation, uplands mitigation, and LID discharge features.

4 Crossings required for roadways.

5 A wildlife corridor is required when the intermittent slough connects otherwise preserved areas.

5.4.17: The Developer shall prepare a Planned Development and Environmental Management Plan in accordance with Table 1, providing the following protections to the Regional Resource:

- Preservation of the functional integrity of the Regional Resource.
- Provision of increased buffering to the Regional Resource.
- Provision for wildlife crossing(s) along wildlife corridors.
- Continuation of wildlife corridors on private land.
- Buffers shall lie on a line between the proposed development and the protected resource.
- A continuous buffer, wildlife crossing, wildlife corridor, or other buffer will not preclude the construction or development of a road, trail, or utility crossing if the necessity of the road, trail, or utility crossing can be adequately demonstrated and provided appropriate precautions and mitigation for impacts to the corridor are applied.

5.4.18: The Planned Development must provide for the designation of public access through easements, dedications, or conveyances to portions of a Regional Resource. This requirement will not mandate trail access to all portions of a Regional Resource located within or adjacent to the Planned Development. If public policy prohibits public entry, access shall be limited to viewing access. The Planned Development must designate and provide for the construction of a publicly accessible trail located within the project which provides for a potential connection to trail(s) located on adjacent lands. Additionally, an area for public parking will be provided contiguous to the public trail system to allow access to the trail and to serve as a gathering place for users of mass transit.

5.4.19: The Planned Development shall exceed all current Land Development Code and Comprehensive Plan requirements but in no case may provide less than 40% of the gross site area for Open Space to include wetlands, wetland buffers, preserved

uplands, and other passive recreation areas located within the property. In no instance shall Open Space, exclusive of delineated wetlands, be less than 15% of gross site area. Portions of the Open Space, which are exclusive of delineated wetlands (i.e. the 15% threshold) may be utilized for floodplain compensation, or wetland or upland creation mitigation where no natural plant community exists. Furthermore, LID applications, littoral shelves, and planted berms are the only portions of stormwater attenuation/treatment ponds which may be counted towards the Open Space requirement.

5.4.20: Wetland buffers shall be identified within the Planned Development and included in the Environmental Management Plan in order to maintain the integrity of buffers. Wetland setbacks shall exceed the current regulatory criteria. Wetland buffers shall be in accordance with Table 5.4.16. Wetland buffers shall be minimally increased above current requirements: adjacent to Potable Water Supplies, Outstanding Florida Waters, and Aquatic Preserves by 300%; adjacent to a Named River by 250%; adjacent to a Named Tributary/Creek by 100%; adjacent to Continuous Intermittent Sloughs by 100%; adjacent to any isolated Herbaceous wetlands as determined pursuant to 62-340.400, FAC, by 66 2/3%; and adjacent to all other Isolated wetlands by 10%. Furthermore, no building shall be constructed within 2000 feet of any Class I water body that is a drinking water supply (as defined by SWFWMD-FLUCFCS Code 5100 "Rivers and Streams" mapping of the riverbank) and there shall be no boat docks or ramps placed on abutting portions of a Potable Water Supply or a named river. No land alteration activities shall occur within buffers except as provided for in the PEC ½ Objectives and Policies and for approved activities which minimize impacts upon native wildlife habitat by requiring less disruptive, passive pursuits such as hiking, nature study, photography, picnicking, fishing and canoeing. In addition to required treatment standards, residential lot grading and land alteration activities adjacent to wetlands which are in excess of five (5) acres must minimize direct discharge of stormwater to the wetland by providing mechanisms such as: roof collection systems routed to the front of lots/adjacent street; together with either of the following:

- Type A grading of lots (rear to front); or
- By installation of rear yard swales.

5.4.21: The construction plans for the Planned Development must provide enhanced storm water runoff quality treatment based on mutual agreement between the County and the Applicant and based upon reasonable scientific judgment that a selection of, but not limited to, the following Best Management Practices will achieve a target performance standard at least 10% greater than that of Ch. 62-40.432 F.A.C.: low impact development (L.I.D.) methods (e.g. spreader swale(s), overland sheetflow, rain garden (s), use of pervious pavement, and narrow roadways); enhancement (planting) of littoral shelves within each stormwater management system; enlargement of littoral shelves; additional volumetric detention-treatment by routing treated discharges through non-treatment manmade lakes; or increased residence time prior to discharge to any receiving wetland or natural surface water. LID shall be incorporated wherever possible unless it can be demonstrated these techniques are not reasonably feasible. Direct discharge of stormwater runoff from a project's water quality treatment system to riverine systems that are public drinking water supply sources shall comply with all applicable state and federal drinking water standards for Class I water bodies

(F.A.C. 62-302.530). Septic tanks and potable water wells shall not be permitted as part of the Planned Development.

- 5.4.22:** The Planned Development shall provide for the continuation of any regionally significant wildlife corridor(s). Detailed wildlife corridor specifications shall be specified in the Environmental Management Plan, and as specified in Table 1, provided however, if FFWCC has determined that a wildlife species that requires area for mobility requires a greater width of wildlife corridor, said greater corridor width shall be reasonably provided. In cases where activities allowed under other parts of this rule occur in a particular portion of a buffer, then the required buffer must minimally exceed current wetland setback requirements and must be maintained in uplands. A continuous buffer shall be placed between the development and a Potable Water Supply or Named River. Crossings of this buffer may not occur except for access, utilities or project roadways on a finding that no other reasonable alternative exists and that the enhancements to mitigate any adverse functional impacts are provided.
- 5.4.23:** The Planned Development's platted lots shall exceed the lawn restriction provisions of Section 6.06.03 D.8. of the Hillsborough County Land Development Code by a minimum of 20%. Remaining landscaping of the lot shall be with Florida friendly and native landscaping. No fencing, landscaping, irrigation, swimming pools or other lot owner improvements shall be allowed within buffers. These restrictions are required to be included as a non-revocable deed restriction and shall be placed under conservation easement by plat or by other recorded method said easement being enforced by the relevant homeowner's association or other appropriate entity.
- 5.4.24:** Development utilizing the PEC category must exceed the SWH LDC required minimum preservation by a minimum of 10%. Uplands that are proposed for protection within PEC buffers that are not classified as an LDC-defined natural plant community (e.g. improved pasture) must be restored in a manner which exceeds the County's standards for upland SWH restoration when project impacts to SWH occur. Upland acreage within proposed PEC wildlife corridors must equate to the LDC's requirement for upland SWH preservation as it relates to the overall boundaries of the land development application. These upland acres are to be comprised of natural plant communities and SWH restoration communities in a contiguous, non-fragmented manner. Actual wildlife corridor parameters will be considerate of the corridor widths prescribed by the SWH Guidelines of the LDC with a preference to augment them. Conservation easements within the corridors should be established over those areas defined as upland SWH and as SWH restoration uplands.

