



Plan Hillsborough

Comprehensive Plan | Future Land Use Update

PUBLIC ENGAGEMENT PLAN AND FINAL SUMMARY

Visual Preference Exercise



Centers and Connections (C&C) Visual Preference Exercise



Centers and Connections (C&C) Visual Preference Exercise



Table of Contents

1	Project Overview	4
1.1	Creating Great Places	4
1.2	Purpose and Need	5
1.3	Meaningful Public Engagement	5
2	Public Engagement Approach	8
2.1	Community Engagement Strategy Overview	8
3	Spreading the Word	11
3.1	Audience Identification	11
3.2	Stakeholder and Partner Identification	12
3.3	Delivery Methods	12
3.4	Website	13
3.5	Newsletters and Email Blasts	13
3.6	Social Media	13
3.7	TV and Media	14
3.8	Neighborhood Signs	14
4	Public Engagement Strategy	16
4.1	Project Advisory Team	16
4.2	Public Engagement In-Person and Virtual Meetings	17
4.3	Project Survey	18
4.4	Community Events and Presentations	21
5	Common Themes from Public Comments	23
5.1	Environmental Preservation	23
5.2	Increase Transportation Options and Reduce Congestion	23
5.3	Maintain Character of Neighborhoods, Rural, and Agricultural Area	23
5.4	Affordable Housing	24
5.5	Proximity to Daily Needs	24
5.6	Improve Transportation Safety	24
5.7	Limit Expansion of Urban Service Area	25
6	Use of Public Input in Update Process	27
6.1	Goal 1: Growth Management	27
6.2	Goal 2: Growth Management	27
6.3	Goal 4: Development	27
6.4	Goal 5: Agriculture	28
6.5	Overall Context	28

List of Appendices

Appendix A Comment Matrix	30
Appendix B Promotional Materials.....	48
Appendix C TV and Media	86
Appendix F Stakeholder List	102

List of Tables

Table 1 Unincorporated Hillsborough County Population and Employment Growth	11
Table 2 Unincorporated Hillsborough County Race/Ethnicity Demographics.....	11
Table 3 Unincorporated Hillsborough County Age Demographics	12

List of Figures

Figure 1-1 Creating Great Places	4
Figure 1-2 Brandon Public Meeting.....	5
Figure 2-1 Centers and Connections Boards	8
Figure 3-1 Project Website	13
Figure 4-1 Live/Work Board	18
Figure 4-2 Project Survey	20
Figure 4-3 Open House at Public Meeting.....	21



1

PROJECT OVERVIEW

1 Project Overview

1.1 Creating Great Places

The Hillsborough County City-County Planning Commission is overseeing a multi-phased, multi-year project that ultimately lead to in-depth revisions to the County's Comprehensive Plan and update it to the 2045 horizon. This process will update the format to be more user-friendly and easily digestible for both implementing departments, as well as the public at large. Serving as Unincorporated Hillsborough County's Comprehensive Plan, *Creating Great Places*, demonstrated in **Figure 1**, represents the long-term vision for the County's future. This Plan is created through a joint initiative of County departments and a public engagement process, which will incorporate in-depth revisions to the existing Comprehensive Plan supporting the County's changing needs and ultimately guide the future envisioned by the community.

Figure 1-1 | Creating Great Places

What is a Comprehensive Plan?

A Comprehensive Plan establishes a community's policies and priorities for future development while protecting its environmental features and character. It outlines a long-term vision for the community's future and serves as a guiding framework for development and preservation decisions. This plan encompasses various topics like land use, mobility, and public services, ultimately aiming to enhance the community's quality of life.



What is Future Land Use?

Future Land Use (FLU) is a specific section within the Comprehensive Plan indicating how land can be developed. In other words, the Future Land Use Section is a community's blueprint for growth which outlines how the land can be used to create a vibrant community. It classifies all land within a jurisdiction into general types of land use categories and uses color coded maps to visually classify parcels. These categories are called "Future Land Use Designations", which are supported and governed by the Goals, Objectives, and Policies of the Comprehensive Plan. The Plan describes each land use category's intended purpose and character and defines allowable densities and intensities of development. In short, the Future Land Use is a guide for future growth as well as providing for land use consistency and change.

1.2 Purpose and Need

Figure 1-2 Brandon Public Meeting



The Comprehensive Plan touches nearly every facet of our lives — where we live and work, the housing and transportation options we have, opportunities for recreation, how and where communities will grow, and how to protect neighborhood character and vital resources.

With its enduring natural beauty, unique charm, and diversity, Unincorporated Hillsborough County is attracting national attention with its unprecedented growth, both regionally and locally, having the population projected to rise by 574,077 more people and over 266,431 more jobs by 2050. While

the success of the county brings many benefits to our communities, its growth pressure also creates a series of challenges for current and future residents, businesses, and visitors.

Housing costs in the Tampa Bay region have soared by over 70% in the last few years¹, with Hillsborough County seeing a 7% increase in home prices compared to October 2022². At the same time, communities are facing the need to adapt to rising sea levels and other threats from a changing climate to ensure a sustainable and resilient built environment. Economically vulnerable households are caught in the middle of these trends, increasingly pushed to move to other areas to find homes they can afford.

The purpose of this Future Land Use Section Update is to ensure that the character and location of land use optimizes the combined potentials for economic benefits, the enjoyment, and the protection of natural resources while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation. With a common goal of advancing the community's vision for the future, this section will also help direct investments that balance future growth with neighborhood values, while keeping pace with emerging trends and innovative ideas.

1.3 Meaningful Public Engagement

Plan Hillsborough strives to promote, coordinate, collaborate with, and facilitate the involvement of all people in comprehensive planning and visioning to improve economic development opportunities and

¹ [Tampa Bay Housing Prices](#)

² [Hillsborough County Housing Market - Redfin](#)

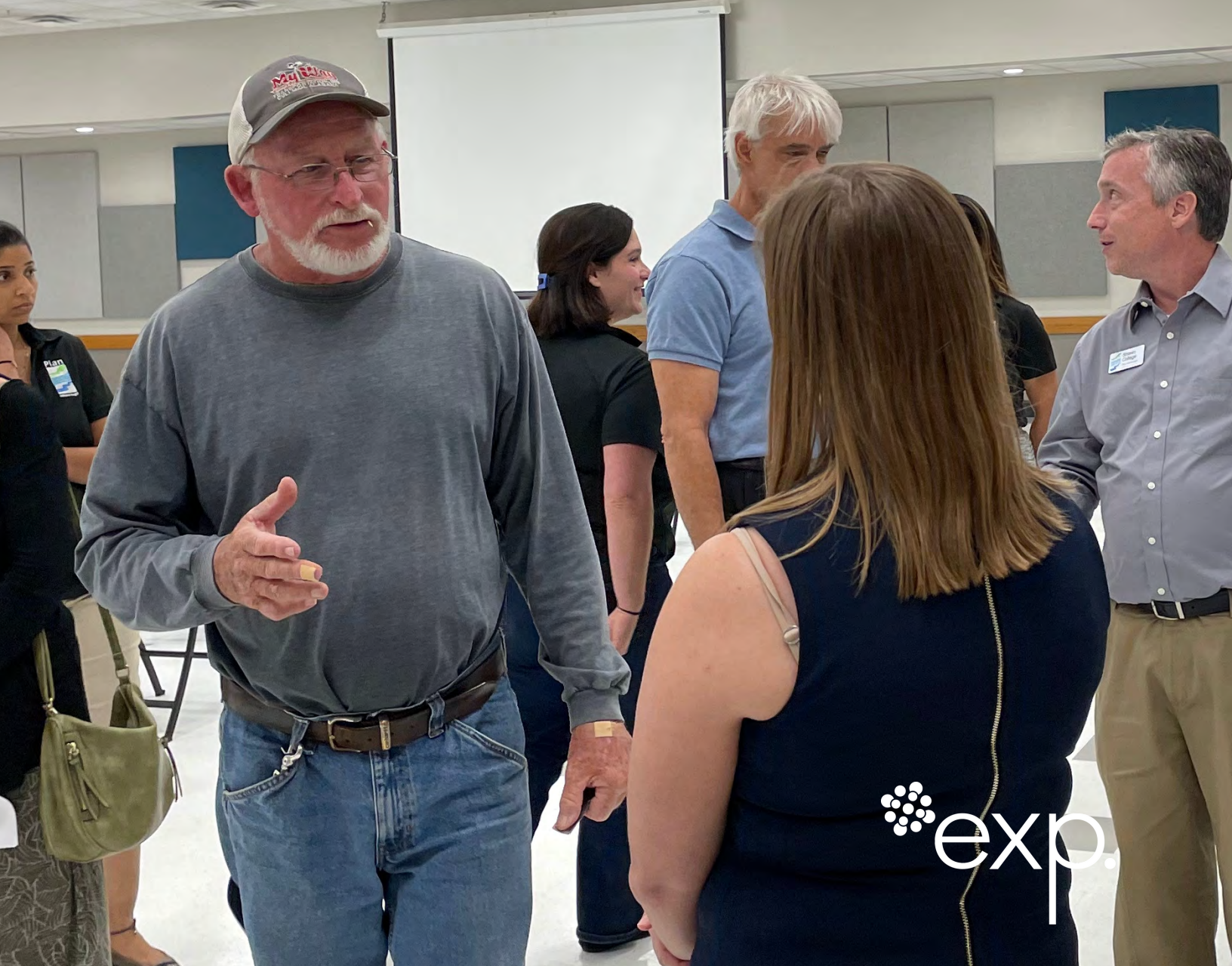
the quality of life for everyone within our community. As such, Plan Hillsborough created a community engagement strategy designed to ensure meaningful public engagement for the Future Land Use Section Update of the Unincorporated Hillsborough County Comprehensive Plan, *Creating Great Places*.

We first identified our audience by analyzing community demographics for the area. This information helped inform us of the most effective method to reach our target audience and receive meaningful feedback from residents. This included innovative outreach methods and boots-on-the-ground engagement, such as in-person and virtual meetings, an online survey, workshops, and community events. The team created a targeted marketing strategy to effectively deliver information about these public participation opportunities, so residents and stakeholders knew how to have their voices heard.

The team continually identified measures of success throughout the planning process to ensure all audiences were reached and provided multiple ways for people to get involved “where they were”, either in-person or on any digital platform. Staff added outreach methods to our marketing strategy including roadway signs, posting on radio station community boards, and advertising in local newsletters and papers.

2

PUBLIC ENGAGEMENT APPROACH



2 Public Engagement Approach

2.1 Community Engagement Strategy Overview

To ensure that all residents and stakeholders had the opportunity to provide meaningful input, voice their ideas, and come to a consensus for the Future Land Use Update, this engagement strategy offered multi-layered public participation in three distinct rounds of engagement.

To start off the update, Plan Hillsborough staff developed an online, interactive survey providing communities the opportunity to weigh in at their convenience, on any device, and at any location where they had access to the internet. In addition, Plan Hillsborough conducted a virtual public meeting to offer an introduction to the FLU update and provide education on the processes, procedures, and terminologies that would be utilized throughout this update.

The first round of engagement focused on educating the public about the purpose and function of the Comprehensive Plan and Future Land Use section, the need for and process of updating it, and gaining input from community stakeholders about what they wanted staff to prioritize as they worked on drafting updated language. This round included three poll questions which asked meeting attendees about changes they have noticed in their communities and priorities they had for their neighborhoods. Breakout groups were held with a list of discussion questions to inspire group discussion and allow all meeting attendees the chance to speak.

The second round of engagement provided a summary of survey results, including demographic information of respondents, overall priorities, and recommendations for inward and outward growth. This round of engagement also provided details on three initiatives: Centers and Connections, Transit-Oriented Development, and Commercial Locational Criteria. This round also focused on identifying criteria for the potential expansion of the Urban Service Area, including when staff should begin planning for expansion; how staff should identify potential areas for expansion; and what staff should look for when identifying areas for expansion. Discussions on specific locations for expansion were outlined as a future topic of discussion requiring significantly more public engagement and analysis within the context of a potential Master Planning process.

The third round of engagement presented draft language for the Future Land Use update, including a redlined version of the draft. The anticipated changes were broken down by each goal to identify any potential impacts and ensure the information was presented in an understandable and easily digestible manner. This round of engagement included a presentation and provided an opportunity for questions and discussions during each public participation opportunity.

Figure 2-1 Centers and Connections Boards



Each of these rounds included a separate in-person and virtual public meeting, a Project Advisory Team (PAT) meeting, and stakeholder meetings. Details on each of these meetings are found in Chapter 4 of this summary. This approach aligns with Plan Hillsborough’s commitment to “meet people where they are” in order to ensure that everyone has the opportunity to be heard.

Throughout the entire process, Plan Hillsborough staff attended community events and participated in “community conversations” with the public. This included meetings with specific community groups and stakeholders, including the Agricultural Economic Development Council and Hillsborough County Citizen Advisory Committee. Staff also developed and implemented a continuous marketing strategy to spread the word about public participation opportunities.

3

SPREADING THE WORD

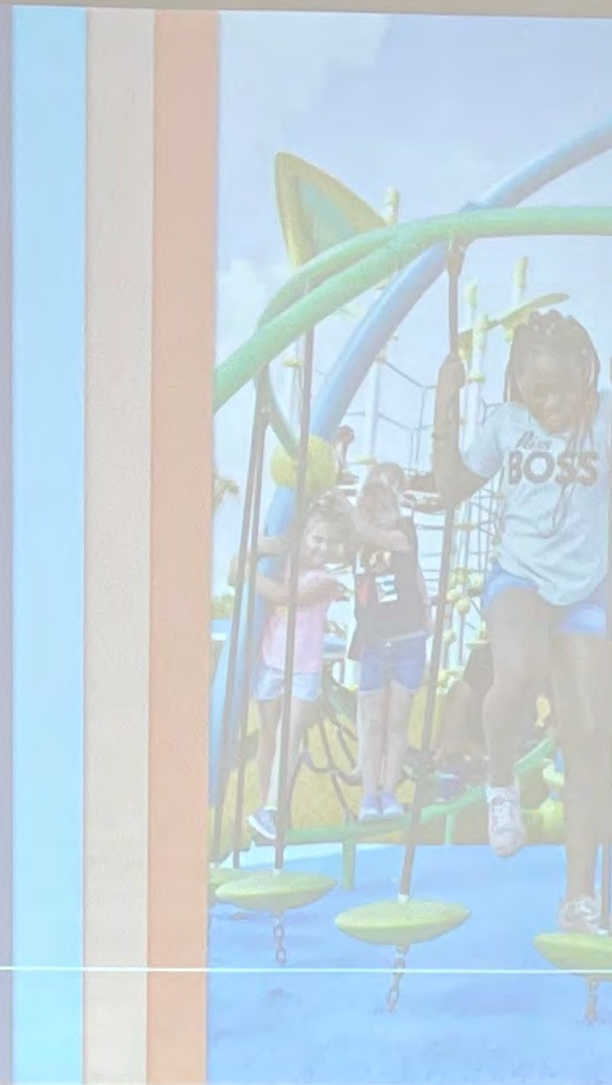
Hillsborough County
City-County
Planning Commission

HOW SHOULD WE GROW? LET US KNOW.

Unincorporated Hillsborough County
Comprehensive Plan –
Future Land Use Section Update

Public Meeting #2
May 16, 2023

PlanHillsborough.org/hclanduse



3 Spreading the Word

This section outlines audience-sensitive communication tools that were utilized to ensure equitable, inclusive, and effective public participation. Based on the targeted audience and community demographics, the team identified how best to spread the word about engagement and participation opportunities.

3.1 Audience Identification

Public participation methodologies are not “one size fits all.” By providing a strategic engagement approach that understands the community, the team ensured we reached specific audiences, especially those households who are traditionally underserved and hard to reach, through many different communication and engagement tools. The target audience for this update included all residents, businesses, and other stakeholders within Unincorporated Hillsborough County.

Unincorporated Hillsborough County’s population currently encompasses 1.05 million people and is expected to grow to over 1.29 million people by 2045³. **Table 1** shows the projected population and employment growth based on projection trends. Currently, 19.6 thousand people are without access to a car and 48.5 thousand are below the poverty level. Over 11% of the population speaks limited English, 6% are persons with a disability, and 12% live within low-income areas. 80% of the population is over 16 years of age and 54% have a college degree or higher. A breakdown of the race/ethnicities and ages for Unincorporated Hillsborough County is outlined in **Table 2** and **Table 3** below.

