

Attachment F: Public Comments

The following are public comments on policy language for the Unincorporated Hillsborough County Future Land Use Section Update. These comments are also the attachment F for the following Comprehensive Plan Amendments for Unincorporated Hillsborough County.

- HC CPA 23-21 – Goal 1 – Growth Management
- HC CPA 23-22 – Goal 2 – Growth Management
- HC CPA 23-23 – Goal 3 – Community Context
- HC CPA 23-24 – Goal 4 – Development
- HC CPA 23-25 – Goal 5 – Agriculture
- HC CPA 23-26 – Goal 6 – Built Environment
- HC CPA 23-27 – Goal 7 – Balance with Natural Resources
- HC CPA 23-28 – Goal 8 – Economic Development

Andrea Papandrew

From: Scott Andrews <sda1961@gmail.com>
Sent: Tuesday, May 9, 2023 3:33 PM
To: Andrea Papandrew
Subject: Re: Project Advisory Meeting #1 Follow Up

Follow Up Flag: Follow up
Flag Status: Completed

Andrea,

Thank you for facilitating the meeting of the Future Land Use Advisory Team.

I do not know where/how such things would be recorded or archived, but I wanted to say one objective I would have for the Comprehensive Plan is: **Accommodating future growth within the current boundaries of the Urban Service Area.**

That may mean slowing growth, and I believe it definitely means increasing the density within Tampa (including the unincorporated parts of the county within Tampa, as was discussed in the meeting). It probably means increasing density strategically in the Urban Service Area, as infrastructure allows.

I plan to attend the May 16 community meeting in Brandon, and I may try to attend other community meetings to hear what residents say.

Thank you for your hard work.

Scott Andrews
Apollo Beach

On Fri, May 5, 2023 at 3:48 PM Andrea Papandrew <papandrewa@plancom.org> wrote:

Good Afternoon,

Thank you for attending the Project Advisory Meeting #1 on Tuesday. There will be a second meeting on June 13th at 5 pm. **Please note that all future PAT meetings will take place on the 26th floor of the County Center Building to accommodate everyone.**

Based on the feedback from Tuesday's meeting, here is a list of County resources on mobility fees, the Comprehensive Plan and transportation.

The project study page has information on the upcoming community meetings and past presentations. [Unincorporated Hillsborough County Future Land Use Update | Plan Hillsborough](#)

Andrea Papandrew

From: Katrina Corcoran
Sent: Wednesday, May 24, 2023 4:16 PM
To: Scott Andrews
Cc: Elizabeth Watkins; Melissa Lienhard; Andrea Papandrew; Amy Elmore
Subject: RE: Community Plans and Zoning

Hi Scott,

We appreciate your attendance at the meeting last night, as well as you taking the time to send along these comments! I've copied my colleagues and our consultant, Amy, on this reply so they also can read your thoughts. We will certainly take your feedback into consideration as we continue to work on the Future Land Use update.

Please don't hesitate to reach out to us if you have any other comments or questions.

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org



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subject to public records inspection.*

From: Scott Andrews <sda1961@gmail.com>
Sent: Tuesday, May 23, 2023 8:33 PM
To: Katrina Corcoran <corcorank@plancom.org>
Subject: Community Plans and Zoning

Corinna,

I write to you because my comment seems related to the Centers and Connections project.

One impression I have from these meetings concerns the community plans. They are referred to frequently, but I think their power or influence is over-promised.

I messaged Amy tonight that community plans and zoning regulations speak different languages. The community plans are written in something approximating layman's terms, but zoning regulations are filled with technical terms and acronyms, and I think the latter over-rules the former.

A case in point: My first encounter with zoning in Hillsborough County was virtually attending a Zoning Master Hearing meeting about an amended plan near me. It concerned a corner lot on 41 & Leisey Road. Many residents spoke against

it, as they had heard it involved a "discount super store," which most people suspected to be a WalMart Supercenter. Those who spoke against it made many references to the Apollo Beach Community Plan, and they said such a development was contrary to the plan. I submitted a letter against it, as did dozens of other people. (I actually read them all.)

However, I quickly realized from the remarks by staff and the lawyers representing the property owner that the proposal was a "done deal." The proposed use was within the allowed use for the property's zoning. The problem was the residents in the area had no idea what that zoning was before a development proposal was made.

I realized the staff and lawyers were speaking a language different from the residents'. They were talking numbers and acronyms, whereas the residents were speaking about lifestyles and vibes. I realized that this property had been zoned for commercial use years ago, and it had been sitting there, waiting for its moment to emerge, the whole time that people thought they were living in a "small town" or a "sleepy community." The land had been zoned for intense commercial development for all of the years the Apollo Beach Community Plan was in existence.

People had been fooled in a sense to trust the community plan without also seeing an overlay map. The overlay map ruled the kingdom, not the community plan.

This disconnect in languages leads, at least in part, to the distrust you probably hear at many meetings -- residents suspect the developers and business owners have their desires met before the desires of the residents (I think this is a valid criticism). When they see a commercial site developed that is within zoning regulations but not within what the layman would think is described by the community plan, they suspect someone somewhere is a crook.

Feel free to share this message with Amy. I did not see her e-mail address.

Thanks for your patience.

See you soon.

Scott Andrews
Apollo Beach
818-568-6220

Andrea Papandrew

From: Jay <geoteacher@att.net>
Sent: Wednesday, May 10, 2023 4:11 PM
To: Andrea Papandrew
Subject: Re: Future Land Use Section Update Public Engagement Meetings #2 and #3

May I be placed on ALL planning commission meetings notifications held for the public to attend.

I officially represent the Hickory Hill Community Homeowners Association Board. The Board represents 181 households, located at the junction of Old Hillsborough Avenue and Running Horse Road (the main entrance).

Our community is extremely interested in the unwarranted expansion of the urban service area into the current rural service area. Our community is also concerned with the impact of new developments and their impact onto our county infrastructure and the cost to the current homeowners of said new developments.

Our community is well aware of the need for more housing but not before infrastructure is in place before development occurs. Increasing of population density in the urban service area is far more attainable than building a sprawling subdivision.

Always remember, everyone has property rights. Developers have only the same rights as we the homeowners. We were here first and we are the ones whose tax dollars are being used to establish the infrastructure. The developers are only paying a minute percentage of the actual costs of the needed infrastructure.

Herbert L Belcher

geoteacher@att.net

On Monday, May 8, 2023 at 01:37:54 PM EDT, Planning Commission <papandrewa@plancom.org> wrote:



Planning Commission Staff are currently working on updating the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The purpose of this Future Land Use Section Update is to ensure that the character and location of land uses optimizes the combined potentials for economic benefit and 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.

Andrea Papandrew

From: Melissa Lienhard
Sent: Monday, May 1, 2023 12:09 PM
To: Brian Bokor
Cc: Andrea Papandrew; Wade Reynolds
Subject: RE: Comp plan FLU project question

Hi Mr. Bokor,

Thank you for reaching out. I would agree that everyone participating in the Project Advisory Team (PAT) could benefit from discussing the idea of transit based on what we heard last Tuesday at the Future Land Use (FLU) Section's first public outreach meeting. I also wanted to let you know that Transit Oriented Development (TOD) will be discussed at the upcoming 5/16 and 5/23 FLU outreach meetings.

Another great source for the Comprehensive Plan's current multi-modal policy direction is the [Mobility Section of the Comprehensive Plan](#).

Additionally, the update of the Long Range Transportation Plan (LRTP) is forthcoming later this year. This may be of particular interest to you as that outreach effort will discuss more directly some of the resource issues that have hindered mass transit. You can view the current LRTP [here](#). If you have any questions about the LRTP update you can contact the Transportation Planning Organization's Wade Reynolds, copied above.

Thanks again for taking the time to reach out. We are looking forward to fruitful discussions at the upcoming PAT meetings.

Melissa E. Lienhard | AICP

Planning Commission
Executive Planner

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From: Brian Bokor <bsbokor@gmail.com>
Sent: Thursday, April 27, 2023 10:45 AM
To: Andrea Papandrew <papandrewa@plancom.org>; Melissa Lienhard <lienhardm@plancom.org>
Subject: Comp plan FLU project question

Hello Andrea and Melissa

Could I get your insight on a specific topic when it comes to the upcoming FLU project?

The topic is mass transit and if mass transit has anything to do with the FLU project?

I understand there is a direct relationship between flu & transportation...we can't designate an area for potential future commercial or high density residential if there are no roads to get there...I completely understand that...

Where I get confused is if MASS transit is any part of the FLU? It seemed as though a lot of comments made in the meeting on Wednesday surrounded the need for more public transportation...even a possible light-rail system

And as much as I understand the desire for a light rail system, is the intent of the FLU update to incorporate a yet unknown means of public transportation into those future plans?

I'm assuming that if and when additional roads were built to get to these new population centers that the availability or necessity of mass/public transport would be looked at at that time, not now?

OR... should the FLU project anticipate that mass/public transport will be needed and integrate that into the FLU update plans? - even though we don't know what that mass/public transport looks like?

For example - if we KNEW light rail was indeed part of the long range plans, then I'd suggest updating the FLU in areas that have access to the already existing railway lines in order to promote growth in those areas...

Thoughts? No rush...we can discuss on Tuesday if more appropriate. Thx for your time...

Regards

Brian Bokor
Facebook: Bokors Corner
Bokors Corner Realty, LLC
Bokor Properties, LLC
813-465-1350 / 813-708-2266
State Certified Residential Appraiser #5784

Andrea Papandrew

From: Boles, Christopher <BolesC@HillsboroughCounty.ORG>
Sent: Friday, April 7, 2023 7:34 PM
To: Andrea Papandrew; Melissa Lienhard
Subject: Unincorporated Hillsborough County Future Land Use (FLU) Update

Good evening:

I would like to be considered as a participant for the Project Advisory Team associated with the FLU.

I am a current resident of Hillsborough County. I have lived and worked here since 1989. One of the many attractive features of Hillsborough County's is the diverse community possessing a significant representation of races and cultures. This diversity, though, requires care, understanding and input from stakeholders in the local communities being impacted. I have had the opportunity to have lived and worked in a number of communities throughout the County over the last 34 years. Like many long-term residents I have witnessed and been influenced by the growth our County has experienced.

Unincorporated Hillsborough County is roughly 909 square miles. This includes residential, agricultural and commercial properties in a mixture of urban, suburban, and rural areas. Our 2022 total population was estimated around of 1,520,000, with roughly 1,051,000 in the unincorporated areas. Our growth has been increasing at a pace of almost 2% per year and is estimated to continue this upward trajectory. This increase in the population has created a demand in residential housing for single and multi-family dwellings. Of particular significance was a large number of occupied housing units that spiked in 2015, increasing by a factor of 2.2, over a 3-year period. The continued influx of residents has created substantial demands on the existing infrastructure. It goes without saying that a sound and competent plan of action for the Future Land Use (FLU) Section of the Comprehensive Plan should be conducted in a thoughtful and considerate process. One that accounts for all stakeholders in the community. I believe that I would be able to provide a meaningful contribution to the process and committee. I would appreciate the opportunity to be considered and take part of the process of shaping Hillsborough County's future.

I am available for an in-person or remote interview. References can be provided upon request.

Respectfully,

Chris Boles

TDY Battalion Chief 2-B

HCFR, Station 5

P: 813.975.2128

F: 813.975.2129

E: bolesc@HillsboroughCounty.org

W: HillsboroughCounty.org

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Friday, June 23, 2023 9:27 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Name

J Boll

Email

vickibb2001@yahoo.com

Subject

Save Rural and Agricultural Areas, Keep Flooding down

Public comment

We live near the County Line on the Itchepackesassa Creek and FLOODING is a MAJOR CONCERN. With each new development to our Rural and Agricultural area Flooding gets worse. Our creek most recently filled to the top with just a 9 hour rain because these lands adjacent and near the creek up and downstream are being developed no longer allowing the water to spread out of the creek into the natural lands and waterways. This causes the creek to backup and overflow into already existing homes in Polk. PLEASE ADDRESS FLOODING because these "retention ponds" being built with new development DO NOT WORK. SAVE AND PRESERVE OUR RURAL AREAS.

Sent from Plan Hillsborough



From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, June 22, 2023 9:58 AM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

Joshua Briggs

Email

Joshmarissabriggs@gmail.com

Subject

Future land use for eastern Hillsborough western polk

Public comment

The itchapacassassa watershed is a very beautiful rural area that has always been r1/ag with a history of flooding. This area has always been this way because the area is prone to flooding and any major development has always run into large obstacles relating to this.

I would agree that the counties are growing and this area seems logical for urban development, however there is also a need for property with acreage. It doesn't make sense to create urban development in flood prone areas and create larger problems when you can promote a rural lifestyle with higher end homes and protect the already strained watershed with minor changes to the existing area.

My community borders numerous creeks in the area and every home has a minimum of 5 acres. Every home is valued at 500k plus and when rates were low, homes sold typically before signs were put in the yards. Our homes are on well and septic systems and the only utilities to the area are cable and electric. The low density prevents the need for large roads and other disruptive changes due to infrastructure additions. If marketed correctly we as a community can bring value to the area by preserving what's already there. Fishing, farming, horse/hiking trails, parks, and golf courses would be a valuable fit to this area rather than houses and warehouses stacked and cramped into limited areas that are dry enough to build. Florida is filled with lands that are suitable for urban development, coast lines and wet lands are not that.

Now another issue to consider is long term cost for everyone. As a municipality a lot of money gets put into infrastructure and maintenance. The cost of developing in this watershed is substantial in the long term. There's a lot of environmental issues let alone numerous unknown variables caused by weather, and lack of accurate case studies due to over development. I can Google flooding of older

communities due to the addition of overdevelopment and we can read article after article of people screaming for help. This tells me there are problems with the way things are getting done and we are in a position to address this before we are another statistic. Another cost, is insurance. We are a hurricane prone state and it's irresponsible to assume people's insurance rates aren't going to go up. Corporations pass the added costs to consumers, but it's the consumers that get hurt. This brings me to my last point. If the municipality allows low density rural properties in the area, the homeowners typically take care of their properties and maintain the natural balance of the wetlands surrounding them. Warehouses and huge Developers don't and that cost gets put into someone else.

I want to thank you for your time and consideration for the issues at hand. I'm willing to discuss this further as I've been advocating for preserving this beautiful area since 2017.

Joshua Briggs
HOA president Country Class Meadows

Sent from Plan Hillsborough



----- Forwarded Message -----

From: Debbie <mandi5004@tampabay.rr.com>

To: "saveruralplantcity@yahoo.com" <saveruralplantcity@yahoo.com>

Sent: Thursday, June 22, 2023, 06:55:16 AM EDT

Subject: Public Comment for HC Planning Commission Regarding Unincorporated Areas

Good morning. I will not be able to make the meeting tonight and will try to put a public comment but since I live off Alderman Road and will be greatly impacted by what happens in Unincorporated Hillsborough County in my area.

As I currently look out my back windows, I now see warehouses instead of the beautiful rural land that once existed. I wanted to mention a few things to be sure they are brought up to the Planning Commission.

1. The wildlife that is being displaced and is such a valuable part of rural living.
2. The change in the water on your land. They say the retention ponds take care of their water but it disrupts the flow of water and even if it is a small disruption, it can make huge problems. My neighbor has a pond for a pasture which comes on to the back of my land in rainy season.
3. They take out all the mature trees which the wildlife needs especially birds and replace with young trees which most of the time gets place under or close to power lines so they will never grow into useful trees. (For example: Look at the trees on Charlie Taylor Road and South Frontage Road in Plant City.)
4. Of course noise, lights and traffic which depends on what is allowed to be developed. The lights at night are especially intrusive should you be next to property, as they all use super-bright LEDs.

Once this unincorporated, rural land is rezoned, the developments will explode until there are no rural areas left, because those of us who live here will "take flight." We do not want to live next to warehouses. The warehouses built by us are annexed into the City of Lakeland, so they are expanding off of that.

5 Water quality - I wish the cities enabling this overdevelopment of our rural areas would pay for us to have a water analysis done on our well water every couple of years. All the toxins from trucks, cars, landscaping etc. that runs off of their impervious surfaces seeps into our drinking water! And just wait until the Pilot Gas Station and the Truck Parking Supercenter get built on the corner of Countyline Road and I-4. This could have catastrophic effects for those of us who live in the Itche Creek Watershed miles downstream.

I am sorry I cannot go tonight, but would be glad to speak at another time.

I pray Hillsborough County will do more to protect those of us who abut these environmentally-sensitive unincorporated areas.

Sincerely,

Debbie Hicks
mandi5004@tampabay.rr.com

Andrea Papandrew

From: Andrea Papandrew
Sent: Thursday, June 22, 2023 11:53 AM
To: Lauren Becker
Subject: FW: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, June 22, 2023 10:40 AM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

Brian Holbrook

Email

bholbrook sourcing@gmail.com

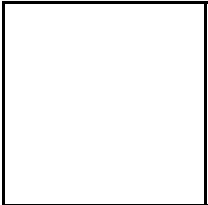
Subject

Future Land Use Updates

Public comment

The county needs to protect existing zoning and use purposes with rural properties. The county has zoned areas for industrial and warehousing, as well as vacant properties ripe for repurposing. Similarly, high density residential developments have no place in many of the proposed communities. If developers are going to build in low density residential/agricultural areas, the existing density restrictions should be restricted (1,2, 5 acre etc). Over development amplified issues with both traffic and flooding in many areas, as well as displaces wildlife and strains the environment. Similarly, the county has ample urban and suburban areas without spreading dense homebuilding to small/rural communities--e.g. outside limits of Zephyrhills, Dade City, Plant City, etc. If development is going to occur in these areas, the county should support retaining existing density guidelines for these developments. Medium and large acreage home developments attract can create housing and attract high value buyers without the strain on areas many of the proposed developments do. Plans and measures offered by developers to mitigate traffic challenges and manage flood concerns always fall well short of promises. This county has a long history of supporting agricultural industries and allowing citizens access to rural lifestyles, but this has been waning as more and more developers propose land use deviations and projects not conforming to the surrounding land uses and restrictions.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Friday, June 23, 2023 7:28 PM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Name

Elizabeth Jones

Email

elizabethj93@gmail.com

Subject

Land Preservation

Public comment

Good Evening,
I feel the need to vocalize how incredibly important preserving our precious state is to my family & myself . As you discuss upcoming goals, I strongly encourage everyone to remember some important points.

As Brandon Tucker executive director of the Florida Landowners Association really puts it into perspective,

“While I believe development is important for the future growth of our state, what’s even more important is the proper balance of development and preservation. We want to keep what makes Florida unique, so that we can recognize the Sunshine State many years from now.”

The preservation of land is becoming an integral component of smart growth programs that we’d be wise to implement.

Progress is not real progress without preservation of our natural resources.

Growth and jobs are important to economic development, I hope the board recognizes that working agricultural lands are essential to Florida's economic future. Agricultural lands are being increasingly threatened by urban development.

Both public and nonprofit organizations have been willing to spend billions on land preservation because of a perception that traditional land use planning and

regulation are not successfully accommodating growth or protecting valuable natural resources! The literature on land preservation has focused on the mechanics however, on my understanding more research needs to be done on the strategic use of land preservation in shaping and directing growth as part of a comprehensive planning effort.

I hope we can all work together to make a positive impact.

Sincerely,
Liz

Sent from Plan Hillsborough



----- Forwarded Message -----

From: The Briggs <joshmarissabriggs@gmail.com>

To: "saveruralplantcity@yahoo.com" <saveruralplantcity@yahoo.com>

Sent: Thursday, June 22, 2023, 09:58:49 AM EDT

Subject: Public Comment for HC Planning Commission Regarding Unincorporated Areas

The Itchapacassassa watershed is a very beautiful rural area that shares both Hillsborough and Polk Counties, and has historically been R-1/AG for a reason. This area has always been this way because the area is prone to flooding and any major development has always run into large obstacles relating to this.

I would agree that both counties are growing and this area seems logical for urban development, however there is also a need for property with acreage. It doesn't make sense to create urban development in flood prone areas and create larger problems when you can promote a rural lifestyle with higher end homes and protect the already strained watershed with minor changes to the existing area.

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I want to thank you for your time and consideration for the issues at hand. I'm willing to discuss this further as I've been advocating for preserving this beautiful area since 2017.