WIMAUMA VILLAGE RESIDENTIAL -2

There are several areas of the County located outside the Urban Service Area (USA) boundary with land use designations that may be appropriate for up to 2 units per acre development sometime in the future. As these areas experience future growth the development is envisioned to balance this growth with a rural character or a small-town design while providing improvements to supporting infrastructure and services. Given the location of these areas outside the Urban

Service Area, it will not be Hillsborough County's first priority to plan or program infrastructure to serve these areas within the planning horizon of this Plan. The capital costs associated with the provision of infrastructure needed to serve these areas must be provided by the developer of such a project and will not be funded by Hillsborough County. These new communities shall integrate into existing communities with respect to the natural and built environment with a compatible and balanced mix of land uses, including residential, employment where anticipated and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

For Wimauma specifically, this section seeks to align with the intent of the Wimauma Community Plan. Areas defined as WVR-2 may be appropriate for development utilizing tools that incentivize small town stewardship, rural and agricultural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Wimauma Village Planned-2 (WVR-2), that meet the Village intent may generally be considered for density greater than 1 unit per 5 gross acres with certain conditions as stated within this adopted section and the Land Development Code (LDC). Areas that do not meet the Village policies in WVR-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may be considered to achieve a maximum of 2 units per gross acre within lands designated Wimauma Village Residential-2 and where community benefits are provided, consistent with this section and the LDC. Up to 4 units per gross acre may be achieved in the Wimauma Village Residential-2 land use with Transfer of Development Rights (TDRs). These TDRs are a no net density increase to the Rural Area and are transferred at a density of one to one, from and to the Wimauma Village Residential-2 land use. The Wimauma Village Residential-2 land use is also designated a TDR sending area to the Wimauma Downtown TDR Receiving Area. All capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer.

Objective 5.5: The purpose of the WVR-2 land use plan category is to discourage the sprawl of low-density residential development into rural areas, to protect and conserve agricultural lands, to provide a residential base to support commercial development in downtown Wimauma and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas' natural, cultural, and physical assets.

Policies

5.5.1: Development Intent

Development within WVR-2 is intended to do the following:

1. Prioritize the timeliness of appropriate land use, zoning, growth and development within the Rural Area;
2. Provide for a compatible transition of land use between the rural and Urban Service Area;

3. Preserve the rural character, encourage opportunities for continued agriculture;
4. Offset biological and ecological impacts of new development;
5. Maintain surface water quality and improve where possible;
6. Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
7. Provide multimodal mobility options and connectiveness that reduce impacts of new single occupancy vehicle trips;
8. Encourage and support non-residential uses within Downtown Wimauma along and in proximity to SR 674;
9. Create efficiency in planning and in the provision of infrastructure;
10. Balance housing with workplaces, jobs, retail, and civic uses; and
11. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles.

5.5.2: Location & Boundaries

The Wimauma Village Residential-2 Future Land Use category is located inside the boundaries of the Wimauma Village Plan and generally conforms to those properties previously classified as Residential Planned-2.

5.5.3: Residential Gross Density

The WVR-2 land use allows consideration of up to 2 dwelling units per gross acre provided that the development is meeting the adopted provisions of this section and the LDC. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Connectivity, open space, diversity of housing type and provision of Community Benefits are required in order to obtain the maximum density. Required storm water ponds, when not internally located to the housing site and when associated with larger reserved open space, may be excluded from the net acreage calculation. In no event shall open space constitute less than 40% of the gross site acreage with 30% of open space being contiguous and 10% of open space internally located to the PD site.

5.5.4: Residential Development

The WVR-2 is residential in character with a mix of housing types including single family attached and detached homes and multi-family dwelling units. Homes located in the WVR-2 zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Residential support uses may be considered internal to the development or as part of a community benefit.

5.5.5: Typical Uses and Floor Area Ratio

Typical uses found within WVR-2 include agriculture, residential, public, residential support and district specific non-residential uses (commercial, industrial or otherwise) Residential support uses with a maximum 0.25 FAR may be considered

within any WVR-2 designated property. Proposed developments of 100 or more acres shall reserve at least 1.5% gross acreage to establish a neighborhood center that may provide such uses. The Wimauma Downtown East district allows consideration of a variety of employment generating uses with a maximum 0.25 FAR. The Wimauma Downtown East district is established to provide employment opportunities that complement, enhance or otherwise further the Wimauma Community Plan and may include certain commercial, industrial, agricultural, or residential uses along or in proximity to SR 674. The Wimauma Downtown East district shall be guided by the Wimauma Downtown Overlay and other applicable sections of this Plan and the LDC.

5.5.6: Open Space, Conservation Area, and Agricultural Land

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP lands, public uses, ponds, wetlands, corridors, and agricultural open space) shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas.

To ensure that the rural landscape is preserved, large areas of new development must be reserved in WVR-2 for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous or adjoining and 10% of the open space being internally located to the PD site.

5.5.7: Community Benefit Options: In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be required for proposed villages. Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with this Comprehensive Plan.

See below for a listing of the community benefits further described in Part 5.04.00 of the LDC:

Community Benefits
Proposed villages including (50) fifty or more residential units shall conduct at least two public meetings and shall notify all registered Neighborhood, Homeowner and Civic Associations within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. These meetings shall occur within the defined Community Plan boundary. One meeting shall occur prior to the application submittal. A second meeting shall occur after an application is submitted but prior to the letter of mailing notice deadline. Proof of the meetings in form of an affidavit shall be provided that identifies the date, location, and timing of the meeting, as well as a list of Associations contacted, and meeting minutes. This information shall be submitted to County staff by the Proof of Letter of Notice deadline.
At least one benefit shall be offered for developments less than 25 acres.

<p>At least two benefits shall be offered for developments less than 50 acres but equal to or greater than 25.</p> <p>At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50,</p> <p>At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100,</p> <p>At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160,</p> <p>At least six benefits shall be offered for developments greater than 320 acres.</p>	
<p>Community Benefits that demonstrate meeting the requirements in the Community Benefits Table twice or by 100% or more may count the benefit two times, as approved by the Board of County Commissioners.</p>	
<p>Tier 1: Community Benefits Priority List</p> <p>(For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).</p>	
1	<p>Construct multi-use trail within or adjacent to the TECO corridor (as agreed during PD process), consistent with Hillsborough County 2019 Greenways and Trails Master Plan for the Cross County Greenway-Wimauma and the Wimauma Community Plan or construct at least two connections to an adjacent County trail system planned or otherwise. When constructing connections to an adjacent trail, the connections shall meet Multi-use standard in the Hillsborough County Transportation Technical Manual and be at least a half mile in length within the project. If relevant, connect to Neighborhood Centers, or connect to other trails found in the Long-Range Transportation Plan with approval from Parks and Recreation, Community Infrastructure Planning, and other appropriate reviewing agencies. When constructing within a Multi-Use Trail within the neighborhood, the trail location shall be identified on the rezoning site plan. Additionally, the entirety of the trail shall be constructed prior to the final plat approval of more than 75% of the residential units. When constructing within a Multi-Use Trail within the neighborhood, the required connection length into the neighborhood, and connection to a Neighborhood or other trails if applicable, shall be constructed in its entirety prior to the final plat approval of more than 75% of the residential units.*</p>
2	<p>Land dedication and conveyance for county owned land to be used for any type of recreational use (includes General Recreational Use for indoor/outdoor, Passive Recreation, and/or Regional Recreation Use defined by the Code provided property is publicly owned) and public civic/community uses (such as, but not limited to, community centers, libraries, fire or police stations). Park lands shall be 10 acres at a minimum all other public civic/community uses shall be 2 acres at a minimum. Final approval will be made by the BOCC. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication.*** and **</p>
3	<p>Construct new non-residential use in the Wimauma Downtown Main Street Core or Wimauma Downtown East. The requirement of 42 sq ft per household for the required non-residential uses shall be based on 30% total unit count or 3,000 sq ft whichever is larger.*</p>
4	<p>Benefit shall directly or indirectly contribute towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element.</p>