Table 1 | Unincorporated Hillsborough County Population and Employment Growth

	2020	2022	2045	2022 2045 Change	2022 2045 Change %
Population	1,019,128	1,051,401	1,295,483	244,082	23%
Employment	443,205	477,164	656,633	179,469	38%

Table 2 | Unincorporated Hillsborough County Race/Ethnicity Demographics

White	Black	Native American	Asian	Hispanic	Other Race
502,054	144,381	1,593	42,533	320,823	40,017
48%	14%	0%	4%	31%	4%

³ [UHC Planning Areas Demographic Profiles – Plan Hillsborough](#)

Table 3 | Unincorporated Hillsborough County Age Demographics

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 & Over
235,778	386,218	272,863	156,539
22%	37%	26%	15%

3.2 Stakeholder and Partner Identification

Specific stakeholders and partners who were already concerned with this project due to jurisdictional review or expressed interest were identified and invited to the PAT meetings. These groups included the Planning Commission, the Hillsborough County Board of County Commission, residents, businesses, community centers, HOAs, chambers of commerce, schools, hospitals, emergency operations, realtor groups, development associations, building associations, civic groups, realtor and land use associations, environmental protection groups, and other stakeholders throughout Unincorporated Hillsborough County. Stakeholders were continually identified throughout this process. A full list of stakeholders can be found in **Appendix F**.

Throughout this process, stakeholders received Email notifications about upcoming events and other updates. A full list of communications with stakeholders can be found in **Appendix E**.

3.3 Delivery Methods

A variety of delivery methods were conducted in order to reach and engage multiple audiences. These opportunities for public feedback were in compliance with requirements set forth in Title VI of the Civil Rights Act of 1964 and the Americans with Disability Act. Due to 11% of the population speaking limited English and 31% of the population identifying as Hispanic, as identified from the audience demographics above, collaterals were developed in both English and Spanish.

These delivery methods included:

- | | |
|--------------------------|-------------------------------|
| ✓ Website | ✓ News ads |
| ✓ Email blasts | ✓ Flyers |
| ✓ News releases | ✓ Neighborhood signs |
| ✓ Media relations | ✓ Local newsletter ads |
| ✓ TV/Radio morning shows | ✓ Radio ads/community boards |
| ✓ Social media campaigns | ✓ Chamber newsletters |
| ✓ Targeted Facebook ads | ✓ Partner marketing resources |

For a full list of delivery methods, photos, and dates of production, see **Appendix C**.

3.4 Website

Given the success and reach of the current Plan Hillsborough website, this update utilized the current webpage within planhillsborough.org for *Creating Great Places* to optimize resources and maximize the audiences' ability to access information. The website was created in an easy-to-understand format and regularly updated throughout the process so the public and stakeholders could get information on how the Future Land Use updates could impact their lives, when and how they need it.

Figure 3-1 Project Website



3.5 Newsletters and Email Blasts

The communications strategy encompassed diverse methods to keep stakeholders informed and engaged. Regular newsletters were disseminated on multiple dates throughout March, April, May, June, October, and August, containing comprehensive updates, crucial information, and press releases. Leveraging the Constant Contact Email List, the team executed multiple blasts and updates to actively engage participants from the Commercial Locational Criteria (CLC) stakeholder list, Neighborhood Association Presidents, and attendees from both PAT and Community Meetings. Additionally, targeted emails were strategically sent to communicate information specifically related to PAT Meetings, Commissioners with draft language updates, and various engagement opportunities, ensuring tailored and pertinent communication for different segments of the audience. These concerted efforts aimed to maintain a continuous flow of information and engagement, fostering a well-informed and involved community.

3.6 Social Media

The engagement efforts across social media platforms were extensive and varied. On Facebook, the team conducted strategic ad buys in both March and April, including a collaboration with Tampa Bay Times Total Media. Notably, on March 23, a boosted post spotlighting the MetroQuest Survey achieved remarkable results, reaching 17,000 individuals, and prompting 713 engagements, along with 40 likes, 80 comments, and 32 shares. Throughout April and May, the team maintained consistent activity with numerous posts on various dates, gearing up with plans for 3-4 posts per platform for the June meetings. Simultaneously, Instagram saw regular posts shared on June 16, April 18, and March 23. The

X (formerly Twitter) presence was equally robust, involving frequent posting and retweeting of content from March to June, ensuring continuous engagement by providing regular updates and information to the audience. These efforts collectively aimed to maintain an active and engaged online presence across multiple platforms, facilitating ongoing dialogue and participation within the community.

3.7 TV and Media

The outreach efforts resulted in extensive media coverage across multiple platforms. The team successfully secured publications in prominent outlets such as Times, Beacon Neighborhood, and Osprey Observer, targeting specific regions like Bloomingdale/Fishhawk, Riverview/Apollo Beach, Valrico, and Brandon/Winthrop with dedicated features in April. Additionally, they were featured on CW 44, Tampa Bay Morning Show, ABC Action News, and several other local news channels, amplifying their presence and message. Their engagement extended further through news releases, interviews, and articles in various media sources, including the Plant City Observer, JoyFM, iHeart radio's EXP, and continued coverage in the Osprey Observer, ensuring a widespread and diverse dissemination of information to the community.

3.8 Roadway Signs

Moreover, a notable countywide effort involved placing 100 signs in both English and Spanish at unincorporated county intersections, showcasing a collaborative initiative by the Customer Service & Support staff to enhance visibility and engagement within the community. This comprehensive engagement strategy involved utilizing diverse channels, events, and direct interactions to ensure a widespread reach, gather valuable feedback, and disseminate essential information across various platforms and community settings.



4

PUBLIC ENGAGEMENT STRATEGY

CENTERS AND CONNECTIONS (C&C)

C&C is a proposed policy approach for Hillsborough County. The approach is intended to incentivize growth in areas that have existing infrastructure, while also providing choices for rural lifestyle. The intent is to streamline the amendment process and intensity bonuses within certain areas, directed where it is desired and maintainable.

How does this work?

Expanding choices for living and getting around



4 Public Engagement Strategy

To notify local partners, stakeholders, and the public of potential Future Land Use updates throughout each round of engagement, staff conducted activities focused on creating an opportunity for the audience to provide meaningful feedback and ideas. The insight gathered helped guide each step of the development to create an inclusive and representative Future Land Use Update. The activities included the items below.

4.1 Project Advisory Team

Plan Hillsborough selected local citizens who have had an active role in the community, such as representatives from development groups, safety advocates, the Planning Commission and related committees, as well as neighborhood associations and other community groups within Unincorporated Hillsborough County, to participate in the Project Advisory team meetings. These meetings were also open to the public and any interested parties. The PAT meetings provided stakeholders with the opportunity to “dive deeper” into the technical elements of the Future Land Use Update and give specific feedback on policies and anticipated changes. Plan Hillsborough staff coordinated continuously with the PAT through Email to provide information on upcoming events and updates as needed. Staff also responded to questions and provided additional resources upon request to ensure full transparency and allow the community to have a voice and sincere impact on the outcome of the update. The PAT also had the opportunity to help staff spread the word to other stakeholders and the public about opportunities for public engagement.

Plan Hillsborough staff conducted a series of five Project Advisory Team (PAT) meetings, consisting of four in-person sessions, which all took place at the County Center in Downtown Tampa, and one conducted virtually. The PAT meetings occurred throughout the update process, and took place on:

- May 2, 2023
- June 13, 2023
- August 8, 2023
- November 15, 2023
- November 16, 2023

During the initial session, emphasis was placed on acquainting attendees with the FLU update, providing comprehensive education on the associated processes, procedures, and terminologies. This meeting centered on educating the public about the purpose and functions of the Comprehensive Plan and Future Land Use section. Stakeholder input was actively sought to determine their priorities for the drafting of updated language. Interactive discussion questions were used to gather attendee insights on observed challenges and neighborhood priorities.

The second meeting encapsulated a summary of survey findings, encompassing respondent demographics, overarching priorities, and recommendations concerning inward and outward growth.

Additionally, detailed information was shared on three key initiatives: Centers and Connections, Transit-Oriented Development, and Commercial Locational Criteria.

During the third meeting, the focus was directed towards identifying criteria for potential expansion of the Urban Service Area. Deliberations encompassed the appropriate timing for planning such expansion, methodologies for identifying potential areas, and the criteria guiding the identification process. Specific discussions about expansion locations were deferred to a later phase, as they necessitate more extensive public engagement and thorough analysis, potentially within a Master Planning framework.

The fourth session showcased draft language for the Future Land Use update, accompanied by a redlined version of the draft. These anticipated changes were broken down by individual goals to assess potential impacts and the information was presented in an understandable and easily digestible manner. Attendees were provided with a presentation and ample opportunities for questions and discussions after each goal.

Lastly, the fifth meeting, conducted virtually, replicated the content of the fourth meeting, providing another avenue for engagement and discussion on the proposed updates.

Throughout these engagements, Plan Hillsborough staff aimed to foster meaningful dialogue, gather diverse perspectives, and ensure transparent communication regarding the Future Land Use update.

4.2 Public Engagement In-Person and Virtual Meetings

The community meetings were thoughtfully designed to incorporate both in-person and virtual components, enabling the team to dedicate undivided attention to participants and facilitate meaningful feedback sessions. Plan Hillsborough staff meticulously structured each public meeting, tailoring the approach to suit the audience and the information being presented. These meetings were targeted more broadly toward the public at large, including citizens who may not generally be as engaged in the planning process as those invited to the PAT meetings.

Plan Hillsborough organized a total of seven public meetings, comprised of three in-person public meetings and four conducted virtually. Staff held the inaugural virtual public meeting, strategically designed to introduce the Future Land Use update. This primary session aimed to help attendees grasp the essential processes, procedures, and key terminologies intrinsic to this update. The community meetings took place on the following dates:

- April 25, 2023 (virtual)
- May 16, 2023 (in-person at the Brandon Recreation Center)
- May 23, 2023 (virtual)
- June 22, 2023 (in-person at the Lesley Miller Recreation Center)
- June 26, 2023 (virtual)
- November 2, 2023 (in-person at the Gibsonton Gardenville Recreation Center)
- November 6, 2023 (virtual)

The first in-person meeting was focused on educating attendees about the purpose and functionality of the Comprehensive Plan and Future Land Use section. This session emphasized the need for updating these sections, inviting community and stakeholder input on staff priorities for drafting updated language. Attendee perspectives were solicited through interactive poll questions addressing observed changes and neighborhood priorities. Breakout groups were utilized, providing a platform for all attendees to actively contribute to discussions via a set of tailored conversation topics.

Figure 4-1 Live/Work Board



During the second in-person meeting, a summary of survey findings was presented, inclusive of respondent demographics, overarching priorities, and recommendations regarding inward and outward growth. Additionally, detailed information was shared about three key initiatives: Centers and Connections, Transit-Oriented Development, and Commercial Locational Criteria. This session also concentrated on outlining criteria for potential expansion of the Urban Service Area, guiding the questions of when to look at expansion, how to look at expansion, and what to consider when expanding. Specific discussions concerning expansion locations were deferred, requiring extensive public engagement and comprehensive analysis, potentially within a Master Planning framework.

The third in-person meeting involved the presentation of draft language for the Future Land Use update, accompanied by a redlined version of the draft. Anticipated changes were broken down by individual goals to assess potential impacts and ensure clear and comprehensible presentation. Attendees were provided with presentations and ample opportunities for questions and discussions during each phase of public engagement.

Subsequent to each in-person meeting, staff conducted a corresponding companion virtual public meeting. These sessions mirrored the content of the in-person meetings, offering the same materials and facilitating interactive dialogues across each phase of the engagement process.

4.3 Project Survey

A public survey, initiated by Plan Hillsborough, was deployed with the aim of inclusively involving the community in shaping the region's future. The survey asked residents to rank their priorities

for land use in Unincorporated Hillsborough, make suggestions for inward and outward growth, recommend corridors and intersections as Centers and Connections, and leave specific comments. The surveys was publicly available throughout the months of March, April, and May of 2023 and received over 1800 responses, 32,000 data points, 1,600 comments, and more than 5,600 mapping data points. Respondents were able, but not required, to give demographic information which was used to help ensure the survey reached a variety of demographic groups. The following is a description of the survey procedure as well as the highlights of the results.

The Welcome Screen set the context for the project and described how to navigate through the survey. The screen did not have any questions that collected data from respondents.

Screen 2 asked participants to select their priorities when considering how and where to accommodate growth in unincorporated Hillsborough County. Respondents ranked four of their top priorities from the list and placed them in order of importance. Overall, respondents selected “Preserving Natural Areas” as being the most important priority with an average ranking of 2.15 out of 4. Out of nine categories, “Infrastructure & Development”, “Maintain Agricultural and Rural Lands”, and “Variety of Housing Choices” round out the top 4 priorities for survey respondents.

Screen 3 asked participants to rate each growth strategy listed based on “level of importance or effectiveness to accommodate expected growth”. Participants were provided with different strategies to rank in relation to growth inside of the Urban Service Area (inward growth) and outside of the Urban Service Area (outward growth). Ranking ran from 1 to 5 with 1 being not effective or important and 5 being extremely effective or important. Within the inward growth portion, respondents ranked “Maximizing Existing Infrastructure” first with an average of 4.36 out of 5. The next three were “Safe Walking and Biking”, “Close to Daily Needs”, and “Variety of Housing Types” in descending importance. Within the outward growth portion, respondents ranked “Minimize Impacts to Environment” first with an average of 4.53 out of 5. The next four were “Preservation of Rural Areas”, “Have Infrastructure in Place”, “Compatible Land Uses”, and “Access to Major Highways” in descending importance.

Screen 4 proposed location on the map that could be incentivized for infill development including mixed-use centers and/or context-sensitive density increases. These locations were chosen based on areas identified for redevelopment in the Livable Communities Element’s Community Plans, where infrastructure exists today, and major intersections. Participants were asked to note whether they agree, disagree, or neutral on the proposed centers and connections using a drag and drop tool. Participants were able to add a center if they felt one was missing. 5,212 responses were given on the mapping screen. Respondents could also add a location where they would like to see a mixed-use center. Overall, there was support in the USF, Central Tampa, East Lake, and North Airport areas with significant agreement on the centers. There was support with moderate agreement on the centers in the Citrus Park and Seffner areas. There was less support for the concept in the Big Bend, Wimauma, and Brandon clusters.

The Wrap Up screen prompted participants to enter demographic information and an email address to complete the survey and qualify for the incentive prizes. A total of 1,203 email addresses and 1,235 home zip codes were collected. Optional demographics were collected including race/ethnicity and employment status. Due to optional demographic questions numbers are only based on those who provided that information. White people provided their race/ethnicity the most with 73% of those choosing to share identifying as White. In descending order of respondents were “Prefer Not to Answer”, “Hispanic”, “Black or African American”, “Combination/Other”, “Asian”, “American Indian or Alaska Native”, and “Pacific Islander”. People working full time were the largest cohort who provided employment status at 66%. In descending order from there were “Retired”, “Work Part Time”, “Unemployed”, and “Student”.

A more detailed set of results can be found in the August 2023 Unincorporated Hillsborough County Future Land Use Update Survey Results Technical Memorandum located on the planning commission’s website at https://planhillsborough.org/wp-content/uploads/2023/08/HC-FLU-Survey-Results-Tech-Memo_080323.pdf.

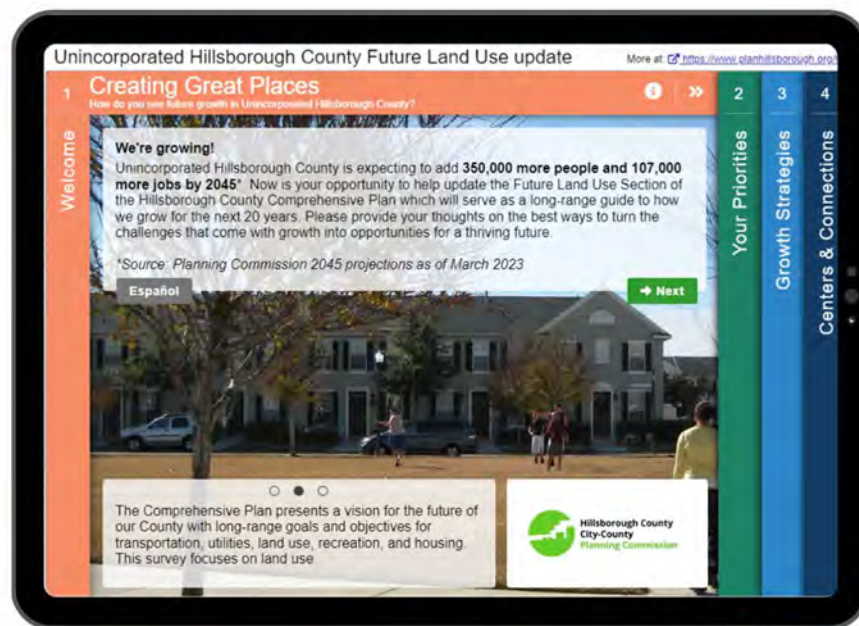


Figure 4-2 Project Survey

4.4 Community Events and Presentations

The staff actively engaged with the community through a series of events and initiatives. Commissioner Myers' Town Hall sessions were conducted on various occasions between March and June, providing multiple opportunities for public interaction and dialogue. Additionally, they hosted Greater Palm River Office Hours on March 22nd and May 23rd, offering dedicated events for residents to voice their concerns and feedback. In addition, during the process of updating the Palm River-Progress Village Community Plan, two meetings were focused on the broader Future Land Use update to ensure it was in sync with the Community Plan. The team's involvement extended to community-wide events such as World Car Free Day, engaged the public at University Mall on October 5th, facilitating broader reach. These diverse engagements exemplify a commitment to fostering communication, community engagement and collaboration, accessibility, and active involvement in the decision-making process across diverse platforms and various sectors of the community.