Joshua Briggs
HOA president Country Class Meadows

joshmarissabriggs@gmail.com

Andrea Papandrew

From: Andrea Papandrew
Sent: Thursday, June 22, 2023 11:52 AM
To: Lauren Becker
Subject: FW: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Andrea Papandrew, AICP

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Senior Planner

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From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, June 22, 2023 8:21 AM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

David Lefler

Email

davidslefler@gmail.com

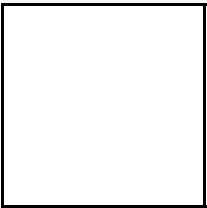
Subject

Land use / development

Public comment

Our rural areas are depleting at an alarming rate, too many pastures, farms, groves and ranches are being wiped out for a neck breaking growth of single and multi family homes as well as warehouses. These developments are not conducive to the rural landscape and are impacting our surrounding habitat, causing localized level flooding in areas that never had this much water left standing after rains not to mention our already over crowded roads and the number of accidents it is causing. We need to protect these large tracts of lands and the small communities that are already exist next to them. Why not use conservation easements instead? Why can't you go into areas that have old buildings that no one is using and renovate or rebuild instead of reaching further into the "country" before there is no "country" area left. Stop trying to push out the families that have lived here for generations and who still wish to raise their families in a county setting. Save our rural heritage before it is too late. Sincerely David Lefler

Sent from Plan Hillsborough



Andrea Papandrew

From: Andrea Papandrew
Sent: Thursday, June 22, 2023 11:51 AM
To: Lauren Becker
Subject: FW: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Andrea Papandrew, AICP

Planning Commission

Senior Planner

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From: Plan Hillsborough <info@planhillsborough.org>

Sent: Wednesday, June 21, 2023 11:30 PM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

LaNae Luttrell

Email

lanaejoy101@yahoo.com

Subject

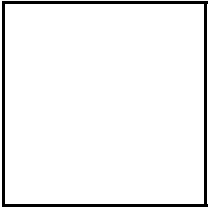
Preserve Rural Areas

Public comment



It is critical that some rural areas be PERMANENTLY protected in this process of growing. There needs to be someone in charge of balancing land use percentages. Our rural/ag areas not only serve to feed our community through farmlands and cattle, but we also serve the urban community through passive agricultural activities, such as agrotourism, watershed areas, fall festivals, open spaces and equine activities. Even more critical, is the fact that our open land serves to replenish the aquifer and is increasingly being flooded due to over-development in ecologically-sensitive (flood prone) areas.

Those of us who purposely chose to live in rural areas are being "bought out" or "chased out", (as is the case around Plant City) as our land is being gobbled up by developers. Our way of life is systematically being exterminated in the name of "progress." We desperately need someone to be a voice for those of us who wish to live in rural areas.

Sent from Plan Hillsborough



I tried to take your survey for unincorporated Hillsborough County, but had trouble making my choices go through.

Karen McHugh <kclmchugh@yahoo.com>
To  Andrea Papandrew

 You replied to this message on 4/10/2023 2:16 PM.



 Reply

 Reply All

 Forward





Sun 4/9/2023 6:02 PM

Please, please, please stop the over development. I support wildlife and the environment. There is already so much overdevelopment that quality of life for people and wildlife has deteriorated. My husband agrees with me.

Karen C. McHugh
Riverview FL

Sent from my iPhone

Andrea Papandrew

From: Andrea Papandrew
Sent: Thursday, June 22, 2023 11:52 AM
To: Lauren Becker
Subject: FW: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

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From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, June 22, 2023 8:29 AM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

Erin Mills

Email

erinreads3@gmail.com

Subject

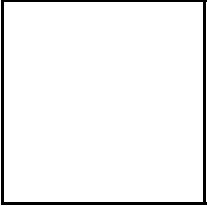
Future Land Use

Public comment

I want to see the remaining rural areas of Plant City stay rural. We are rapidly losing the rural feel of our town as more mixed used developments are overtaking our woods, pastures, and fields. Growth is fine but we need to keep a large portion of the rural land designated for agricultural use and large homesteads like 5 acre 3 acre and 1 acre zoning.

I would also like to see some more parks and recreation areas in greater Plant City like the brand new Bonnet Springs Park in Lakeland. Lakeland puts us to shame when it come to their many wonderful playgrounds and recreation areas. A good use of rural land would be to develop a beautiful park like Bonnet Springs.

Sent from Plan Hillsborough



Andrea Papandrew

From: Andrea Papandrew
Sent: Thursday, June 22, 2023 11:53 AM
To: Lauren Becker
Subject: FW: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



**Plan
Hillsborough**



*All incoming and outgoing messages are
subject to public records inspection.*

From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, June 22, 2023 11:33 AM

To: Sharon Snyder <snyders@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; lienhard@plancom.org;
Katrina Corcoran <corcorank@plancom.org>; Caroline Charles <charlesc@plancom.org>

Subject: Public Comment for Hillsborough County FLU Update

Name

Pamela Moncrief

Email

p.moncrief1010@gmail.com

Subject

Amend Plans for Building

Public comment

As one of over 300 homes, one of the many residents in Itchepackesassa, I (along with others) am concerned about future building and/or redirection of water in Hillsboro and Polk counties.

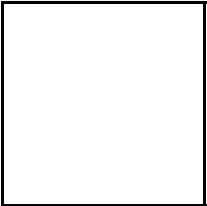
My community has been a quiet, rural area for decades, and we hope to keep it the unique and beautiful country feel we call home.

Please redirect/amend building that would adversely affect the community of Itchepackesassa.

Thank you,

Pamela Moncrief

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, June 26, 2023 10:43 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Name

Duane Peachee

Email

dpeachee99@tampabay.rr.com

Subject

Future Land Use

Public comment

I ask the planning commission to consider keeping Industrial, Commercial and high density housing developments out of our rural communities. These kind of developments are not compatible to our neighborhoods. Thank you, Duane Peachee

Sent from Plan Hillsborough



Andrea Papandrew

From: Melissa Lienhard
Sent: Wednesday, May 3, 2023 2:26 PM
To: ramel26@juno.com
Cc: Andrea Papandrew; Ratliff, James
Subject: RE: Future Land Use Meeting - 04/25/2023

Mr. Slater,

Based on your comments and questions below, it would be appropriate to direct you to Hillsborough County staff who are involved in detailed transportation review. I've copied James Ratliff with the Transportation Section of the Hillsborough County Development Services Department, hoping he can either help answer your questions or point you in the right direction to the most appropriate person.

Thank you,

Melissa E. Lienhard | AICP

Planning Commission
Executive Planner

813.547.4364 (O)

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

-----Original Message-----

From: ramel26@juno.com <ramel26@juno.com>
Sent: Monday, May 1, 2023 12:53 PM
To: Melissa Lienhard <lienhardm@plancom.org>
Cc: Andrea Papandrew <papandrewa@plancom.org>
Subject: RE: Future Land Use Meeting - 04/25/2023

Good Afternoon Melissa,

Thank you for your reply.

I so appreciate your explanations regarding the various studies that concern the Wimauma Village Plan. I attended many of the meetings that Jay Collins was involved in regarding the overall plan. I had also attended the BOCC meetings on line which ultimately led up to a final approval of the plan.

I was aware that transportation concurrency was lifted in 2011, yet with all of the growth that is occurring here in South County, I am surprised that little has been done to counterbalance as to why infrastructure is left so far behind in the dust, if you will.

There was a "moratorium" supposedly in place to keep a balance of development in this area. Somehow, the developers find every loophole you can imagine to skirt the procedures and develop anyway. The evidence of that is clearly the unbelievable situation that we are left with in this small area of SR674 located between US301 and West Lake Drive. I believe Development Services and the Transportation Engineers within Public Works had severely "dropped the ball" especially between the entrance into South Shore Bay and the present entrance into Sereno and the proposed entrance into the now developing Sunshine Village Town Homes. There is nothing short of a traffic nightmare at that spot.

What is the County going to do about this? Wait for someone to get seriously hurt or killed before an immediate solution to this dangerous new intersection that the County has allowed to be created. Who can I contact at either the Planning Commission or the County that would listen to our concerns in order for this area could actually be improved, especially since the Town Home project is not yet completed. You should also be aware that the community of South Shore Bay is currently being expanded east to West Lake Drive and as far south as Bishop Road. The community has an additional entrance currently on West Lake Drive in the vicinity of the Hillsborough County three school Education Complex just beginning construction off of West Lake Drive. South Shore Bay has a new entrance into their community off of Bishop Road through the new section currently under construction that ties in to the existing portion of the community. All of this additional construction again leads to more vehicles on the road that will pass through this already congested area between West Lake Drive and US301.

I would appreciate any contact information that you can provide so that I can continue to raise this issue until some improvements can be made sooner than later to SR674.

Thank you again for your response.

Brian Slater, Chair
Civic Relations Committee
Valencia Lakes

----- Original Message -----

From: Melissa Lienhard <lienhardm@plancom.org>
To: "ramel26@juno.com" <ramel26@juno.com>
Cc: Andrea Papandrew <papandrewa@plancom.org>
Subject: RE: Future Land Use Meeting - 04/25/2023
Date: Mon, 1 May 2023 16:03:55 +0000

Hi Mr. Slater,

Thank you for your inquiry. I'm happy to help.

The recently updated Wimauma Village Community Plan was created with extensive public outreach and participation. This outreach is captured in the overall Community Plan vision and the policy direction in the Plan itself. If you are interested, here is a link to the Wimauma Village Community Plan project page: <https://planhillsborough.org/wimauma-village-residential/> Here is a link to the final adopted document, which is part of the Livable Communities Element of the Comprehensive Plan: <https://planhillsborough.org/livable-communities-element/>

While some developments go through the rezoning process with densities and intensities that are capped by the existing Future Land Use category, other developments may be already entitled through previous processes. You also asked below why infrastructure is not keeping up with new development. This is a complex question. For many types of infrastructure, we have a tool in place called concurrency. This means that if the infrastructure - water, sewer and schools as examples - is not available at the time a development is approved, the development can be denied or stopped until the infrastructure is in place. In 2011, the Florida Legislature removed concurrency for transportation. Instead, developers are allowed to pay their share of their impact on the roadways - mobility fees - and proceed with development. What they pay gets added to other mobility fees collected by the county to make roadway improvements; it can take a while to collect enough money to widen a road or make the needed improvements.

Lastly, I wanted to mention that the Planning Commission, as well as Planning Commission staff, make recommendations to the Board of County Commissioners. Ultimately, it is the Board of County Commissioners who make the final decision in rezonings and Comprehensive Plan amendments.

I hope that helps clarify the questions you had below.

Thank you,

Melissa E. Lienhard | AICP

Planning Commission
Executive Planner

813.547.4364 (O)

planhillsborough.org

-----Original Message-----

From: ramel26@juno.com <ramel26@juno.com>

Sent: Wednesday, April 26, 2023 2:51 PM

To: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>

Subject: Future Land Use Meeting - 04/25/2023

Good Afternoon.

I wish to thank you for the very informative meeting regarding the future land use issues that currently exist here in Hillsborough County.

I reside within the community of Valencia Lakes, whose main entrance is on US301 South. Our northern border is located on 19th Avenue NE and a portion of our southern border is located on Cape Stone Avenue. Our most eastern border is located along West Lake Drive after its merger from Bill Tucker Road.

Our zip code of 33598 lands our community within the village/town of Wimauma. Across US301 from our main entrance lands you within Sun City Center, zip code 33573.

The concerns of many of our residents who reside in Valencia Lakes is continuing growth in our area which is moving at an alarming rate.

US301 was widened to six lanes south of Balm Road (CR672) in late 2021. It was a necessary improvement due to the amount of growth both along US301 and on Big Bend Road, SR674 and other locations here in South County.

This development has been occurring because the developers have located the loopholes within the county regulations in order to spark development. The unfortunate problem that we have been left with is the extreme inadequacy of the infrastructure. There is a dire condition along SR674 as you proceed eastbound into Wimauma proper.

The BOCC had passed the amended "Wimauma Plan" that was worked on for many months by members of Plan Hillsborough (Jay Collins). I attended many of these meeting over the course of many months. By the time the Commissioners had the plan, many changes had been made, which seem to turn the sleepy community of Wimauma into something that it was never designed to be. The community is primarily agricultural, with many generations of the same family still residing within the community.

The situation that residents here have been left with is an inadequate infrastructure system that cannot handle the current traffic that presently exists. Presently, there are construction projects now occurring within the communities of South Shore Bay and Sereno, which are both building additional residential phases to their properties. There is currently two construction projects happening opposite each other on SR674: The Sunshine Village Town Homes and the Rise Sereno Apartments. Their entrances/exits are directly opposite each other and will prevent future residents from traveling either into Wimauma (Sereno) or to I-75 (Town Homes) both on a two lane roadway, which is deteriorating due to the heavy truck traffic and construction vehicles that travel daily through the area.

There is brand new commercial businesses beginning to open at the entrance into South Shore Bay, as well as a three school education complex presently under construction on West Lake Drive, south of SR674. To the south of the education complex is a 200 home community also under construction.

The point that I am trying to bring out here is the fact that the agricultural town/village of Wimauma is beginning to become overdeveloped, thus losing its agricultural characteristics. The Planning Commission needs to take a hard look at this situation. I have and will continue to contact County officials as well as our County Commissioners with regard to these issues.

I am looking forward to your comments regarding this situation, when it comes to Future Land Use within Hillsborough County.

Thank you for your time.
Brian Slater, Chair
Civic Relations Committee
Valencia Lakes, Wimauma Fl.

Sierra Club Tampa Comprehensive Plan Future Land Use

Comments to address Environmental Issues

08/07/23

PROMOTE SUSTAINABILITY
- what else is look
11m

Ensure Resilience to Impacts of Climate Crisis

- Incorporate City of Tampa Climate Action and Equity Plan recommendations
- Outline specific, ambitious climate, affordability, mode share goals
- Promote resilience to flooding from heavy rains and storm surge
 - Promote permeable surfaces to allow flood mitigation and aquifer recharge
 - Including surface parking lots and other areas that are not typically permeable
 - Require larger stormwater vaults that discharge more into the aquifer
 - Retain trees and plant new trees/vegetation
 - Ensure best practices are followed when building around protected trees with appropriate setbacks to avoid disturbing root systems and changing the soil grading.
 - Reduce/eliminate parking minimums
 - Reduce unnecessary car infrastructure
- Do not overbuild flood plains and coastal high hazard areas
 - Consider flood risks to the property under development and adjacent properties.
 - Consider sea level rise and the impact of storms and flooding before approving new construction and redevelopment, and related infrastructure like roads, utility services.
 - Ensure new development considers the impact on emergency evacuation in addition to routine traffic congestion.
 - Plan for retreating from coastal high hazard areas.
- Ensure Renewable infrastructure planning - including solar and energy storage
- Encourage solar, energy efficiency, water conservation measures for all new construction.
- Consider Transportation Issues
 - Provide alternate forms of transportation.
 - Develop Transit Emphasis Corridors using TOD standards.
- In all urban neighborhoods promote multi-family housing
 - multi-story, transit & walkable housing
 - less carbon intensive than single family
- Reduce greenhouse gas emissions
 - Reduce car travel miles - Encourage multifamily housing, mixed use, etc.
 - Promote LEED certification - Efficiency, solar panels, etc.
 - Institute measurable parameters, such as specific greenhouse gas emissions per bedroom
 - Protect trees, especially large trees.
 - Provide solar bonuses.

every
new building
electrified
one building energy
incentive

Provide Sustainable, Quality Density

Increased density should be balanced by quality of life - no heat islands, resilience to storms, adequate infrastructure, park access, being able to evacuate.

- Prioritize environmental justice - Reduce and not create new urban heat zones.
- Maintain, increase tree canopy, green spaces
 - Encourage tree retention.
 - Add bonus density for preserving select healthy trees (with heavy fee clawback if tree is damaged during development)

- Incorporate enough space for large shade trees to thrive. Include private land and public rights of way.
- Require trees frontage on all roadways, or % of greenspace to have tree cover within 5 years (based on known expected tree size)
- Include shade trees along walkways and bike paths in planning for nodes, urban villages, etc.
- Ensure best practices when building around protected trees, e.g. don't change grading.
- **Ensure changes in densities allow for protection of our aquifer, aquifer recharge areas, surface waters and their watersheds, and Tampa Bay.**
- **Align development and densities with hurricane and evacuation policies.**
- **Limit Density Bonuses:** Limit bonus density in flood plains, wetlands, and near environmentally sensitive lands, conservation areas, wildlife sensitive areas, etc.
- **Maintain approval of low-density development** - not allowed to increase after approval
- **Link (affordable housing) density bonuses with positive outcomes**
 - Energy efficiency
 - Urban forestry, tree cover
 - Permeability - surface parking lots, road surface area
 - Solar
 - Parks access
 - Transit service access and options
 - Trees and or green spaces
 - bonuses for "cluster" development that would protect natural areas
 - Preservation of environmental resources
 - Water conservation

Preserve and Protect the Natural Environment

Include lands, waters, aquifers, aquifer recharge land, air, wildlife, vegetation.

- **Maintain aquifer, bay, and surface water quality and quantity**
 - Add aquifer recharge land use category
- **Preserve environmentally important lands**
 - Wetlands
 - Designated Conservation lands - Prohibit using conservation lands for transportation and building corridors
 - Lands near the Hillsborough River and Tampa Bay
 - Protect trees, green spaces
 - Protect flood plains and coastal high hazard areas by not allowing overbuilding
- **Protect Ecosystems** - Wildlife, land, and vegetation
 - Include wildlife corridors for any major transportation projects

Other issues

- **Equity**
 - ADA
 - Social
 - Infrastructure
- **Road development coordination with utilities and other infrastructures**
- **Building Design - Interior and exterior**
 - Resilient
 - Efficient - LEED or comparable criteria - Energy conservation and efficiency
 - Alternative energy use, including passive solar practices
 - Use of sustainable or recycled building materials
 - Water conservation and water quality

- Provision of open space, including green roofs
- Use of native vegetation
- Sufficient space for shade trees
- Bonus for developments that use sustainable building techniques

Tampa Comprehensive Plan

<https://planhillsborough.org/wp-content/uploads/2023/01/Adopted-Tampa-2040-Comp-Plan.pdf>

FLU Recommendations Report

[City of Tampa Future Land Use Assessment - Plan Hillsborough](#)

FLU Recommendations start on P. 48. The information before that is background.



**SIERRA
CLUB**

FLORIDA CHAPTER

Nancy Stevens

CONVERSATION CHAIR-EXCOM
TAMPA BAY GROUP

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Nancy.Stevens@Florida.Sierraclub.org

PO Box 1596
Thonotosassa, FL 33952

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From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Tuesday, October 24, 2023 4:42:05 PM

Name

Julie Agronik

Email

julesagronik@gmail.com

Subject

Unincorporated Hillsborough County Plant City FL

Public comment

Leave the land as is. It is already overcrowded with Warehouses and opens up even higher concern for flooding and ridiculous traffic.

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Thursday, November 2, 2023 8:36:23 AM

Name

Amber Bean

Email

jmakbean@yahoo.com

Subject

My comment

Public comment

No more warehouses! Stop destroying our farmland and beautiful town of Plant City.

Sent from Plan Hillsborough

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Friday, October 20, 2023 6:52 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Name

Joshua Briggs

Email

joshmarissabriggs@gmail.com

Subject

Existing Rural agricultural community protection

Public comment

There are areas that have been historically flood prone since the beginning of time. These areas are typically used as low residential/AG because they are in areas that simply just can't support development. History is filled with demonstrations of why nature always prevails over man made. It's advantageous for us to learn and utilize the lessons of nature rather than try to change it.

We live in a state where we are surrounded by water, encounter hurricane threats from all angles every single year, and for the most part predominantly flat. Then we as a society wonder why a storm can cause an insane amount of damage when it happens. We then also wonder why insurance rates skyrocket, and then wonder why insurance companies leave. It's a piss poor Business model.

Common sense would tell us to embrace the rules of nature and use it to our advantage. Land uses should be adjusted to common sense applications. If an area floods, then don't try and build communities or businesses in that area. Encourage those areas to be used for large home sites and greenbelt uses For the public. Over the past 7 years I have attended so many commission meetings and every meeting consists of the same things. Developers trying to make money and the public trying to protect their communities.

I'm willing to sit down and actually have a long discussion and work through this topic, because these issues have to be addressed. We have to start being more responsible with growth and fiscal responsibility. We have to start protecting all of our resources as well as our already existing communities. We have to start

learning to be able to say, "no, this isn't a good fit for the people we are supposed to represent".

There's a reason developers try to limit the scope of their proposals to the boundaries of their projects. It's ironic how they will show that the surrounding areas are filled with other like developments when it benefits them and then run from the details when it doesn't.

Joshua Briggs
(863)2805182

Sent from Plan Hillsborough



From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 1, 2023 12:21:10 PM

Name

Donya D Browning

Email

donyabrowning@gmail.com

Subject

Unincorporated PC

Public comment

Please stop building in UNINCORPORATED PC. We need farms to feed all these people that are moving to Fl. Simple NO FARMS NO FOOD. Also, stop giving land variances. One house on one acre, one house on 5 acres, these rules were set up for a reason.

Sent from Plan Hillsborough

From: Plan Hillsborough
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Thursday, November 2, 2023 3:23:12 PM

Name

Debbie Butts

Email

debbutts1@verizon.net

Subject

Seinfeld and county line roads

Public comment

Enough is destroyed!! No more warehouses and no more mega-developments destroying areas that people and animals already live in. This is the only little area left with pasture and long-established homes.

Sent from Plan Hillsborough <<https://planhillsborough.org>>

<<http://tracking.planhillsborough.org/tracking/open?msgid=jF6JZQJzrZoVHz-fqMo9SA2&c=1666802438100935934>>

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Tuesday, October 24, 2023 8:41:43 PM

Name

Sharon Flowers

Email

warriorsatheart2013@gmail.com

Subject

Destroying my area with warehouses and homes.