	This benefit may include economic development, transit, affordable housing, internet access or other contributions. ****
Tier 2	
5	Transfer of Development Rights: Transfer a minimum of 10% of the base density of total PD units per acre to the Downtown TDR Receiving Zone in Wimauma Downtown per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County. Lands sent may not contribute to 40% open space requirement.
6	Land dedication for ELAPP (approved by Hillsborough County) at a minimum of 10% of total site. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. *** and **
7	Internal recreation and open space shall exceed regulation per Section 3.24.04 by no less than 25% and 35%. Lands exceeding regulation shall be open to public use and maintenance of these lands shall not be the responsibility of Hillsborough County. Such areas when exceeding the minimums and identified for use as a community benefit shall not be excluded from density calculations.**
8	Construct on-site non-residential uses within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units or 3,000 sq. ft. whichever is larger.
<p>* The community benefit shall require that at least 50% of required on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the required on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.</p> <p>** Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</p> <p>*** These community benefits shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plat approval.</p> <p>**** Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.</p>	

5.5.8: Approvals & Tracking

All approvals shall be through a planned unit development requiring, at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings inside the Wimauma Village Residential-2 (WVR-2) land use plan category shall be through a Planned Development district and shall comply with the LDC.

5.5.9: Transfer of Development Rights (TDR)

In WVR-2, up to 2 dwelling units per gross acre (DU/GA) densities may be transferred between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The designated sending area shall be inside the limits of the Wimauma Village Residential-2 land use plan category.

5.5.9.a: Designated Receiving Zone

The designated receiving areas shall be inside the Wimauma Village Residential-2 land use plan category, inside the Urban Service Area portion of the Wimauma Village Plan (Wimauma Downtown TDR Receiving Zone), or other identified areas within the Urban Service Area.

1. To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the Wimauma Downtown Receiving Zone will be 2 DU/GA to 4 DU/GA, a ratio of 1:2. The transfer of dwelling units shall not exceed 4 DU/GA within the Wimauma TDR receiving zone. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.
2. To support the Wimauma Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses (AHDB) will be allowed and encouraged in the Wimauma Downtown Receiving Zone. The stacking of TDR with any other density provision of the comprehensive plan or LDC shall be prohibited in WVR-2 to WVR-2 transfers.
 - a) 1 acre parcel with a Future Land Use of Residential-6, within the Wimauma TDR receiving zone, with no wetlands may be considered for up to 6 dwelling units. Applying for an Affordable Housing Density Bonus will increase the Residential 6 to the next highest category (Residential 9). The TDR receiving parcel may now be considered for as many as 9 dwelling units. The TDR sending parcel with a Future Land Use of WVR-2 may transfer density at a ratio of 2 DU/GA to 4 DUGA. The receiving of dwelling units shall not exceed 4 DU/GA within the Wimauma TDR receiving zone. Therefore, the total number of dwelling units that may be considered on a 1 acre parcel as described above is $9 + 4 = 13$ dwelling units. Alternatively, the same parcel in this example may be considered for 10 dwelling units if not utilizing the AHDB. Any density considered above the Future Land Use category shall be by a Planned Development.
3. Properties within the WVR-2 may transfer to properties in the WVR-2 at a 1:1 ratio, not to exceed 4 DU/GA. These TDRs are a no net density increase to the Rural Area and are transferred at a density of one to one, from and to WVR-2 properties.

Note: Wimauma-related terms not specifically defined in the Comprehensive Plan shall be defined in the Wimauma Downtown Overlay in the LDC.

5.5.10: Mobility and Access

New development must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network, through provision, at a minimum, of the following:

1. Safe, convenient pedestrian access and circulation patterns within and between developments.
2. A continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
3. A friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.
4. A continuous network of bicycle lanes and trails within and between developments, providing cyclists and pedestrians the opportunity to travel or commute (rather than drive) between destinations.
5. Adequate consideration for the access needs of disabled residents and visitors through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled persons an increased level of mobility.
6. For the purpose of developing a greenway trail referred to as the conceptual South County Greenway Wimauma (TECO Corridor), as defined in the Wimauma Downtown Overlay in the LDC:
 - a) in the case of property adjacent to or co-located with the conceptual South County Greenway-Wimauma, dedicated right-of-way for the greenway trail, or
 - b) in the case of property not adjacent to the conceptual South County Greenway, trail connections between neighborhoods that connect future development with the proposed or existing greenway trail adjacent to the conceptual South County Greenway-Wimauma, existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and facilities identified in the *Hillsborough County Greenways and Trails Master Plan*.

5.5.11: Building Lot Types

A diverse building form shall be required in the Wimauma Village Residential-2 land use plan category for projects of 5 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, and preservation of open space and the environment.

1. Proposed development of 100 acres or more shall provide at least six (6) different building lot types.
2. Proposed development less than 100 acres shall provide at least four (4) different building lot types.
3. This provision shall not apply to property within the Wimauma Downtown East District.

5.5.12: No parcel split to avoid community benefit requirements

Parcels within the Wimauma Village Residential-2 land use plan category shall not be split into smaller parcels to avoid community benefit requirements applicable to all parcels seeking to develop at densities above 1 dwelling unit per 5 gross acres.

5.5.13: Community Benefits under Wimauma Village Plan

Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall offer community benefits.

5.5.14: Residential Support Uses

Lands of three (3) acres or less designated for residential support uses within a Wimauma Village Plan(PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations. The proposed Wimauma Village Plan shall be a minimum 100 acres.

TIMELINESS

Objective 5.6: A planned village within the Rural Area (WVR-2) shall demonstrate that the proposed development is properly timed and not premature for the Rural Area.

Policies

5.6.1: Goal

It is the goal of Hillsborough County to maximize and prioritize the timeliness of appropriate land use, zoning, growth, and development within the Urban Service Area prior to the utilization of land use, zoning, growth, and development in the Rural Area.

5.6.2: Two-tiered land use plan category Policy

Hillsborough County will continue to implement a two-tiered land use plan category in areas designated WVR-2 which permit a base density of 1 dwelling unit per 5 gross acres, with consideration of up to 2 dwelling units per gross acre for projects that meet the intent of the Planned Village concept as embodied in these policies and implementing LDC.

5.6.3: Capital Improvement Costs

Capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider to service the permitted development shall be the responsibility of the developer. All land for capital facilities shall continue to count toward project density.

5.6.4: Capital Facilities

When a new WVR-2 development with density greater than 1 dwelling unit per 5 gross acres is proposed, the applicant shall meet with Hillsborough County to determine if capital facilities for emergency services, parks, and libraries are needed to serve the area and if so, encourage development to integrate land for those facilities into the design of their project, to the extent feasible. All land for capital facilities for emergency services, parks, and libraries shall continue to count towards project density.