Figure 4-3 Open House at Public Meeting

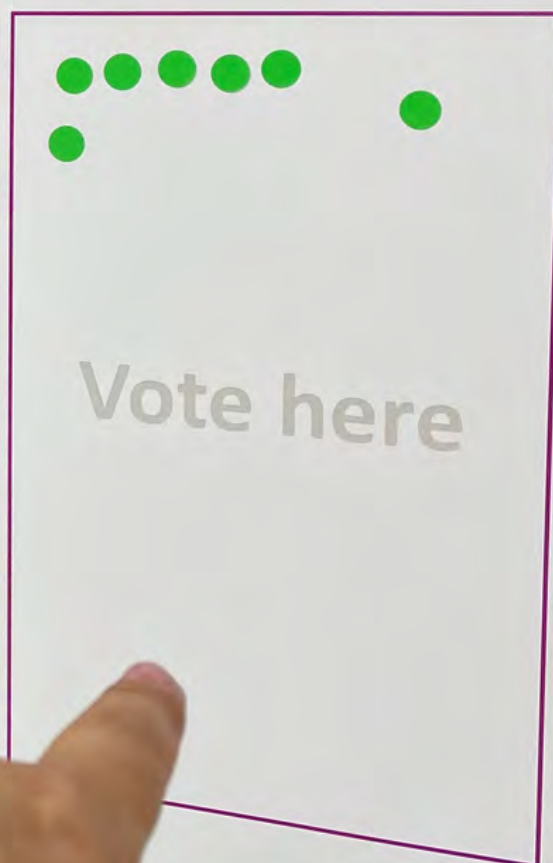
The team's involvement in meetings and presentations was multifaceted and comprehensive. They actively attended and contributed to various significant gatherings such as AEDC, Soil and Water Conservation District, and Farm Bureau meetings, ensuring participation and input in crucial discussions. The team delivered presentations tailored for specific groups such as the Palm River Community Plan Update, Bay Area Apartment Association, and Hillsborough CAC.



5

COMMON THEMES FROM PUBLIC COMMENTS

Public Greenspace



5 Common Themes from Public Comments

Public comments, inquiries, and feedback obtained from each public meeting, PAT meeting and the community conversations were meticulously collected and organized into a comprehensive Comment Matrix, facilitating a thorough summary of the discussions. By amalgamating these insights with the outcomes of the survey, discernible patterns and prevalent themes emerged, reflecting the shared concerns and priorities of the residents. Presented below are some of the recurrent themes and key priorities documented through this comprehensive analysis. The full Comment Matrix can be found in **Appendix A**.

5.1 Environmental Preservation

Both survey respondents and meeting participants emphasized the paramount importance of environmental preservation. This overarching priority encompassed the preservation of wildlife habitats and a concerted effort to mitigate environmental pollution. The aim was to safeguard clean and unpolluted areas for recreational purposes while ensuring the maintenance of clean air and water quality within the community.

5.2 Increase Transportation Options and Reduce Congestion

Public feedback identified that limited transportation options in Hillsborough County pose significant mobility challenges. The HART bus system in Unincorporated Hillsborough County offers limited routes and does not provide convenient bus stop location options. Walkability and bicycle infrastructure are also scarce, especially in rural and suburban areas, making them unrealistic and unsafe transportation options. This lack of accessibility without personal vehicles makes navigating the county difficult. Additionally traffic congestion has worsened, leading to increased stress and longer commute times, highlighting the urgent need for comprehensive transportation solutions.

5.3 Maintain Character of Neighborhoods, Rural, and Agricultural Area

Comments highlighted the importance of preserving neighborhood density, landscape, and character, as well as limiting traffic in suburban and rural areas, and aligning new development densities with existing ones. Suburban residents favored low-density communities, expressing concerns about medium or high-density developments. Rural and agricultural communities aimed to maintain very low densities and prevent encroachment from new developments, emphasizing the need for minimal traffic to preserve their area's tranquility.

In addition, there was a recurring sentiment expressed regarding the perceived disproportionate influence of developers in decision-making processes. Comments highlighted a concern that community perspectives were not adequately taken into account in determinations concerning new developments.

5.4 Affordable Housing

There was a notable recurrence of concerns pertaining to affordable housing within Hillsborough County. These concerns are reflective of a larger trend observed in the region, where both rental rates and housing prices have experienced a significant upsurge, rendering them increasingly unattainable for a considerable portion of the population. The observed disparity between income levels and housing costs underscores the pressing need to address the affordability crisis, thereby ensuring more equitable access to housing options for residents across the county.⁴

5.5 Proximity to Daily Needs

Some respondents expressed difficulty accessing daily needs such as groceries and medical services within their communities. Suggestions were put forth advocating for the development of walkable, mixed-use neighborhoods as a potential solution to this issue. Concerns were articulated regarding the prevalent separation of residential areas from commercial zones, which has resulted in limited accessibility to daily necessities. The sentiments expressed underscore the perceived importance of creating integrated neighborhoods that combine residential and commercial spaces, facilitating greater ease of access to essential services and amenities for residents. This approach aligns with the vision of fostering more cohesive and convenient living environments, thereby enhancing the quality of life within the community.

5.6 Improve Transportation Safety

Many comments highlighted the pressing need to enhance transportation safety, specifically for cyclists and pedestrians. Concerns were raised regarding fragmented or absent bicycle and pedestrian infrastructure, leading to disconnected or segmented connections and networks. Inadequate safety measures within existing infrastructure deter residents from using these facilities. Additionally, increasing traffic congestion hampers emergency service response times and increases the need for safety throughout the community. Comments focused on improving pedestrian and bicycle infrastructure, especially around schools, by ensuring connectivity, directing paths to important destinations, and separating them from automobile traffic. Comments were also received about the need for better planning for traffic in the rural areas around suburban communities which are seeing a lot of impacts.

⁴ [Hillsborough County Housing Market - Redfin](#)

5.7 Expansion of Urban Service Area

Certain comments expressed a preference for fully utilizing all accessible land within the Urban Service area before contemplating any expansion. The rationale behind this viewpoint lies in maximizing the utilization of existing infrastructure, fostering the development of pedestrian-friendly neighborhoods, and mitigating the financial burden associated with continuously expanding infrastructure—a burden that is ultimately passed on to taxpayers. Perspectives were also provided that the supply of housing to meet the growth demands is dwindling. Expansion of the Urban Service Area was identified by some stakeholders as the primary way to increase housing supply, which would not only address demand but also help with housing prices.

6

USE OF PUBLIC INPUT IN UPDATE PROCESS

6 Use of Public Input in Update Process

Plan Hillsborough is committed to planning inclusively for a prosperous and thriving future for Unincorporated Hillsborough County and its diverse communities. Meaningful and effective public participation is essential to the successful implementation of this update, and necessary to ensure that the needs of the community are adequately addressed. The feedback and ideas provided through all engagement opportunities have directly helped guide the decisions made throughout the Future Land Use Update process.

6.1 Goal 1: Growth Management

Based on the community's feedback, Plan Hillsborough staff identified the need for a publicly initiated plan amendment process that would provide a proactive strategy to establish future expansion criteria for the Urban Service Area. This criteria focused on when it is time to consider expansion, how to plan for that expansion, and what we should look at in expansion areas.

The community identified the need for more public outreach and analysis before identifying the exact locations for expansion, leading us to the idea for an Urban Expansion Area Master Plan. This plan would provide for areas for new residential development with convenient access to daily services. Based on feedback regarding the lack of infrastructure, the plan also calls for alignment of public facilities and infrastructure with new development. Throughout the planning process, the policies call for collaboration with partner agencies and incorporating opportunities for public engagement.

6.2 Goal 2: Growth Management

This goal focuses on inward growth of the Urban Service Area. Based on community feedback, staff identified the need to expand choices for living and getting around, focusing on proximity, livability, and walkability. The Centers and Connections element in this goal coordinates with Community Plans and major intersections to identify places to direct growth where it is most desirable, expanding housing opportunities and choices, and encouraging more pedestrian friendly development.

After identifying potential Centers and Connections throughout Unincorporated Hillsborough County, staff directly noted resident and stakeholder feedback to modify this map as requested. Staff removed Centers and Connections throughout the County, especially within the South County areas. In addition, staff added Centers and Connections to the University area based on overwhelming request and feedback from public meetings and survey responses. Last, staff reduced the buffer of the Connections from 0.5 mile to 0.8 mile in order to focus growth on desirable location and ensure the preservation of the surrounding unique communities.

6.3 Goal 4: Development

Plan Hillsborough staff conducted extensive public outreach for the Commercial Locational Criteria (CLC) component of this goal. Based on community and stakeholder feedback as well as direction from the

Hillsborough County Board of County Commissioners (BOCC), staff removed numerous sections of this component. The Context Classification Map was added in conjunction with the 2040 Cost Affordable Map to identify locations that could be considered for commercial. Language was clarified to reinforce that these policies were in line with required Compatibility and Community Plan policies.

The addition of the Neighborhood Mixed-Use 6 category, permitting commercial activities without permitting high density development was the direct result of feedback from the community. Staff heard the community's concerns and understand the importance of allowing the "mom and pop" commercial store while preserving the uniqueness and character of the surrounding community.

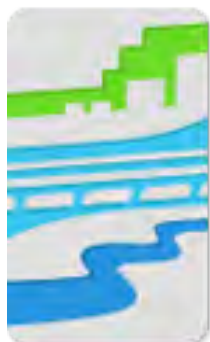
6.4 Goal 5: Agriculture

Feedback from a number of agricultural stakeholder groups was provided and helped shape the update of these policies. Primarily the focus was to update to reflect current programs, practices, and terminology.

6.4 Overall Context

Throughout the extensive planning process, the dedicated Plan Hillsborough team seamlessly collaborated with community members, stakeholders, partners, elected officials, and various agencies. This collaboration formed the cornerstone of a comprehensive engagement strategy that significantly influenced the decisions made during this update. At each crucial stage, the public actively contributed their insights, guiding the direction in alignment with their feedback and aspirations for the future of Hillsborough County.

The team diligently considered every goal, ensuring inclusivity by engaging with diverse audiences to capture a spectrum of voices. This conscientious approach allowed for the consistent and effective integration of this collective feedback throughout the entire document. Recognizing the document's significance as a representative guide for all residents of Hillsborough County, the staff remained mindful of their responsibility to accurately reflect the community's aspirations and needs.



Plan Hillsborough

Prepared By



EXP U.S. Services Inc.

APPENDIX A:

Comment Matrix

General: About the Comprehensive Plan

During the meeting, numerous attendees raised inquiries regarding the overarching objectives and operational facets of the Comprehensive Plan, inquiring about its purpose, functionality, and the procedural aspects of the planning process specific to the Hillsborough Comprehensive Plan.

Comment/Question	Response
Where can we get a copy of the current Comprehensive Plan?	The current version of the County's Comprehensive Plan can be found on the Plan Hillsborough website, www.PlanHillsborough.org/hclanduse .
How is the Comprehensive Plan useful?	<p>A Comprehensive Plan establishes a community's policies and priorities regarding future development while aiming to preserve the area's environmental features and community character. The purpose of a Comprehensive Plan is to outline a long-term community vision for the future. A Comprehensive Plan acts as the guide by which a community's development and preservation decisions are made, covering a wide range of topics, such as: land use, mobility and public services, all intended to improve the quality of life for the community.</p> <p>The Comprehensive Plan touches nearly every facet of our lives — where we live and work, what transportation options we have, opportunities for recreation, how and where communities will grow, and how to protect neighborhood character and vital resources.</p>
When is the FLU Map getting updated?	The proposed updates to the Future Land Use Section of the Comprehensive Plan will go before the Planning Commission in early 2024 for recommendation and will go before the BOCC in early 2024 for final approval and adoption. The FLU Map will be updated subsequent to the policies in the summer/fall of 2024.
How often does the BOCC agree with the judgement of the planning commission?	It varies from recommendation to recommendation. This statistic is tracked in the Planning Commission's annual report.
What is the purpose of the January 22nd Planning Commission meeting?	On the 22nd of January 2024, staff will go to a public hearing with the Planning Commission and present the proposed 8 goals of the FLU section. Subsequently, the Planning Commissions' recommendations will go to the Board of County

Comment/Question	Response
	Commissioners. The final draft will be posted on the project website on January 12, 2024.
Is or is not the City a part of the county?	Cities are a part of the county. The Comprehensive Plan we are discussing only involves Unincorporated Hillsborough County. Each city has its own Comprehensive Plan.
What is the maximum population growth before there is no more room?	Based on current density regulations, the county can theoretically accommodate 2.3 million people. We currently have 1.5 million. Unincorporated county, if built out with current density would be around 1.6 million. We currently have about 1 million.
According to the new plan draft, where do you see the county in 10 to 20 years?	Staff hopes this update ensures the character and location of land uses, optimizes the combined potentials for economic benefits, and protects our natural resources while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation. With a common goal of advancing the community's vision for the future, this update will also help direct investments that balance future growth with neighborhood values, while keeping pace with emerging trends and innovative ideas for years to come.
How many acres are vacant vs redevelopment? How is redevelopment acreage defined/determined?	The breakdown of acreage and definitions, along with staff analysis, is available on the Plan Hillsborough website. https://planhillsborough.org/wp-content/uploads/2023/09/Draft-August-2023-Analysis.pdf
What updates will be made in relation to school capacity and planning?	The Public Schools Element of the Comprehensive Plan will occur in early 2024.
Are Public Advisory Team meetings open to the public?	Yes. All meetings are open to the public. The presentations will be the same, but the discussion will go into greater detail on proposed policy edits.
Since many people don't have free time for these meetings, what are you doing to make sure you are getting feedback from everyone?	Staff have provided multiple hybrid options including an online and in-person survey and virtual meeting options. All meeting presentations and recordings are also available on the project website, which provides citizens an opportunity to comment. Staff are always open to

Comment/Question	Response
	suggestions for more ways to reach out to the community.
Are the meeting recordings available to view after the meeting?	All recordings and presentations for past meetings are available on the project website.

General Rules and Regulations

Many questions were asked about the laws governing the Comprehensive Plan, which department is responsible for different aspects of the development process, and who the final decision makers are for different types of decisions.

Comment/Question	Response
What is the procedure for the adoption of the proposed changes?	Once the updates to the FLU Section are reviewed for compliance and brought to the public for thorough review, the proposed changes will be brought to the Planning Commission who then recommends the changes to the Board of County Commissioners who vote on final approval. The final adoption is through the Board of County Commissioners (BOCC).
Who is making the decisions regarding amendments and what changes can be made?	Ultimately, the BOCC makes all final decisions.
Can the Planning Commission ask for changes to the draft language? Does the public have a 10-day review period before the BOCC?	Staff members are trying to give a 9-day advance before briefing Commissioners, but this may change based on comments from the Planning Commission. Constituents have the power to advocate for changes to the Planning Commission and to the BOCC.
Can prior changes still be considered?	Yes.
Why does Development Services only allow for virtual meetings?	The Planning Commission staff is available and happy to meet in-person at any time. We can also facilitate coordinating in-person meetings with Development Services if needed.
What more can we be doing for density bonuses?	Currently, the FLU contains multiple density bonuses including the Affordable Housing Density bonus. The updated language also provides incentive-based, optional bonuses for designs that are beneficial to the community within the Centers and Connections component (see goal 2).
What can you do to stop water bills from rising?	Public works questions can be directed towards pwcustomerresolution@hcfl.gov
How will the FLU affect the allowance of new materials in our roads if HB 1191 is passed?	For more information on HB 1191 and other transportation matters, please contact Hillsborough County Public Works or FDOT.
How does the Planning Commission decide whether or not to allow a city to annex within county land?	Annexation can happen within a property owner or an areawide vote. The county can inform the public but does not have the power to approve or deny annexations.