Public comment

I live in front of the new hospital in Plant City. As it is you have killed our wild animals and nature. You have messed up our wells since building the hospital and all these new subdivisions. I was born and raised right here on the same land and for 44 years and you have destroyed it and along with destroying our land and wells you have also killed our night sky view cause of all the new light pollution you can't even see the stars hardly now. ALL THIS DEVELOPMENT AROUND HERE MUST STOP NOW. We have ton of crime now too and not even enough officers to even come out here to patrol. Last week somebody was banging on my mom's door and it took hours for a cop to get here. STOP DEVELOPING ESPECIALLY WHEN WE DON'T EVEN HAVE ENOUGH LAW ENFORCEMENT.

Sent from Plan Hillsborough

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Wednesday, November 1, 2023 8:43 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Name

Pam Futch

Email

rnpan5@hotmail.com

Subject

Land use

Public comment

Keep all warehouse buildings south of I-4. North of I-4 is already residential/school/lite commercial with enough traffic for the road conditions/noise/infrastructure available!!!

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Friday, October 20, 2023 6:26 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Name

Anne Hilliard

Email

alouiseh72@gmail.com

Subject

Land Use Planning

Public comment

Not enough emphasis is placed on maintaining agriculture in the county. The agricultural environment is what brought most of us to the county to begin with. away from the noise and stress of the city. Note too, problems associated with food transport in political upheavals. The further we remove ourselves from agriculture the more we put ourselves in danger. The future looks pretty perilous folks. I'd like to be living next to a plot of fertile land.

Sent from Plan Hillsborough



From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Friday, October 20, 2023 12:19:39 PM

Name

Brian M Holbrook

Email

bholbrooksourcing@gmail.com

Subject

Low Residential/Ag

Public comment

I am writing to express concern of the continued push for developers to press for zoning changes in well-established sensitive areas. Our region of the state is filled with flood prone areas, most of which have been zoned low density residential/ag use only for many years as the land simply cannot support development. Developers target these areas due to the attractive low costs of the property, and justify projects based on overly limited low value studies, which always exclude surrounding areas. Studies within the boundary of a project woefully ignore the realities of our state--that is filled with low lying areas, prone to major weather events, and the impact on watershed characteristics impossibly interwoven. Legacy developments face ever increasing insurance premiums and flooding risks as counties change zoning and approve developments nearby that are constructed at a higher elevation, incorporate loads of fill, remove large areas of soil from the watershed, and significantly impact area waterflow. If a property is zoned in a manner where nearby existing homeowners or property owners face scrutiny or challenges if they seek to install an in-ground pool, build a shed, or pave a large driveway, then it is wholly unsuitable for any zoning commission to consider approving any project a developer presents requiring a change to existing land-use guidelines.

The County planning boards can take a firm position, maintaining existing zoning parameters while still encouraging healthy development in our communities. Hillsborough and neighboring counties have sprinklings of highly sought after residential properties and communities, which feature low density housing footprints. Similarly, states like Texas are filled with unincorporated areas where premium and custom builders excel developing "Ranch" and "Ranchette" estates. These developments bring higher income homeowners into to rural communities, significantly enhance the tax base of areas, while creating minimal impact on

community infrastructure needs. These developments do not produce the road system congestion, massive utility, or flood impact that high density single family or warehousing/storage projects create. Communities built in this way remove less soil required to maintain healthy watershed drainage, use wells and septic in place of running major public infrastructure, and generally won't require existing road structure be significantly altered. The economic impact for specialty small local businesses is profoundly positive versus what is gained from massive tract-built communities. New residents in this type of community purchase their own lawn tractors, have large pools installed, build barns, and require ongoing service work for their utility infrastructure.

It is inevitable that more and more pastures, farming fields, woodlands, and similar properties will have more homes added to them. These homes do not need to completely upset the culture of the area, overload roadways, and create irreversible adverse impacts on the flood characteristics for nearby properties. Require developers to operate projects within the existing density characteristics of an area, just as you would require an existing property owner do if they chose to add a home on their land.

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); [charlesc@plancom.org](#)
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 1, 2023 2:32:31 PM

Name

Kim Johns

Email

akj135@aol.com

Subject

Seinfeld Rd. Warehouses

Public comment

I am against warehouses on Swindell Road. Development is outpacing what the area can sustain

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Tuesday, October 24, 2023 11:46:31 AM

Name

John Jones

Email

gtjjj46@gmail.com

Subject

Warehouses

Public comment

Please stop allowing warehouses to be built in rural areas!! Some of these are allowed right next to residential areas. Would you want to live next door to that? We have too many sitting empty now to build more.

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Saturday, November 4, 2023 7:56:07 PM

Name

Jasmine Morales

Email

jasminemorales863@gmail.com

Subject

Warehouses on swindle rd Lakeland fl

Public comment

No

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 1, 2023 7:24:24 AM

Name

Patricia Corriveau

Email

patti_corr@yahoo.com

Subject

Unincorporated Hillsborough County Future Land Use

Public comment

Please don't take away our wildness. We don't need warehouses on the North side of I-4. Let us keep our natural beautiful of the state. Vote NO!

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Monday, November 6, 2023 10:20:28 AM

Name

Cheryl Ritchie-Foster

Email

cjritchie44@yahoo.com

Subject

Land Use Comment

Public comment

Thank you for this opportunity. I live in Sun City Center, an unincorporated 55 plus community. Our Town Charter specifically outlined how many homes we could safely handle with regard to our utilities, resources, emergency services, and all the clubs, which make this a desirable location. Our Hwy 674 currently has seen a large increase in traffic because of the large influx of homes in nearby communities, which impacts our traffic and safety. I noticed the Unincorporated Hillsborough County Comprehensive Plan was last updated April 25, 2023. I note: pg 61, 1.2.9 states: "Retain lands and trails publicly dedicated for existing and future recreation; these shall be held inviolate against conversion to other uses." Currently, Sandpiper, a golf course on a protected Recreation zone is now seeking to convert this parcel to land development here in Sun City Center. ClubLinks, the owner, has closed the course hoping to add homes on that protected zoned property. It is more lucrative for them but at a devastating cost to our community. Please be aware and protect our community Against any Recreation Zoning change to Residential or Commercial, which will definitely impact our lifestyle and community. Thank you for your help.

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Sunday, November 5, 2023 1:23:24 PM

Name

Cherly Ritchie-Foster

Email

cjritchie44@yahoo.com

Subject

Land Use for Unincorporated area

Public comment

Thank you for this opportunity. I live in Sun City Center, an unincorporated 55 plus community. Our Town Charter specifically outlined how many homes we could safely handle with regard to our utilities, resources, emergency services, and all the clubs, which make this a desirable location. Our Hwy 674 currently has seen a large increase in traffic because of the large influx of homes in nearby communities, which impacts our traffic and safety. I noticed the Unincorporated Hillsborough County Comprehensive Plan was last updated April 25, 2023. I note: pg 61, 1.2.9 states: "Retain lands and trails publicly dedicated for existing and future recreation; these shall be held inviolate against conversion to other uses." Currently, Sandpiper, a golf course on a protected Recreation Zone property, is now seeking to convert this parcel to land development here in Sun City Center. ClubLinks, owner, has closed the course hoping to add homes on that protected zoned property. It is more lucrative for them but at a devastating cost to our community. Please be aware and protect our community Against any Recreation Zoning change to Residential or Commercial, which will definitely impact our lifestyle and community. Thank you again for your attention to this matter and thank you for your time!

Sent from Plan Hillsborough

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Wednesday, November 1, 2023 7:44 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Name

Andrea H Salcedo

Email

andreasalcedo355@gmail.com

Subject

Land use on and around Swindell Rd

Public comment

I am one of the many residents that live in the communities off of Swindell Road. We are a rural community and would like to stay that way. We do not want to see concrete walls instead of trees and grass and sky. Please do not allow any commercial structures to be built in our area. Thank you for your time.

Sent from Plan Hillsborough



From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Thursday, November 2, 2023 4:07:36 AM

Name

Cynththia Sterba

Email

sterba.cynththia@gmail.com

Subject

Swidell road

Public comment

No on the construction. Absolutely not.

Sent from Plan Hillsborough

From: Plan Hillsborough
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Tuesday, October 24, 2023 11:38:26 AM

Name

Herbert Tallitsch

Email

alex.tallitsch@gmail.com

Subject

Stop the Overdevelopment

Public comment

I am a resident of Midway Rd. in NE Plant City. Let this comment serve as an opposition to further development in the area. As a rural resident with 5 acres of property and wildlife habitat, the addition of thousands of houses, warehouses, and businesses is destroying the area. Please stop. I beg you.

Sent from Plan Hillsborough <<https://planhillsborough.org>>

<<http://tracking.planhillsborough.org/tracking/open?msgid=Y8XQI3aJlIF0mkhsFOVLWw2&c=1666802438100935934>>

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Friday, November 3, 2023 4:58:27 AM

Name

Alex Tallitsch

Email

alex.tallitsch@gmail.com

Subject

NE Plant City

Public comment

Please stop the overdevelopment of NE Plant City. You are destroying the eco systems.

Sent from Plan Hillsborough

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Tuesday, October 24, 2023 11:38 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Name

Herbert Tallitsch

Email

alex.tallitsch@gmail.com

Subject

Stop the Overdevelopment

Public comment

I am a resident of Midway Rd. in NE Plant City. Let this comment serve as an opposition to further development in the area. As a rural resident with 5 acres of property and wildlife habitat, the addition of thousands of houses, warehouses, and businesses is destroying the area. Please stop. I beg you.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Tuesday, October 24, 2023 11:55 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Flagged

Name

Rhonda Trimble

Email

rhondaktrimble@yahoo.com

Subject

Northeast Hillsborough County (Annexation into Plant City)

Public comment

I am writing to express my deep concerns about the ongoing overdevelopment of formerly rural farm property in the City of Plant City and the impact it is having on our community. As a resident of Hillsborough County, I feel compelled to share my thoughts on this matter.

The City of Plant City's rapid approval of various development projects is causing an impact to the tranquility and quality of life in our unincorporated areas. It is particularly concerning that the city is eagerly awaiting voluntary annexation of unincorporated Hillsborough County properties. This annexation is resulting in a disproportionate level of commercial development in close proximity to rural residences.

The consequences of this overdevelopment and annexation are multifaceted. It is straining local infrastructure, causing environmental concerns (Itchepackesassa River), and approving projects that will overpopulate our rural life. We will see additional pressure on schools, roads, and essential services. To reiterate, it is adversely affecting the environment, as the charm of our rural landscapes is being eroded. Residents are feeling the brunt of this rapid urbanization in their daily lives.

I kindly request that you take a closer look at these developments and their effects on our community. I urge you to consider policies and regulations that strike a

balance between growth and preservation, ensuring that our rural areas maintain their unique character.

I understand the importance of economic development, but it should not come at the expense of the well-being and harmony of the residents. I encourage you to work towards a sustainable and balanced approach to development in Hillsborough County.

Thank you for your time and consideration of this matter. I look forward to seeing progress on how we can address these concerns and work together to protect the interests of the residents of unincorporated Hillsborough County.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Thursday, November 2, 2023 7:02 PM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Completed

Name

Keleigh Vanmeel

Email

farmerkri@yahoo.com

Subject

Swindell Road

Public comment

We do NOT need any additional warehouse space, especially this area, most of the new warehouse between eastern Hillsborough and Western Polk county are sitting empty!

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Wednesday, November 1, 2023 9:30 AM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update

Name

Kathleen Waters

Email

kwaters501@msn.com

Subject

Possible warehouses off Swindell Rd.

Public comment

I do not want any warehouses at this location as it will disrupt the water flow and cause homeowners land to flood who have lived here for many years. It will also increase traffic and the roads cannot handle this either.

Sent from Plan Hillsborough



Andrea Papandrew

From: bkwcountry@aol.com
Sent: Tuesday, October 17, 2023 6:47 AM
To: Andrea Papandrew
Subject: RE: Future Land Use Section Update Follow Up

Hope this is what you needed

In the growth management introduction section it is stating that the Thonotosassa area should be excluded from changing from agricultural to a more dense zoning. The areas located between I-4, I-75, CR-579 and US Hwy 301 is not even close to being rural or agricultural anymore and has not been that for almost 20 years. This particular area lies between all the main hwy's, some according to comprehensive plan will become commercial areas. This area will need to become where those companies will want their employees having closer housing not clogging up already heavy highways. Also there are many areas despite being outside of the current Urban Service area have the vital infrastructure. Water and Sewer availability. There are 2 Elementary schools a mile apart from each other at half capacity, so plenty of space. A charter school approved already in that same 1 mile strip. A new library, park re vampire and new fire station. This all lies within an approximate 5 mile radius of all of these main highways. Therefore it would be more economical for the county to include Thonotosassa in instead of exclude since most infrastructure is already here and already planned to expand. Let the growth plan include Thonotosassa and it be included in the Urban Service area.

Kim Wessel

[Sent from AOL on Android](#)

TsKwHhy% 15784y%?9FR FsiwjfUfufsiwj | %
Aufufsiwj | fE uqfshtr 3wLC% wtyj %

Good Morning Kim,

Yes I can take any public comments concerning the Unincorporated County Future Land Use Section update. Any public comments received are collected and placed in the public hearing packets that go to the Planning Commission and the Board of County Commissioners in January.

You can also attend one of the public meetings in November and provide comments.

Can you expand upon your comments? The Future Land Use Section of the Comprehensive Plan governs all of Unincorporated County including Thonotosassa. Comprehensive Plans are legally mandated.

Is there a specific section of the Future Land Use Section that you are concerned about in relation to Thonotosassa?

We will be posting an updated draft of the proposed language in mid-October on the project website. [Unincorporated Hillsborough County Future Land Use Update - Plan Hillsborough](#)

Best,

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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subject to public records inspection.*

From: bkwcountry@aol.com <bkwcountry@aol.com>

Sent: Wednesday, October 4, 2023 9:08 AM

To: Andrea Papandrew <papandrewa@plancom.org>
Subject: Re: Future Land Use Section Update Follow Up

Good morning Andrea

You said there was a place I could send my questions or concerns, recommendations, etc. Where would I find that. I would like to recommend that the Thonotosassa area is not excluded in these changes. It is such a intricate part of the I-4, I-75 area since we sit between them.

Thank you

Kim Wessel

[Sent from AOL on Android](#)

TsKwXju77E/578fy%657R Rsiwjfufsiwj |

[Aufufsiwj | fE uqshtr 3wC% wtyj?](#)

Good Morning,

It was great speaking with you. Our project page has past and future meeting presentations and notes as well as preliminary language. Please click on the new materials tab for the latest and greatest. We will be posting a redline and updated clean draft mid-October. [Unincorporated Hillsborough County Future Land Use Update - Plan Hillsborough](#)

There will be two upcoming community meetings on November 2nd (in-person) and November 6th (Virtual). We will be recording the virtual meeting and posting the presentation and draft documents on the project page, if you are unable to attend.

November 2nd - [Hillsborough County Future Land Use Section Update Public Engagement Meeting #6 - Plan Hillsborough](#)

November 6th - [Hillsborough County Future Land Use Section Update Public Engagement Meeting #7 \(virtual\) - Plan Hillsborough](#)

Staff will also give a briefing of the major proposed changes to the Future Land Use Section to the Board of County Commissioners on October 25th and the Planning Commission on November 13th.

October 25th - [Hillsborough County –](#)

November 13th - [Summary of Events from November 13 – December 13 – Plan Hillsborough](#)

Feel free to reach out if you have any future questions or comments.

Best,

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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subject to public records inspection.*

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#); [Katrina Corcoran](#); charlesc@plancom.org
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 1, 2023 3:44:19 PM

Name

Susan Zealy

Email

slztampa@yahoo.com

Subject

No to development of property off Swindel Road

Public comment

Please do not put warehouses on this property. You are destroying Florida's natural resources and beauty not to mention the habitats of our precious wildlife. The warehouses are NOT needed at all. Enough is enough. Thank you.

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#)
Subject: Public Comment for Hillsborough County FLU Update
Date: Monday, November 6, 2023 4:14:22 PM

Name

Kathy

Email

KaSue4@hotmail.com

Subject

Sydney RD, Dover 33527


Public comment

Please tell me if anything will happen to our road Sydney between Vickers and Dover Rd? I cannot see the map well . I am against growth on this road as I had moved for rural area . Thank you .

Sent from Plan Hillsborough

Re: Planning meeting in Gibsonton



Jeffery Oswald <jeotrack@gmail.com>
To  Andrea Papandrew
Cc  Melissa Lienhard



 Reply

 Reply All

 Forward



Tue 11/7/2023 5:12 PM

Thank you for the explanation.

Jeff O

On Tue, Nov 7, 2023, 3:43 PM Andrea Papandrew <papandrewa@plancom.org> wrote:

Good Afternoon Jeffery,

Planning Commission staff know that identifying where the County should expand is a complicated question that will take a lot more time and coordination, and public engagement. Today we are just looking at criteria to consider for the future. Essentially, staff is proposing to set a framework in place so that when an Urban Service Area expansion is identified as needed, that we have criteria in place to proactively address growth.

To answer you interstate question, if you go on the County’s GIS map viewer you will see that there are mixed use Future Land Use categories already along Interstate-4. [Hillsborough County - Hillsborough County Map Viewer](#)

Thank you,

Andrea Papandrew, AICP

Planning Commission
Senior Planner

813.665.1331 (o)

planhillsborough.org

Andrea Papandrew

From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Saturday, November 4, 2023 9:54 AM
To: Andrea Papandrew
Subject: Re: Planning meeting in Gibsonton

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Andrea again,

I was just thinking about when I got up to speak at the meeting. I may have come across as complaining about something that is of lesser importance. I realize that we have more urgent needs with how to accommodate the hundreds of thousands of new residents moving in. I do have opinions on that as well. But since living in this area for decades, I have noticed a lack of opportunity when it comes to waterfront access specifically lakefront access. To me, it's a quality of life issue to be able to have lakefront access. Not that I'm a big time environmentalist, although as I get older I do tend to care more about it, I feel that having more access to our lakes and streams, it will cause people to care more about our environment and try to prevent pollution. What I mean when I say access, I'm referring to docks, kayak launches, boardwalks, shell paved walking paths, park benches overlooking the water. I know I sound like an idealist, but to me there's something about water being a focal point. I'm also a big fan of public fountains in urban areas which Tampa and Hillsborough County seems to lack. I know there's a few splash pads but those, in my mind, don't count. I'm referring to something that you can sit near, listen to the water, look at the beautiful fountain and let it help soothe and relax you. I'm sure you have more important things to do than read my ramblings. I just wanted to expand a little bit more on what I meant. I'm not a resident who expects to hold back the flood of people. I realize that the Metro Tampa Bay area is larger and in fact larger than Cincinnati, Pittsburgh, Denver and even San Diego. I'm just hoping that the sophistication of this area rises to match these other big cities better.

Thank you,
Jeff Oswald

On Fri, Nov 3, 2023, 6:49 PM Jeffery Oswald <jeotrack@gmail.com> wrote:
Hello Andrea,

Would you agree that The McIntosh I-4 interchange would be a good place for a density cluster of mixed use?

Thank you,
Jeff Oswald

On Fri, Nov 3, 2023, 4:47 PM Andrea Papandrew <papandrewa@plancom.org> wrote:

Good Evening Jeffery,

Thank you for attending the community meeting last night.

The proposed language does state that an expansion would be “adjacent and contiguous to the established Urban Service Area”. That is to ensure that if the boundary is moved there are no holes or areas left between the existing and new urban areas. It wouldn’t make much sense to have a rural area in between two Urban Service Areas. The boundary line could be extended along a major roadway and be contiguous.

Thank you for your comments on the Polk County plans and the Interstate 4. This is exactly the feedback that we were hoping to gather with our November Community meetings. Any widening of road questions should be directed to the County Public Works Department. That contact information is below.

The proposed language does address the infrastructure issues in regards to any expansion and improving current infrastructure to meet standards, including not compromising the provision of public services/infrastructure of the rural areas. I pulled out snippets from the proposed Policy 1.1.10 language and included a link to the latest draft. The expansion language is part of Goal 1.

Policy 1.1.10 language: planhillsborough.org/wp-content/uploads/2023/10/FLUE-Clean-10.17.23.pdf

Levels of Service standards are maintained; transportation, schools, parks, fire/EMS, and sheriff’s office are in place or planned to serve development within the expansion area. If private investment is used to expand and/or improve infrastructure to meet LOS standards, include those improvements in a development agreement or amendment to the schedule of Capital Improvements.

The expansion would not compromise the efficient use of land and provision of public services/infrastructure or the preservation of rural areas, agricultural land, or natural areas.

Bianca Hatten

Community Relations Coordinator

Business Operations

Public Works Administration

C: (813) 618-2937

E: hattenb@HCFLGov.net

W: HCFLGov.net

Please let me know if you have any other comments or questions.