5.6.5: Rural Services

Alternative methods for delivery of rural services may be considered with County approval. Services shall be consistent with the Comprehensive Plan, Land Development Code and shall further an expressed goal of the Wimauma Community Plan.

5.6.6: Potable Water Supply Well Sites

Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well sites away from the parent parcel shall be allowed provided the parent 98 parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in the LDC not as Planned Developments.

5.6.7: Mobility Planning

In the review of development applications consideration shall be given to the present and long-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, TPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to consider designing the development to coincide with the ultimate roadway configuration as shown on the adopted Long Range Transportation Plan.

5.6.8: Provision of Connectivity to Roadway Networks

Proposed villages including (50) or more residential units that do not have access to roadways shall provide connectivity to secondary roadway networks, to connect to roadway facilities.

5.6.9: Vision Zero

Where possible and feasible Vision Zero principles, as outlined in the adopted *Vision Zero Action Plan* (2017), shall be incorporated into all mobility facility improvements.

5.6.10: School Sites

Applicants for re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites prior to submitting a rezoning application. Applicants shall provide an affidavit confirming the time, location, and meeting notes.

5.6.11: Open Space

Open Space shall be prioritized for conservation to promote wildlife corridors and minimize negative effects on neighboring wildlife habitats.

5.6.12: Wildlife Corridors

During development review processes, the County shall consider the effects of development on wildlife habitat and protect wildlife corridors from fragmentation. Where necessary, to prevent fragmentation of wildlife corridors, the County shall require the preservation of effective wildlife corridors within development projects.

5.6.13: Agriculture

Up to 50% of the planned village open space requirement may be satisfied by the inclusion of a Community Farm and similar uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

5.6.14: Timeliness Indicators

The timeliness of development within a proposed village shall be evaluated by the County. A project is considered premature if any of the following indicators are present:

1. The proposed site plan is not compatible with the surrounding area as further described in Policy 5.6.15.
 2. The proposed planned development does not meet or exceed all Land Development Code requirements.
 3. The project would adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the policies of the Comprehensive Plan.
 4. The project does not achieve internal trip capture either through the construction of an onsite mix of uses, or by being located within a 2-mile walking or driving distance of the segment of 674 that is within the Wimauma Village Downtown and in the Urban Service Area, or some combination thereof that ensures the provision of internal trip capture in the Wimauma Village. *
- * A project that provides for commercial or office development fronting State Road 674 within the Wimauma Village Downtown, or within the Wimauma Main Street Core District, through construction, land dedication, or infrastructure development, shall not be considered premature on the basis of not achieving internal trip capture.

5.6.15: Compatibility Review

Compatibility is of the utmost importance as this area is primarily rural in area any development at higher densities than 1 unit per 5 acres must be sensitive to that

predominant rural character. Factors to address compatibility can include, but are not limited to, height, scale, mass and bulk of structures, circulation and access impacts, landscaping, lighting, noise, odor and architecture to maintain the character of existing development. Residential uses adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Note: See Community and Special Area Studies, VI. LAND USE PLAN CATEGORIES and Definitions of the Future Land Use Section related to Wimauma Village Plan and Wimauma Village Residential-2 land use plan category.

ADOPTION/CHILD CARING COMMUNITY

Objective 5.7: Areas of rural character are best suited for Adoption/Child Caring Communities in that: (i) they provide a needed respite from the challenges and influences of an urban setting by lessening the stress that children are otherwise subjected to in an urban setting; (ii) rural settings provide for and accommodate the exploration of natural outdoor habitats which positively contributes to the healing process and a child's mental well-being; (iii) rural settings provide a sense of freedom, albeit within the normal structure of a family, and an opportunity to create the sense of a safe family structure; (iv) rural settings provide the opportunity to enjoy and interact with nature.

Policies

5.7.1: As such, Adoption/Child Caring Communities shall be a permitted use under this category, subject to the following conditions and limitations:

- The project encompasses a minimum of 50 and a maximum of 200 gross acres; and
- The project shall not exceed a density of 1 dwelling unit per gross acre and 75,000 square feet or .05 FAR (whichever is less intense) of ancillary non-residential support uses (such as offices, places of worship, adoption centers, reception halls and/or multi-purpose buildings); and
- Residential uses are clustered and located at least one hundred fifty (150) feet from the property boundary, and the project shall maintain at least fifty percent (50%) open space; and
- An onsite wastewater treatment and disposal system (which may include a performance-based treatment system and/or aerobic treatment system) shall be utilized, subject to and in accordance with the provisions of F.S. 381.0065; and
- The site may not be located within an environmentally sensitive and/or wellhead protection areas. Environmentally sensitive areas are identified on the Comprehensive Plan's adopted Future Land Use Map as hatched areas designated as "Significant Wildlife Habitat" or "Wetlands" and well head protection areas are identified on the adopted Conservation and

Aquifer Recharge Section “Wellhead Resource Protection Areas Map; “
and

- The proposed community can only be located in areas where there is adequate school capacity to serve the community; and
- The site must be located within ½ mile of a road identified on the MPO’s Long Range Transportation Plan (2045 Highway Cost Affordable Map, Long Range Transportation Plan); and
- The project is developed in accordance with an approved Planned Development (PD) rezoning; and
- No subdivision of land is involved.

5.7.2: For purposes hereof, an Adoption/Child Caring Community shall be defined as a social services based planned community development that provides:

- Housing for adoptive families;
- Housing for families serving abused and neglected children;
- Housing for individuals and/or families serving children with various professionally recognized types of special needs;
- Housing for senior volunteer support staff;
- other residential structures for the use of permanent and/or temporary housing for support staff; and
- Other nonresidential buildings for the provision of support services.

BUILT ENVIRONMENT

Goal 6

Provide for a built environment with the goal of fostering a prosperous community, increasing business activity and improving public health, safety and welfare.

General

COMMUNITY DESIGN PURPOSE

A high level of *community design* benefits the people who live, work or visit an area, increases property values and business activity, and can improve public health and safety. Livability is largely affected by conditions in the relationships between the form and design of the public realm, where people naturally interact with each other and their community, including streets, parks, and other public facilities, and so is affected by public policy and planning decisions. These policies are intended to enhance the quality of life for Hillsborough County citizens.

Section Purpose and Application

- **Pattern Development:** The pattern and design of the community should be made to enhance the lifestyles and needs of its residents. Community Design seeks to establish policies that reinforce good design standards.
- **Build Communities:** Community involves the interaction of a collection of people with some shared elements. Community Design can provide the framework for the physical settings in which their interaction can take place.
- **Establish Context:** New development should relate to the whole community in which they are placed. Many of today's development problems are not a result of incompatible uses but rather incompatible designs. Good community design can help make things fit together better.
- **Reduce Auto Dependence:** One important basis of this section is to provide a more balanced alternative to this prevalent pattern, an alternative which can produce communities in which life can be lead without total automobile reliance.
- **Protect and Enhance Community Identities:** Community design standards and plans for individual communities can help establish, protect, and enhance what is unique about individual communities, leading to the creation of a sense of identity.
- **The Comprehensive Plan emphasizes three distinct choices in lifestyle - urban, suburban, and rural.** Community design is a tool which enables these alternatives to be provided in a clear way which differentiates between the choices. The patterns which define these choices can be generally described, recognizing that there is great variety and sometimes there are exceptions to the rule. Transition design elements may bridge between urban, suburban, and rural parts of the community.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Objective 6.1: Create safer, more livable communities that foster interaction between people and discourage criminal activities through their effective use of the physical environment and proper design.