Comment/Question	Response
Are developers required to replace trees that are taken down when developing?	Tree replacement requirements would be found in a technical manual or the Land Development Code.
How does the Live Local Act affect these changes?	Staff are still grappling with the effects and implications of the new law. County lawyers are processing measures of compliance with the law.
Are you changing AR-1 and AR-5 to ASC-1 and AS-1?	Changes in zoning are not a part of the FLU update process. Once we have the policy language in place, then we will look at updating the FLU map only, but not zoning.
Who is deciding that we need to encourage growth in areas where communities desire it?	Ultimately, all decisions approving growth rest with the Board of County Commissioners. The Planning Commission provides recommendations to the BOCC on these issues. We utilize a number of ways to get community input on those plans and recommendations. Community Plans are one tool that help staff hear from the community members and business owners where and how growth may be most desirable while maintaining the unique characteristics of each neighborhood.
These types of meetings often ignore renters. What is the commission doing to account for the fact that many renters are not represented?	Staff advertises public participation opportunities on social media, local radio, TV, newspapers, local newsletters, and even on community signs posted throughout the local neighborhoods. Please let us know if you have any ideas about additional efforts to emphasize outreach to renters.
Is the FLU involved in Zoning?	The FLU works together with zoning to maintain health, safety, and welfare by separating incompatible land uses. Zoning, overseen by the Hillsborough County Development Services Department through the Land Development Code, regulates building size, setbacks, and specific uses. It is used to approve or deny developments and uses, and it defines specific districts within general categories. FLU, overseen by the Planning Commission, is a section within the Comprehensive Plan that guides purpose and character of growth, separates land into general categories, and sets the maximum density and range of uses.
How many more people and jobs will we see in Hillsborough County by 2045?	By 2045, Hillsborough County will see 350,000 more people and more than 107,000 more jobs.

Comment/Question	Response
Does SB 250 have an expiration date? Should we continue to use the FLU update language with the limitations imposed by SB 250 if those limitations no longer apply?	SB 250 is set to expire in October 2024. SB 250 restricted local governments from increasing building fees or adopting “more restrictive or burdensome procedures” to its Comprehensive Plans or Land Development Regulations. It intended to accelerate rebuilding following hurricanes and other natural disasters, applying to local governments within the disaster declaration area. Governor DeSantis recently signed an exception to SB 250 that excludes Hillsborough County from the limitations imposed by SB 250. The draft language was presented and advertised with the incorporated changes made due to SB 250 implications. Therefore, staff will maintain these changes to ensure full transparency of the information presented to the public. However, additional updates will be explored in future amendment cycles.

Environmental Preservation

Both survey respondents and meeting participants emphasized the paramount importance of environmental preservation. This overarching priority encompassed the preservation of wildlife habitats and a concerted effort to mitigate environmental pollution. The aim was to safeguard clean and unpolluted areas for recreational purposes while ensuring the maintenance of clean air and water quality within the community.

In addition, there was a recurring sentiment expressed regarding the perceived disproportionate influence of developers in decision-making processes. Comments highlighted a concern that community perspectives were not adequately taken into account in determinations concerning new developments.

Comment/Question	Response
Does the FLU have a holistic approach to development that protects nature, and more specifically, trees?	The Comprehensive Plan contains many policies on the preservation of natural resources including protections and preservation policies for trees. These can be found specifically in the Recreation and Open Spaces, Coastal Management, Mobility, and Environmental and Sustainability sections of the Comprehensive Plan. In addition, there are coordination policies in the FLU on intergovernmental coordination to ensure consistent reviews with subject matter experts and partner agencies including environmental organizations.
Will this plan provide additional incentives to discourage growth in areas that are not zoned for density because of natural features, etc.?	Staff have added a new incentive to direct growth in the areas most desirable inside the Urban Service Area through the Centers and Connections initiative (proposed in Goal 2). Specific language protecting wetlands and other natural features can be found in the Recreation and Open Spaces, Coastal Management, Mobility, and Environmental and Sustainability sections of the Comprehensive Plan.
How does the county plan to retain rural areas in the Unincorporated Hillsborough County ?	The proposed changes to the Comprehensive Plan do not include any changes to our treatment of rural areas as the adopted policies are very strong.
Does the plan accommodate the preservation of green spaces locally (neighborhood greenery) rather than just officially designated areas?	Hillsborough County has a robust Environmental Lands Acquisition and Protection Program (ELAPP), an initiative that not only compensates landowners but also strategically acquires their properties for preservation purposes. This concerted effort has resulted in the conservation of approximately 65,000 acres, a testament to the county's unwavering commitment to

	Response
	safeguarding natural habitats. Other tools in the Comprehensive Plan such as wetland density calculations, habitat preservation, open space, and clustering further provide ways to protect important natural resources.
In the rural areas, the impacts on the environment have already been happening due to agricultural runoff or phosphate mining. How can we minimize environmental impacts even though these impacts have already occurred?	Our survey revealed that people are concerned with minimizing future environmental impacts and with providing housing near existing urban resources so that new housing avoids existing impacts in rural areas. Specific language on minimizing environmental impacts can be found in the in the Recreation and Open Spaces, Coastal Management, Mobility, and Environmental and Sustainability sections of the Comprehensive Plan.
Is the FLU considering climate change and sustainability?	Specific language on promoting sustainability can be found in the in the Recreation and Open Spaces, Coastal Management, Mobility, and Environmental and Sustainability sections of the Comprehensive Plan.
Does the plan include sustainability regarding food, water, wastewater, waste flow, and energy production?	Specific language on water conservation efforts can be found in the One Water and Environmental and Sustainability sections of the Comprehensive Plan.
What can be done to preserve wildlife habitats?	Goal 7: Balance with Natural Resources focuses on minimizing impacts to the environment and works in tandem with all other goals to focus growth in the areas that are most desirable, protecting the rural lands as well as the wildlife habitats.
What can you do to prevent saltwater intrusion?	One Water Policy 1.2.2 addresses salt water intrusion.
How many gallons of water does an average household use and how does that factor into our water management?	In 2020, a residential household used an average of 8,200 gallons of water each month. Specific language on water conservation efforts can be found in the One Water and Environmental and Sustainability sections of the Comprehensive Plan.
Water supply and sinkholes are major concerns. How do we mitigate our water issues when significant population growth is expected?	Conservation is our primary tool for mitigation. SFWMD, the Water Management District, and Hillsborough County Water Resources Department all have programs for conservation. Water Resources questions can be directed to waterdept@hcflgov.net .
Does Hillsborough County have brownfields?	Brownfields do exist in Hillsborough County and are being mitigated. Florida EPA, Federal EPA, and

Comment/Question	Response
	the State have a brownfields database that can be found here: https://floridadep.gov/waste/waste-cleanup/content/hillsborough-county-brownfield-areas-and-sites
Are new mobile homes allowed to be built in the high-hazard areas?	Adopted policy states that new mobiles homes may not be built in the Coastal High Hazard Area (CHHA).
Does the Planning Commission have the ability to require property owners to preserve open space on their property?	Under the law, property owners have reasonable control and use of their property. The County does have some regulations that require people to preserve their wetlands or at the very least minimize and mitigate any harm caused.
How can we protect trees and ensure penalties are enough to discourage developers from destroying vulnerable environments?	The Future Land Use section describes each land use category's intended purpose and character and defines allowable densities and intensities of development. Regulations for developers are outlined within the Land Development Code, overseen by the Hillsborough Development Services Department.
Could you address flood control issues in relation to development, especially focused on South County?	Development regulations state that no more water may leave a site after development than was leaving the site pre-development. In effect, development should not exacerbate anyone's flood risk. More information can be found in the One Water section of the Comprehensive Plan.

Increase Transportation Options and Reduce Congestion

Public Feedback identified that limited transportation options in Hillsborough County pose significant mobility challenges. The HART bus system in Unincorporated Hillsborough County offers limited routes and does not provide convenient bus stop location options. Walkability and bicycle infrastructure are also scarce, especially in rural and suburban areas, making them unrealistic and unsafe transportation options. This lack of accessibility without personal vehicles makes navigating the county difficult. Additionally, traffic congestion has worsened, leading to increased stress and longer commute times, highlighting the urgent need for comprehensive transportation solutions.

Comment/Question	Response
Has there been any discussion on reducing tolls to incentivize the use of toll roads as a means to mitigate congestion and traffic in rural areas?	Contact Tampa Hillsborough Expressway Authority's (THEA) or Florida Turnpike Enterprise, who governs the Veteran's Expressway.
How can we allow lower-income residents to access the expressway to reduce congestion within the area?	Feedback should be provided to Tampa Hillsborough Expressway Authority's (THEA) or Florida Turnpike Enterprise, who governs the Veteran's Expressway.
Do you have any language about the current system of traffic lights in the county?	The Mobility Section has a goal and policy related to building a smart system that utilizes technology and strategies to improve safety, efficiency, and reliability for all modes of transportation and to meet the needs of all users. For more information on this topic, please contact the Hillsborough TPO or Public Works.
South County has a lot of residential expansion, but roads are not being upgraded to accommodate growth. How is infrastructure going to be handled going forward?	If you have a question about a specific site, Public Works can provide more information. The Planning Commission stewards the Comprehensive Plan which is a broad policy document. We have also heard from community feedback that we should prioritize maximizing existing infrastructure. This will be a priority going forward as well.
What are you planning to do in regard to emergency evacuations given the additional people projected to come here?	Emergency services, such as Fire Rescue, shelters, and hospitals are considered at each stage of the process. Staff also have focused internal and external meetings with agencies that are subject matter experts in these topics. Plan Hillsborough staff continue to coordinate with Emergency Management with every amendment or development application received. There is adopted policy directing new population growth away from the Coastal High Hazard Area, preventing dense development in these areas in an effort to curb the need for evacuations.

Maintain Character of Neighborhood and Rural/Agricultural Areas

Comments highlighted the importance of preserving neighborhood density, landscape, and character, as well as limiting traffic in suburban and rural areas, and aligning new development densities with existing ones. Suburban residents favored low-density communities, expressing concerns about medium or high-density developments. Rural and agricultural communities aimed to maintain very low densities and prevent encroachment from new developments, emphasizing the need for minimal traffic to preserve their area's tranquility.

Comment/Question	Response
Many commenters would like Mixed-Use developments. How do we hear from all stakeholders that would be affected by the Mixed-Use developments including the TPO, Plan Hillsborough, BOCC, School Board?	Plan Hillsborough continually coordinates with many different agencies including the River Board, the Hillsborough TPO, and the School Board. Staff also collaborates on amendments and plan updates with many different partner agencies through an agency comment review process. The BOCC makes the final decision on all amendments and updates brought forward from the Planning Commission.
How does the county plan to retain rural, unincorporated areas?	The Comprehensive Plan has strong policies about maintaining your choices between urban, suburban, and rural. The Comprehensive Plan policy language about preservation of rural areas will not change with this update.
How do we get the FLU to decrease sprawl and increase urban infill?	Goal 2: Growth Management focuses on maximizing growth inside the Urban Service Area. The Centers and Connections element within this goal identifies areas to encourage growth that will increase safety, reduce congestion, encourage walkability, and create a more vibrant community. This element offers an incentive-based, optional bonus for designs in these areas that are beneficial to the community.
Why are redevelopable parcels identified in the CHHA areas?	Density bonuses are prohibited in the Coastal High Hazard Areas (CHHA), but development can still occur based on existing land use and zoning codes.
What is the plan to accommodate for future single-family developments as many areas are being taken up for denser development?	Plan Hillsborough staff understands the need for a proactive, strategic approach for the expansion of the Urban Service Area. As directed by the BOCC, the Planning Commission staff is examining suitable areas for potential expansion, aligning with the Comprehensive Plan. This initiative is consistent with the policy framework proposed in Goal 1.

Comment/Question	Response
Does the update consider historic preservation?	Plan Hillsborough staff coordinates with the Hillsborough County Historic Preservation Board on amendment processes and updates.
Can we keep our wells and septic on rural land?	If you are outside of the Urban Service Area, you are required to provide your own well and septic. If you are inside the Urban Service Area and using wells and septic, you are not required to connect to the public utilities, but it is encouraged.
Should Zoning be more gradual and complimentary to surrounding developments?	Noted. The current FLU contains compatibility and existing neighborhood protection policies which require new developments to be compatible with surrounding existing neighborhoods. These policies will not be changing.
Can you increase density allowances in all areas of the county?	The Centers and Connections element of Goal 2: Growth Management, is also able to provide a strategic approach for potential increases in density based on locations that have existing infrastructure and are consistent with the surrounding community.

Affordable Housing

There was a notable recurrence of concerns pertaining to affordable housing within Hillsborough County. These concerns are reflective of a larger trend observed in the region, where both rental rates and housing prices have experienced a significant upsurge, rendering them increasingly unattainable for a considerable portion of the population. This trend aligns with recent housing market analyses, emphasizing a substantial 7% escalation in home prices over the past year. The observed disparity between income levels and housing costs underscores the pressing need to address the affordability crisis, thereby ensuring more equitable access to housing options for residents across the county.

Comment/Question	Response
Are you considering SB 102 and how it could be used to identify surplus land and leverage tax incentives to improve where we are directing development?	Staff is coordinating with the County's Affordable Housing Department and Development Services Department on how SB 102 will be implemented.
Are you considering the difficulty many have getting home insurance in population forecasts?	Staff are monitoring the Florida State Legislature and any direct or indirect impacts the home insurance market.
What if those 150,000 people move to the city instead of Unincorporated Hillsborough?	The data specialists at Plan Hillsborough employ historical trend analysis as a foundational method to project and anticipate future growth patterns. Notably, the unincorporated area of Hillsborough possesses the highest land capacity in comparison to other regions within the county. Population projections and trends are revisited regularly (at least every 5 years) to consider changes in the real estate market and changes in policy that may be made by each of the cities.
How does the current lack of affordable housing effect the FLU update?	Staff are actively engaged in utilizing a diverse array of tools aimed at promoting affordable housing initiatives. This involves facilitating a variety of housing types, while implementing strategies such as affordable housing bonuses and incentive programs to foster affordable housing development.

Limit Expansion of Urban Service Area

Certain comments expressed a preference for fully utilizing all accessible land within the Urban Service area before contemplating any expansion. The rationale behind this viewpoint lies in maximizing the utilization of existing infrastructure, fostering the development of pedestrian-friendly neighborhoods, and mitigating the financial burden associated with continuously expanding infrastructure—a burden that is ultimately passed on to taxpayers. This perspective emphasizes the optimization of existing resources as a means to enhance community livability while simultaneously addressing the fiscal impacts of infrastructure expansion on the county's residents.

Comment/Question	Response
Who will make the request to expand the Urban Service Area? Will the Planning Commission be the ones defining these Urban Expansion Areas (UEA) or will developers be able to apply for UEAs?	The Adopted Comprehensive Plan has a policy that is currently used to evaluate in a reactive way applications to expand the Urban Service Area. These expansions can be requested by private or public applicants. What is being proposed in this update is also a pro-active, master planning approach to creating Urban Expansion Areas that might have some different planning approaches utilized than in the current Urban Service Area.
Will the growth initiatives within the Urban Service Area discourage developers from buying land within wetlands only to apply for an inappropriate rezoning?	There are a number of points in the Plan Amendment as well as the subsequent rezoning and site development process where wetland impacts are evaluated, primarily by the Environmental Protection Commission.
Can numerical limits to population growth in the county be implemented?	While numerical limits to the population growth cannot be mandated, staff can direct where the growth should occur and is most desired. This is the primary focus for the Centers and Connections element in Goal 2 of the Comprehensive Plan. In addition, Florida State statute requires that staff must plan for the expected population growth for a 10 year and 20 year planning horizon through the Comprehensive Plan.
How long will the whole process of moving the Urban Service Line take?	The BOCC has instructed staff to look into different areas that may be considered for future expansion. BOCC feedback in 2024 will determine potential next steps.
Has there been an analysis of the size of parcels and contiguous parcels?	As of now, such an analysis has not been carried out. However, staff intends to begin this specific analysis in future processes.

Location Specific

These comments and questions pertain to specific geographical locations.

Comment/Question	Response
What changes would be approved in the Community Plans?	Community Plan language will not be changed as part of this FLU update.
How can we find information about specific projects?	Site-specific questions can be directed to the Hillsborough County Development Services Department at (813) 727-5600.
How does this update relate to existing projects?	This FLU update is not related to any specific project and is rather intended to set large policy directions and serve as the community's blueprint for growth which outlines how the land can be used to create a vibrant community.
What happened to the toll road from 275 at 75 terminating in Plant City? Is it expected to be resurrected?	There is a project right now to build Express Lanes on I-75. For more specific information, please contact the Hillsborough TPO or FDOT.