Best,

Andrea
Papandrew,
AICP

Planning
Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org

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From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Thursday, November 2, 2023 10:51 PM
To: Andrea Papandrew <papandrewa@plancom.org>
Subject: Planning meeting in Gibsonton

Good evening,

I didn't speak with you this evening however I was the one who stood up and asked about environmental areas and building parks so that public could engage with and care about the environment.

Anyway I meant to ask a question that you may be able to help with concerning the urban service area. It appeared that the urban service area was contiguous except for the city of Plant City. Is that a requirement that it must be contiguous? The reason I mentioned this is because I am of the view that the interchanges with interstate 4 should be available for higher density and mixed use purposes. For example McIntosh road could be somewhat of a town center cluster for that part of the county. Also Branch Forbes could allow for higher density as well.

I don't want to bring up too many questions however are you aware that Polk County plans to widen Dean Still road from US 27 all the way to US 98. It seems to me that this will be a viable alternative to increasingly clogged I-4. In light of that construction, are there any plans to widen Knights Griffin road? I understand that it's likely people living in Northeast Hillsborough County want to keep things rural. However, it doesn't seem that building higher capacity/quality roads necessarily means more subdivisions. That would have to do with zoning if I'm not mistaken. What does seem pretty important to me is improving the major roads in that area, like 301 and McIntosh road.

Thank you for your time

Jeff Oswald

Connections to Tomorrow newsletter.

Thank you,

Lynn E. Merenda

Public Relations Strategist

813.547.3342

planhillsborough.org



**Plan
Hillsborough**



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From: Holli Cantrell <winhollin@gmail.com>

Sent: Wednesday, November 15, 2023 8:20 PM

To: Lynn Merenda <merendal@plancom.org>

Subject: Re: Connections to Tomorrow | issue 75 | nov 23

Sadly, you pat yourselves on the back and don't have to live where we do in South County where we have been inundated with traffic beyond belief in the 12 years I moved to Sun City Center to get away from all the hubbub!

Shame on you!

Holli Cantrell

1832 N Pebble Beach Blvd.

443 745-5015 cell

On Wed, Nov 15, 2023 at 6:24 PM Plan Hillsborough News <planhillsborough@plancom.org> wrote:



Connections to Tomorrow



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subject to public records inspection.*

From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Friday, November 17, 2023 1:46 PM
To: Katrina Corcoran <corcorank@plancom.org>
Subject: Follow up comments from the planning meeting

Good afternoon,

I hope this is not too long...

Concerning centers and connection, the circles on the maps, it seems to me that we are wanting to create denser mixed use Town center areas throughout the county. As I mentioned, I used to live in the Orlando area. And one big difference between Orange County and Hillsborough County, is the amount of municipalities in each county. In Orange County you have like 10 plus cities. Each one has their own downtown area. Unfortunately in Hillsborough County we have three cities, and Temple terrace has failed to create a downtown. Anyway not having these individual cities, lends itself to a lot of stringtown and also areas that are less compact and there is less attention given to the areas. Cities tend to focus on their limits for a variety of reasons, quality of life, economic development, etc. cities tend to have more beautification, more marketing and aesthetic features. They tend to have a sense of place and an identity. Since Hillsborough County is largely unincorporated, the county has to do all this heavy lifting.

I know there are historic crossroads and communities, notably Brandon, Riverview, Lutz, Citrus Park, Antioch, Thonotosassa and many many more. There are also newer communities that have become well-known like Carrollwood. It seems to me that what this program is trying to do is identify locations where we can have these denser mixed use developments aka Town centers.

I know a lot of these communities are somewhat rural and suburban. The ones that are surrounded by agricultural land or very low density, could still have a town center within a half a mile radius of a particular crossroads. I know there was discussion about blending and gradual increases between low density and high density areas. However I'm thinking of communities in Pennsylvania or even Georgia where you may be traveling down a country road and you come upon a few blocks of single-family homes and then you have some old brick buildings that are three to four stories tall in the center of town. I don't actually see a problem with that having a three to four story building at the center of for example Thonotosassa. The community could still have a agricultural theme, for example Winter Garden Florida. Even the historic town of micanopy Florida, has some two and three-story buildings surrounded by very low density.

Besides the low density areas, places that are relatively dense like Carrollwood and Citrus Park and then areas and East and South County. Developing a town center with five to six to 10 story mixed use buildings seems appropriate if located in a central hub.

Ideally in my view the county would be full of these town centers. Where you would drive or take a train from one Town center / small downtown to another. I mentioned during the meeting I think the corner of Fletcher and Dale Mabry is a good location or a downtown Carrollwood. But even more than that I think Citrus Park is a

much better location for a relatively dense tall mid-rise, mixed use developments. You're probably familiar with Lake Nona in the Orlando area. That area used to be cow pastures all around. Due to its proximity to the expressway and the airport it has relatively dense mixed use development surrounded by the suburbs and single family homes. I think it would be totally appropriate for Citrus Park to be a lake Nona type development. Not necessarily along Ehrlich road but where the mall is and across the street from it. Where Ehrlich and Gunn highway meet in the historic area that should be developed even more into a traditional town center. But where the mall is could be more akin to Lake Nona.

These Town centers should focus on placemaking. Something unique about them that differentiates them from other locations perhaps something that ties them into the community historically. Also the Town center should capitalize on any waterfronts if available or even create a waterfront area, I've seen that as well, for example Celebration. I'm a big fan of public fountains because I feel they are great gathering places and focal points. In fact I think there should be a large fountain across from the county center in the courthouse square. Another thing that I believe would work great in our area are buildings that include shopping arcades and breezeways. Many great historical examples in the town of Lake Wales as well as in Winter Haven. I mentioned about Disney when I was at the meeting. They have a lot of great urban planning elements. A place to see this is at Disney Springs. They have a lot of great lakefront vistas and fountains and other gathering places as well as great beautification.

I made a mention about our environment. I don't think I expressed what I was trying to say adequately. I just want to point out that agriculture uses though low in population density, still has and continues to damage the environment. I'm not against agriculture of course, however I think we need to recognize that it has tremendous environmental impacts very similar to environmental impacts that developments do. Stormwater runoff from streets if not done properly can affect our aquifer. However agricultural runoff I believe is the number one detriment to our water quality. Also I recall when we had a big freeze many many years ago the strawberry farmers over pumped out of our aquifer and caused sinkholes. Also and I know this is being addressed is how devastating leaky septic systems are to our water quality. The algae blooms are very much affected by septic systems are very popular in rural areas out of necessity. some research I found 90% of Hillsborough County was forested. First came the loggers who devastated the forest. Later came phosphate miners who destroyed much of the land and are creating critical hazards with the gypsum stacks. The point of all this is that Urban development and agricultural development is something that needs to be managed very carefully. I think in most people's mind agriculture is fine and development is bad. I think that Urban development done carefully can be great. Since Hillsborough County is largely an urban County, we can expect more somewhat rural areas being developed and we have a chance to leave a lot of tree covered natural spaces. I know I'm being facetious, but people in rural Hillsboro who wanted to stay rural would probably do better living in the Big bend part of Florida. I don't think anyone's looking to move out there in large numbers.

One other thing I want to mention is that, I have a lot of concern about places that are left behind. Most of this relates to locations in the city of Tampa. Basically they have infrastructure, and the infrastructure is deteriorating. People with money leave for green or pastures and the left behind areas spiral downward into slums in some cases. Old trailer parks that are not keeping up with code enforcement become shanties. The area that I'm thinking of especially is around Sulfur Springs and Lowry Park. I know there's areas in the county similar to this. But I don't know what we can do exactly to keep these areas from continuing to depreciate.

I'm sorry One other thing has to do with industrial areas. I'm very concerned with aesthetics. Driving through a lot of areas in Tampa can be downright depressing. I think that commercial businesses especially industrial have to be held to a higher standard of street view beautification. Along 50th and 56th Street, The heavy industrial areas have a wall facing those corridors. And there should be some level of beautification

landscaping. The other sides of their property, who cares.

I don't know if it's possible but at the meeting they mentioned about meeting for coffee or having a meeting at the office. I think that would be Great, I would love that.

By the way, please excuse any grammar errors a lot of this was used with talk to text.

Thank you so much

Jeff Oswald,

, ,

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, November 20, 2023 6:43 PM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Julie Bridges

Email

brantbridge@aol.com

Subject

Development

Public comment

South eastern hillsborough county cannot handle anymore growth. We do not have the roads to hence handle the traffic but most of all, where do you expect the wild animals to go? No more new building should be allowed when we have empty buildings for businesses and every neighborhood has plenty of houses for sale. And if there are no more houses or buildings then sometimes the answer is no. Go live or start a business somewhere else. We must protect the habitat of our animals. It seems the goal of developers and hillsborough county is to pave over everything green.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, November 20, 2023 6:43 PM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Irene Fluty

Email

gr8red67@aol.com

Subject

Future Land Use

Public comment

No more traffic, PLEASE!!!

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, November 20, 2023 7:39 PM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Barbara Fite

Email

bfite1@tampabay.rr.com

Subject

Water & Air& Emergencies

Public comment

It is obvious from the current water restrictions that we have no resources to expand living quarters to additional homes and apartments. Plus the air quality in the Tampa area is not healthy-only 7 of the last 365 days have been Good quality, 263 Fair, 88 Poor and 4 Alerts. Adding more traffic will make this worse. Retain the rural green areas and promote new green spaces in the urban settings. Hold off on increasing density until emergency services are caught up because we are very lacking in these essential services and increased traffic make it much worse for them to reach fires and medical critical needs to save lives and homes.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, November 20, 2023 8:48 PM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Ellen Stenta

Email

efstenta@yahoo.com

Subject

Infrastructure

Public comment

Access to I75 does not support the traffic now, let alone the explosive growth of dense housing. College Avenue/674 is the only access from Parrish to Apollo Beach and is becoming a parking lot during daytime hours. What has to be done to add ramps to I75 (i.e. 19th Ave)?

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Tuesday, November 21, 2023 12:14 AM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Herbert Lee Belcher

Email

geoteacher@att.net

Subject

Comprehensive Plan

Public comment

The public is totally against the plan to decimate the rural service area. We are tired of paying for the infrastructure needed to expand the urban service area. To use such euphemisms as walkable neighborhoods, affordable housing, and transportation hubs. The people who are already here must not be encumbered with higher taxes to support developers, and live in housing that is worse than what is being built. What are we to do when developers use all the arable land to build 528 housing? We were lied to in the meetings where staff stated water would never be a problem, yet within the last week we have been told we cannot use water for our lawns except on one day of the week to protect the lawns we invested thousands of dollars in. Now, we are told it is no problem to let 300,000 more people in the county when we cannot even provide basic needs such as clean water to drink. Yet counties to our north, east, and right here at home are using treated wastewater to irrigate their lawns but the same is not provided to our agriculture community. You cannot or will not provide basic needs for our communities such as sidewalks, roadways not in need of extreme repair. Protected crosswalks for our children at or near school zones. You allow massive use of our roadways that are already congested - rated F or D, that are near three schools, all located on US 92 between Kennedy Hill and Kingsway. Yet you want to create even more urban sprawl to further complicate the needs for Fire, Ambulance, and Police to respond. You cannot even keep the current county needs in control, why should the citizens trust you to do better in the future. Suggest you use your grandiose ideas in the current urban area before you destroy the rural service area and take away the \$ billion agricultural industry in Hillsborough.

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Tuesday, November 21, 2023 9:22 AM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Scott Gunsaulus

Email

gunsaulus@gmail.com

Subject

Alternatives to traditional single family development

Public comment

I attended a future land use webinar recently and found that the interests of developing more single family homes to be well represented. For better and worse, I recognize the role that development of inexpensive land has played to make our county what it is. I believe the county must find new economic engines, as tract homes will not sustain us. I am in favor of setting aside and preserving those parcels that have been zoned and or used for agriculture. Where possible, I want the county to acquire undeveloped parcels that remain in urban and suburban areas, for the purpose of establishing new parks. I want the county to issue additional conservation easements, to preserve green space and ecology for the public good. Such investments will have returns, to include but not limited to increased property values and property tax revenue.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Tuesday, November 21, 2023 9:23 AM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

Scott Gunsaulus

Email

gunsaulus@gmail.com

Subject

Alternatives to traditional single family development

Public comment

I attended a future land use webinar recently and found that the interests of developing more single family homes to be well represented. For better and worse, I recognize the role that development of inexpensive land has played to make our county what it is. I believe the county must find new economic engines, as tract homes will not sustain us. I am in favor of setting aside and preserving those parcels that have been zoned and or used for agriculture. Where possible, I want the county to acquire undeveloped parcels that remain in urban and suburban areas, for the purpose of establishing new parks. I want the county to issue additional conservation easements, to preserve green space and ecology for the public good. Such investments will have returns, to include but not limited to increased property values and property tax revenue.

Sent from Plan Hillsborough



From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#)
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 22, 2023 2:31:46 PM

Name

douglas James

Email

dougjames09@aol.com

Subject

Concurrency

Public comment

“Concurrency,” like compatibility, is a major planning principle incorporated into local comprehensive plans by those local governments that want to ensure that adequate public utilities, facilities, and services exist to accommodate the impacts of new growth at the time these growth impacts occur (e.g, issuance of occupancy permit). Concurrency helps preserve the quality-of-life for existing citizens and businesses by ensuring existing infrastructure and services are not required to operate beyond their existing design capacities. Unfortunately, this principle, is currently missing in the draft language.

What does exist, however, is a “planned” or “programmed” approach for providing the needed infrastructure and services at some point after the impacts of new growth have overextended the design capacity of existing utilities, facilities, and services . In addition, it appears that these “planned” and “programmed” items are assumed to be in place and operational at the time development permits are issued even though they do not. During the interim (i.e., after the impacts have occurred but before the needed infrastructure and services are in place), existing businesses and residences are required to accept a depressed quality-of-life due to the lack of needed public service capacities to accommodate the new growth.

Related to “concurrency” is the need to adopt “adequate levels-of-service “(LOS) standards for public infrastructure and services that are needed to be in place if the impacts of new growth are to be accommodated without adversely impacting the quality-of-life for existing citizens and businesses. For example, the adoption of: (1) an LOS “E” for the AM/PM peak hour level-of-service for a roadway segment, or (2) an operational capacity of 110 percent of design capacity for a sewer treatment plant, or (3) a 45 minute response for an urban emergency service station will all result in a diminished quality-of-life for the existing population while still allowing new growth to continue if this growth will not exceed these low LOS values.

Finally, please do not state that the plan is designed to “accommodate” new growth – rather, say it is designed to “manage” the growth - and then incorporate the planning principles to do just that. Otherwise planning is totally reactive instead of proactive

Thank you.

Douglas James

Sent from Plan Hillsborough

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#)
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 22, 2023 6:20:47 AM

Name

J D

Email

jennabh@bu.edu

Subject

Protect Keystone

Public comment

Please be sure to incorporate and reference the agreements and protections set forth in the Hillsborough Comprehensive Protection Plan from 2001, specifically as it relates to Keystone and preserving its rural characteristics. As a resident living in Keystone, I want to ensure that whatever “developable land” exists here is not being developed unless it is in strict accordance with the protections given to Keystone since 2001.

Sent from Plan Hillsborough

Andrea Papandrew

From: bkwcountry@aol.com
Sent: Wednesday, November 22, 2023 10:23 AM
To: Andrea Papandrew
Subject: RE: Future Land Use Section Update Follow Up

Good morning and Happy Thanksgiving,

Quick question does the mention in the Comprehensive Plan of excluding Thonotosassa mean that when considering where to move Urban Service lines that we would not be able to be considered or is that meaning in a different context.

Kim Wessel

[Sent from AOL on Android](#)

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Good Morning Kim,

Thank you for attending the meeting! I don't have any updates on the timeline at this time. However, I can make sure you are on our constant contact list. We regularly send out updates via email to that list and will continue to do so throughout this process.

Best,

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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subject to public records inspection.*

From: bkwcountry@aol.com <bkwcountry@aol.com>
Sent: Thursday, November 16, 2023 3:33 PM
To: Andrea Papandrew <papandrewa@plancom.org>
Subject: RE: Future Land Use Section Update Follow Up

Good afternoon,

First I wanted to say you and the staff did a great presentation of the Comprehensive Plan the other day at the Planning Commission meeting.

I have a question about the Urban Service line movement recommendations. Commissioner Myers asked for the info to be given in March. I was curious if between now and then if there was going to be anything along the way that we will be able to see ideas and as they change or will there be like an update presentation between times. I was just wondering if in this process if there was going to be anything I guess the public will get to see and give suggestions or feedback.

Thank you again for all your hard work on this subject

Kim Wessel

[Sent from AOL on Android](#)

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Good Morning,

Thank you for taking the time to participate in the process and review the Future Land Use Section update. I will pass on your comments to the project team, and all comments received will be provided to elected and appointed officials as part of the backup.

We will be having upcoming community meetings in the Fall for you to share your comments. The first is November 2nd at 6 pm at the Gardenville Recreation Center (6219 Symmes Rd, Gibsonton, FL 33534). A virtual meeting will also be available on November 6th at 6 pm.

The virtual registration link: <https://us06web.zoom.us/meeting/register/tZwocu6pqDgqG91uLfOLevPu1PqEmoQ-I94k>

We have a project website with information on Future Land Use, upcoming public meetings, past presentations and draft maps. Please feel free to reach out with any comments or questions. [Unincorporated Hillsborough County Future Land Use Update - Plan Hillsborough](#)

Best,

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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From: bkwcountry@aol.com <bkwcountry@aol.com>
Sent: Tuesday, October 17, 2023 6:47 AM
To: Andrea Papandrew <papandrewa@plancom.org>
Subject: RE: Future Land Use Section Update Follow Up

Hope this is what you needed

In the growth management introduction section it is stating that the Thonotosassa area should be excluded from changing from agricultural to a more dense zoning. The areas located between I-4, I-75, CR-579 and US Hwy 301 is not even close to being rural or agricultural anymore and has not been that for almost 20 years. This particular area lies between all the main hwys, some according to comprehensive plan will become commercial areas. This area will need to become where those companies will want their employees having closer housing not clogging up already heavy highways. Also there are many areas despite being outside of the current Urban Service area have the vital infrastructure. Water and Sewer availability. There are 2 Elementary schools a mile apart from each other at half capacity, so plenty of space. A charter school approved already in that same 1 mile strip. A new library, park re vampire and new fire station. This all lies within an approximate 5 mile radius of all of these main highways. Therefore it would be more economical for the county to include Thonotosassa in instead of exclude since most infrastructure is already here and already planned to expand. Let the growth plan include Thonotosassa and it be included in the Urban Service area.

Kim Wessel

[Sent from AOL on Android](#)

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Good Morning Kim,

Yes I can take any public comments concerning the Unincorporated County Future Land Use Section update. Any public comments received are collected and placed in the public hearing packets that go to the Planning Commission and the Board of County Commissioners in January.

You can also attend one of the public meetings in November and provide comments.

Can you expand upon your comments? The Future Land Use Section of the Comprehensive Plan governs all of Unincorporated County including Thonotosassa. Comprehensive Plans are legally mandated.

Is there a specific section of the Future Land Use Section that you are concerned about in relation to Thonotosassa?

We will be posting an updated draft of the proposed language in mid-October on the project website. [Unincorporated Hillsborough County Future Land Use Update - Plan Hillsborough](#)

Best,

Andrea Papandrew, AICP

Planning Commission

Senior Planner

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[planhillsborough.org](#)



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Hillsborough



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From: bkwcountry@aol.com <bkwcountry@aol.com>
Sent: Wednesday, October 4, 2023 9:08 AM
To: Andrea Papandrew <papandrewa@plancom.org>
Subject: Re: Future Land Use Section Update Follow Up

Good morning Andrea

You said there was a place I could send my questions or concerns, recommendations, etc. Where would I find that. I would like to recommend that the Thonotosassa area is not excluded in these changes. It is such a intricate part of the I-4, I-75 area since we sit between them.

Thank you

Kim Wessel

[Sent from AOL on Android](#)

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Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Wednesday, November 22, 2023 6:21 AM
To: Andrea Papandrew; Lauren Becker
Subject: Public Comment for Hillsborough County FLU Update

Name

J D

Email

jennabh@bu.edu

Subject

Protect Keystone

Public comment

Please be sure to incorporate and reference the agreements and protections set forth in the Hillsborough Comprehensive Protection Plan from 2001, specifically as it relates to Keystone and preserving its rural characteristics. As a resident living in Keystone, I want to ensure that whatever “developable land” exists here is not being developed unless it is in strict accordance with the protections given to Keystone since 2001.

Sent from Plan Hillsborough



Andrea Papandrew

From: Lynn Merenda
Sent: Thursday, November 16, 2023 9:19 AM
To: Andrea Papandrew; Melissa Lienhard
Cc: Brynn Dauphinais
Subject: FW: Connections to Tomorrow | issue 75 | nov 23

FLU comments received after watching the Nov 6 meeting with questions that she wants answered. Please respond.

Thank you.