Policies

- 6.1.1:** CPTED techniques and principles should be utilized in new development to achieve safe, livable communities.
- 6.1.2:** Continue to implement CPTED techniques and principles in new development.
- 6.1.3:** Support the incorporation of public safety considerations and CPTED techniques into project design and review for future development and redevelopment.
- 6.1.4:** Continue to consider natural surveillance techniques in the placement of physical features, mix of activities and uses, people and lighting in such a way as to maximize visibility.
- 6.1.5:** Encourage site design of buildings that orients doors and windows to overlook streets and parking areas and promote the inclusion of pedestrian-friendly streets and sidewalks as a means of natural surveillance.
- 6.1.6:** Physical attributes that express ownership, such as pavement treatments, landscaping, art, signage, screening and fences should be used as a form of territorial reinforcement.
- 6.1.7:** Sidewalks, entrances, landscaping and fences should be used to provide physical guidance to and from entrances and exits and to prevent public access from dark or unmonitored areas, as a natural access control technique.
- 6.1.8:** Low maintenance landscaping and lighting treatments, and the upkeep of property, should be used to facilitate CPTED principles.
- 6.1.9:** Encourage the delineation of private spaces from public spaces with plantings, pavement designs, gateway treatments, and low fencing, where feasible.
- 6.1.10:** Encourage the clear delineation of public routes while at the same time discouraging access to private areas.
- 6.1.11:** All open space areas, and access to them, should be carefully designed and located, using natural surveillance to maximize community safety and crime prevention and minimize opportunities for public nuisance.

BUILDING FAÇADE AND PLACEMENT

Objective 6.2: Place buildings to provide a direct pedestrian connection to the street and provide for context-sensitive design of building façades that capture street-level attention.

Policies

- 6.2.1:** Encourage the maximization of street frontages by orienting the long side of buildings towards the street corridor.
- 6.2.2:** Orient building entrances and roadways toward transit stops, if present.

- 6.2.3:** Encourage the design of buildings in urban areas to include elements that attract pedestrian attention, such as large display windows and signage, at street level.
- 6.2.4:** Buildings with facades greater than 100 feet in length should be broken down in scale by means of the articulation of well-proportioned and separate volumes. Strategic elements include the variation of architectural treatment and elements such as colors, materials, heights, setbacks.

Urban and Suburban Area

URBAN PATTERN CHARACTERISTICS

This pattern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. Generally, areas of the County considered urban possess the following characteristics:

Urban Development Pattern

- Compact, interconnected spatial organization
- Few undeveloped spaces
- Tightly woven streets
- Relatively small blocks
- Multiple activity centers containing a mixture of residential and commercial
- Employment centers and civic uses
- Small scale open space - emphasis is placed on providing recreational facilities rather than large amounts of park land

Housing

- Residential density - generally nine (9) or more dwelling units per acre
- Lot sizes - typically in the range of 7,000 square feet or less
- Use of the traditional community pattern of houses – porches, garages at the rear, and alleys may be utilized
- Wide variety of housing types - may include multifamily, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another

Transportation

- Regularly-spaced arterials and collectors
- Interconnecting streets are mostly based on the grid pattern
- Accessible transit service
- Emphasis on urban streetscape and landscape, pedestrian-friendly walking environments, and human-scale furnishings

Public Services

- Full range of public services available

SUBURBAN PATTERN CHARACTERISTICS

Much of the populated portion of the County is in the suburban category. This applies primarily to areas covered by future land use designations of two (2) to nine (9) dwelling units per acre. The suburban pattern is characterized by the following:

Suburban Development Pattern

- Suburban is transition between the urban and rural patterns - it can be very similar to either, depending on the location
- Less compact and intense than the urban pattern
- Tracts of undeveloped land may intersperse the developed portions
- Development may include residential subdivisions, community and neighborhood oriented commercial, agricultural uses, environmental areas, and fewer employment centers
- Activity centers are smaller and farther apart
- Open space tends to be large tracts of environmental parkland
- Because of the transitional nature of the suburbs, there tend to be more land use conflicts

Housing

- Residential density - may range from two (2) to nine (9) dwelling units per acre
- Lot sizes - typically from 5,000 square feet up and higher
- Developments are likely to be more homogeneous in size and type

Transportation

- The pattern is more dependent on the auto for all trips
- There may be limited transit service
- Streets have fewer pedestrian and bicycle amenities

Public Services

- Public facilities are required, however to a lesser degree than in urban areas.

Objective 6.3: Guide development in the county into a pattern which supports compact development within the urban service area and opens opportunities for traditional community development.

Policies

- | | |
|---------------|---|
| 6.3.1: | Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services. |
| 6.3.2: | Form-based codes should be considered to regulate the scale and form of new development and redevelopment in Centers and Connections. |
| 6.3.3: | Encourage site design that includes enhanced lighting standards, perimeter landscaping and signage. |
| 6.3.4: | Design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses. |

- 6.3.5:** The street network should provide all residents with direct links to community focal points, social services and major roads in the region.
- 6.3.6:** Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.
- 6.3.7:** Reduce the street corner radius in residential neighborhoods to better accommodate walkable environments and to provide additional pedestrian safety.

Rural

RURAL PATTERN CHARACTERISTICS

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows:

Rural Development Pattern

- Predominance of agricultural use and agriculture-related industry
- Predominance of undeveloped natural areas
- Very dispersed general pattern
- Widely scattered small-scale convenience-oriented retail
- Little employment available outside of agriculture/mining
- Large-scale land-intensive public uses tend to locate in rural settings
- Residential uses are often on lots five (5) acres or larger

Housing

- Housing type varies greatly, and may include conventional housing, manufactured housing, and farmworker quarters
- Most units are on lots larger than one acre
- Typical subdivision standards - setbacks, sidewalks, street edges, and the like - are not appropriate
- Rural-residential uses are in relatively informal and irregular development pattern

Transportation

- Transportation network tends to be very loose
- Widely dispersed roads
- Loose grid pattern
- Less interconnectedness
- Limited transit service
- Very few pedestrian facilities, except near schools

Public Services

- Few public services

Other

- Often a historical sense of tightly-knit small-scale community

Objective 6.4: Encourage the setting of standards which preserve existing rural uses as viable residential alternatives to urban and suburban areas, support existing agricultural uses, and allow for developments of a specifically rural character through Community Based Plans. These standards should include the following considerations:

Policies

6.4.1: Preserve natural areas in rural residential lot development.