Goal 1: Growth Management – Outward Growth

Comment/Question	Response
Goal 1: Did Midtown Tampa have to do the same outreach done for Community Plan updates?	Major developments have to meet code requirements for outreach or notification.
Goal 1: Can we define “adversely” or pick language that has greater definitions for 6.1 on the impacts to the environment.	The word “adversely” has not been defined in the plan, but staff are open to suggestions on language that can be more encompassing.
Goal 1: For 2023, the Commissioners budget for sidewalks was not enough for the need to maintain our current urban sidewalks. Our County does not have the money for children that walk 2 or more miles on roads to reach their schools. However, the School Board does not want to provide buses and Public Works does not have the money to build or repair existing sidewalks. My suggestion is that proper fiscal management for the maintenance of urban surface areas should be a requirement before new urban expansion areas are considered.	This suggestion has been taken into consideration and will be incorporated as much as possible per legal counsel.
Goal 1: Carolwood, Citrus Park, Fletcher, and Dale Maberry are areas that are prime for growth. How can this be coordinated?	These areas overlap with places identified in the Centers and Connections as part of Goal 2.

Goal 2: Growth Management – Inward Growth

Comment/Question	Response
Goal 2: Do you have a map on the current zoning on the Centers and Connection overlayed with Res. 35 and others?	Plan Hillsborough has a framework mapping tool with existing and future land use along with other layers of interest.
Goal 2: Where did the buffers for the Centers and Connection come from?	The buffer was tightened from 0.5 miles to 0.8 miles based on public comments provided during the previous community meetings in an effort to maintain the character of the surrounding communities.
Goal 2: Are the Centers and Connections being coordinated with the Hillsborough Greenways and Paths?	Yes. The new Greenway Plan is available for public comment now.
Goal 2: Is the Flex Provision a blank check for the Board to overstep the Land Use Section?	Flex Provision is essentially a recommendation that repairs “Scribner’s errors” created when land use maps used to be drawn by hand. Fundamentally, the Flex Provision is also required to honor the primary intent of the Comprehensive Plan and therefore cannot overstep the FLU.
Goal 2: Can you define “congregate living facilities”? Does the new language include Floor-Area Ratio for the conversion of housing to congregate living facility to make sure the facility is inclusive with the local area aesthetic?	Examples of a congregate living facility include assisted living facilities, life care treatment facilities, or community residential homes. The BOCC approved a plan amendment to include more senior living facilities in urban and rural facilities so that people can age in place. The current language only includes density, but intensity can be reviewed. Draft language will be available on the project website before the Planning Commission hearing for public review.
Goal 2: Why are the Centers and Connections removed in the University area on Fletcher and Dale Mabry?	Staff will review Centers and Connections locations based on stakeholder feedback.
Goal 2: For RP2, Wimauma Village, it appears that the square footage and use requirements for RP2 agricultural land have been removed. Have we decreased the acreage for RP2?	The acreage for RP2 has not been decreased.

APPENDIX B:

Promotional Materials

How should Hillsborough County grow?



LET US KNOW.



Hillsborough County
City-County
Planning Commission

Why update the comprehensive plan?

By 2045, Unincorporated Hillsborough County will see...



350,000
More People



107,000
More Jobs

& increasing demand for



TRANSPORTATION



COUNTY SERVICES



SCHOOLS



RECREATION

*Source: Planning Commission 2045
projections as of March 2023.

A Comprehensive Plan



CAN

Envision Future Growth
Provide Consistency
Prioritize Funding
Protect Resources



CANNOT

Issue or Manage Permits
Enforce Code Regulations
Design Roadway Improvements
Manage Traffic/Parking
Regulate Building Specifications

Future Land Use

- Guides purpose and character of growth
- Separates incompatible land uses
- Sets maximum density and range of uses
- Designates areas into broad categories



**Maintain
health,
safety, and
welfare**

vs. Zoning

- Regulates building size, setbacks, specific uses, etc.
- Used to approve/deny developments and uses
- Defines specific districts in general categories



How do you see the future of unincorporated Hillsborough County?

Take the Future Land
Use survey at
[planhillsborough.org/
hclanduse](https://planhillsborough.org/hclanduse)
and you could win a
Publix gift card!



planhillsborough • Follow



If you live, work, or play in unincorporated Hillsborough County, we need your voice! We're expecting 350,000 more people and 107,000 more jobs by 2045. How do you think we should plan for this growth? Take the survey at the link in bio to tell us and you'll be eligible for a drawing for one of five \$100 Publix gift cards! Together, let's turn the opportunities that come with growth into opportunities for a thriving future.

Want to learn more? Register for a virtual public meeting happening on Tuesday, April 25 at 6 pm at: bit.ly/howdowegrow1

#hcplanningcommission #planhillsborough
#hillsboroughcounty

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10 likes
March 23

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Planning Commission - Hillsborough County



Mar 23 · 🌐

If you live, work, or play in unincorporated Hillsborough County, we need your voice! We're expecting 350,000 more people and 107,000 more jobs by 2045. How do you think we should plan for this growth?

Tell us in this brief survey: <https://metroquestsurvey.com/wd52n?c=fb>

You'll be eligible for a drawing for one of five \$100 Publix gift cards! Together, let's turn the opportunities that come with growth into opportunities for a thriving future.

Want to learn more? Register for a virtual public meeting happening on Tuesday, April 25 at 6 pm at: bit.ly/howdowegrow1



**How do you see
the future of
unincorporated
Hillsborough
County?**

Take the Future Land
Use survey at
**[planhillsborough.org/
hclanduse](https://planhillsborough.org/hclanduse)**
and you could win a
Publix gift card!

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Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Mar 23

...

Live, work, or play in unincorporated Hillsborough County? We need your voice! With 350K more people & 107K more jobs expected by 2045, how do you think we should plan for this growth?

Tell us in this brief survey & you could win a \$100 @Publix gift card:
metroquestsurvey.com/wd52n?c=tw

How do you see the future of unincorporated Hillsborough County?

Take the Future Land Use survey at planhillsborough.org/hclanduse and you could win a Publix gift card!

ALT

Hillsborough County and 7 others



3

3

327



↻ Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 1

...

Community invited to share their vision for the future of Unincorporated Hillsborough County ospreyobserver.com/2023/03/commun... via [@ospreyobserver](https://twitter.com/ospreyobserver) #ShareYourVision for #CreatingGreatPlaces in @HillsboroughFL



ospreyobserver.com

Community Invited To Share Their Vision For The Fut
With its enduring natural beauty, unique charm, and
diversity, Unincorporated Hillsborough County is ...



↻ 2

♡ 5

📊 275



Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 3

...

How do you think we should grow? Hundreds of citizens have weighed in on the future of Unincorporated Hillsborough County! Tell us at:

metroquestsurvey.com/wd52n?c=tw

Take this brief survey by 4/30 to be eligible for drawings for five \$100 Publix gift cards! [#creatinggreatplaces](#)

Live, Work or Play in Unincorporated Hillsborough County?



**WE WANT
TO HEAR
FROM YOU**

**Take Survey Here
& you could win a
\$100 Publix Gift Card!**



**Hillsborough County
City-County
Planning Commission**

**Share your thoughts on future
growth & help us continue
to create great places!**

Hillsborough County and 5 others



4



4



405



🔄 Plan Hillsborough reposted



ABC Action News @abcactionnews · Apr 3

...

The county expects 350,000 more people to move here in the next 20 years. That is why they need to adjust and prepare to create more housing and transit options.



abcactionnews.com

Hillsborough County looks to create 20-year plan for
Hillsborough County wants to hear from you in a
survey as they start to create a long-term plan to ...



🔄 5

♡ 3

📊 1.8K



Planning Commission - Hillsboroug...

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Planning Commission - Hillsborough County



Apr 4 · 

How do you think we should grow? Hundreds of citizens have weighed in on the future of Unincorporated Hillsborough County! Tell us what you think at: <https://metroquestsurvey.com/wd52n?c=fb>

Take the brief survey by April 30 to be eligible for drawings for five \$100 Publix gift cards!



abcactionnews.com

Hillsborough County looks to create 20-year plan for development



4

5 shares



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Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 4

...

Hillsborough County wants your help crafting a 20 year development plan
[cbsnews.com/tampa/video/hi...](https://www.cbsnews.com/tampa/video/hillsborough-county-wants-your-help-crafting-a-20-year-development-plan/) via @CBSNews' @NewsbyCasey

@CW44_TampaBay Take the survey now to be eligible for 5 drawings for a \$100 Publix Gift Card: metroquestsurvey.com/wd52n?c=tw

Hillsborough County wants your help crafting a 20-year development plan

Unincorporated Hillsborough County is expecting to add 350,000 more people and 10,000 more jobs by 2045. Now is your opportunity to help update the Future Land Use Section of the Hillsborough County Comprehensive Plan which will serve as a long-range guide to how we grow for the next 20 years. Take the survey here: <http://tanyur.com/42he21ez>



3

6

424



Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 7



County Growth Inspires Planning Commission to Look Ahead



hillsboroughcounty.org

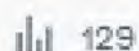
County Growth Inspires Planning Commission to Look Ahead
Residents invited to share their vision for
Unincorporated Hillsborough County



1



2



129



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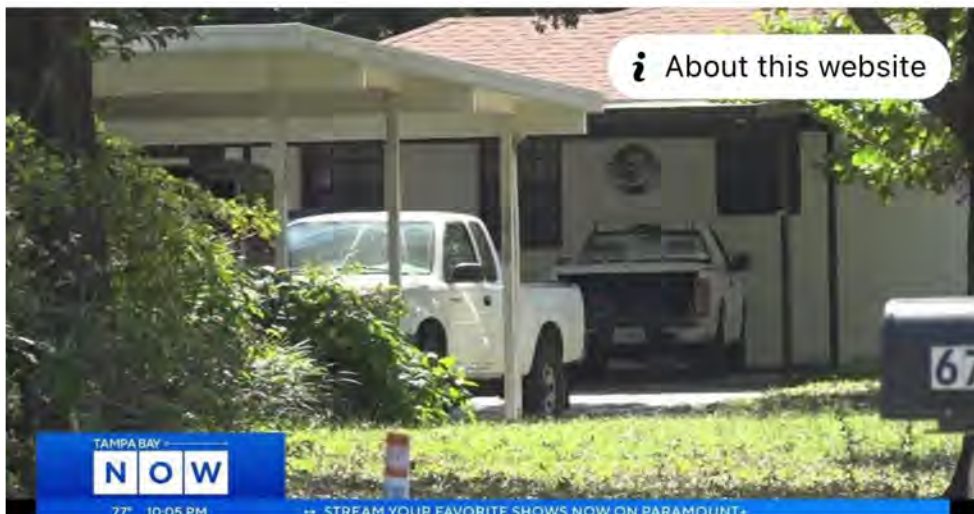


Planning Commission - Hillsborough County

Apr 11 · 

Unincorporated Hillsborough County is expecting to add 350,000 more people and 107,000 more jobs by 2045. Now is your opportunity to help update the Future Land Use Section of the Hillsborough County Comprehensive Plan which will serve as a long-range guide to how we grow for the next 20 years!

Take the survey by April 30 to be eligible for drawings for five \$100 Publix gift cards: <https://metroquestsurvey.com/wd52n?c=fb>



cbsnews.com

Hillsborough County wants your help crafting a 20-year development plan



5

3 shares



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Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 16

...

Live, work, or play in unincorporated Hillsborough County? Tell us how you see our future in a brief survey: metroquestsurvey.com/wd52n?c=tw

Take the survey by 4/30 & you could win a \$100 Publix gift card!

Learn more at a virtual public meeting on 4/25. Register:

bit.ly/howdowegrow1

PUBLIC MEETING VIRTUAL





**Hillsborough County
City-County
Planning Commission**

Let's Talk about Future Land Use

**How should we grow?
Where should we grow?
Let us know!**

Join us to learn about
Unincorporated Hillsborough
County's Comprehensive Plan
Future Land Use Update



Take the survey by 4/30 to be eligible for \$100 Publix Gift Card drawings.

**TUESDAY,
APRIL 25**

FROM 6PM

**Free & Open
to the Public!**

REGISTER HERE
bit.ly/howdowegrow1

**TAKE THE SURVEY
SCAN ME**



ALT
planhillsborough.org/hclanduse

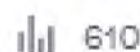
Hillsborough County and 5 others



3



6



610



Planning Commission - Hillsboroug...

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Planning Commission - Hillsborough County



Apr 18 ·

Thank you to [Tampa Bay's Morning Blend](#) for having us out this morning and for encouraging everyone who lives, works, or plays in Unincorporated Hillsborough County to weigh in on how we will grow!

[abcactionnews.com](#)

Plan Hillsborough Creating 20-Year Development Plan and They Want to Hear From You!



6

1 share



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Planning Commission - Hillsborough



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Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 18



Planners Katrina & Melissa joined @Sarykarmen on Tampa Bay's #MorningBlend to talk about residents weighing in on how unincorporated Hillsborough County should grow:

[abcactionnews.com/morning-blend/...](http://abcactionnews.com/morning-blend/)

Take the survey by 4/30 to be eligible for five \$100 Publix gift card drawings!



abcactionnews.com

Plan Hillsborough Creating 20-Year Development Plan
Unincorporated Hillsborough County is growing,
both by population and employment. Plan ...





planhillsborough • Follow



planhillsborough Thank you to @tbmorningblend for having us this morning and for encouraging everyone who lives, works, or plays in Unincorporated Hillsborough County to weigh in on how we will grow! Visit the link in bio to take the survey by April 30 and be eligible for the chance to win one of five \$100 Publix gift cards.

#hcplanningcommission #planhillsborough
#hillsboroughcounty

32w



19 likes

April 18



Add a comment...

Post

↻ Plan Hillsborough reposted



Sarykarmen Rivera ✓ @Sarykarmen · Apr 19

...

Thank you so much for coming! Hey Hillsborough County residents, don't forget to participate in this survey.

Atención residentes del Co. Hillsborough no se olviden tomar el sondeo para ayudar a planificar nuestro futuro.



Planning Commission @HillsCoPlanCom · Apr 18

Planners Katrina & Melissa joined @Sarykarmen on Tampa Bay's #MorningBlend to talk about residents weighing in on how unincorporated Hillsborough County should grow:

[abcactionnews.com/morning-blend/...](http://abcactionnews.com/morning-blend/)

Take the survey by 4/30 to be eligible for five \$100 Publix gift card ...

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♥ 4

📊 254



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Planning Commission - Hillsborough County



Apr 20 ·

If you live, work, or play in unincorporated Hillsborough County, we need your voice! We're expecting 350,000 more people and 107,000 more jobs by 2045. Want to learn more? Register for a virtual public meeting happening on Tuesday, April 25 at 6 pm at: bit.ly/howdowegrow1



Tampa Bay Times Total Media · [Follow](#)

Apr 20 ·

If you live, work, or play in unincorporated Hillsborough County, we need your voice! We're expecting 350,000 more people and 1... See more

<https://metroquestsurvey.com/wd52n...>

Unincorporated Hillsborough County Future Land Use update

[Learn more](#)

1



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Planning Commission @HillsCoPlanCom · Apr 24

...

This week! Register now to participate in our 1st Virtual meeting on 4/25 @ 6p on how our @HillsboroughFL should grow: bit.ly/howdowegrow1 PLUS, take our survey by 4/30 to be eligible for drawings for five \$100 Publix Gift Cards! metroquestsurvey.com/wd52n?c=tw #yourvoicematters

PUBLIC MEETING VIRTUAL





**Hillsborough County
City-County
Planning Commission**

Let's Talk about Future Land Use

**How should we grow?
Where should we grow?
Let us know!**

Join us to learn about
Unincorporated Hillsborough
County's Comprehensive Plan
Future Land Use Update

TUESDAY, APRIL 25

FROM 6PM

**Free & Open
to the Public!**

REGISTER HERE
bit.ly/howdowegrow1

**TAKE THE SURVEY
SCAN ME**





Take the survey by 4/30 to be eligible for \$100 Publix Gift Card drawings.

ALT
planhillsborough.org/hclanduse

Plan Hillsborough and 5 others



3

5

347



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Planning Commission - Hillsborough County



Apr 24 · 🌐

If you live, work, or play in unincorporated Hillsborough County, we need your input! Learn about the update to the Future Land Use Section of unincorporated Hillsborough County's Comprehensive Plan at their first virtual public meeting on Tuesday, April 25 at 6 pm. Register at bit.ly/howdowegrow1

Learn more on the project page:
planhillsborough.org/hclanduse

PUBLIC MEETING







Let's Talk about Future Land Use

How should we grow? Where should we grow? Let us know!

Join us to learn about Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Update.



TUESDAY, APRIL 25

FROM 6PM

Free & Open to the Public!

REGISTER HERE
bit.ly/howdowegrow1

planhillsborough.org/hclanduse

7

2 comments 18 shares



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Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Apr 28


...

Nearly 2,000 people have shared their vision for the future of Unincorporated Hillsborough County so far. You should too! With 350K more people & 107K more jobs expected by 2045, we need your vision! Tell us how and where we should grow in a brief survey:

metroquestsurvey.com/wd52n?c=tw

Live, work or play in Unincorporated Hillsborough County?