From: Kathy Diers <kasue4@hotmail.com>
Sent: Wednesday, November 15, 2023 11:02 PM
To: Lynn Merenda <merendal@plancom.org>
Subject: Re: Connections to Tomorrow | issue 75 | nov 23

I read the captions on the Nov 6 th meeting. I must say I'm overwhelmed with all the information. Some of the goals I'm not understanding

I couldn't see the maps very well and when I try to zoom it, the lettering is blurry.

So I would like to ask several questions

1. I live at 13005 Sydney rd Dover. Will there be any changes in my area? I DONOT want any changes. I love living in rural setting. My main reason for moving here.

2. I am NOT happy about my rd Sydney rd becoming a "racetrack " 45 mph

I tried to get the county to put speed bumps. Nope. I can't understand why Wheeler road has speed bumps and speed limit 35

Same thing for Crosby rd

We have couple of school bus stops and to be honest with you I'm surprised no accidents yet. We have had an accident front of our house last year. My daughter's friend was making a left turn into my driveway and got T boned by the COUNTY vehicle! The driver was speeding and hit the friend's car. Thankfully she only had minor injury and her 2 small daughters unhurt. That county driver didn't get a ticket! She also knocked my mailbox over and barely missed the fire hydrant.

I would like to see speed bumps or speed limit down to 30 mph on Sydney Road.. more speed traps

Washington rd off Valrico Road has 25 mph.

3. I DO NOT want water lines. I'm happy with my well water.

Please let me know when you can answer my questions . By the way I am hearing impaired but I do not know sign language. I can talk and lipread.

I am 74 and retired. My husband is hearing and is retired too.

I hope to hear from one of the staff soon

Thank you very much

Kathy Diers

Sent from my iPhone

On Nov 15, 2023, at 6:24 PM, Plan Hillsborough News <planhillsborough@plancom.org> wrote:

From: [Plan Hillsborough](#)
To: [Andrea Papandrew](#); [Lauren Becker](#)
Subject: Public Comment for Hillsborough County FLU Update
Date: Wednesday, November 29, 2023 3:09:29 PM

Name

Mark Metheny

Email

mark.metheny@outlook.com

Subject

Expansion of USA

Public comment

WE need more affordable housing, one of the most effective ways of keeping the costs of housing down is to increase the supply..scarcity leads to price increases.

Expand the Urban Service Area to open up additional opportunities for development.

Sent from Plan Hillsborough

Andrea Papandrew

From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Friday, December 15, 2023 1:10 PM
To: Andrea Papandrew
Subject: Re: Follow up comments from the planning meeting
Attachments: image005.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Thanks for following up. Yes please notify me of any additional public engagement meetings.

Thanks so much and have a great holiday season!

Jeff Oswald

On Fri, Dec 15, 2023, 12:56 PM Andrea Papandrew <papandrewa@plancom.org> wrote:

Hi Jeffery,

I'm just following up to make sure we addressed all of your emails/comments. Additionally, The Board of County Commissioners has directed Planning Commission staff to identify a map of potential Strategic Expansion Areas by March of 2024. At the March 2024 meeting, staff will receive further direction from the BOCC. Based on your past comments, would you like to be notified if there is future public engagement on this topic?

Best,

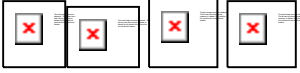
Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



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From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Saturday, November 25, 2023 9:22 PM
To: Katrina Corcoran <corcorank@plancom.org>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; David Hey <heyd@plancom.org>
Subject: Re: Follow up comments from the planning meeting

Greetings,

Concerning Carrollwood at the corner of Fletcher and Dale Mabry. I feel that this corner functions as a downtown because of the establishments within a few blocks of the intersection. There's a post office, at least seven banks, a couple of churches, medical offices, a couple grocery stores, and a variety of other stores, several small restaurants as well as a firehouse. The roadways that cross paths there are major for the area, therefore connectivity is more than adequate. There are also future parks planned in the form of the Sweetwater Creek/Carrollwood Greenway. There's also a cultural center nearby as well as a major county park not very far away in Carrollwood Village. In addition to this there are several bus routes that converge near this corner. I made a very amateur document using Google maps and paint. On this, I show several ideas that I've been thinking of. Perhaps a transit hub could be created partially in the Mission Bell / Lowe's parking lot. Also where the Wells Fargo Bank is, perhaps a bank/ office / residential buildings could be created. Perhaps a nice public fountain with some park space on the immediate Southeast corner could fit. This could become part of the iconic marketing symbol for downtown Carrollwood (fountain ideas attached). Also the parking lot in front of the closed bed bath & beyond could be transformed into a mixed use mid-rise building. On this map I added some additional connector roads that would give more access to the two commercial properties on the east side of Dale Mabry. Also perhaps new traffic signals could be added on both Dale Mabry and South village. As I mentioned this is all very amateur just from my imagination and interest in creating something interesting here. Some

of the inspiration comes from the Midtown development, as well as places like Winter Park, Florida. Carrollwood to me is a very well established, clean, well maintained, diverse community.

Thank you for your time.

Jeff Oswald

On Tue, Nov 21, 2023, 3:15 PM Katrina Corcoran <corcorank@plancom.org> wrote:

Hi Mr. Oswald,

Email is fine as well and we will make sure everything you send is reviewed and saved. However, the form should still be open and looks like this (see attached).

Please let us know if you have any other questions. Thank you again for your participation with the Hillsborough County FLU update!

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

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From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Tuesday, November 21, 2023 12:17 PM
To: Katrina Corcoran <corcorank@plancom.org>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; David Hey <heyd@plancom.org>
Subject: Re: Follow up comments from the planning meeting

Good afternoon Katrina,

It looks like the survey page is closed. Unless of course I'm doing something wrong.

Perhaps my email will suffice.

Thank you for taking time to reply

-Jeff Oswald

On Mon, Nov 20, 2023, 3:51 PM Katrina Corcoran <corcorank@plancom.org> wrote:

Hi Mr. Oswald,

In terms of official public comment, we ask that you submit comments through our [project page](#). Halfway down the page, you will see a form that allows you to submit your comments directly. This public comment form will be open until **close of business on Monday, Nov. 27**. You are welcome to send us emails with questions and comments, but this is the most direct way of collecting your comments for review prior to the finalization of the County FLU update.

I've copied the FLU project leads on this email. Andrea and Melissa, can you send Mr. Oswald times that work for your schedules for a meeting on the County FLU update?

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

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From: Jeffery Oswald <jeotrack@gmail.com>

Sent: Monday, November 20, 2023 3:41 PM

To: Katrina Corcoran <corcorank@plancom.org>

Subject: Re: Follow up comments from the planning meeting

Good afternoon,

Thank you for getting back to me.

Would you mind at all if I send comments including maps that I draw on to illustrate the point, from time to time?

I also would like to meet with the planners you mentioned after the holidays.

Thank you again Have a great week!

Jeff Oswald

On Mon, Nov 20, 2023, 2:54 PM Katrina Corcoran <corcorank@plancom.org> wrote:

Hi Mr. Oswald,

Thank you for reaching out about your follow up comments for the Hillsborough County Future Land Use (FLU) Project Advisory Team (PAT) meeting that we had last Wednesday. We appreciate your attendance at the meeting and this follow up email.

For Centers and Connections (C&C), it is an incentive-based policy approach to implement one of the proposed FLU goals. C&C will encourage growth in areas where communities desire it by allowing density and intensity bonuses in specific centers and corridors, in line with adopted Community Plans within the Urban Service Area (USA). The intent is to expand housing and mixed-use opportunities that improve walkability and a sense of place through design policies. As it is incentive-based, we can mention it as an option for property owners to use, but it is not required. I plan on looking into the area you suggested (Fletcher and Dale Mabry) to see if it was previously a center, and if so, why we removed it. As I mentioned at the meeting, we've done a lot of analysis of these areas and the final draft map reflects that. Please note that the Comprehensive Plan speaks to land use density and intensity, but does not regulate building height. The County's Land Development Code (LDC) governs height and the [Development Services Department \(DSD\)](#) is in charge of the LDC.

We also appreciate your comments on other topics. They have been noted and will be reviewed by staff as we finalize the draft of the Hillsborough County FLU. For your comments related to the City of Tampa, please note that this update only pertains to unincorporated Hillsborough County. We are in the process of updating the City of Tampa Comprehensive Plan. However, that is a separate project. If you're interested, here is the overall [project page](#) for the full update and here is the [project page](#) for the Tampa FLU Assessment.

More information on the County FLU update can be found [here](#) and our contact information is at the bottom of the page. The project managers of the FLU (Melissa Lienhard and Andrea Papandrew, copied) are willing to meet; however, with the holidays and scheduling, it would be around mid-December before they are able to accommodate the request.

Please feel free to reach out with any other questions.

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

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subject to public records inspection.

From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Friday, November 17, 2023 1:46 PM
To: Katrina Corcoran <corcorank@plancom.org>
Subject: Follow up comments from the planning meeting

Good afternoon,

I hope this is not too long...

Concerning centers and connection, the circles on the maps, it seems to me that we are wanting to create denser mixed use Town center areas throughout the county. As I mentioned, I used to live in the Orlando area. And one big difference between Orange County and Hillsborough County, is the amount of municipalities in each county. In Orange County you have like 10 plus cities. Each one has their own downtown area. Unfortunately in Hillsborough County we have three cities, and Temple terrace has failed to create a downtown. Anyway not having these individual cities, lends itself to a lot of stringtown and also areas that are less compact and there is less attention given to the areas. Cities tend to focus on their limits for a variety of reasons, quality of life, economic development, etc. cities tend to have more beautification, more marketing and aesthetic features. They tend to have a sense of place and an identity. Since Hillsborough County is largely unincorporated, the county has to do all this heavy lifting.

I know there are historic crossroads and communities, notably Brandon, Riverview, Lutz, Citrus Park, Antioch, Thonotosassa and many many more. There are also newer communities that have become well-known like Carrollwood. It seems to me that what this program is trying to do is identify locations where we can have these denser mixed use developments aka Town centers.

I know a lot of these communities are somewhat rural and suburban. The ones that are surrounded by agricultural land or very low density, could still have a town center within a half a mile radius of a particular crossroads. I know there was discussion about blending and gradual increases between low density and high density areas. However I'm thinking of communities in Pennsylvania or even Georgia where you may be traveling down a country road and you come upon a few blocks of single-family homes and then you have some old brick buildings that are three to four stories tall in the center of town. I don't actually see a problem with that having a three to four story building at the center of for example Thonotosassa. The community could still have a agricultural theme, for example Winter Garden Florida. Even the historic town of micanopy Florida, has some two and three-story buildings surrounded by very low density.

Besides the low density areas, places that are relatively dense like Carrollwood and Citrus Park and then areas and East and South County. Developing a town center with five to six to 10 story mixed use buildings seems appropriate if located in a central hub.

Ideally in my view the county would be full of these town centers. Where you would drive or take a train from one Town center / small downtown to another. I mentioned during the meeting I think the corner of Fletcher and Dale Mabry is a good location or a downtown Carrollwood. But even more than that I think Citrus Park is a much better location for a relatively dense tall mid-rise, mixed use developments. You're probably familiar with Lake Nona in the Orlando area. That area used to be cow pastures all around. Due to its proximity to the expressway and the airport it has relatively dense mixed use development surrounded by the suburbs and single family homes. I think it would be totally appropriate for Citrus Park to be a lake Nona type development. Not necessarily along Ehrlich road but where the mall is and across the street from it. Where Ehrlich and Gunn highway meet in the historic area that should be developed even more into a traditional town center. But where the mall is could be more akin to Lake Nona.

These Town centers should focus on placemaking. Something unique about them that differentiates them from other locations perhaps something that ties them into the community historically. Also the Town center should capitalize on any waterfronts if available or even create a waterfront area, I've seen that as well, for example Celebration. I'm a big fan of public fountains because I feel they are great gathering places and focal points. In fact I think there should be a large fountain across from the county center in the courthouse square. Another thing that I believe would work great in our area are buildings that include shopping arcades and breezeways. Many great historical examples in the town of Lake Wales as well as in Winter Haven. I mentioned about Disney when I was at the meeting. They have a lot of great urban planning elements. A place to see this is at Disney Springs. They have a lot of great lakefront vistas and fountains and other gathering places as well as great beautification.

I made a mention about our environment. I don't think I expressed what I was trying to say adequately. I just want to point out that agriculture uses though low in population density, still has and continues to damage the environment. I'm not against agriculture of course, however I think we need to recognize that it has tremendous environmental impacts very similar to environmental impacts that developments do. Stormwater runoff from streets if not done properly can affect our aquifer. However agricultural runoff I believe is the number one detriment to our water quality. Also I recall when we had a big freeze many many years ago the strawberry farmers over pumped out of our aquifer and caused sinkholes. Also and I know this is being addressed is how devastating leaky septic systems are to our water quality. The algae blooms are very much affected by septic systems are very popular in rural areas out of necessity. some research I found 90% of Hillsborough County was forested. First came the loggers who devastated the forest. Later came phosphate miners who destroyed much of the land and are creating critical hazards with the gypsum stacks. The point of all this is that Urban development and agricultural development is something that needs to be managed very carefully. I think in most people's mind agriculture is fine and development is bad. I think that Urban development done carefully can be great. Since Hillsborough County is largely an urban County, we can expect more somewhat rural areas being developed and we have a chance to leave a lot of tree covered natural spaces. I know I'm being facetious, but people in rural Hillsboro who wanted to stay rural would probably do better living in the Big bend part of Florida. I don't think anyone's looking to move out there in large numbers.

One other thing I want to mention is that, I have a lot of concern about places that are left behind. Most of this relates to locations in the city of Tampa. Basically they have infrastructure, and the infrastructure is deteriorating. People with money leave for green or pastures and the left behind areas spiral downward

into slums in some cases. Old trailer parks that are not keeping up with code enforcement become shanties. The area that I'm thinking of especially is around Sulfur Springs and Lowry Park. I know there's areas in the county similar to this. But I don't know what we can do exactly to keep these areas from continuing to depreciate.

I'm sorry One other thing has to do with industrial areas. I'm very concerned with aesthetics. Driving through a lot of areas in Tampa can be downright depressing. I think that commercial businesses especially industrial have to be held to a higher standard of street view beautification. Along 50th and 56th Street, The heavy industrial areas have a wall facing those corridors. And there should be some level of beautification landscaping. The other sides of their property, who cares.

I don't know if it's possible but at the meeting they mentioned about meeting for coffee or having a meeting at the office. I think that would be Great, I would love that.

By the way, please excuse any grammar errors a lot of this was used with talk to text.

Thank you so much

Jeff Oswald,

''

Unincorporated Hillsborough County Future Land Use Update

BB

Betsylynn Bartlett <bbartlett1977@gmail.com>

To

✔ Andrea Papandrew

i

You replied to this message on 6/21/2023 10:29 AM.

↩

Reply

↩

Reply All

➡

Forward

⋮

Thu 6/15/2023 6:09 PM

Hello!

I'm a home owner in the Uceta Heights neighborhood. It is considered in the unincorporated Hillsborough County area.

The area where I live is off of Orient Rd between MLK and Broadway Ave.

This area is already become fast paced with so much more traffic over the years.

We have small streets and kids who ride buses to schools and sometimes our street and stop signs aren't even upkept by the County.

A student was hit a street away on 29th sever years ago and killed due to the traffic. We don't have sidewalks on our street or even on the west side of Orient.

Our County keeps growing and growing yet I don't see any changes in my area to better handle traffic and pedestrians.

So my question is what area of Hillsborough County does this future planning include?

Light Rail for SE Hillsborough continues to be a distraction IMO



Brian Bokor <bsbokor@gmail.com>
To Andrea Papandrew; Melissa Lienhard

Reply

Reply All

Forward

Tue 5/23/2023 8:51 AM

Good Morning

Who in your Planning World could help put out these fires?

I think removing options from the table helps people focus on what's possible (and what's' not)...and there's still a contingent in this area that believes light rail is a possibility by 2045...

After 2045, I agree anything's possible...but if light rail is absolutely not on the table for SE Hills w/i the next 20 years....but maybe on the table for the USF area...getting that info out from someone in your dept might help folks focus on the other options that ARE on the board...

Does that make sense?

Social Media can be a great place to share info...and can also be a great place where opponents and nay-sayers gang up against your plans and introduce things that are not applicable...

Regards

Brian Bokor
Facebook: Bokors Corner
Bokors Corner Realty, LLC
Bokor Properties, LLC
813-465-1350 / 813-708-2266
State Certified Residential Appraiser #5784

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, June 26, 2023 3:03 PM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Name

Rebecca Futch-Burkley

Email

becfutch81@gmail.com

Subject

PCC

Public comment

I would like to also advocate for the idea I seen of a plan for a prison community where inmates could live in a community versus prisons cells and be able to work in the nearby fields to save for the ability to be self sustaining upon reentry. Again I would like to advocate for the name of Liberty. Thank you and God Bless.

Sent from Plan Hillsborough



Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, June 26, 2023 2:52 PM
To: Andrea Papandrew; Lauren Becker; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Name

Rebecca Futch-Burkley

Email

becfutch81@gmail.com

Subject

Community

Public comment

My comment is in regards to Development in Plant City on Charlie Taylor. This development was built on top of my ancestors ancient burial grounds with disregard to the land ownership rights. To honor my ancestors I would like to advocate for this community to be partially dedicated to reentry to alleviate the overcrowded prison system and those suffering in the heat like the homeless as well as low cost housing affordability on a single average income (min wage). I would like to ask that this development be renamed from Varrea to Liberty. Thank you and God Bless.

Sent from Plan Hillsborough



Andrea Papandrew

From: Lauren Becker
Sent: Thursday, June 22, 2023 2:46 PM
To: Andrea Papandrew
Subject: FW: Thank You
Attachments: Debbie Hicks Comment.pdf; Josh Briggs Comment.pdf

Lauren Becker

Planning Commission
Administrative Specialist
813.386.5960 (O)
planhillsborough.org



**Plan
Hillsborough**

Hi Andrea,

Below is a follow-up email I received regarding one of the public comment emails I responded to. They attached two additional comments from other people and I saved them in the folder.

Thank you 😊



*All incoming and outgoing messages are
subject to public records inspection.*

From: LaNae Luttrell <lanaejoy101@yahoo.com>
Sent: Thursday, June 22, 2023 2:42 PM
To: Lauren Becker <beckerl@plancom.org>
Subject: Re: Thank You

Thank you Lauren.

I have attached two more public comments from neighbors in the area who would like them entered into the record. They cannot attend the meeting, so I was going to bring printed copies to the meeting - but I will send them direct to the source! :)

Those of us who live along the Polk/Hillsborough border in the Plant City area are being decimated by development that was irresponsibly approved in 2008's NE Master Plan that is not adhering to any boundaries that were loosely set. The rural lifestyle we chose to live is being eliminated as we are being flooded and "pushed out" by development. We are desperately seeking help from the Commissioners to draw a line in the sand to stop the disorderly development pattern.

We're not saying NO to all development, but there has to be point where some of our AG/Rural lands can be permanently protected - especially those areas that lie in the Itchepackesassa Creek's failed watershed area. This should be protected as it is a critical natural resource area.

Any contacts or agencies you can recommend who can offer us protection for our environmentally-sensitive area would be greatly appreciated.

Sincerely,
LaNae Luttrell
4708 Charlie Taylor Road, Plant City FL 33565
813-482-6575

On Thursday, June 22, 2023, 01:31:49 PM EDT, Lauren Becker <beckerl@plancom.org> wrote:

Thank you for taking the time to participate in the process and review the Future Land Use Section update. I will pass on your comments to the project team, and all comments received will be provided to elected and appointed officials as part of the backup.

We will be having two upcoming community meetings for you to share your comments. The first is tonight at 6:30 pm at the All Peoples Life Center (6105 E Sligh Ave, Tampa, FL 33617). A virtual meeting will also be available, discussing the same topic of future growth options for the County on the 26th.

The virtual registration link: <https://us06web.zoom.us/meeting/register/tZMtdOCtrzwiHtEMu6O3Wfab66vfZuWCWZwK>

Lauren Becker

Planning Commission

Administrative Specialist

813.386.5960 (O)

planhillsborough.org

Andrea Papandrew

From: Melissa Lienhard
Sent: Wednesday, May 24, 2023 5:21 PM
To: Scott Andrews
Cc: Elizabeth Watkins; Andrea Papandrew; Amy Elmore; Katrina Corcoran
Subject: RE: Community Plans and Zoning

Hi Scott,

Thank you for explaining your thoughts in your email below. I can see how it can be confusing that zoning is so detailed and Community Plans, which are part of the adopted Comprehensive Plan, are more wide ranging and visionary. Comprehensive Plans overall are designed to be general, long range and comprehensive, while zoning and other development requirements are designed to implement the long term vision of a community (Comprehensive Plans).

Regarding the zoning you are referring to below, as I mentioned last night, the proposed big box use is an allowable use that can be considered in the Office Commercial-20 (OC-20) Future Land Use category. Big box retail is a Commercial Intensive (CI) zoning district use, which is not allowed in the residential Future Land Use categories like Residential-6 and Residential-4. Non-residential uses in OC-20 are not required to meet Commercial Location Criteria, as that category is one of the most intensive in the Comprehensive Plan. This is another reason why updating the Commercial Locational Criteria is so important – it helps set the scale and allowable uses in the residential Future Land Use categories that typically contain residential development.