6.4.2: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

6.4.3: Encourage a rural development pattern:

- Variable and larger lot sizes
- Shared driveways
- No curbs
- Variable set-backs
- Use of sidewalk where appropriate
- Utilizing dark sky approaches to lighting
- Use of xeriscape principles and natural treatment of retention
- Passive open green space
- Permeable parking

6.4.4: Build rural roadways:

- Discourage wide roads that are disruptive of community
- Allow local streets to be designed as narrow curving roads
- Leave existing vegetation, up to edge of road if visibility requirements are met
- Trees arching over roadway
- Stop signs

6.4.5: Describe a rural approach to buffering and fencing:

- Berms with vegetation, split rail fencing
- Brick columns with wrought iron
- A separation or setback distance may be considered in lieu of a vertical screening.
- Green or black chain link with planting
- Discourage walls and cinder block or stockade wood fencing

Objective 6.5: Provide standards where appropriate to integrate commercial developments into rural settings which will enhance the quality of the rural environment and provide appropriately scaled local serving goods and services and small scaled employment.

Policies

6.5.1: Provide standards within the land development code for development in the rural areas, which allow for developments of a specifically rural character.

6.5.2: These standards should include the following:

- Locate interior to new development where applicable.
- Architecturally compatible with rural surroundings, and residential in appearance.
- Not more than two stories.
- Having reverse frontage parking, with permeable surfaces allowed, and with a reduced number of spaces required where appropriate.
- Signage and lighting of rural character, at ground level, externally lit.

Non-Residential and Mixed-Use Areas

MIXED-USE DEVELOPMENT

Objective 6.6: Encourage mixed-use areas to develop as livable and walkable neighborhoods and communities supported by locally oriented employment, goods and services in a connected and efficient development pattern in the Urban Service Area of the County.

Policies

6.6.1: Encourage and provide incentives for developers to utilize traditional neighborhood development patterns:

- Neighborhood identity - compatibility with unique components of the neighborhood, distinctively designed streets and public spaces, entrance gateways, and natural features emphasized.
- Residential variety and diversity - varied residential densities, a mixture of housing types, accessory dwellings, and home-based employment opportunities.
- Compatible planning - compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.
- Central place - non-residential neighborhood serving uses at a central gathering place, with pedestrian friendly environments.
- Linkages - interconnection of internal neighborhood components and interconnection to the surroundings via a basic grid network of access and open space.
- Movement - walkable and shaded blocks and streets with sidewalks and crosswalks, facilities for bicycles, and transit stops where appropriate.

- Cars and streets - streets narrow enough to discourage speeding, but with room for on-street parking, encouraging cars stored toward the back of the lot, possibly accessible by alleys, allowing shared driveways and duplex or quadruplex garages at the rear lot line.
- Street-friendly housing - housing which is close to and faces the street, with active uses and porches on the front, and windows and doors establishing visual connection to the street - garages located to the side or rear, or at least set back.
- Social spaces - a variety of sizes and uses of open space is provided in each neighborhood, encouraging both active and passive uses and fostering interaction between neighbors.
- Design which is sensitive to natural, manmade, and cultural context, climate-appropriate design and materials, limited fill, water-wise landscape, preserved natural features, design features from local history and culture.

6.6.2: Promote home-based employment, including live work units and telecommuting, in both existing and new communities.

6.6.3: Incorporate more open space in new development and redevelopment through the use of techniques such as clustering, preservation of environmentally sensitive areas, provision of recreation areas, higher design standards and and/or transfer of development rights.

6.6.4: Promote a mix of housing types and lot sizes within mixed-use neighborhoods, emphasizing harmonious design and building type.

6.6.5: Promote infill and rehabilitation activity in existing residential and commercial areas by allowing consideration of alternative standards and flexibility for meeting on site parking requirements as permitted by the Land Development Code. Any development of future alternative parking standards should be data-informed, business-friendly, and responsive to local needs.

6.6.6: Promote a wider range of uses in close proximity to each other within new and existing urban communities. Some examples of these uses include:

- Mixed density housing with a variety of housing options
- Local-serving goods and services
- Civic uses
- Employment uses

COMMERCIAL CHARACTER

Objective 6.7: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policies

- 6.7.1:** Provide incentives for the redevelopment of commercial structures to enhance building facades, signage, landscaping, general buffering and access management. Encourage zero lot line construction for new construction.
- 6.7.2:** Coordinate site planning between properties when possible.
- 6.7.3:** Reserve linear corridors for trails in new developments.
- 6.7.4:** To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear commercial development.

ACCESS MANAGEMENT

Objective 6.8: Encourage clear and efficient patterns of movement for access and circulation by designing roadway improvements and new roadways with patterns of access which enhance the livability of the transportation system.

Policies

- 6.8.1:** Provide access across property lines which will allow the users of commercial, office, and civic institutions, as well as mixed-use projects to travel between uses without returning to the roadway. This pattern should utilize the following:
- Interconnect parking areas on separate properties to accommodate cross traffic of people and cars.
 - Where the building placement is standard, require access across property lines in front of the building line.
 - Where reverse frontage building placement is used, require cross access at the rear of the property line.
 - Provide cross access between uses and building sites. Where vehicular cross access cannot be accommodated, a minimum of pedestrian cross access should be provided.
- 6.8.2:** Placement of walls or other permanent barriers that preclude the movement of people and cars between properties should be avoided. Provide access points as needed to allow for pedestrian passage.
- 6.8.3:** Provide continuous and direct connections between sidewalks and building entrances.
- 6.8.4:** Consider parking reduction for properties that share both cross access and a common entrance drive.
- 6.8.5:** Mid-block and rear alleys should be utilized where feasible for access to parking, utilities, service and unloading areas in order to minimize the number of required curb cuts along primary access routes.

- 6.8.6:** The County shall work to consolidate and reduce the number of curb cuts in strip commercial areas through such methods as cross access agreements.

VEHICULAR NETWORK

Policies

- 6.8.7:** Utilize innovative design techniques to improve the safety and function of roadways including roundabouts and traffic circles in both residential and commercial areas.
- 6.8.8:** The County should coordinate land use and transportation to increase the efficiency of the transportation network and plan for targeted levels of service.
- 6.8.9:** Design roadway landscaping to include the following considerations:
- Planting and design that follows the complete street guidelines for vehicular safety.
 - Native landscaping in both the right-of-way and the medians that does not cause a hazard for wildlife.
 - Preservation of existing vegetation where feasible.
 - Native landscape that is planned to emphasize the unique character of each roadway and the adjacent uses through appropriately located land use designations of activity centers.
 - Planting that follows safety guidelines for planting trees under or vegetation around powerlines.
 - Native landscaping that enhances passenger comfort and visibility to encourage transit patrons to wait at the transit stops where feasible.
 - Native landscaping at sidewalks and trails/shared use paths to provide shade.
- 6.8.10:** Where narrow rights-of-way limit opportunities for landscaping, planting easements should be considered through agreements with adjacent property owners.
- 6.8.11:** Plantings in the right-of-way should be self-sustaining, native and should include low-cost plant materials that require minimal maintenance without causing a hazard to wildlife.
- 6.8.12:** Provide regularly spaced shade trees along the roads and adjacent to sidewalks.
- 6.8.13:** Where new development encroaches on existing stands of trees adjacent to the roadway, retain a viable strip of the existing vegetation at the front property line.
- 6.8.14:** Where retention areas must be fenced, paint the fencing dark green or black, and provide landscaping.