- Share your thoughts on future growth in a brief survey to be eligible for five drawings for **\$100 Publix Gift Cards!**
- Survey ends this Sunday, April 30 & **We want to hear from you!**

 Hillsborough County City-County Planning Commission

planhillsborough.org/hclanduse

Hillsborough County and 6 others



3

5

288



Planning Commission - Hillsboroug...

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Planning Commission - Hillsborough County



Apr 28 · 

Nearly 2,000 people have shared their vision for the future of Unincorporated Hillsborough County so far. You should too! The last day to take this survey is Sunday, April 30.

[#shareyourvoice](#) [#CreatingGreatPlaces](#)



Tampa Bay Times Total Media · [Follow](#)

Apr 28 · 

If you live work, or play in unincorporated Hillsborough County, we need your voice! We're expecting 350,000 more people and 1... [See more](#)



<https://metroquestsurvey.com/wd52n...>

Unincorporated Hillsborough County Future Land Use update

[Learn more](#)



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Planning Commission - Hillsborough County

...

May 5 • 🌐

If you live, work, or play in unincorporated Hillsborough County, we need your input! Learn about the update to the Future Land Use Section of unincorporated Hillsborough County's Comprehensive Plan at our upcoming public meetings on May 16 and May 23! Both meetings will cover the same topics which include centers and connections, transit-oriented development, and commercial locational criteria.

(In-person) Tuesday, May 16 | 6 pm
Brandon Park & Recreation Center | 502 E Sadie St.,
Brandon, FL, 33610

(Virtual) Tuesday, May 23 | 6 pm
Register at bit.ly/howdowegrow2

Learn more on the project page:
planhillsborough.org/hclanduse

PUBLIC MEETING



Hillsborough County
City-County
Planning Commission

Let's talk about our future!

**How should we grow?
Let us know!**



Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!



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Planning Commission @HillsCoPlanCom · May 16

71



Will we have the pleasure of hearing from you at our public meeting in Brandon this evening?

Planning Commission @HillsCoPlanCom · May 11

Let's talk about Centers + Connections, Transit Oriented Development & Commercial-Locational Criteria for the Unincorp. Hillsborough County comp plan update at 6pm meetings on 5/16 at the Brandon Park & Rec Ctr or register for a virtual meeting on 5/23: bit.ly/howdowegrow2

PUBLIC MEETING

Let's talk about our future!

**How should we grow?
Let us know!**

Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!

IN PERSON

TUESDAY, MAY 16

FROM 6PM

Brandon Park & Rec Center
502 E Sadie St.
Brandon, FL 33510

VIRTUAL

TUESDAY, MAY 23

FROM 6PM

REGISTER HERE:
bit.ly/howdowegrow2

ALT planhillsborough.org/nclanduse



1

2

174



↻ Plan Hillsborough reposted



YIMBY Tampa @YIMBYTampa · May 22



MEETING ALERT

Tomorrow [@PinHillsborough](#) is hosting an important meeting on the county Future Land Use element of their comp plan.

If you want dense, GHG reducing, transit-supportive, affordable housing, this FLU update must call for it! Be heard!

us06web.zoom.us/meeting/regist...



↻ 2

♡ 7

📊 165



< Planning Commission - Hillsboroug... 🔍

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Planning Commission - Hillsborough County



May 22 · 🌐

If you missed the public meeting on the Future Land Use (FLU) Section update last week, join us virtually tomorrow, Tuesday, May 23, to discuss centers and connections, transit-oriented development, and commercial locational criteria. If you live, work, or play in unincorporated Hillsborough County, we need your input on the update!

Future Land Use Section Update Public Engagement Meeting #3

Tuesday, May 23 | 6 pm

Register for the virtual meeting at bit.ly/howdowegrow2

Learn more on the project page:
planhillsborough.org/hclanduse

PUBLIC MEETING



Let's talk about our future!

How should we grow?
Let us know! 🏠

Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!

VIRTUAL

TUESDAY, MAY 23

FROM 6PM

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Planning Commission - Hillsborough County



Jun 5 • 🌐

If you live, work, or play in unincorporated Hillsborough County, we need your input! Learn about the update to the Future Land Use Section of unincorporated Hillsborough County's Comprehensive Plan at public meetings happening on Thursday, June 22 (in person) and Monday, June 26 (virtual). We will be exploring the following topic areas for this meeting: timing of growth and expansion areas.

Thursday, June 22 at 6:30 pm
All People's Life Center, 6105 E Sligh Avenue, Tampa, FL, 33617

Monday, June 26 at 6:30 pm
Register for the virtual meeting at bit.ly/howdowegrow3

Learn more on the project page:
planhillsborough.org/hclanduse



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planhillsborough • Follow



planhillsborough How should the county grow? 🗣️ We need your input on the update to the Future Land Use Section of unincorporated Hillsborough County's Comprehensive Plan! Join us at public meetings happening next Thursday, June 22 (in person), and Monday, June 26 (virtually) to discuss the timing of growth and expansion areas.

For meeting info and to learn more about the update visit the link in bio or go to planhillsborough.org/hclanduse.

#hcplanningcommission #planhillsborough
#hillsboroughcountyfl

24w



8 likes

June 16



Add a comment...

Post

↻ Plan Hillsborough reposted



Planning Commission @HillsCoPlanCom · Jun 21

...

Let's talk about the timing of growth + expansion areas in unincorporated Hillsborough County!

Join us: THU | 06.22.23 | 6:30p | All People's Life Center

or virtually MON | 06.26.23 | 6:30p | Register: bit.ly/howdowegrow3

Learn more: planhillsborough.org/hclanduse

[#shareyourvoice](#)

PUBLIC MEETING

Let's talk about our future!

**How should we grow?
Let us know!**

Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!

IN PERSON

THURSDAY, JUNE 22

FROM 6:30PM

All Peoples Life Center
6105 E Sligh Ave.
Tampa, FL 33617

VIRTUAL

MONDAY, JUNE 26

FROM 6:30PM

REGISTER HERE:
bit.ly/howdowegrow3

planhillsborough.org/hclanduse

Hillsborough County and 4 others

💬 1

↻ 6

❤️ 4

📊 391

🔖

📌

Planning Commission - Hillsboroug...

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Jun 21 ·

How should the county grow? 🤔 We need your input on the update to the Future Land Use Section of unincorporated Hillsborough County's Comprehensive Plan! Join us at public meetings happening tomorrow, Thursday, June 22 (in person) and Monday, June 26 (virtually) to discuss the timing of growth and expansion areas.

Thursday, June 22 at 6:30 pm
All People's Life Center, 6105 E Sligh Avenue, Tampa, FL, 33617

Monday, June 26 at 6:30 pm
Register for the virtual meeting at bit.ly/howdowegrow3

Learn more on the project page:
planhillsborough.org/hclanduse

PUBLIC MEETING

Let's talk about our future!

How should we grow?
Let us know!

Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section

Free & Open to the Public!

IN PERSON
THURSDAY, JUNE 22
FROM 6:30PM

All Peoples Life Center
6105 E Sligh Ave.
Tampa, FL 33617

VIRTUAL
MONDAY, JUNE 26
FROM 6:30PM

REGISTER HERE:
bit.ly/howdowegrow3



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Hillsborough County⁷⁸
City-County
Planning Commission

Let's talk about our future!

How should we grow?
Let us know!



Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!



IN PERSON

THURSDAY, JUNE 22

FROM 6:30PM

All Peoples Life Center
6105 E Sligh Ave.
Tampa, FL 33617

VIRTUAL

MONDAY, JUNE 26

FROM 6:30PM

REGISTER HERE:

bit.ly/howdowegrow3



As we work to update the Future Land Use Section of the Unincorporated Hillsborough County Comprehensive Plan, one of the major undertakings we employed to gather community input included a major survey. We heard from over 1,800 residents and found the top four priorities YOU wanted to see in the update.

1. Preserve natural areas (20% ranked as #1 priority)
2. Infrastructure and development (17% ranked as #1 priority)
3. Maintain agricultural and rural lands (10% ranked as #1 priority)
4. Variety of mobility choices (6% ranked as #1 priority)

#YourVoiceMatters #CommunityBuilding #CommunityPlanning #HillsboroughCountyFL





Planning Commission - Hillsborough County

October 24 · 🌐

...

Hillsborough is growing and with growth comes Comprehensive Plan updates. Discuss the proposed updates to the Future Land Use Section with the Hillsborough County Future Land Use (FLU) team.

The team will host two meeting options:

Thursday, November 2 at 6:00 pm at the Gardenville Recreation Center

-OR-

Monday, November 6 at 6:00 pm on Zoom (registration required)

The draft documents will be provided prior to the meetings. The meetings will be recorded and posted to the project page along with the meeting materials.

Visit the information page to learn more: <https://bit.ly/HCLandUse>.

#CommunityPlanning #PublicMeetings #FutureGrowth #FutureLandUse #HillsboroughCounty

A photograph of several people riding bicycles on a paved path through a wooded area. The path is shaded by large trees, and the scene is captured in a slightly desaturated, blue-toned style. Two people are in the foreground, one in a light blue shirt and white helmet, and another in a red shirt and black helmet. Other riders are visible further down the path.

UNINCORPORATED HILLSBOROUGH COUNTY

Future Land Use
Public meeting notice



Planning Commission - Hillsborough County

October 31 · 🌐

...

Embrace Change, Hillsborough County!

The Planning Commission is cooking up something special for our community. We're giving a fresh new look to the Future Land Use Section of the Unincorporated Hillsborough County Comprehensive Plan, and it's all about making our neighborhoods shine! This is your chance to review the Section draft and provide feedback; we need your help to shape the vision for our neighborhoods.

Don't miss out on these discussions on November 2 (in person) or November 6 (virtual) – your voice matters! Register now: <https://bit.ly/HCFLUOct623>.

#HillsboroughCounty #FutureLandUse #CommunityMatters #JoinTheDiscussion

A photograph of a park scene featuring a playground with a green canopy and slides, surrounded by trees and a black metal fence. The text is overlaid on the bottom left of the image.

HILLSBOROUGH COUNTY
FUTURE LAND USE
PUBLIC MEETING NOTICE



PUBLIC MEETING

THURSDAY, NOV. 2

**FREE & OPEN TO
THE PUBLIC**

FROM 6:00PM

**Gardenville Recreation Center
REGISTER: bit.ly/howdowegrow4**

**We've heard your ideas on how we can
continue to improve our community,
and now we need your guidance on
what we've done so far.**

Learn more: planhillsborough.org/hclanduse

PUBLIC MEETINGS

We've heard your ideas on how we can continue to improve our community, and now we need your guidance on what we've done so far.

IN PERSON

THURSDAY, NOV. 2

FROM 6:00PM

Gardenville Recreation Center

REGISTER: bit.ly/howdowegrow4

VIRTUAL

MONDAY, NOV. 6

FROM 6:00PM

REGISTER: bit.ly/howdowegrow5



Learn more: planhillsborough.org/hclanduse



Planning Commission - Hillsborough County

November 9 at 7:00 PM · 🌐

...

Join us for a Hillsborough County Future Land Use ✨makeover. ✨ Planning Commission staff has been hard at work ensuring the new Future Land Use Section minimizes threats and mitigates hazards. YOU are a vital part of making these changes reflect what you envision for your neighborhood's future.

We'll review the draft language at the Project Advisory Team meetings on November 15 and 16. Come to one of these meetings and have your voice heard!

To learn more, visit <https://bit.ly/HCLandUse>.

#CommunityBuilding #FutureLandUse #YourVoiceMatters #PlanningAhead



Hillsborough County Future Land Use
Project Advisory Team Meetings
November 15 and 16



Planning Commission - Hillsborough County

November 14 at 10:00 AM · 🌐

...

As the county grows, so, too, does the need for YOUR feedback! The Hillsborough County Future Land Use (FLU) Project Advisory Team (PAT) is discussing the draft language and proposed updates to the FLU Section with the team. Join them at one of the two meetings this week:

Tuesday, November 15 at 5 pm at County Center

-OR-

Wednesday, November 16 at 12 pm via Zoom (registration required)

The draft documents will be provided prior to the meetings. The meetings will be recorded and posted to the project page along with the meeting materials.

Visit the information page to learn more: <https://bit.ly/HCLandUse>.

#CommunityPlanning #PublicMeetings #FutureGrowth #FutureLandUse #HillsboroughCounty



Unincorporated
Hillsborough County
Future Land Use
Project Advisory
Team Meetings
November 15 and 16

APPENDIX C:

TV and Media

Home » County » Community Invited To Share Their Vision For The Future Of Unincorporated Hillsborough

County Events News Riverview/Apollo Beach

Community Invited To Share Their Vision For The Future Of Unincorporated Hillsborough County

By Staff Report • March 31, 2023 218



The first page of the survey for the unincorporated Hillsborough County Future Land Use update. It is open until Sunday, April 30.

With its enduring natural beauty, unique charm, and diversity, Unincorporated Hillsborough County is attracting national attention and unprecedented growth, both regionally and locally, as we expect an additional 350,000 people and 107,000 jobs by 2045. While the success of the county brings many benefits to our communities, its growth also creates a



SOR OF
AL GALA

By Lily Belcher

esses because as
ir bodies grow,
wer skills need to
learned to prevent
owning," said Woo.
This year, Water
art Tots is hoping
host 150 people to
se around \$30,000
its programs.
Edge Pools is a plat-
m sponsor for this
ar's gala in order to
se awareness for
ter safety. Through
e partnership, Edge
ls hopes to reduce
ter-related injuries
d deaths by sup-
orting Water Smart
s' programs.
Edge Pools sup-
rts Water Smart
s Foundation be-
use water safety is
y important to us.
ols provide enter-
the whole family,
ot learned or prac-
ic for both the pool
es of all involved,"
Heidi Edgerton.
al event will start
hors d'oeuvres and
ling dinner.
ent cost \$150 per
of 10 seats costs
are still available

on Water Smart

PUBLIC MEETING



Hillsborough County
City-County
Planning Commission



VIRTUAL



Let's Talk about
Future Land Use



How should we grow?
Where should we
grow? Let us know!

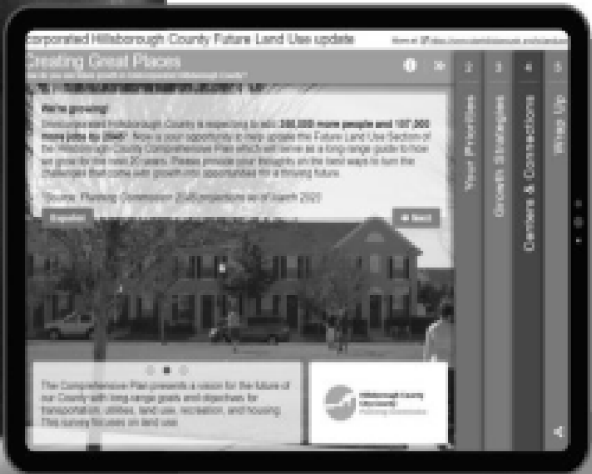
Join us to learn about
Unincorporated
Hillsborough County's
Comprehensive Plan -
Future Land Use
Update.

TUESDAY,
APRIL 25

FROM 6PM

Free & Open
to the Public!

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planhillsborough.org/hclanduse



NEWS

POSTED April 6, 2023 | 11:58 AM

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County Growth Inspires Planning Commission to Look Ahead

Residents invited to share their vision for Unincorporated Hillsborough County

With its enduring natural beauty, unique charm, and diversity, Unincorporated Hillsborough County is attracting national attention and experiencing unprecedented growth. The Planning Commission (Plan Hillsborough) projects an additional 350,000 residents and 107,000 jobs by 2045.

Hillsborough's success will bring benefits to communities countywide, and the anticipated growth will require thoughtful preparation and planning. This month, Plan Hillsborough invites residents of Unincorporated Hillsborough County to share their vision for the future via an online survey and to attend a virtual public meeting to learn more.

Plan Hillsborough will use resident feedback to update the **Future Land Use Section** of

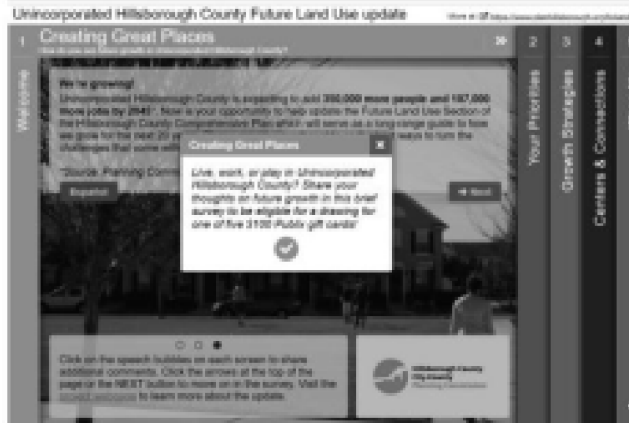
COMMUNITY ASKED TO SHARE VISION FOR FUTURE OF UNINCORPORATED HILLSBOROUGH COUNTY WITH SURVEY

Staff Report

With its enduring natural beauty, unique charm, and diversity, Unincorporated Hillsborough County is attracting national attention and unprecedented growth, both regionally and locally, as we expect an additional 350,000 people and 107,000 jobs by 2045. While the success of the county brings many benefits to our communities, its growth also creates a series of challenges for current and future residents, businesses and visitors.