I hope that helps to further clarify things. We are thankful for your comments and encourage you to keep attending and providing meaningful feedback, which is so important to the Future Land Use update process.

Thanks again,
Melissa

Melissa E. Lienhard | AICP

Planning Commission
Executive Planner
813.547.4364 (O)
planhillsborough.org



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From: Katrina Corcoran <corcorank@plancom.org>
Sent: Wednesday, May 24, 2023 4:16 PM
To: Scott Andrews <sda1961@gmail.com>
Cc: Elizabeth Watkins <watkinse@plancom.org>; Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; Amy Elmore <Amy.Elmore@exp.com>
Subject: RE: Community Plans and Zoning

Hi Scott,

We appreciate your attendance at the meeting last night, as well as you taking the time to send along these comments! I've copied my colleagues and our consultant, Amy, on this reply so they also can read your thoughts. We will certainly take your feedback into consideration as we continue to work on the Future Land Use update.

Please don't hesitate to reach out to us if you have any other comments or questions.

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org



**Plan
Hillsborough**



All incoming and outgoing messages are
subject to public records inspection.

From: Scott Andrews <sda1961@gmail.com>

Sent: Tuesday, May 23, 2023 8:33 PM

To: Katrina Corcoran <corcorank@plancom.org>

Subject: Community Plans and Zoning

Corinna,

I write to you because my comment seems related to the Centers and Connections project.

One impression I have from these meetings concerns the community plans. They are referred to frequently, but I think their power or influence is over-promised.

I messaged Amy tonight that community plans and zoning regulations speak different languages. The community plans are written in something approximating layman's terms, but zoning regulations are filled with technical terms and acronyms, and I think the latter over-rules the former.

A case in point: My first encounter with zoning in Hillsborough County was virtually attending a Zoning Master Hearing meeting about an amended plan near me. It concerned a corner lot on 41 & Leisey Road. Many residents spoke against it, as they had heard it involved a "discount super store," which most people suspected to be a WalMart Supercenter. Those who spoke against it made many references to the Apollo Beach Community Plan, and they said such a development was contrary to the plan. I submitted a letter against it, as did dozens of other people. (I actually read them all.)

However, I quickly realized from the remarks by staff and the lawyers representing the property owner that the proposal was a "done deal." The proposed use was within the allowed use for the property's zoning. The problem was the residents in the area had no idea what that zoning was before a development proposal was made.

I realized the staff and lawyers were speaking a language different from the residents'. They were talking numbers and acronyms, whereas the residents were speaking about lifestyles and vibes. I realized that this property had been zoned for commercial use years ago, and it had been sitting there, waiting for its moment to emerge, the whole time that people thought they were living in a "small town" or a "sleepy community." The land had been zoned for intense commercial development for all of the years the Apollo Beach Community Plan was in existence.

People had been fooled in a sense to trust the community plan without also seeing an overlay map. The overlay map ruled the kingdom, not the community plan.

This disconnect in languages leads, at least in part, to the distrust you probably hear at many meetings -- residents suspect the developers and business owners have their desires met before the desires of the residents (I think this is a valid criticism). When they see a commercial site developed that is within zoning regulations but not within what the layman would think is described by the community plan, they suspect someone somewhere is a crook.

Feel free to share this message with Amy. I did not see her e-mail address.

Thanks for your patience.

See you soon.

Scott Andrews
Apollo Beach
818-568-6220

Andrea Papandrew

From: Plan Hillsborough <info@planhillsborough.org>
Sent: Monday, June 19, 2023 5:51 PM
To: Sharon Snyder; Andrea Papandrew; lienhard@plancom.org; Katrina Corcoran; Caroline Charles
Subject: Public Comment for Hillsborough County FLU Update

Follow Up Flag: Follow up
Flag Status: Completed

Name

Meg Scott

Email

2calamityj@gmail.com

Subject

Cutting down of oak trees to pave

Public comment

My greatest concern is over the massive destruction of big oak trees to pave over so many acres of land for huge "storage warehouses" and residential communities with very tight lot lines. I thought tree had to be planted for each one destroyed, but it's not happening. The cutting down of 6 high oak trees on Alexander and Redman in Plant City to create a turn lane "for convenience" is unforgivable. Please care about something besides money. Air to breathe matters more.



Sent from Plan Hillsborough



More details on developable and redev land?



Brian Bokor <bsbokor@gmail.com>

To  Melissa Zornitta;  Andrea Papandrew

 Reply

 Reply All

 Forward



Wed 8/9/2023 12:36 AM

I enjoyed today's meeting...Thank you for putting that together,,,

Both the developable and redevelopable land conversations were very interesting - is that data available for review in greater detail (i.e. commercial vs residential)?

I agree with the criteria used to determine redevelopable land - age, f.a.r., and land value compared to building value - and feel this is the kind of info that could really be helpful in getting developers focusing a little more on those opportunities...

They will say redev costs too high due to demo and other associated factors, but if additional density offsets those costs, I could see commercial developers looking into those options...especially if the location fits their clients needs


Demand for good locations outweighs supply when it comes to commercial IMO...and with the infrastructure already in place, it seems like a win-win scenario - especially when the land is not being utilized to its full potential

Regards

Brian Bokor
Facebook: Bokors Corner
Bokors Corner Realty, LLC
Bokor Properties, LLC
813-465-1350 / 813-708-2266
State Certified Residential Appraiser #5784

Comprehensive Plan Update - Two Questions

 dougjames09@aol.com
To  Andrea Papandrew

 Follow up. Start by Wednesday, June 21, 2023. Due by Wednesday, June 21, 2023.
You replied to this message on 6/22/2023 9:00 AM.

 Land Use Plan Update.odt
.odt File 

 Reply

 Reply All

 Forward



Wed 6/21/2023 11:47 AM

Good morning. I have attached two questions which I would ask that you respond to during the upcoming, June 26th workshop and to me directly via email. Thank you Douglas James.

The existing comprehensive plan contains a number of special area studies including the *Greater Sun City Area Community Plan*. The “Purpose” of the special area studies includes the requirement:

“Community and Special Area Studies are to be developed through an extensive citizen participation program... The general steps for the community and special area study preparation would be defining community or area boundaries, preparing a plan for citizen participation, collecting data (including input from the citizens), analyzing data, extracting and prioritizing issues and recommending solutions and bringing them forward in a public setting. The citizen participation component is expected throughout the planning process.” [Emphasis added.]

Question #1: When will the extensive citizen participation programs for the various study areas contained in the existing comprehensive plan begin and how do they relate to the citizen participation program that is in place for updating the broader comprehensive plan?

The existing *Greater Sun City Area Community Plan*, as initially brought forth by an extensive citizen participation program, places a major emphasis in the preservation of golf courses which play a critical role in defining the Sun City Center's very culture and reason for being. For example, the plan states:

“Recreational opportunities...were identified and incorporated into the plan, which is designed to support the active suburban lifestyle we all enjoy.

Golf courses continue to be an important means for simultaneously providing green space, a self supporting recreational opportunity, an attraction which brings new residents from colder climates and enhanced property values.

Utilize wildlife preservation provisions to preserve golf course open spaces through existing conservation programs.

Maintain and protect existing golf course(s) and insure that they are dedicated for future recreational use only.”

Question #2: How will the existing comprehensive plan update process address the substance of these plan components versus the extensive citizen participation program called for in the special area studies “Purpose” statement?

Question not answered at the break-out session at tonight's meeting

 weesmile@gmail.com
To ● Melissa Lienhard
Cc ● Andrea Papandrew

 Follow up. Start by Wednesday, January 10, 2024. Due by Wednesday, January 10, 2024.

 Reply  Reply All  Forward 

Tue 5/23/2023 8:05 PM

Melissa:

SET UP A TIME TO SPEAK

You offered me the opportunity to speak with you off-line. I would like to discuss the issues that our neighborhood is facing. I do want to set up a time to speak on the phone. So what needs to occur for this to happen.

COPY OF PROPOSED CLC MAP

Additionally Andrea offered to provide a copy of the Proposed CLC map. Please provide a copy of this map.

Before we speak I would like a response to the two questions below:

- 1) On the Commercial Locational Criteria map it looks like you are planning to change the corner of Wayne Rd & Gunn Hwy and Tarpon springs Rd and Wayne (both residential neighborhoods in a rural area) to a commercial node. Is that correct?



- 2) If the answer is yes, then I would also like to know how this decision was reached?

That is who provided the feedback because no one living on or near Wayne Rd (those existing residents who are most impacted) were involved in this decision.

1,800 homes approved for Wimauma area



Scott Andrews <sda1961@gmail.com>

To ● Andrea Papandrew



Follow up. Completed on Monday, August 7, 2023.

You forwarded this message on 8/7/2023 10:47 AM.

↩ Reply

↩ Reply All

→ Forward



Sat 8/5/2023 4:03 PM

Andrea,

I look forward to seeing you and your fellow staff members next week.

I wanted to flag this recent Tampa Bay Times article (I am sure everyone in your office saw it). It describes some of the issues that have been raised in our Project Advisory Team meetings by community members.

<https://www.tampabay.com/news/2023/07/18/sprawl-growth-wimauma-gridlock-farm/>

I doubt an enormous project like this is consistent with a Community Plan for that area.

The project exacerbates the issues of traffic and safety (including fire stations) that have been discussed at each meeting.

Its size and location raises questions of process and approval for real estate development in the Urban Service Area. How are the concerns of current residents being balanced with the desires of a handful of property owners and development executives? How are concerns of current residents/constituents being outweighed by residents/constituents who do not exist yet? I know the county commissioners make the ultimate decisions (and I have written to my commissioner, Michael Owen, about this), but the county's staff had a role in this process.

Scott Andrews
Apollo Beach

From: Kathy Diers <kasue4@hotmail.com>
Sent: Wednesday, November 15, 2023 11:02 PM
To: Lynn Merenda <merendal@plancom.org>
Subject: Re: Connections to Tomorrow | issue 75 | nov 23

I read the captions on the Nov 6 th meeting. I must say I'm overwhelmed with all the information. Some of the goals I'm not understanding
I couldn't see the maps very well and when I try to zoom it, the lettering is blurry.

So I would like to ask several questions

1. I live at 13005 Sydney rd Dover. Will there be any changes in my area? I DONOT want any changes. I love living in rural setting. My main reason for moving here.
2. I am NOT happy about my rd Sydney rd becoming a "racetrack " 45 mph

I tried to get the county to put speed bumps. Nope. I can't understand why Wheeler road has speed bumps and speed limit 35

Same thing for Crosby rd

We have couple of school bus stops and to be honest with you I'm surprised no accidents yet. We have had an accident front of our house last year. My daughter's friend was making a left turn into my driveway and got T boned by the COUNTY vehicle! The driver was speeding and hit the friend's car. Thankfully she only had minor injury and her 2 small daughters unhurt. That county driver didn't get a ticket! She also knocked my mailbox over and barely missed the fire hydrant.

I would like to see speed bumps or speed limit down to 30 mph on Sydney Road.. more speed traps

Washington rd off Valrico Road has 25 mph.

3. I DO NOT want water lines. I'm happy with my well water.

Please let me know when you can answer my questions . By the way I am hearing impaired but I do not know sign language. I can talk and lipread.

I am 74 and retired. My husband is hearing and is retired too.

I hope to hear from one of the staff soon

Thank you very much

Kathy Diers

Sent from my iPhone

On Nov 15, 2023, at 6:24 PM, Plan Hillsborough News <planhillsborough@plancom.org> wrote:

From: Lynn Merenda <merendal@plancom.org>

Sent: Thursday, November 16, 2023 9:40 AM

To: Kathy Diers <kasue4@hotmail.com>

Cc: Andrea Papandrew <papandrewa@plancom.org>; Melissa Lienhard <lienhardm@plancom.org>; Brynn Dauphinais <dauphinaisb@plancom.org>

Subject: RE: Connections to Tomorrow | issue 75 | nov 23

Good morning, Mrs. Diers,

Thank you so much for your comments. I apologize that there were issues viewing some of the materials.

I have forwarded your email to the plan update team to be included with the other comments we've received and to answer your questions.

There is a virtual meeting at noon today highlighted at the top of the newsletter below if you are able to participate in a Zoom meeting at noon today. Register here to join the meeting at noon: <https://us06web.zoom.us/join/zoom/register/tZMsfuyupjkrEtL995pGN8t5mKcgJaAraUZW#/registration> I am not certain that the materials will be more visible today, however.

We very much appreciate your input and hope you can join the meeting today. If not, the planners will get back with you later this afternoon or tomorrow.

Thank you again,

Lynn E. Merenda

Public Relations Strategist

813.547.3342

planhillsborough.org





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subject to public records inspection.



Melissa Lienhard

To  Kathy Diers

Cc  Andrea Papandrew;  Brynn Dauphinais;  Lynn Merenda

 Reply

 Reply All

 Forward



Thu 11/16/2023 10:26 AM

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Mrs. Diers,

I am happy to help answer your questions.

- 1) Regarding particular changes to your area of Dover: there are no Future Land Use Map changes proposed at this time. The changes proposed currently are to the text of the [Future Land Use Element](#). The Future Land Use Element is one portion of the overall [Comprehensive Plan for Unincorporated Hillsborough County](#).
- 2) Regarding your traffic and safety concerns: there are several policies supportive of mobility options and overall transportation safety in the adopted Comprehensive Plan policy language, namely in the Future Land Use Element, linked above, and the [Mobility Section](#). To speak with someone in Hillsborough County about your specific safety concerns, I would contact Hillsborough County Development Services Department (DSD) staff directly at: 813-272-5600. The Transportation Division of DSD should be able to help answer your questions regarding public safety.
- 3) At this time, there are no specific plans to expand the Urban Service Area. However, the update to the Future Land Use Element includes new language that proactively addresses growth by outlining when and how a strategic expansion of the Urban Service Area could occur. Planning Commission staff has been tasked by the Board of County Commissioners to begin to identify what areas of unincorporated Hillsborough County should be studied for potential expansion.

I hope that helps to address your comments and questions below. Should you have anything further, please do not hesitate to contact me.

Thank you,

Melissa E. Lienhard | AICP

Planning Commission

Executive Planner

813.547.4364 (O)

planhillsborough.org



Plan
Hillsborough



Unincorporated Hillsborough County Future Land Use Update

BB

Betsylynn Bartlett <bbartlett1977@gmail.com>

To

✔ Andrea Papandrew

i

You replied to this message on 6/21/2023 10:29 AM.

↩

Reply

↩

Reply All

➡

Forward

⋮

Thu 6/15/2023 6:09 PM

Hello!

I'm a home owner in the Uceta Heights neighborhood. It is considered in the unincorporated Hillsborough County area.

The area where I live is off of Orient Rd between MLK and Broadway Ave.

This area is already become fast paced with so much more traffic over the years.

We have small streets and kids who ride buses to schools and sometimes our street and stop signs aren't even upkept by the County.

A student was hit a street away on 29th sever years ago and killed due to the traffic. We don't have sidewalks on our street or even on the west side of Orient.

Our County keeps growing and growing yet I don't see any changes in my area to better handle traffic and pedestrians.

So my question is what area of Hillsborough County does this future planning include?

Light Rail for SE Hillsborough continues to be a distraction IMO



Brian Bokor <bsbokor@gmail.com>
To Andrea Papandrew; Melissa Lienhard

Reply

Reply All

Forward

Tue 5/23/2023 8:51 AM

Good Morning

Who in your Planning World could help put out these fires?

I think removing options from the table helps people focus on what's possible (and what's' not)...and there's still a contingent in this area that believes light rail is a possibility by 2045...

After 2045, I agree anything's possible...but if light rail is absolutely not on the table for SE Hills w/i the next 20 years....but maybe on the table for the USF area...getting that info out from someone in your dept might help folks focus on the other options that ARE on the board...

Does that make sense?

Social Media can be a great place to share info...and can also be a great place where opponents and nay-sayers gang up against your plans and introduce things that are not applicable...


Regards


Brian Bokor
Facebook: Bokors Corner
Bokors Corner Realty, LLC
Bokor Properties, LLC
813-465-1350 / 813-708-2266
State Certified Residential Appraiser #5784

I tried to take your survey for unincorporated Hillsborough County, but had trouble making my choices go through.



Karen McHugh <kclmchugh@yahoo.com>

To  Andrea Papandrew

 You replied to this message on 4/10/2023 2:16 PM.



 Reply

 Reply All

 Forward





Sun 4/9/2023 6:02 PM

Please, please, please stop the over development. I support wildlife and the environment. There is already so much overdevelopment that quality of life for people and wildlife has deteriorated. My husband agrees with me.

Karen C. McHugh
Riverview FL

Sent from my iPhone

From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Thursday, January 25, 2024 7:07 PM
To: Katrina Corcoran <corcorank@plancom.org>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>
Subject: Re: Follow up comments from the planning meeting

Good evening Katrina,

I wanted to speak to you after the meeting on Monday. However, I did not get to you in time. I was hoping to receive clarification on the absence of the Carrollwood center at the corner of Fletcher and Dale Mabry as part of the "centers and connections". I was able to speak with Melissa and Andrea And they suggested that I sent you an email including the attached idea document but I created. I also provided additional rationale for this idea in this email thread.

Thank you for your time and consideration.

When you have a chance, perhaps you can send a response

Take care
Jeff Oswald

From: LaNae Luttrell <lanaejoy101@yahoo.com>
Sent: Friday, February 2, 2024 10:17 PM
To: Brynn Dauphinais <dauphinaisb@plancom.org>
Subject: Re: County Future Land Use Update Public Hearing

Unfortunately, we were unable to attend because we were defending our homes in unincorporated Hillsborough County against a Plant City Commission, who has no regard for our existence.

We have begged for your help, time, and time again to preserve our rural areas, and our pleas, for help have fallen on deaf ears

Without help from anyone from local congressmen to Florida senators, nobody stood side-by-side with us to oppose PC/CPA 22–15, and as expected, the Plant city Commission approved this massive industrial project in an ecologically sensitive rural area of Hillsborough county, because in their eyes, we do not exist, and we do not matter.

We have built lives here over decades. Neighbors of mine have lived here for over 60 years. This project is seven stories tall and will tower over their homes. This project will also flood those of us who live downstream. There is nothing consistent whatsoever with this massive industrial project, and the rural area in which they have decided to place it.

We proved our case at the Plant city commission meeting on 1/22 Despite being denied extra time to hire experts to prove our case, we still came armed with facts and professionals. The Plant city mayor And commission had already made up their minds. Only one of them had the courage to actually look at the evidence we presented.

Had you showed up to defend us, things might’ve been different

As you look on how to use unincorporated areas into planning, I beg you to look at areas like ours that are priceless that are being mowed over by city commissions with nothing but greed behind their motives

If you do not put teeth to your conservation areas, there will be nothing left. Literally, nothing left.

And where are we, farmers agriculture, lovers of nature supposed to go? Is there any place in this country where expansion can’t reach us? We are quietly being exterminated.

Sincerely, and with great fear for our future.

LaNae Luttrell

From: LaNae Luttrell <lanaejoy101@yahoo.com>

Sent: Tuesday, February 6, 2024 12:37 PM

To: Lauren Becker <beckerl@plancom.org>

Cc: Melissa Zornitta <zornittam@plancom.org>; David Hey <heyd@plancom.org>

Subject: Re: County Future Land Use Update Public Hearing Response

Hey Lauren,

The link below did not work. I would like to get some kind of "flyer" or information out to the rural residents who live outside Plant City limits, and even in Polk County, as our area is being **decimated** by development at the expense of our livelihoods. I am hopeful that some of them will come and explain to the HC Commissioners how the rogue Plant City Commission is making development decisions that do not align with the existing 2040 Comprehensive Plan. They consistently overturn HC Planning and PC Planning Board decisions - which are based on the **existing** Comp Plan, in favor of industrial developers because they will increase the City's tax base. This is a purposeful choice by the Commission to systematically exterminate surrounding Hillsborough County rural residents who's land use is not compatible with intense development land uses.

We have NO voice to defend us against Plant City Commission agendas, and all of our pleas for protection have fallen on deaf ears. We left NO stone unturned, yet not one agency (except HC Planning - Krista Kelly) stepped up to defend our homes against a 260 acre industrial project last month that was shoved through the process by lawyer Jake Cremer and Blue Steel (despite being denied by your staff AND the Plant City Planning Board). This project will tower seven stories above 60+ homes along Swindell Road. It WILL destroy an ecologically-sensitive area, a significant wildlife habitat, and contribute to the flooding of hundreds of lower-lying homes along the Itchepackesassa Creek in both HC and Polk County.

In addition, this Creek leads to the Hillsborough River, and Plant City HAS NO MASTER STORMWATER PLAN or Master Hillsborough River Plan. They have no clue of the damage this project will cause **and they don't care**. (I assume it is because they know that residents who will suffer live in unincorporated Hillsborough and Polk Counties, and those agencies will be the ones responsible to clean up the mess.) Dozens of surrounding residents showed Commissioners the dangers in great detail, but no amount of factual data we presented at the 6-hour hearing on 1/22 could sway their minds, as they were already made up. (Jason Jones was the only Commissioner who actively listened to both sides, weighed the evidence and voted against the project.)