PEDESTRIAN NETWORK

Policies

- 6.8.15:** Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations:
- Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded by awnings or trees where appropriate.
 - Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings in urban settings.
 - Crosswalks with safety features spaced appropriately on collectors and arterials.
- 6.8.16:** Provide direct routes between destinations, minimizing potential conflicts between pedestrians and automobiles, and connecting sidewalks and building entrances.

PEDESTRIAN AMENITIES

Policies

- 6.8.17:** Require consideration of appropriately scaled street lights in new subdivisions and design street lighting to enhance the character of commercial areas.
- 6.8.18:** Encourage amenities such as landscaped buffer areas, bikeways and pedestrian trails, preferably interconnected, to be provided in new rezonings greater than 2 acres.

AESTHETICS

Policies

- 6.8.19:** We recognize scenic corridors should be updated, as illustrated in the Future Land Use Map series. Support the regular updating of the scenic corridor program or alternatively, replace with a corridor-based landscaping requirement in the Land Development Code. If a corridor-based landscape requirement is adopted, consider developing a new scenic corridor program to recognize and protect public roadways that provide unique and extraordinary vistas of man-made or natural features.
- 6.8.20:** Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

MULTI-USE TRAILS

Policies

- 6.8.21:** Minimize the number of at-grade crossings with roadways or driveways along trails. Where crossings occur, or signalized intersections, denote with high visibility crosswalks.

SETBACKS

Objective 6.9: Promote the use of setbacks that encourage multi-modal travel.

Policies

- 6.9.1:** In urban areas, buildings should be located close or adjacent to the sidewalk.
- 6.9.2:** Encourage the provision of shaded sidewalks across the front property line and along the front edge of the buildings.
- 6.9.3:** Connect areas internal to development as well as with adjacent land uses using continuous sidewalks. Ensure that sidewalks interconnect with existing or future sidewalks on adjacent properties and on the public right-of-way.
- 6.9.4:** Design building patterns that create public spaces and street edges, utilizing the reverse frontage layout where appropriate. Encourage the development of new plazas, seating areas, and displays that draw pedestrians toward buildings.

PARKING DESIGN

Objective 6.10: Promote parking design that reduces the visibility of vehicles on-site and provides enhanced walkability.

Policies

- 6.10.1:** Promote the design of parking structures designed to resemble adjacent buildings.
- 6.10.2:** Encourage parking at sides and rear of buildings, where the reverse frontage building layout is used.
- 6.10.3:** Allow off-site parking where appropriate in urban settings.
- 6.10.4:** Design the layout of parking bays within parking lots to facilitate safe and convenient walking to building entrances.
- 6.10.5:** Encourage innovative solutions to landscaping in parking lots that provide desirable parking lot configurations.
- 6.10.6:** Encourage the separation and screening of parking areas from the sidewalk by a 3' tall visually opaque planted strip, allowing breaks for pedestrian passage.

BALANCE WITH NATURAL RESOURCES

Vibrant and functional natural areas are a key component in preserving a high quality of life in Hillsborough County. These areas can be undermined by poor land use planning practices that do not recognize the value natural systems have in sustaining healthy lifestyles as well as the local economy. Sustainable development seeks a balance between the preservation of natural systems and the built environment, while simultaneously being prepared for adverse natural events. This section recognizes that the County's continued prosperity is dependent on its natural resources and seeks to balance the needs of development and economic prosperity with necessary environmental protections.

Goal 7

Seek a balance between the preservation of natural systems and the built environment, while simultaneously being prepared for adverse natural events. Provide an environment where people naturally interact with each other and their community, including streets, parks and other public facilities.

Environmental Protection and Resiliency

Objective 7.1: Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.

Policies

- 7.1.1:** Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.
- 7.1.2:** No additional areas will be designated with heavy or light industrial land use plan categories within 500 feet of rivers' associated EPCHC Jurisdictional wetlands and/or other surface waters lines.
- 7.1.3:** Explore creating incentives for Green Developments such as new homes and commercial buildings which follow criteria and become certified under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program, the Florida Green Building Coalition (FGBC), or meet similar standards of development. Encourage the design of communities, subdivisions and individual buildings that follow criteria for energy efficiency.
- 7.1.4:** Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA.
- 7.1.5:** Continue to review the adequacy of building freeboard requirements to address natural hazards.
- 7.1.6:** Support the creation of incentive based programs such as, but not limited to, conservation easements, less than fee acquisition, tax incentives, conservation easement property assessment, or other options as deemed appropriate which will be designed to protect the environment.

- 7.1.7:** Promote public/private partnerships with agricultural landholders emphasizing incentive-based programs to protect the natural resources.

Environmental Considerations

Objective 7.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Section and the Coastal Management Section of the Comprehensive Plan.

Policies

- 7.2.1:** Continue to include Environmental Land Acquisition and Protection Program (ELAPP) as a review and commenting department for plan amendment and rezoning applications.
- 7.2.2:** Support the creation of development standards to provide buffers around ELAPP property.
- 7.2.3:** Except as provided herein, new land use category designations, and changes to existing future land use category designations on the surface waters of Tampa Bay and its rivers and tributaries, up to the distance of navigability as defined by the Tampa Port Authority (Port) jurisdiction, are limited to the Natural Preservation (N) Land Use Category. This policy does not apply to properties where projects are proposed that the Board of County Commissioners determines are necessary to promote public health, safety or general welfare.

Open Space

CLUSTERING (FOR CONSERVATION AND NATURAL RESOURCES)

Clustering can be a voluntary action on the part of a landholder or may be mandatory in certain other areas (pursuant to Administrative Commission Final Order AC-93-087). When a proposed development intends to use “clustering,” the site plan should be designed to retain natural resources within the designated “open space”. By permitting clustering of units, the Plan is attempting to ensure that development will occur in a manner which protects existing natural resources, retain the character of the areas surrounding protected natural resources, create a greenway or contribute to an integrated greenway system, maintain the ability to manage surrounding natural areas and green space or achieve some other public purpose.

Objective 7.3: Clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources.

Policies

- 7.3.1:** Encourage site design techniques such as clustering of structures in order to promote open space in public and private development.

- 7.3.2:** For purposes of clustering, in the Rural Area, open spaces shall include conservation areas, preservation areas, mitigation areas, wildlife corridors and/or greenways that encourage passive recreational uses such as, but not limited to, nature observation and hiking.
- For purposes of clustering, in the Urban Service Area, open space may include, natural preservation and mitigation areas, stormwater systems (non-vaulted) and landscape linkages that encourage passive recreational uses, consistent with the goal of clustered development to achieve open spaces.
- 7.3.3:** Whenever feasible, open space should include all, or as much as possible, the most significant, productive, or sensitive natural resources areas on the site. The siting of development should be controlled to minimize fragmentation of natural habitats and limit impacts on the functions of the open space and the natural resources therein.
- 7.3.4:** Certain areas of the county are indicated on the Future Land Use Map with a CL 50%. In these areas, up to 50% of the site may be required for open space based on the natural characteristics of the property. These open space provisions are not intended to supersede regulations regarding the preservation of wetlands, significant wildlife habitat or other environmental lands.
- 7.3.5:** Whenever feasible, open spaces for individual projects shall be integrated into a greenway system, particularly when contiguous parcels have already been identified or reserved for such purposes.