Those who live, work or play in unincorporated Hillsborough County are invited to provide their vision for the future in a brief interactive online survey. Public comments will be used to update the Future Land Use (FLU) Section of the Unincorporated Hillsborough County Comprehensive Plan. This update will serve as a guide to how and where we will grow over the next 20-plus years. The Comprehensive Plan touches nearly every facet of our lives — where we live and work, what transportation choices we have, opportunities for recreation and how to protect our natural assets, neighborhood character and vital resources.

FLU is a specific section within the plan that describes the future land use map that outlines allowable density or intensity for a particular area. It's a community's blueprint for growth which outlines how the land can be used to facilitate the community's vision.



The first page of the survey for the unincorporated Hillsborough County Future Land Use update. It is open until Sunday, April 30.



Plan Hillsborough

"We hear a lot about the rapid growth occurring throughout our community from unincorporated county residents," said Melissa Zornitta, FAICP. "This is an opportunity to weigh in on our future plans — we really want to hear from everyone."

Community input is essential to accurately reflect the desires of those who live in

Unincorporated Hillsborough County. The survey will be open through Sunday, April 30 and is available in both English and Spanish. Those who complete the survey and provide their email and home zip code will be eligible for a drawing for one of five \$100 Publix gift cards.

The Hillsborough County City-County Planning Commission has also scheduled the first public meeting on Tuesday, April 25 at 6 p.m., which will cover the goals and discuss upcoming potential changes to the Future Land Use Section. Please register at <https://register.gotowebinar.com/register/7041797360852685917>. There will be additional opportunities for the public to weigh in at virtual and in-person community meetings this spring and summer, and at meetings of the planning commission and board of county commissioners.

Visit <https://planhillsborough.org/hclanduse/>. To view the current Comprehensive Plan for Unincorporated Hillsborough County, visit bit.ly/hccomplan.

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PUBLIC MEETING



Hillsborough County
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Let's Talk about Future Land Use



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Where should we
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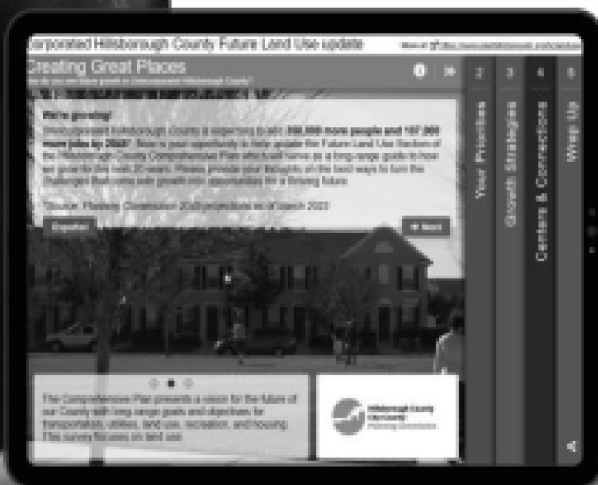
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FROM 6PM

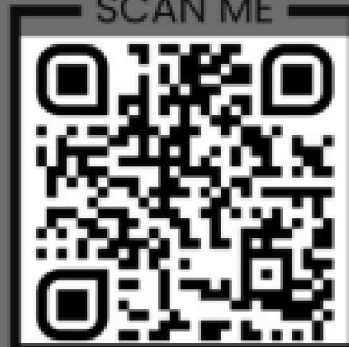
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THE CRISIS (211) IS HEALING

The Crisis Center of Tampa Bay provides 24-hour support to everyone in the community. Whether you are struggling with sexual assault or abuse, domestic violence, financial distress or some other emotional or situational distress, the Crisis Center of Tampa Bay connects and healing.

You can reach the Crisis Center of Tampa Bay simply by dialing 211.

Clara Reynolds, Executive Director of Tampa Bay, said, "We are grateful to the agencies who provide services for residents. We will listen to their needs and provide you with the support you can help. If you have a specific name and address, we may even be able to help you find a specific name and address."

If an agency requires information (city, county, zip code) required to provide information to the Crisis Center of Tampa Bay.

A good example of how to receive by dialing 211 is if you have lost your phone or ID card, you can call 211 and they will help you find a way to get a new one.

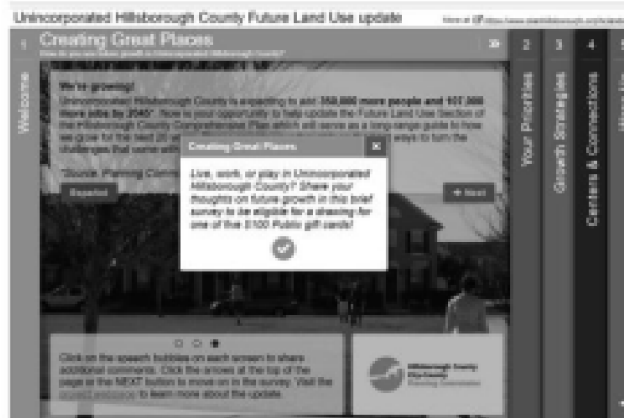
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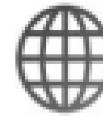


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PUBLIC MEETING



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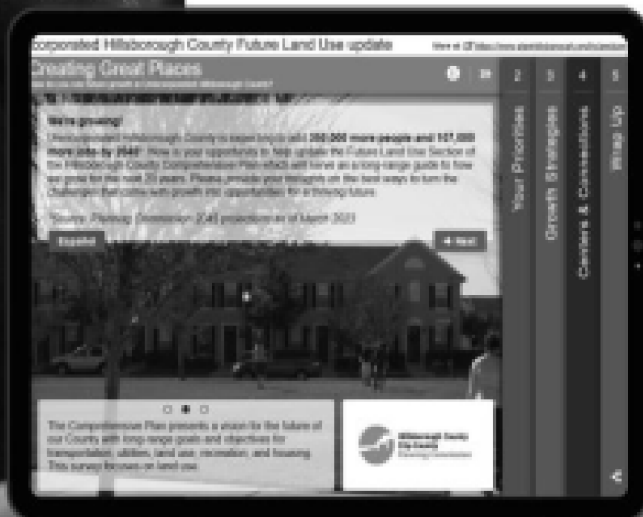
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TAMPA BAY'S MORNING BLEND



Plan Hillsborough Creating 20-Year Development Plan and They Want to Hear From You!



Unincorporated Hillsborough County is growing, both by population and employment. Plan Hillsborough is creating a 20-year plan for development and they want your help!

Posted at 8:30 AM, Apr 18, 2023 and last updated 12:06 PM, Apr 18, 2023

Unincorporated Hillsborough County is experiencing new growth in both population and employment. The County expects to add approximately 350,000 more people and 107,000 more jobs by 2045.

Plan Hillsborough is creating a 20-year plan for development and they want the community's help! They say community input is essential to



Tampa Bay's Morning Blend is an original, local lifestyle show focused on providing our audience with informative, useful and entertaining content. It features a variety of community organizations, businesses and happenings in the Bay area. It is a marketing-friendly program dedicated to offering businesses the opportunity to showcase their company/products, reach potential

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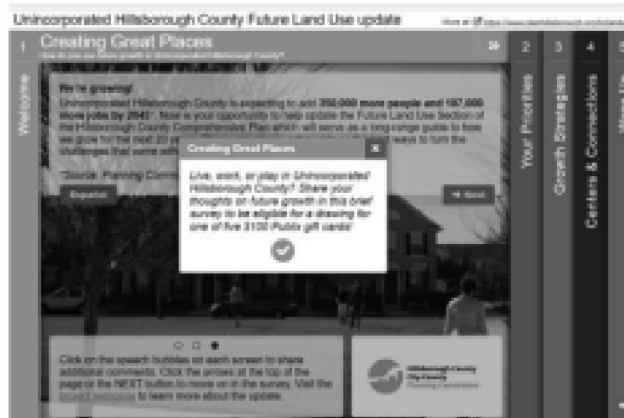
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PUBLIC MEETING



Hillsborough County
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Planning Commission



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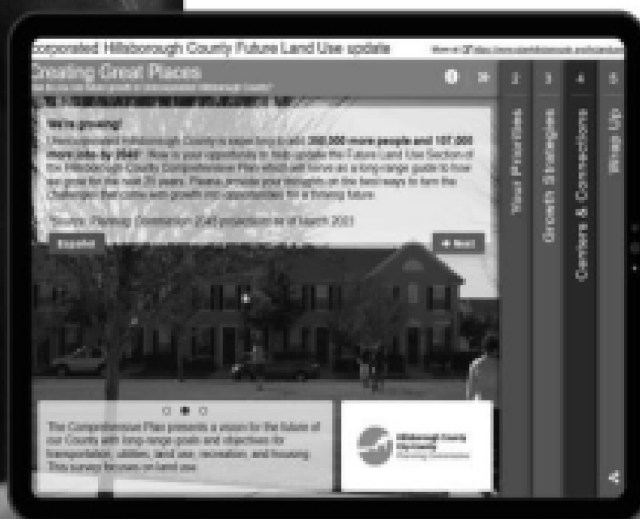
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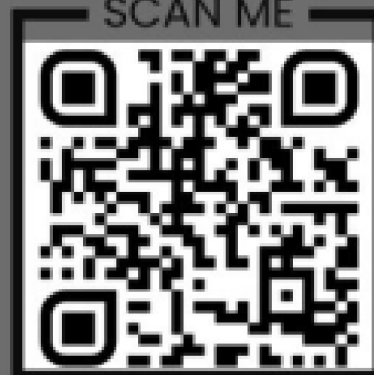
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planhillsborough.org/hclanduse

NEIGHBORS June 22, 2023 7:00 am

Planning Commission Seeks Input From Unincorporated Hillsborough County Residents

By Michelle Caceres



PUBLIC MEETING

Hillsborough County
City-County
Planning Commission

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

Join us for an interactive discussion on potential changes to Unincorporated Hillsborough County's Comprehensive Plan - Future Land Use Section.

Free & Open to the Public!

IN PERSON
THURSDAY, JUNE 22
FROM 6:30PM
All Peoples Life Center
6105 E Sligh Ave.
Tampa, FL 33617

VIRTUAL
MONDAY, JUNE 26
FROM 6:30PM
REGISTER HERE:
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Help county planners update the Future Land Use Section of the Comprehensive Plan.

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If you live, work, or play in unincorporated Hillsborough County, Hillsborough County Planning Commission needs your input as it works to update the Future Land Use (FLU) Section of the Comprehensive Plan, which serves as a long-range guide for future land development in unincorporated Hillsborough County and touches nearly every facet of residents' lives, from housing options to what transportation is available to recreation opportunities.

It's no surprise to residents that unincorporated Hillsborough County is seeing a construction boom. According to Planning Commission's 2045 projections, the county expects to add approximately 350,000 more people and 107,000 more jobs

STAY CONNECTED



HILLSBOROUGH COUNTY

Hillsborough County leaders need your input for 20-year plan

Hillsborough County planners are drafting a comprehensive plan, a playbook for how the county will make room for massive growth over the next two decades.



Author: Aaron Parseghian

Published: 11:13 PM EDT November 2, 2023

Updated: 11:45 PM EDT November 2, 2023



GIBSONTON, Fla. — Hillsborough County leaders are drafting a 20-year plan that impacts

NEIGHBORS November 2, 2023 7:00 am

Planning Commission Seeks Public Input

By **Michelle Caceres**

Hillsborough County

The Hillsborough County City-County Planning Commission is rolling out recommendations for growth over the next 20 years and seeking public input.

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APPENDIX D:

Community Meeting Attendees and Project Advisory Team Invitees and Attendees

Connections to Tomorrow

May 16, 2023

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Name	Email	Zip Code
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Fred & EVANS	Fahemdouglas3@gmail.com	33619
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BRIAN BOKOR	BSBOKOR@gmail.com	33596
DON ORRICO	DON@ORRICOSEC.COM	34638
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Laura Grubbs	laurasgrubbs@gmail.com	33511
Chuck BOTTIE *	Kaygarci7519@gmail.com	33594 *
Lela Lilyquist	nhfbrandon@gmail.com 1024 Meadow Lane	33511
Nikki Henderson	ngolliner@yahoo.com	33594

June 22nd

June 22nd, 2023

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Art Wood	AJWOOD3@AOL.COM	33566
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RAY CHIARAMONTE	RAY@RAYCHIARAMONTE.COM	33618
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Brenda Byrd	brenbyrd46@gmail.com	33573
Clay Keel	clay@keelfarms.com	33565
Ralph Malove Jr.	Rmalove06/7@gmail.com	33534

November 2nd, 2023

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Diana Anderson	dianderson63@aol.com	33511
Joshua Viera	joshv71@yahoo.com	33511
Angelika Pacheco	Angelika@wimaumacdc.org	33598
CHRISTIAN LEON	christian@arinalpoint.co	33605
JAMAL CLARKE	clarkentulife@gmail.com	33610

Stakeholder List		
Name	Group	Email
Matt Lettelleir	Brandon Chamber of Commerce	president@brandonchamber.com
Tammy See	Riverview Chamber of Commerce	info@riverviewchamber.com
James Poulter	Upper Tampa Bay Chamber of Commerce	mhowe@utbchamber.com
Mike DiBlasi	Chair, NAIOP	mike.diblas@cbre.com
Lauren Morgan (Edward Briggs)	Tampa Bay Builders Association	Lauren@tbba.net
	Walk Bike Tampa	walkbiketampa@gmail.com
	Agribusiness Development Manager, Hillsborough County	dcarltonsr@icloud.com
Sarah Combs	UACDC	scombs@uacdc.org
Jenna Wylie	ULI	Jenna.Wylie@ULI.org
Nathan Hagen	YIMBY	nathan@nh.run
Barbara Aderhold	Keystone Civic Association	barbara@tomaderhold.com
Ethel Hammer	Citizen	etheld312@aol.com
Terry Flott	Seffner - Mango Citizen	tflott@live.com
clara lawhead	Citizen	clara@lawhead.us
Hillary Kasarjian	Citizen	Hillary@kasarfamil.com
Yvonne Stoker	Citizen	yvonne.s.fl@gmail.com
Grace McComas	Citizen	bestemor2@aol.com
Nicole Sutton	Citizen	Nicole.Sutton@flhealth.gov
Barbara Fite	Lake Burrell Lake Sinclair Association	bfite1@tampabay.rr.com
Jeff Oswald	Citizen	jeomap@gmail.com
Josephine Amato	Citizen	amatojg@gmail.com
Buddy Harwell	Balm Civic Association	budharwell@gmail.com
Nancy Stevens (Sabine Prather will attend)	Sierra Club FL Regional Office	Nancy.Stevens@Florida.SierraClub.org
Elizabeth Belcher Rodriguez		elirod05@hotmail.com
Kenneth Parker	Strawberry Growers Association	kenneth@flastrawberry.com
Allison Roberts	Town N Country	aroberts@genesismgt.com
Delaney Pittman	Progress Village	depittman7913@gmail.com 254 449 6602
Dottie Tilden	Palm River area	dtilden1@gmail.com 813 626 5066
Brian Slater	Valencia Lakes	ramel26@juno.com

PAT Meeting List		
Name	Group	May 2nd Attendance
Nykki Krivda	Riverview Chamber of Commerce	<i>[Signature]</i>
Edward Briggs	Tampa Bay Builders Association	<i>[Signature]</i>
Sarah Combs	UACDC	<i>[Signature]</i>
Nathan Hagen	YIMBY	
Josh Butts	Keystone Civic Association	<i>[Signature]</i>
Terry Flott	Seffner Community Alliance	<i>[Signature]</i>
Clara Lawhead	Citizen	<i>[Signature]</i>
Yvonne Stoker	Citizen	<i>[Signature]</i>
Grace McComas	Seffner - Mango Citizen	<i>[Signature]</i>
Nicole Sutton	Citizen/ Florida Department of Health	<i>[Signature]</i>
Barbara Fite	Lake Burrell Lake Sinclair Association	<i>[Signature]</i>
Jeff Oswald	Citizen	
Josephine Amato	Citizen	<i>[Signature]</i>
William F. O'Brien	Balm Civic Association	<i>[Signature]</i>
Sabine Prather	Sierra Club FL Regional Office	
Elizabeth Belcher Rodriguez	Citizen	
Kenneth Parker	Strawberry Growers Association	<i>[Signature]</i>
Howard Adams	Dana Shores Civic Association	
Christopher Boles	Fire Station 5 Battalion Chief	<i>[Signature]</i>
Jake Cremer	Stearns Weaver Miller	<i>[Signature]</i>
Ron Weaver	Stearns Weaver Miller	<i>[Signature]</i>
Elise Batsel	Stearns Weaver Miller	<i>[Signature]</i>
Brian Bokor	Bokors Corner Realty/Osprey Observer	<i>[Signature]</i>
Reed Fischbach <i>(Blaise Lelaul)</i>	Fischbach Land Company	<i>[Signature]</i>
Austin Jones	Blue Steel Development	
Dustin Johnson	Citizen	
Trish Lawton	Keystone Civic Association	<i>[Signature]</i>