Hillsborough County Commissioners need to hear what is happening and **MUST** take action to **put some unalterable protections in place** to protect environmentally-sensitive lands that are unsuitable for development AND residents who want to be able to live in a rural setting. **We are a minority, we have no voice, and we are being eliminated.**

If you could send me a link to a page that would provide them with information on how to attend in person or virtually, I would be very grateful.

Sincerely,
LaNae Luttrell
4708 Charlie Taylor Road, Unincorporated HC, 33565
813-482-6575

On Monday, February 5, 2024, 08:05:54 AM EST, Lauren Becker <beckerl@plancom.org> wrote:

Good afternoon,

Thank you for taking the time to participate in the process and review the Future Land Use Section update. I will pass on your comments to the project team, and all comments received will be provided to elected and appointed officials as part of the backup. Please note that the Future Land Use Section update will be going to a Board of County Commissioners Public Hearing on March 7th, 2024 at 6 pm. [Hillsborough County - CPA Public Hearing](#)

Thank you,

Lauren Becker

Planning Commission

Administrative Specialist

813.386.5960 (O)

planhillsborough.org

From: Plan Hillsborough <info@planhillsborough.org>

Sent: Thursday, January 25, 2024 12:48 PM

To: Sharon Snyder <snyders@plancom.org>; Christopher English <englishc@plancom.org>

Subject: Plan Hillsborough General Contact Form

Name

Gretchen Hoke

Email

rainfrogranch@gmail.com

Subject

Agricultural Preservation

Message

Dear Hillsborough County Planning Commissioners:

My name is Gretchen Hoke, and I am the executive director of Rain Frog Ranch in Plant City. I am writing today as a concerned 7th-generation Floridian. I have been present on several issues brought to the attention of Hillsborough County Commissioners and Plant City Commissioners. In all of the meetings, one sentence was repeatedly mentioned: needing updates to the Future Land Use Maps and comprehensive plans.

We have all seen the projected sprawl data and have no choice but to compromise on certain issues due to the inevitable. I am asking you all to please do the following:

- Designate a farmland overlay and incorporate it into the future land use map.

- Adopt an optional agricultural element in the comprehensive plans with goals, objectives, and policies to better protect agricultural land.

- Avoid the future designation of current agricultural land to non-agricultural categories.

Please keep in mind that agricultural land is a living organism. Although agricultural land isn't pristine land, it's the next best thing and is under major threat of development. I want to encourage strong agriculture protection in your future land use maps and comprehensive plans. You all are blessed and were chosen to have a seat at the table and have a chance to make a significant difference in this county for our future generations.

Thank you for your time. Have a wonderful day.

To: Commissioner District 5 <ContactDistrict5@hillsboroughcounty.org>

Subject: (WEB mail) - Agricultural Preservation

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Jan 25, 2024 3:11 PM

Name: Gretchen Hoke

Address: 5513 Rain Frog Lane
Plant City, FL 33567

Phone Number: (813) 720-3981

Email Address: rainfrogranch@gmail.com

Subject: Agricultural Preservation

Message: Dear Hillsborough County Commissioners:

My name is Gretchen Hoke, and I am the executive director of Rain Frog Ranch in Plant City. I am writing today as a concerned 7th-generation Floridian. I have been present on several issues brought to the attention of Hillsborough County Commissioners and Plant City Commissioners. In all of the meetings, one sentence was repeatedly mentioned: needing updates to the Future Land Use Maps and comprehensive plans. We have all seen the projected sprawl data and have no choice but to compromise on certain issues due to the inevitable. I am asking you all to please do the following:

- Designate a farmland overlay and incorporate it into the future land use map.
- Adopt an optional agricultural element in the comprehensive plans with goals, objectives, and policies to better protect agricultural land.
- Avoid the future designation of current agricultural land to non-agricultural categories.

Please keep in mind that agricultural land is a living organism. Although agricultural land isn't pristine land, it's the next best thing, and it is under major threat of development in our county. I want to

encourage strong agriculture protection in your future land use maps and comprehensive plans. You all are blessed and were chosen to have a seat at the table; therefore, you have a chance to make a significant difference in this county for our future generations. I have contacted Hillsborough County Planning Commissioners as well in regards to these issues. Thank you for your time. Have a wonderful day.

1187868954

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Safari/605.1.15

Melissa Lienhard

From: Melissa Zornitta
Sent: Tuesday, January 30, 2024 11:17 AM
To: Comm. Nigel M. Joseph
Cc: Missy Nordbeck; Melissa Lienhard
Subject: RE: FLUE Goal 1: Growth Management

Good morning,

Ms. Nordbeck's comments will be included in the agenda packet provided to the BOCC. But as stated, welcome your providing them directly to the BOCC as well.

Thank you,

Melissa E. Zornitta | FAICP

Planning Commission

Executive Director

she/her

813.665.1354 (o)

813.390.6324 (c)

planhillsborough.org



**Plan
Hillsborough**



All incoming and outgoing messages are
subject to public records inspection.

From: Comm. Nigel M. Joseph <josephn@plancom.org>

Sent: Tuesday, January 30, 2024 9:46 AM

To: Melissa Nordbeck <missynord@yahoo.com>; Comm. Bryce Bowden <bowdenb@plancom.org>; Comm. Matthew Buzza <buzzam@plancom.org>; Comm. Giovanny Cardenas <CardenasG@plancom.org>; Comm. Steve Cona <conas@plancom.org>; Comm. Steven Fernandez <fernandezs@plancom.org>; Comm. Karen Kress <kressk@plancom.org>; Comm. Jess Louk <loukj@plancom.org>; Comm. Hemant Saria <SariaH@plancom.org>; Comm. Alissa Sieben <SiebenA@plancom.org>; Comm. Michelle Orton <OrtonM@plancom.org>; Comm. Tony Rodriguez <RodriguezT@plancom.org>

Cc: Melissa Zornitta <zornittam@plancom.org>

Subject: RE: FLUE Goal 1: Growth Management

Good Morning Ms. Nordbeck,

It's really great to hear from you and my sincerest thanks for taking the time out of your schedule to attend the January 22, 2024, Public Hearing, and for submitting your comments to the board members (irrespective of the Planning Commission Board having already acted on the multiple FLUE items). Hearing from community members and being educated on community concerns is always important to our board members, and as such I can assure you that your comments have been well received, and we are very thankful for you taking the time to share your thoughts with us.

I have also forwarded your communication (and your comments) to Melissa Zornitta Executive Director of the Planning Commission (cc'd herewith), and I am confident she will take the necessary actions as may be feasible to ensure that your comments are included for the Board of County Commissioners (BOCC) Hearings on the FLUE. She may also reach

out to you directly with some more information. That said I also provide her contact information herewith if you would like to contact her directly for more information on the process or becoming more engaged during the future BOCC Hearing on the FLUE (zornittam@plancom.org)

I would also advise (since the planning commission board has already acted on the FLUE) that you forward your comments to the Board of County Commissioners (BOCC) directly, and (if feasible) plan to attend the BOCC Hearing on the FLUE to provide comments on the Item during the BOCC Hearing. As a recommending body the Planning Commission Board only makes recommendations to the BOCC, and the BOCC board maintains the authority to adopt (or not adopt) the policies that the Planning Commission Board recommends. So please be sure (again as may be feasible) to also inform the BOCC of your concerns (your comments are very timely and when presented to the final decision makers, the BOCC, they may have even greater impact on the outcome of the process, writ large.).

In closing I want to thank you again for taking the time from your schedule to reach out to the Planning Commission Board. I am sorry to hear about the concerns you raise on the process and sympathetic to your comments on the revisions to the FLUE. That said I can also assure you that your comments have been well received, and moreover may be potentially even more influential when presented directly to the elected officials of the BOCC during their hearing on the FLUE items. Again, if you have any questions or input on the process going forward or require any further information or assistance please do not hesitate to reach out to Ms. Zornitta at zornittam@plancom.org .

Best Regards,

Nigel M Joseph

Planning Commission
Chairman

From: Melissa Nordbeck <missynord@yahoo.com>

Sent: Monday, January 29, 2024 3:51 PM

To: Comm. Bryce Bowden <bowdenb@plancom.org>; Comm. Matthew Buzza <buzzam@plancom.org>; Comm. Giovanni Cardenas <CardenasG@plancom.org>; Comm. Steve Cona <conas@plancom.org>; Comm. Steven Fernandez <fernandezs@plancom.org>; Comm. Nigel M. Joseph <josephn@plancom.org>; Comm. Karen Kress <kressk@plancom.org>; Comm. Jess Louk <loukj@plancom.org>; Comm. Hemant Saria <SariaH@plancom.org>; Comm. Alissa Sieben <SiebenA@plancom.org>; Comm. Michelle Orton <OrtonM@plancom.org>; Comm. Tony Rodriguez <RodriguezT@plancom.org>

Subject: FLUE Goal 1: Growth Management

Good afternoon

I attended the January 22, 2024 public hearing virtually to hear public comment and to watch the vote. I would have attended in person, however, my comments were extensive and I don't think they would've been well received at such a late hour.

I understand the need for a public hearing outside of normal business hours but I do not understand why all 8 goals, almost all close to or over 100 pages, were placed on the agenda in one night. That's 1000 pages of language to discuss in just a few hours.

I am not aware of any other public hearing or workshop on this topic that allowed public comment directly to all planning commissioners with all proposed language to be voted on available in its entirety. I participated in surveys and logged on to public workshops, but all of that feedback was very generic and covered broad concepts like more walkability and open space. Of course we all want that. I never participated in anything that was as specific as the actual language in the final drafts and feel blind sided.

With that in mind, I am forwarding to you all my comments regarding these proposed changes one goal at a time. I understand you have already voted. I just want you to hear from a very concerned citizen.

Policy 2.2

“There is adequate capacity for infrastructure (including transportation, schools, parks, fire/EMS and sheriff’s office) in place or planned to serve development within the expansion area. All improvements needed to support the proposed expansion of the Urban Service Area with adequate public facilities shall be included by amendment into the Capital Improvements Element that is financially feasible”.

When will the new CIP language be available for review?

“Financially feasible” is too vague. It should be a formal planned and funded CIP with a project number, phases, and included in the county budget to assure the funding, and therefore the infrastructure capacity, is shovel ready prior to approving any development within an expansion area.

As I continue to watch the installation of the unauthorized oversized utilities at the Patterson Project, I am reminded the initial oversized request from the County was supposedly for a CIP that was never fully fleshed out or 100% budgeted. The money that was set aside to at least begin this CIP project was then diverted. So this is a perfect example of putting the cart before the horse and promising infrastructure that never actually happens or, as in the above example, might not happen legally.

Policy 4.1

“Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities”.

What is a suburban enclave? I have yet to find an exact definition for this term.

CAPITAL IMPROVEMENT SECTION

Goal 1 Provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available and projected future financial resources. Where appropriate, as outlined in this Section, facilities shall be provided concurrent with or prior to development to achieve and maintain Adopted Levels of Service (LOS) standards.

“Where appropriate...” there’s that slippery language again that provides for the approval of development without LOS.

Policy 1.3.2.

This policy mandates that UEAs must be established by 2025 to accommodate population and job growth. This policy also outlines that additional UEAs may be considered if the Bureau of Economic and Business Research (BEBR) forecasts, Planning Commission population projections, or an Evaluation and Appraisal Report (EAR) depict a need for an expansion to accommodate additional population or job growth during the timeframe covered by the Comprehensive Plan.

What agency performs the Evaluation and Appraisal Report?

Policy 1.3.3.

This policy supports the UEAs by outlining that these areas will include amendments to the Capital Improvement Program, privately funded infrastructure, and/or other mechanisms to ensure that adequate public facilities and services are at or above the Adopted LOS standards as the new development occurs. It further states that these Adopted LOS standards shall be met before issuing the Certificate of Occupancy.

This is the policy that should include, or at the very least reference, the county oversize utility agreement process.

Policy 1.1.9

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

- 1) Adjacent and contiguous to the established USA; or if not contiguous there are unique circumstances warranting the separation, such as but not limited to separation by environmental lands.

“Circumstances” must be defined. There is only one example here. These exceptions and distinctions will be very important and must be clear.

- 4) In order to ensure that new development contributes adequately to the costs associated with necessary infrastructure and services, plan amendment applications for expansion to the Urban Service Area shall provide an analysis of availability and capacity and fiscal impacts on the following infrastructure and services: Schools, Transportation, Water, Sewer, Solid Waste, Stormwater, Fire/Rescue, Parks and Sheriff. Deficits created by the new development shall be addressed through techniques such as but not limited to developer agreements, CIP amendments, and public/private partnerships.

Another ideal spot to add oversize agreement language, or again at the very least, reference the policy.

Policy 1.2.6

In order to recognize that parcels may exist prior to July 26, 1989, which cannot be subdivided due to a slight shortfall in area and for which, in some cases, variance relief is not possible due to density limits of the Comprehensive Plan, and in view of the de minimis effects posed by the subdivision of such parcels in certain circumstances and the substantial benefit that may be afforded the property owners, a maximum reduction of two percent of the minimum lot area required by the property’s zoning shall be allowed, irrespective of density restrictions of the Comprehensive Plan, subject to the following provisions: • The parcel shall be a lawful lot created prior to July 26, 1989. • The parcel shall be located in the Rural Area. • The parcel shall be agriculturally zoned or have a required minimum lot size of one acre or greater. DRAFT (01/04/24) 10 • The parcel shall be divided into a maximum of two lots. • The lot size reduction shall be limited to one lot in the subdivision.

This language should be removed immediately. The county continues to ignore it’s own vested rights policy as defined in the legal status of the comprehensive plan (approved by the state) and elsewhere in the land development code. The vested rights process is split into pre -1989 (presumptive vesting) and

post 1989. The county has an application and a fully realized vetting process THAT INCLUDES PUBLIC NOTICE.

“Variance relief is not possible due to density limits of the comprehensive plan”. Requesting a variance requires PUBLIC NOTICE. This policy would allow an administrative approval that does not require public notice.

“substantial benefit that may be afforded the property owners”. What about the adjacent property owners? What about their property rights? For the few property owners that can actually follow all these land use updates and know how to find information in OPTIX, they purchased their property knowing what the rules are for future development and to not even afford them public notice by the filing of a Vested Rights Application and determination and/or a publicly noticed variance request is inexcusable. The county already has a process for pre-1989 and post 1989 and NO exceptions to the density restrictions of the comprehensive plan should be approved without following the processes already available to developers that require PUBLIC NOTICE.

EXISTING LANGUAGE

FLUE 4.0

The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

NEW LANGUAGE

1.2

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

The glaring omission here is the removal of almost half of the original language

“low density rural residential uses which can exist without the threat of urban or suburban encroachment with the goal that no more than 20% of ALL population growth within the county will occur in the Rural Area”

This needs to be added back to the existing language to ensure low density, threat of encroachment and 20% of population growth will be benchmarks that must be met in order to protect the Rural Area.

EXISTING LANGUAGE

FLUE 4.3

The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.

NEW LANGUAGE

This has been completely deleted.

I take it this means the county intends to expand both of these into the Rural Area. This should not be allowed, especially as Wimauma residents agreed to this new land use category to try to contain the sprawl in their community and now the county wants to expand it even further, even going as far as allowing utilities.

EXISTING LANGUAGE

FLUE 4.5

Clustered development can only be used for projects where substantial open space can be maintained and still retain the rural character of the surrounding community or where clustering is used to achieve the requirements of the RP-2,

WVR- or PEC ½ land use categories. The open space maintained in this case can be used for passive recreational use, bona fide agricultural purposes or placed into a conservation easement. These lands are not intended to be used for future development entitlements.

NEW LANGUAGE

1.2.5

Encourage clustering to protect natural resources and allow for the continuation of bona fide agricultural uses.

More language to strip the protections currently in the RP=2/WVR-2/PEC ½ land use categories. Most egregious is the missing provision that the land are not intended to be used for future development entitlements. This language needs to be added back.

Public Comments on Goal 2 (Melissa Nordbeck)

FLUE 7.3

EXISTING LANGUAGE

The land use category boundaries may be considered for interpretation as flexible boundaries

NEW LANGUAGE

2.2.3: The Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category.

Absolutely outrageous. I elevate this proposed language to a physical taking of a citizens property. What about the property rights of the existing residents? Out of the blue someone can come in and request a flex provision, which should just extend up to 500 feet flex, but could now possibly request a completely new zoning district? Completely unfair, unjust, and unprecedented. Citizens rely on zoning maps and classifications and districts when considering where to purchase their most expensive asset. We already have to contend with re-zoning requests, modifications, variances and density bonuses, but now are expected to also have to confront an unpermitted zoning district? Why even have a map.

NEW LANGUAGE

Major Modifications to approved zonings that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

Any flex request that has more than one FLU category and/or different zoning than the original parcel should also be considered a major modification.

And, of course, any flex request should be publicly noticed.

NEW LANGUAGE

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

You are changing the map, so this should require public notice.

DENSITY AND INTENSITY BONUSES

Density and intensity bonuses should be considered a modification and require public notice.

NEW LANGUAGE

2.8.4: Should TDR credits for any particular site in a sending zone remain unused the owner of that site may convert those credits back into densities on the site from which they originated.

This should be considered a re-zoning and subject to public notice.

2.8.7: The County Administrator or designee shall be responsible for maintaining permanent records of all TDR Certificates issued, easements recorded, and TDR Credits transferred to Receiving Area sites or purchased and held by ELAPP or another organization as approved by Hillsborough County or otherwise extinguished. An annual summary of TDR Certificates issued and transferred shall be submitted to the Hillsborough County Board of County Commissioners for information.

This information should be included in the newly created website and the annual summary submitted to the BOCC should be a public hearing with public comment that will allow feedback about the program.

2.8.8: The County shall develop a monitoring/reporting template to ensure consistent application for all Zones designated in the Pilot Program.

This information should be included in the newly created website.

2.8.9: Hillsborough County shall evaluate the pilot TDR program annually to measure program effectiveness and modify the pilot program accordingly.

Public Hearing

FLUE 5.1

EXISTING LANGUAGE

Hillsborough County and the Planning Commission will develop the needs/capacity analysis by land use category of land required to accommodate the projected population through the year 2025 using a professional acceptable methodology and evaluate it on an annual basis to coincide with the update of the Capital Improvements Element.

NEW LANGUAGE

2.1.3 Planning Commission staff, in conjunction with Hillsborough County, will develop the needs/capacity analysis of land required to accommodate the projected population through the planning horizon using a professional acceptable methodology.

Add back the language “evaluate it on an annual basis to coincide with the update of the Capital Improvements Element”. All needs/capacity analysis should be based on realistic financials.

From: [Andrea Papandrew](#)
To: [Bryce Fehringer](#)
Subject: FW: Follow up comments from the planning meeting
Date: Thursday, February 22, 2024 12:30:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Can you pdf the email and send back?

Andrea Papandrew, AICP

Planning Commission

Senior Planner

813.665.1331 (O)

planhillsborough.org



**Plan
Hillsborough**



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to public records inspection.

From: Katrina Corcoran <corcorank@plancom.org>
Sent: Friday, January 26, 2024 2:24 PM
To: Jeffery Oswald <jeotrack@gmail.com>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>
Subject: RE: Follow up comments from the planning meeting

Hi Mr. Oswald,

Thank you for reaching out and for your public comments at the hearing on Monday.

After you emailed previously, I looked into the intersection of Fletcher and Dale Mabry. In an earlier version of this concept, the roadways in this area were included as a “future” option. However, it was eventually excluded due to a number of reasons based on our methodology:

- Bus service exists but is minimal with a bus coming every 60 minutes.
- There aren’t transit supportive land uses. While the area has some existing light commercial (for Existing Land Use) and office/commercial-20 (for Future Land Use), the Existing and Future Land Use categories are mainly single-family residential.
- With this concept, we did extensive analysis to ensure that we weren’t impacting existing single-family neighborhoods. This was supported by BOCC feedback and

direction as well as our public outreach.

Based on the lack of frequent transit service and high concentration of single-family residential uses, this area does not qualify to be a Center at this time. We did include a policy within the proposed language that directs our staff to consider additional locations periodically in coordination with Community Plan and Comprehensive Plan updates. So if the conditions change in the future, at that point it may be considered.

In regard to your comment on a transit hub, that would be under the domain of HART and not the Planning Commission. For your comments on additional roads and traffic signals, that would be determined by the County or FDOT, depending on who owns the roadway. Additionally, while the policy language includes general design requirements should someone utilize the bonus, the Planning Commission is a recommending agency and does not have a say in the specifics of what a building will become and if/when it will be redeveloped. We review applications for Comprehensive Plan Amendments and rezonings for consistency with the Comprehensive Plans.