Working Waterfronts

Objective 7.4: Recognize the importance of protecting waterfront communities, recreational and commercial working waterfronts and shorelines from encroachment of incompatible land uses to promote the continuation, expansion and economic viability of these areas.

Policies

- 7.4.1:** The County shall maintain and continue to identify existing and threatened recreational and commercial working waterfronts areas and develop design standard standards to mitigate the impact of surrounding uses
- 7.4.2:** Retain and expand existing recreational and commercial working waterfront uses. Protect and retain working waterfronts and encourage public access to recreational working waterfronts.
- 7.4.3:** The County shall explore opportunities to participate in programs such as Waterfronts Florida as a means of receiving technical and financial support of activities directed towards working waterfront preservation.
- 7.4.4:** No new sites will be permitted for heavy industrial uses along the Shoreline of the Coastal Planning Area unless such uses are water-dependent or water-related, or unless an overriding public interest is demonstrated.

- 7.4.5:** The Planning Commission will transmit to Port Tampa Bay a copy of all land use plan amendment applications within the Port Activity Center, or within 250 feet of the Port Activity Center or any amendment proposing changes to an existing industrial FLU designated parcel.

ECONOMIC DEVELOPMENT

Goal 8

Seek land use and development patterns which will promote employment and economic growth.

Office, Industrial and Target Industries

ECONOMIC DEVELOPMENT: OFFICE, INDUSTRIAL AND TARGET INDUSTRIES

Desirable economic growth will contribute to, and be characterized by: full, productive, stable employment; high economic returns (wages and benefits) on individual labor effort; a minimal rate of poverty; and cost containment of basic living expenses for all residents. It is important to maintain land that is zoned for and designated for industrial and office use as a source for high wage employment within Hillsborough County. However, the conversion of land designated for office and industrial land use to other land uses remains a concern. Impacts on the County's job - housing balance in areas across the County have a direct effect on the land use patterns that sustain economic growth. Increased vehicle miles traveled between home and employment can contribute to traffic congestion, cost residents in lost productivity through longer commuting times, and increase air pollution. Tools and policies that increase transit opportunities and development around transit stops can help mitigate some of these impacts and be part of a range of economic development and land use practices that contribute to sustainable growth of businesses and opportunities in Hillsborough County.

Strategies that generally enhance desirable economic growth include:

- Encouraging the retention, expansion or attraction of local market and export based businesses—firms that provide goods to markets in unincorporated Hillsborough County and beyond.. These traditionally include many manufacturers but may also include services such as financial service firms and universities.
- Promotion of target industries, as defined by Florida Statutes, to create national and international investment opportunities in the County to stimulate high-wage job growth.
- Preserve and protect strategic geographic areas best positioned and suited to accommodate and effectively compete for capital investment and job creation to maximize the County's economic potential while minimizing land use conflicts.
- Continue to identify economic development opportunities through the County's economic development programs that include but are not limited to the Hillsborough County Redevelopment Incentives for Pilot Project Areas Program.
- Offering more affordable options for transportation, daycare, medical care, housing and energy to low-income communities, thereby improving their economic well-being, while creating a more reliable workforce and a greater consumer base.
- Identify opportunities and constraints and develop policies that promote development within strategic geographic areas by prioritizing the funding of transportation infrastructure and provision of incentives to these areas; developing development-ready sites for targeted industries; promoting efficient use of land and discouraging sprawl.
- Develop policies that will address the County's long-term jobs to housing ratio that will prevent an imbalance in the ratio and maintain an adequate balance Countywide.

To maximize Hillsborough County's economic potential maintain an adequate supply of land area to provide for long-term economic vitality of the County. Preserve areas that are best situated for economic development that enhances the County's economic well-being from the threat of conversion to retail-commercial or higher density residential land use which should improve the County's jobs to housing ratio to create employment in office and/or industrial uses in relationship to residential development. To prevent this land use conversion, an economic development and land use strategy shall be developed that articulates a vision and provides an implementation plan with measurable goals and objectives and formalize the role of the BOCC and its agencies so greater success can be achieved through policy and investment decisions.

Objective 8.1: The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.

Policies

- 8.1.1:** The County will prepare an analysis to target selected industries and develop incentives to encourage desirable economic growth within appropriate economic development areas. Incentives can be, but not limited to the following:
- Allowing retail sales as an accessory use (not to exceed 20% of the overall floor area of a use) that do not count toward the overall allowable square footage for retail sales in the industrial and/or office park.
 - Within residential or employment generating projects (office and/or industrial project), child care facilities will not count towards a project's overall density or intensity calculations; in order to utilize this incentive, the project must utilize a site plan controlled zoning district. If at anytime, the childcare facility vacates the project and is replaced with a non-childcare related use, any density or intensity, that exceeds the maximums permitted for consideration under the site's Future Land Use designation, will be considered non-conforming.
- 8.1.2:** Economic development areas shall be any area with a land use designation, including mixed-use categories, consistent with the targeted business or industry associated with desirable economic growth.
- 8.1.3:** Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.
- 8.1.4:** Redevelopment Pilot Project Areas have been defined by the County as priority areas for targeted industry job creation and private capital investment. Any development planned or zoned for office industrial targeted industry uses shall be a priority in these areas. These areas are crucial to the long-term economic well-being of the County and may receive financial and other regulatory incentives as provided by the County, including prioritization of public infrastructure improvements.

- 8.1.5:** Non-industrial land uses shall be restricted or prohibited in the industrial land use categories, and economic development areas will be preserved for employment centers, except as provided in Policy 8.1.6.
- 8.1.6:** In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain retail, service and tourist-related uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the chart with locational criteria. Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the suburban-scale Locational Criteria.
- 8.1.7:** A site plan controlled zoning district shall be required for all new and expanded industrial uses, other than government owned or leased facilities, located on major water bodies as identified on the Future Land Use Map.
- 8.1.8:** The County shall utilize its comprehensive Competitive Sites Program inventory and mapping of office and industrial land sites to protect and encourage existing or newly identified strategically located office and industrial land sites for future expansion and economic development activity. These land sites are crucial to the long-term economic well-being of the County and may receive financial and other regulatory incentives as provided by the County.
- 8.1.9:** To cultivate entrepreneurs of small, home-based businesses, the Land Development Code shall provide for the establishment of home occupations and live/work units, pursuant to specific performance standards. Compatibility with the surrounding area shall be considered when approving these uses.
- 8.1.10:** Regulatory and financial incentives for the development of competitive sites or redevelopment areas for office, light industrial, or warehouse uses that serve target industries may be implemented.
- 8.1.11:** Employment centers shall be planned throughout the Interstate 75 corridor that will preserve employment opportunities (office and industrial), and residential opportunities shall be limited in each of the plan categories within one mile (east and west) from the Interstate 75 corridor in order to promote opportunities for all segments of the population to live and work within the corridor, regardless of age, sex, race and income.