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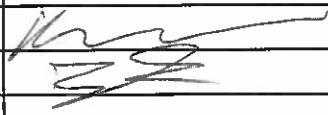
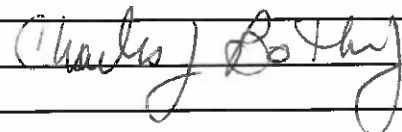

Regina Hernandez	Keystone Civic Association	
Brook Houck	Keystone Civic Association	
Nancy Pateracki	Keystone Civic Association	
Piero Wong	Citizen	
Beth Leytham	The Leytham Group	
Wanda Broughton	Wimauma Civic Association	Wanda Broughton
Martin Frame	David Weekley Homes	
Steve Harding	Meritage Homes	
Mina Rickey	Land Ready Pro	
Name	Organization	Email
Scott Andrews	Resident - Apollo Beach	sda1961@gmail.com
Laura Contreras	Resident - Apollo Beach	zingbar@hotmail.com
Elizabeth Belcher	Resident	ejbelcher@att.net
Herbert Belcher		gsofteacher@att.net
Kami Corbett	Hill/Ward Henderson	KamiCorbett@hills.com
Eric Gardiner	RAAA	GAD@hills.org
Josie Fitch	CPOTUS.ORG / Resident	kgandy1981@gmail.com
CARLOS DIAZ	CARLOS DIAZ@BigPartsLLC	
DANA HENSON		DmH7202@gmail.com
Cole Weaver	Resident Apollo Beach	ColeWeaver.RealEstate@gmail.com
King Lefors	Pine Island	leforse@leforselaw.com
Chris Hedges	Pine Island	chris.hedges.rg@protonmail.com
CHARLES BOTHE	Resident VALRICO	
JAMES WESTER	Resident APOLLO BEACH	
Elizabeth R Belcher	Resid Valrico, FL 33594	ELIROD05@hotmail.com

June 13th

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Name	Group	June 13th Attendance
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Edward Briggs	Tampa Bay Builders Association	
Jeff Oligschlaeger	Tampa Bay Builders Association	
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Nathan Hagen	YIMBY	
Josh Butts Clara LAWHEAD	Keystone Civic Association	Clara Lawhead
Terry Flott	Seffner Community Alliance	
Clara Lawhead	Citizen	Clara Lawhead
Yvonne Stoker	Citizen	Yvonne Stoker
Grace McComas	Seffner - Mango Citizen	
Nicole Sutton	Citizen/ Florida Department of Health	
Barbara Fite	Lake Burrell Lake Sinclair Association	Barbara Fite
Jeff Oswald	Citizen	
Josephine Amato	Citizen	Josephine Amato
William F. O'Brien	Balm Civic Association	William F. O'Brien
Sabine Prather	Sierra Club FL Regional Office	
Elizabeth Belcher Rodriguez	Citizen	X
Kenneth Parker	Strawberry Growers Association	
Howard Adams	Dana Shores Civic Association	Howard Adams
Christopher Boles	Fire Station 5 Battalion Chief	
Jake Cremer	Stearns Weaver Miller	Jake Cremer
Ron Weaver	Stearns Weaver Miller	
Elise Batsel	Stearns Weaver Miller	
Brian Bokor	Bokors Corner Realty/Osprey Observer	
Reed Fischbach	Fischbach Land Company	Reed Fischbach
Blaise Lelaulu	Fischbach Land Company	
Austin Jones	Blue Steel Development	
Dustin Johnson	Citizen	


Trish Lawton	Keystone Civic Association	
Regina Hernandez	Keystone Civic Association	
Brook Houck	Keystone Civic Association	
Nancy Pateracki	Keystone Civic Association	
Piero Wong	Citizen	
Beth Leytham	The Leytham Group	
Wanda Broughton	Wimauma Civic Association	
Martin Frame	David Weekley Homes	
Steve Harding	Meritage Homes	
Mina Rickey	Land Ready Pro	
Scott Andrews	Apollo Beach Resident	SAS
Laura Contreras	Apollo Beach Resident	
Elizabeth Belcher	Resident	
Herbert Belcher	Resident	
Kami Corbett	Hillward Henderson	Rebecca Harb Rfg
Eric Gardano	Bay Area Apartment Association	32
Josie Fickey	CPOTUS.ORG/Resident	
Carlos Diaz	Resident	
Dana Henson	Resident	
Cole Weaver	Apollo Beach Resident	
Logan LaFeuers	Pine Island	
Chris Hedges	Pine Island	
Charles Bothe	Valrico Resident	
James Wester	Apollo Beach Resident	
Hannah Murray	SOL Design Studio LLC	
Tanya Doran	Tampa Bay Ferries Alliance	Tanya Doran
Michael Ball	Tampa Bay Ferries Alliance	
Brooke Ward	Senior Florida Organizer; Food & Water Watch and Food & Water Action	

PAT Meeting List		
Name	Group	August 8th Attendance
Nykki Krivda	Riverview Chamber of Commerce	
Edward Briggs	Tampa Bay Builders Association	
Jeff Oligschlaeger	Tampa Bay Builders Association	<i>Jeff Oligschlaeger</i>
Sarah Combs	UACDC	
Nathan Hagen	YIMBY	
Josh Butts	Keystone Civic Association	
Terry Flott	Seffner Community Alliance	
Clara Lawhead	Citizen	<i>Clara Lawhead</i>
Yvonne Stoker	Citizen	
Grace McComas	Seffner - Mango Citizen	
Nicole Sutton	Citizen/ Florida Department of Health	
Barbara Fite	Lake Burrell Lake Sinclair Association	<i>Barbara Fite</i>
Jeff Oswald	Citizen	<i>Jeff Oswald</i>
Josephine Amato	Citizen	
William F. O'Brien	Balm Civic Association	<i>W F O'Brien</i>
Sabine Prather	Sierra Club FL Regional Office	<i>Sabine Prather</i>
Elizabeth Belcher Rodriguez	Citizen	<i>Elizabeth Belcher Rodriguez</i>
Kenneth Parker	Strawberry Growers Association	
Howard Adams	Dana Shores Civic Association	<i>Howard Adams</i>
Christopher Boles	Fire Station 5 Battalion Chief	
Jake Cremer	Stearns Weaver Miller	<i>Jake Cremer</i>
Ron Weaver	Stearns Weaver Miller	
Elise Batsel	Stearns Weaver Miller	
Brian Bokor	Bokors Corner Realty/Osprey Observer	<i>Brian Bokor</i>
Reed Fischbach	Fischbach Land Company	
Blaise Lelaulu	Fischbach Land Company	
Austin Jones	Blue Steel Development	
Dustin Johnson	Citizen	

Trish Lawton	Keystone Civic Association	
Regina Hernandez	Keystone Civic Association	
Brook Houck	Keystone Civic Association	
Nancy Pateracki	Keystone Civic Association	
Piero Wong	Citizen	
Beth Leytham	The Leytham Group	
Wanda Broughton	Wimauma Civic Association	
Martin Frame	David Weekley Homes	
Steve Harding	Meritage Homes	
Mina Rickey	Land Ready Pro	
Scott Andrews	Apollo Beach Resident	
Laura Contreras	Apollo Beach Resident	
Elizabeth Belcher	Resident	
Herbert Belcher	Resident	
Kami Corbett	Hillward Henderson	
Eric Garduno	Bay Area Apartment Association	
Josie Fickey	CPOTUS.ORG/Resident	
Carlos Diaz	Resident	
Dana Henson	Resident	
Cole Weaver	Apollo Beach Resident	
Logan LaFeuers	Pine Island	
Chris Hedges	Pine Island	
Charles Bothe	Valrico Resident	
James Wester	Apollo Beach Resident	
Hannah Murray	SOL Design Studio LLC	
Tanya Doran	Tampa Bay Ferries Alliance	
Michael Ball	Tampa Bay Ferries Alliance	
Brooke Ward	Senior Florida Organizer; Food & Water Watch and Food & Water Action	

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PAT Meeting List		
Name	Group	November 15th Attendance
Nykki Krivda	Riverview Chamber of Commerce	
Edward Briggs	Tampa Bay Builders Association	
Jeff Oligschlaeger	Tampa Bay Builders Association	
Sarah Combs	UACDC	
Nathan Hagen	YIMBY	
Josh Butts	Keystone Civic Association	
Terry Flott	Seffner Community Alliance	
Clara Lawhead	Citizen	
Yvonne Stoker	Citizen	
Grace McComas	Seffner - Mango Citizen	
Nicole Sutton	Citizen/ Florida Department of Health	
Barbara Fite	Lake Burrell Lake Sinclair Association	<i>Barbara Fite</i>
Jeff Oswald	Citizen	
Josephine Amato	Citizen	<i>Josephine Amato</i>
William F. O'Brien	Balm Civic Association	<i>William F. O'Brien</i>
Sabine Prather	Sierra Club FL Regional Office	
Elizabeth Belcher Rodriguez	Citizen	
Kenneth Parker	Strawberry Growers Association	
Howard Adams	Dana Shores Civic Association	
Christopher Boles	Fire Station 5 Battalion Chief	
Jake Cremer	Stearns Weaver Miller	
Ron Weaver	Stearns Weaver Miller	
Elise Batsel	Stearns Weaver Miller	
Brian Bokor	Bokors Corner Realty/Osprey Observer	
Reed Fischbach	Fischbach Land Company	
Blaise Lelaulu	Fischbach Land Company	
Austin Jones	Blue Steel Development	
Dustin Johnson	Citizen	
Trish Lawton	Keystone Civic Association	
Regina Hernandez	Keystone Civic Association	

Name	Group	November 15th Attendance
Brook Houck	Keystone Civic Association	
Nancy Pateracki	Keystone Civic Association	
Piero Wong	Citizen	
Beth Leytham	The Leytham Group	
Wanda Broughton	Wimauma Civic Association	
Martin Frame	David Weekley Homes	
Steve Harding	Meritage Homes	
Mina Rickey	Land Ready Pro	
Scott Andrews	Apollo Beach Resident	
Laura Contreras	Apollo Beach Resident	
Elizabeth Belcher	Resident	
Herbert Belcher	Resident	
Kami Corbett	Hillward Henderson	
Eric Gardano	Bay Area Apartment Association	
Josie Fickey	CPOTUS.ORG/Resident	
Carlos Diaz	Resident	
Dana Henson	Resident	
Cole Weaver	Apollo Beach Resident	
Logan LaFeuers	Pine Island	
Chris Hedges	Pine Island	
Charles Bothe	Valrico Resident	
James Wester	Apollo Beach Resident	
Hannah Murray	SOL Design Studio LLC	
Tanya Doran	Tampa Bay Ferries Alliance	
Michael Ball	Tampa Bay Ferries Alliance	
Brooke Ward	Senior Florida Organizer; Food & Water Watch and Food & Water Action	
David Joe	David Weekley Homes	
David Coleman	YIMBY Food and Water	
Ryan Chadderton	YIMBY	
Kelly Love	Clearnew Land Design	

StacyKitchell@Kitchellgroup.com
11/15/23 B.O.C.C. link to a YouTube video

[illegible]

PAT Meeting List		
Name	Group/Email	November 16th Attendance
Nykki Krivda	Riverview Chamber of Commerce	
Edward Briggs	Tampa Bay Builders Association	yes
Jeff Oligschlaeger	Tampa Bay Builders Association	
Sarah Combs	UACDC	
Nathan Hagen	YIMBY	
Josh Butts	Keystone Civic Association	
Terry Flott	Seffner Community Alliance	
Clara Lawhead	Citizen	
Yvonne Stoker	Citizen	
Grace McComas	Seffner - Mango Citizen	
Nicole Sutton	Citizen/ Florida Department of Health	
Barbara Fite	Lake Burrell Lake Sinclair Association	
Jeff Oswald	Citizen	
Josephine Amato	Citizen	
William F. O'Brien	Balm Civic Association	
Sabine Prather	Sierra Club FL Regional Office	
Elizabeth Belcher Rodriguez	Citizen	
Kenneth Parker	Strawberry Growers Association	
Howard Adams	Dana Shores Civic Association	
Christopher Boles	Fire Station 5 Battalion Chief	
Jake Cremer	Stearns Weaver Miller	
Ron Weaver	Stearns Weaver Miller	yes
Elise Batsel	Stearns Weaver Miller	
Brian Bokor	Bokors Corner Realty/Osprey Observer	yes
Reed Fischbach	Fischbach Land Company	
Blaise Lelaulu	Fischbach Land Company	
Austin Jones	Blue Steel Development	
Dustin Johnson	Citizen	

Trish Lawton	Keystone Civic Association	
Regina Hernandez	Keystone Civic Association	
Brook Houck	Keystone Civic Association	
Nancy Pateracki	Keystone Civic Association	
Piero Wong	Citizen	
Beth Leytham	The Leytham Group	
Wanda Broughton	Wimauma Civic Association	
Martin Frame	David Weekley Homes	
Steve Harding	Meritage Homes	
Mina Rickey	Land Ready Pro	yes
Scott Andrews	Apollo Beach Resident	
Laura Contreras	Apollo Beach Resident	
Elizabeth Belcher	Resident	
Herbert Belcher	Resident	
Kami Corbett	Hillward Henderson	yes
Eric Garduno	Bay Area Apartment Association	
Josie Fickey	CPOTUS.ORG/Resident	
Carlos Diaz	Resident	
Dana Henson	Resident	
Cole Weaver	Apollo Beach Resident	
Logan LaFeuers	Pine Island	
Chris Hedges	Pine Island	
Charles Bothe	Valrico Resident	
James Wester	Apollo Beach Resident	
Hannah Murray	SOL Design Studio LLC	
Tanya Doran	Tampa Bay Ferries Alliance	
Michael Ball	Tampa Bay Ferries Alliance	
Brooke Ward	Senior Florida Organizer; Food & Water Watch and Food & Water Action	
David Joe	David Weekley Homes	
David Coleman	YIMBY Food and Water	yes
Ryan Chadderton	YIMBY	

Kelly Love	Clearnew Land Design	yes
David Sinclair	L.U.L.A.C	
Stacy Kitchell	StacyKitchell@Kitchellgroup.com	
Tim Moylan	timmoylan@gmail.com	yes
Scott Gunsauillus	scottgunsauillus@suncoastcenter.org	yes
Corlene Findley	dfind63637@aol.com	yes
Andrew Tobben	andrew.tobben@exp.com	yes
Linda Saul-Sena	Lsaulsena@gmail.com	yes
Noliyanda James	noliyanda.james@flhealth.gov	yes
Kayla Witkowski	kayla.witkowski@clearviewland.com	
Kailey Saver	porterkailey@gmail.com	yes
Mary Shea	mshea@dwhomes.com	
Anna Ritenour	Anna.ritenour@clearviewland.com	
Jordan Brooks	Jordan@alndata.com	yes
Elizabeth Cotter	nursebeth211@gmail.com	
Michelle Caceres	Fishhawkmom@gmail.com	yes
Aminta Goynes	aminta@thegoynesgroup.com	yes
Jessica Kowal	jkowal@landisevans.com	
R Blasioli	Dblnranch@gmail.com	
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Sylvia Smith	nootchie@gmail.com	
Gary Miller	Gmiller@dwhomes.com	yes
David Jae	djae@dwhomes.com	yes
Isabelle Albert	ialbert@halff.com	
Brice Pinson	bpinson@halff.com	
Donna Varano	dvarano@hotmail.com	yes
Chris Smith	Christopher.Smith@lennar.com	
Dallas Evans	devans@landisevans.com	
Bill Short	billshort@redelkland.com	yes
Lee Lowry	lee.lowry@uli.org	yes
Brian Slater	ramel26@juno.com	yes
Michael Johnston	Michael@TropicalLandPartners.com	

Isidoro Perez	Isi@TropicalLandPartners.com	yes
Doug Kelly	Kellyd2@etminc.com	
Mark F		yes