As I mentioned at the hearing, this concept is proposed within the Hillsborough County Comprehensive Plan and does not impact areas within the City of Tampa. You mentioned Sulfur Springs – that area is within the City of Tampa. I believe I sent the link to our work on the City of Tampa Future Land Use Section in a previous email, but if you're interested in that study, please see this link: <https://planhillsborough.org/city-of-tampa-future-land-use-assessment/>

You also mentioned Waters Avenue. The portions of Waters within the County are already included within the C&C map.

I hope this helps to answer your questions. Thank you again for your participation and feedback.

Best,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org



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From: Jeffery Oswald <jeotrack@gmail.com>
Sent: Thursday, January 25, 2024 7:07 PM
To: Katrina Corcoran <corcorank@plancom.org>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>
Subject: Re: Follow up comments from the planning meeting

Good evening Katrina,

I wanted to speak to you after the meeting on Monday. However, I did not get to you in time. I was hoping to receive clarification on the absence of the Carrollwood center at the corner of Fletcher and Dale Mabry as part of the "centers and connections". I was able to speak with Melissa and Andrea And they suggested that I sent you an email including the attached idea document but I created. I also provided additional rationale for this idea in this email thread.

Thank you for your time and consideration.

When you have a chance, perhaps you can send a response

Take care
Jeff Oswald

On Sat, Nov 25, 2023, 9:22 PM Jeffery Oswald <jeotrack@gmail.com> wrote:

Greetings,

Concerning Carrollwood at the corner of Fletcher and Dale Mabry. I feel that this corner functions as a downtown because of the establishments within a few blocks of the intersection. There's a post office, at least seven banks, a couple of churches, medical offices, a couple grocery stores, and a variety of other stores, several small restaurants as well as a firehouse. The roadways that cross paths there are major for the area, therefore connectivity is more than adequate. There are also future parks planned in the form of the Sweetwater Creek/Carrollwood Greenway. There's also a cultural center nearby as well as a major county park not very far away in Carrollwood Village. In addition to this there are several bus routes that converge near this corner. I made a very amateur document using Google maps and paint. On this, I show several ideas that I've been thinking of. Perhaps a transit hub could be created partially in the Mission Bell / Lowe's parking lot. Also where the Wells Fargo Bank is, perhaps a bank/

office / residential buildings could be created. Perhaps a nice public fountain with some park space on the immediate Southeast corner could fit. This could become part of the iconic marketing symbol for downtown Carrollwood(fountain ideas attached). Also the parking lot in front of the closed bed bath & beyond could be transformed into a mixed use mid-rise building. On this map I added some additional connector roads that would give more access to the two commercial properties on the east side of Dale Mabry. Also perhaps new traffic signals could be added on both Dale Mabry and South village. As I mentioned this is all very amateur just from my imagination and interest in creating something interesting here. Some of the inspiration comes from the Midtown development, as well as places like Winter Park, Florida. Carrollwood to me is a very well established, clean, well maintained, diverse community.

Thank you for your time.
Jeff Oswald

On Tue, Nov 21, 2023, 3:15 PM Katrina Corcoran <corcorank@plancom.org> wrote:

Hi Mr. Oswald,

Email is fine as well and we will make sure everything you send is reviewed and saved. However, the form should still be open and looks like this (see attached).

Please let us know if you have any other questions. Thank you again for your participation with the Hillsborough County FLU update!

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

*[All incoming and outgoing messages are
subject to public records inspection.](#)*

From: Jeffery Oswald <jeotrack@gmail.com>

Sent: Tuesday, November 21, 2023 12:17 PM

To: Katrina Corcoran <corcorank@plancom.org>

Cc: Melissa Lienhard <lienhardm@plancom.org>; Andrea Papandrew <papandrewa@plancom.org>; David Hey <heyd@plancom.org>

Subject: Re: Follow up comments from the planning meeting

-

Good afternoon Katrina,

-

It looks like the survey page is closed. Unless of course I'm doing something wrong.

-

Perhaps my email will suffice.

-

Thank you for taking time to reply

-Jeff Oswald

-

-

-

-

On Mon, Nov 20, 2023, 3:51 PM Katrina Corcoran <corcorank@plancom.org> wrote:

Hi Mr. Oswald,

-

In terms of official public comment, we ask that you submit comments through our [project page](#). Halfway down the page, you will see a form that allows you to submit your comments directly. This public comment form will be open until **close of business on Monday, Nov. 27**. You are welcome to send us emails with questions and comments, but this is the most direct way of collecting your comments for review prior to the finalization of the County FLU update.

-

I've copied the FLU project leads on this email. Andrea and Melissa, can you send Mr. Oswald times that work for your schedules for a meeting on the County FLU update?

-

Thank you,

-

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

-

-
From: Jeffery Oswald <jeotrack@gmail.com>

Sent: Monday, November 20, 2023 3:41 PM

To: Katrina Corcoran <corcorank@plancom.org>

Subject: Re: Follow up comments from the planning meeting

-
Good afternoon.

-
Thank you for getting back to me.

-
Would you mind at all if I send comments including maps that I draw on to
illustrate the point, from time to time?

-
I also would like to meet with the planners you mentioned after the holidays.

-
Thank you again Have a great week!

-
Jeff Oswald

-
On Mon, Nov 20, 2023, 2:54 PM Katrina Corcoran <corcorank@plancom.org>
wrote:

Hi Mr. Oswald,

Thank you for reaching out about your follow up comments for the Hillsborough
County Future Land Use (FLU) Project Advisory Team (PAT) meeting that we had
last Wednesday. We appreciate your attendance at the meeting and this follow
up email.

For Centers and Connections (C&C), it is an incentive-based policy approach to
implement one of the proposed FLU goals. C&C will encourage growth in areas
where communities desire it by allowing density and intensity bonuses in
specific centers and corridors, in line with adopted Community Plans within the
Urban Service Area (USA). The intent is to expand housing and mixed-use
opportunities that improve walkability and a sense of place through design
policies. As it is incentive-based, we can mention it as an option for property
owners to use, but it is not required. I plan on looking into the area you
suggested (Fletcher and Dale Mabry) to see if it was previously a center, and if
so, why we removed it. As I mentioned at the meeting, we've done a lot of
analysis of these areas and the final draft map reflects that. Please note that

the Comprehensive Plan speaks to land use density and intensity, but does not regulate building height. The County's Land Development Code (LDC) governs height and the [Development Services Department \(DSD\)](#) is in charge of the LDC.

We also appreciate your comments on other topics. They have been noted and will be reviewed by staff as we finalize the draft of the Hillsborough County FLU. For your comments related to the City of Tampa, please note that this update only pertains to unincorporated Hillsborough County. We are in the process of updating the City of Tampa Comprehensive Plan. However, that is a separate project. If you're interested, here is the overall [project page](#) for the full update and here is the [project page](#) for the Tampa FLU Assessment.

More information on the County FLU update can be found [here](#) and our contact information is at the bottom of the page. The project managers of the FLU (Melissa Lienhard and Andrea Papandrew, copied) are willing to meet; however, with the holidays and scheduling, it would be around mid-December before they are able to accommodate the request.

Please feel free to reach out with any other questions.

Thank you,

Katrina Corcoran | AICP

Planning Commission

Senior Planner

she/her

813.582.7323 (o)

planhillsborough.org

*All incoming and outgoing messages are
subject to public records inspection.*

From: Jeffery Oswald <jeotrack@gmail.com>

Sent: Friday, November 17, 2023 1:46 PM

To: Katrina Corcoran <corcorank@plancom.org>

Subject: Follow up comments from the planning meeting

Good afternoon,

I hope this is not too long...

Concerning centers and connection, the circles on the maps, it seems to me that we are wanting to create denser mixed use Town center areas throughout the county. As I mentioned, I used to live in the Orlando area. And one big difference between Orange County and Hillsborough County, is the amount of

municipalities in each county. In Orange County you have like 10 plus cities. Each one has their own downtown area. Unfortunately in Hillsborough County we have three cities, and Temple terrace has failed to create a downtown. Anyway not having these individual cities, lends itself to a lot of stringtown and also areas that are less compact and there is less attention given to the areas. Cities tend to focus on their limits for a variety of reasons, quality of life, economic development, etc. cities tend to have more beautification, more marketing and aesthetic features. They tend to have a sense of place and an identity. Since Hillsborough County is largely unincorporated, the county has to do all this heavy lifting.

I know there are historic crossroads and communities, notably Brandon, Riverview, Lutz, Citrus Park, Antioch, Thonotosassa and many many more. There are also newer communities that have become well-known like Carrollwood. It seems to me that what this program is trying to do is identify locations where we can have these denser mixed use developments aka Town centers.

I know a lot of these communities are somewhat rural and suburban. The ones that are surrounded by agricultural land or very low density, could still have a town center within a half a mile radius of a particular crossroads. I know there was discussion about blending and gradual increases between low density and high density areas. However I'm thinking of communities in Pennsylvania or even Georgia where you may be traveling down a country road and you come upon a few blocks of single-family homes and then you have some old brick buildings that are three to four stories tall in the center of town. I don't actually see a problem with that having a three to four story building at the center of for example Thonotosassa. The community could still have a agricultural theme, for example Winter Garden Florida. Even the historic town of micanopy Florida, has some two and three-story buildings surrounded by very low density.

Besides the low density areas, places that are relatively dense like Carrollwood and Citrus Park and then areas and East and South County. Developing a town center with five to six to 10 story mixed use buildings seems appropriate if located in a central hub.

Ideally in my view the county would be full of these town centers. Where you would drive or take a train from one Town center / small downtown to another. I mentioned during the meeting I think the corner of Fletcher and Dale Mabry is a

good location or a downtown Carrollwood. But even more than that I think Citrus Park is a much better location for a relatively dense tall mid-rise, mixed use developments. You're probably familiar with Lake Nona in the Orlando area. That area used to be cow pastures all around. Due to its proximity to the expressway and the airport it has relatively dense mixed use development surrounded by the suburbs and single family homes. I think it would be totally appropriate for Citrus Park to be a lake Nona type development. Not necessarily along Ehrlich road but where the mall is and across the street from it. Where Ehrlich and Gunn highway meet in the historic area that should be developed even more into a traditional town center. But where the mall is could be more akin to Lake Nona.

These Town centers should focus on placemaking. Something unique about them that differentiates them from other locations perhaps something that ties them into the community historically. Also the Town center should capitalize on any waterfronts if available or even create a waterfront area, I've seen that as well, for example Celebration. I'm a big fan of public fountains because I feel they are great gathering places and focal points. In fact I think there should be a large fountain across from the county center in the courthouse square. Another thing that I believe would work great in our area are buildings that include shopping arcades and breezeways. Many great historical examples in the town of Lake Wales as well as in Winter Haven. I mentioned about Disney when I was at the meeting. They have a lot of great urban planning elements. A place to see this is at Disney Springs. They have a lot of great lakefront vistas and fountains and other gathering places as well as great beautification.

I made a mention about our environment. I don't think I expressed what I was trying to say adequately. I just want to point out that agriculture uses though low in population density, still has and continues to damage the environment. I'm not against agriculture of course, however I think we need to recognize that it has tremendous environmental impacts very similar to environmental impacts that developments do. Stormwater runoff from streets if not done properly can affect our aquifer. However agricultural runoff I believe is the number one detriment to our water quality. Also I recall when we had a big freeze many many years ago the strawberry farmers over pumped out of our aquifer and caused sinkholes. Also and I know this is being addressed is how devastating leaky septic systems are to our water quality. The algae blooms are very much affected by septic systems are very popular in rural areas out of necessity. some research I found 90% of Hillsborough County was forested. First came

the loggers who devastated the forest. Later came phosphate miners who destroyed much of the land and are creating critical hazards with the gypsum stacks. The point of all this is that Urban development and agricultural development is something that needs to be managed very carefully. I think in most people's mind agriculture is fine and development is bad. I think that Urban development done carefully can be great. Since Hillsborough County is largely an urban County, we can expect more somewhat rural areas being developed and we have a chance to leave a lot of tree covered natural spaces. I know I'm being facetious, but people in rural Hillsboro who wanted to stay rural would probably do better living in the Big bend part of Florida. I don't think anyone's looking to move out there in large numbers.

One other thing I want to mention is that, I have a lot of concern about places that are left behind. Most of this relates to locations in the city of Tampa. Basically they have infrastructure, and the infrastructure is deteriorating. People with money leave for green or pastures and the left behind areas spiral downward into slums in some cases. Old trailer parks that are not keeping up with code enforcement become shanties. The area that I'm thinking of especially is around Sulfur Springs and Lowry Park. I know there's areas in the county similar to this. But I don't know what we can do exactly to keep these areas from continuing to depreciate.

I'm sorry One other thing has to do with industrial areas. I'm very concerned with aesthetics. Driving through a lot of areas in Tampa can be downright depressing. I think that commercial businesses especially industrial have to be held to a higher standard of street view beautification. Along 50th and 56th Street, The heavy industrial areas have a wall facing those corridors. And there should be some level of beautification landscaping. The other sides of their property, who cares.

I don't know if it's possible but at the meeting they mentioned about meeting for coffee or having a meeting at the office. I think that would be Great, I would love that.

By the way, please excuse any grammar errors a lot of this was used with talk to text.

Thank you so much
Jeff Oswald,

From: Melissa Nordbeck <missynord@yahoo.com>

Sent: Thursday, February 1, 2024 11:38 AM

To: Comm. Bryce Bowden <bowdenb@plancom.org>; Comm. Matthew Buzza <buzzam@plancom.org>; Comm. Giovanni Cardenas <CardenasG@plancom.org>; Comm. Steve Cona <conas@plancom.org>; Comm. Steven Fernandez <fernandezs@plancom.org>; Comm. Nigel M. Joseph <josephn@plancom.org>; Comm. Karen Kress <kressk@plancom.org>; Comm. Jess Louk <loukj@plancom.org>; Comm. Hemant Saria <SariaH@plancom.org>; Comm. Alissa Sieben <SiebenA@plancom.org>; Comm. Michelle Orton <OrtonM@plancom.org>; Comm. Tony Rodriguez <RodriguezT@plancom.org>

Subject: Re: FLUE Goal 1: Growth Management

Good morning

Attached are my comments for FLUE Goal 3

I apologize to Commissioner Joseph that none of my comments are about EDGE. It is not because I don't care about it; I am just not familiar with this policy. It's all I can do to try to keep up with land development; a topic I knew nothing about until 2 years ago.

Your comments were clear and passionate. Even though I did not speak to it in my comments, I want you to know I heard you.

On Tuesday, January 30, 2024 at 04:58:09 PM EST, Melissa Nordbeck <missynord@yahoo.com> wrote:

Good afternoon

Attached are my comments on FLUE Goal 2.

Again, I understand you have already voted, but want you to read my comments as I did not attend on January 22.

On Monday, January 29, 2024 at 03:50:53 PM EST, Melissa Nordbeck <missynord@yahoo.com> wrote:

Good afternoon

I attended the January 22, 2024 public hearing virtually to hear public comment and to watch the vote. I would have attended in person, however, my comments were extensive and I don't think they would've been well received at such a late hour.

I understand the need for a public hearing outside of normal business hours but I do not understand why all 8 goals, almost all close to or over 100 pages, were placed on the agenda in one night. That's 1000 pages of language to discuss in just a few hours.

I am not aware of any other public hearing or workshop on this topic that allowed public comment directly to all planning commissioners with all proposed language to be voted on available in its entirety. I participated in surveys and logged on to public workshops, but all of that feedback was very generic and covered broad concepts like more walkability and open space. Of course we all want that. I never participated in anything that was as specific as the actual language in the final drafts and feel blind sided.

With that in mind, I am forwarding to you all my comments regarding these proposed changes one goal at a time. I understand you have already voted. I just want you to hear from a very concerned citizen.

Objective 17: Neighborhood & Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Please define “residential support uses” and “public facilities”

Objective 18: Community Planning Hillsborough County is comprised of many diverse communities and neighborhoods, each with its own unique identity. While the comprehensive plan is effective in providing an overall growth management strategy for development within the entire County, it does not have detailed planning strategies for individual communities. The County shall develop strategies that ensure the longrange viability of its communities through a community and special area studies planning effort.

Please define “special areas”

EXISTING LANGUAGE

FLUE 12.1.6

3.1.6 In order to facilitate community understanding of issues, encourage early neighborhood-based input regarding rezoning's which require public hearing.

NEW LANGUAGE

3.1.6 Encourage early neighborhood-based input regarding rezoning's which require public hearing to facilitate community understanding of issues.

This is exactly where public notice requirements should be outlined. “Early neighborhood input” ; make the re-zoning application required public notice mailed to neighbors and text alert. You can already sign up for text alerts on the rezonings, but only when the hearing has been scheduled. “Early” is the first step, the application. This will also allow BOCC to know what is happening in their district before a year of back and forth with Development Services and other county departments and the project has traveled well down the development path with several approvals, design exceptions and all the other associated behind the scenes meetings (weekly DRC for example) that back the BOCC into a corner because the developer now has a reliance argument because of all of the approvals their project has received before anyone else knows what is happening.

AND EVERY APPLICATION should be public notice, not just rezonings. That way a 32 year old site plan can't just pop up one day and when you call the county for information they tell you they gave public notice in 1991 so they don't have to do it now (sound familiar). Total arrogance and complete disregard for “protect” and “safeguard” existing neighborhoods, language that appears in this Goal and flies in the face of the county's very lax rules on public notice requirements.

Did you know not one step in the development process requires public notice? Not the pre-submittal meeting (no public records available for that per Adam Gormly), the application, the preliminary plat, the construction approval, the notice of commencement, permits, NOTHING. No letters, no sign. The final plat is only considered public notice because it appears on the BOCC Consent agenda. Any changes or resubs or “administrative approval” of changes purposely to avoid a PRS (as testified in deposition by Dennis Kline) are also not publicly noticed. Even if a citizen was able to keep up with all of this, if the

developer gets a “administrative approval” for a change, that’s a nasty surprise for someone that is doing their best to stay informed.

And don’t let Development Services tell you administrative approval are minor issues. Here is a list of the administrative approvals for The Patterson Project (Taylor Morrison):

Added an AR parcel with an additional entrance to the original site. This should be a major modification requiring public notice.

Approved a 7,680 linear feet (that’s over a mile folks) gas line into this AR parcel, another major modification.

Approved the preliminary plat (no public notice) which added an amenity center, a dock into Buck Lake and a boardwalk through the wetlands of this AR parcel, completely changing the development and the impact on the wetlands and quite an example of a “nasty surprise” for neighbors.

Added a second lift station that abuts these wetlands.

Added guardhouses at entrances and mail buildings with restrooms at the rear entrance of the development (McGlamery Rd) that is a narrow country road that doesn’t even have stripping. The developer claims as this is not the main entrance it shouldn’t be a problem. I’m pretty sure the people living in these 194 homes, as well as delivery vehicles, are going to use that entrance daily to get their mail.

Engineer requested “wiggle room” for the sizing of interior lots. Plat confirms the new internal lot lines are not the same as the original PD.

Variances for reduced set backs

When more requests for administrative approvals came in, the new spin became “if there is no formal definition in the PD, that means “intent” is ok, right”? That is from an actual email.

So obviously, not only is “early neighborhood input” important, but every step in the process is equally important:

Application

Preliminary Plat

Construction Approval

Final Plat

Notice of Commencement

And ANY changes. If the plans change, how can you justify not notifying residents?

If you are serious about “protect” and “safeguard” and “early neighborhood input” a good start is required public notice so residents can get involved and have a voice. Then maybe the public hearings could actually be productive instead of a bunch of pissed off neighbors.

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subject to public records inspection.

-----Original Message-----

From: Michael Lamarca <m.lamarca@icloud.com>

Sent: Sunday, February 18, 2024 3:09 PM

To: Sharon Snyder <snyders@plancom.org>

Cc: wostalj@hillsboroughcounty.org; myersg@hcflgov.net; owensM@hcflgov.net; Kemp, Pat <kempp@hillsboroughcounty.org>

Subject: De facto expansion of the USA

Planning Commission,

This draft plan to allow county water and sewer into RP2 and WVR2 is just an excuse to expand the USA, without admitting it is an expansion of the USA. We already know that PDs don't bring in the tax revenue to pay for themselves, as if they did, the county would be flush with money, and wouldn't be crying broke every time they turn around.

Let's look at infill and upfill, in the current USA, before we talk about more sprawl, especially in the RP2 and WVR2 zoning areas.

Please stop the low value and return building. As planners, plan for sustainability, not for Ponzi scheme building. Please do not move this current plan forward. It is a disservice to the residents of Hillsborough, and especially the residents in Balm, Lithia, and Wimauma, who will be negatively impacted by this decision.

These expansions are part of the reason our transportation system isn't working. The PDs in WVR2 and RP2 (the way both are written) don't add enough value to the property tax revenue, and since the developers always get a pass on having to build to the TTM, the county is stuck being substandard on transportation, and people are dying. 19th Ave not connecting to West Lake is a perfect example of that. We will see even more, as the building continues in the newly approved Berry Bay on Saffold/579 (wvr2), and in Balm at Balm-Wimauma Rd/672 (rp2).

Thanks,
Mike Lamarca

Sent from my iPhone

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