

Project Advisory Team Meetings #4 & #5 Summaries

November 15, 2023 – In-Person, 26th Floor of the County Center (601 E Kennedy Blvd, Tampa)

November 16, 2023 – Virtual (Zoom)

The overall Future Land Use (FLU) Section update Project Advisory Team Meetings began in May 2023 and the November 2023 meetings provided staff the opportunity to come back to the community with proposed language and policy changes for their feedback before public hearings in early 2024.

The meetings began with a short presentation about proposed changes in the Comprehensive Plan regarding water, wastewater, and septic. These changes include conditions for extending water and wastewater into rural areas and mitigating the environmental impacts of septic tank clustering. This is an existing separate Comprehensive Plan Amendment for Unincorporated County, HC/CPA 23-18. More information can be found on the Plan Hillsborough website. [Planning Commission Plan Amendment Site - HCCPA 23-18 Rural Area Utilities Policies - All Documents \(sharepoint.com\)](#)

The presentation continued with an introduction to the Comprehensive Plan and the update process for the Future Land Use Section. The presenter shared projections for growth in Unincorporated Hillsborough County, including 350,000 new residents and 107,000 new jobs by 2045, and discussed a few important differences between Future Land Use and Zoning. The existing adopted Urban Service Area (USA) was introduced and discussed to give attendees some context about the areas that are affected by this update. The presenter finished the introduction by showing maps of land inside the USA that is available for development or redevelopment. The goal of this update is to figure out a vision for how the County grows and develops through 2045.

Next, the presenter reviewed results from the public survey. Survey respondents indicated their priorities, which included preservation of rural/environmental areas, maintaining and updating current infrastructure, creating more transportation choices, and improving safety for cyclists and pedestrians. Previous outreach activities were also reviewed, including virtual and in-person public meetings and Project Advisory Team meetings.

The presentation then moved to 8 goals addressed by the Future Land Use update. More information on these goals can be found at planhillsborough.org/hclanduse.

1. Goal 1 - Growth Management: Staff proposes to create proactive policies for expanding the Urban Service Area rather than the reactive, applicant driven policies that exist currently
2. Goal 2 - Growth Management: The second growth management goal will introduce a new Centers and Connections concept. This goal will also streamline existing language and add a new future land use categories table to make it easier to figure out the maximum density, intensity and uses allowed under each category.
3. Goal 3 - Community Context: Staff proposes to combine the compatibility and community planning sections, update the Economically Disadvantaged Group Element policies and make minor revisions to the cultural and historic preservation policies.

4. Goal 4 - Development: This goal will clarify existing mixed-use and land use suitability language and update the Transit oriented Development, Commercial Locational Criteria and Airports/Ports sections.
5. Goal 5 - Agriculture: This goal proposes minor changes to reflect current programs.
6. Goal 6 - Build Environment: The existing Community Design Component is proposed to move into the main body under goal 6 with policies related to a wide variety of topics including urban, suburban and rural design, transportation and landscaping. Language is proposed to be clarified and simplified and the removal of duplicate policies.
7. Goal 7 - Balance with Natural Resources: Minor revisions are proposed to reflect current programs.
8. Goal 8 - Economic Development: Minor revisions are proposed to reflect current programs.

The presentation concluded with an overview of next steps in the Future Land Use update process, including any future public meetings or Project Advisory Team meetings. Attendees were encouraged to continue to be involved in the process and to help spread the word of future public engagement activities.

Following the presentation, attendees shared their comments with Planning Commission staff. A summary of comments from the November 15th, 2023, meeting and the responses of Planning Commission (PC) staff are as follows:

- Why are redevelopable parcels identified in the Costal High Hazard Areas (CHHA)?
 - Response: Density bonuses are prohibited in the CHHA, but development can still occur based on existing land use and zoning codes.
- A need to minimize the impacts to the environment from agricultural runoff and phosphate mining.
- How does SB 250 impact future land use update and what is its expiration date?
 - Response: Senate Bill 250 had a provision outlawing any updates to the Comprehensive Plan that were more “restrictive or burdensome” on development if any portion of a County was within 100 miles of previous Hurricanes Ivan or Nicole landfall. A small portion of Hillsborough County was within the 100 mile radius and thus the Future Land Use Section update was subject to the provisions. In the summer of 2023, the bill was updated. The governor signed an exception into law, excluding Hillsborough from SB 250 limitations. However, due to the previous public outreach for the Future Land Use Section, all proposed changes were based on the SB 250 development limitations.
 - It is important to note that Planning Commission staff intend for the Future Land Use Section to be a living document that is updated regularly.
- Urban sidewalks are not being maintained, especially for children walking to school. This should be addressed before new expansion areas are considered.
- Prime growth areas of Carrollwood, Citrus Park, Fletcher and Dale Mabry, how do we coordinate their expansion?
 - Response: The Centers and Connections density and intensity bonus targets many of these geographies with the goal of incentivizing redevelopment in these areas.
- Did Midtown Tampa have to do the same outreach done for Community Plan updates?

- Response: That development is in the City of Tampa and had to go through a rezoning process; there are established procedures for outreach and hearings for rezonings.
- Can we look at defining or changing the wording “adversely” for 6.1 of goal 1?
 - Response: Open to suggestions on language.
- Can you define “congregate living facilities” and its intention on development?
 - Response: Currently intended to include assisted living facilities, live care treatment facilities or community residential homes.
- Map request on the current zoning and the Centers of Connection overlayed with Residential-35 and other FLU categories.
- The University area on Fletcher Avenue and Dale Mabry Highway is very dense but the Centers of Connection seem to have been removed.
- The Centers and Connections concept is being coordinated with Hillsborough Greenways and Paths and open for public comment.
- Can we look into clarification of which residential density categories and future land use can be blended, while maintaining compatibility with adjacent parcels?
 - Response: Will explore control language to maintain compatibility.
- Request staff look into placing limitations on the Flex Provision.
- Development Services offering more virtual meetings, and in-person meetings are available on request.
- Explain the purpose of the January 22, 2024, Planning Commission meeting.
 - Staff explained that this was a Public Hearing, and the Planning Commission would be making a recommendation on the Future Land Use Update that then would be considered by the BOCC.
- Ability of Planning Commission to ask for changes in draft language at the January 22nd hearing.
- Agenda packets for the Board of County Commission hearings published typically a week to 10 days prior to the hearing.
- Redevelopment concerns over increased density and unwanted new mobile home parks.
- Suggested to refine development language to tighten planning for growth concurrent with infrastructure.
 - Staff comment: Comprehensive Plan should be a living document, used every day by county planners and updated regularly to address issues.
- Future and improved infrastructure to be planned to work alongside utilities and public services.

A summary of comments from the virtual November 16, 2023, meeting and the responses of Planning Commission (PC) staff are as follows:

- Stress importance of USF forest preserve and protection from development.
- Question about acreage available for redevelopment and how it is defined/determined.
 - Explanation and documentation are available on the project website. [Unincorporated Hillsborough County Future Land Use Update - Plan Hillsborough](#)
- Clarification of Urban Service Area vs. Unincorporated areas terminology was given (specifically, airport, port, Fowler Avenue, etc.).
- Staff described the request by the BOCC for a report on Expansion of the Urban Service area; will come back to the BOCC in March.

- The Urban Service Area and expansion decisions public versus privately initiated amendments was explained and addressed; this is under Goal 1.
- How long will the whole process of moving the Urban Service Line take?
 - Response: That depends on the geography and infrastructure already in place. Additional information on any expansion of the Urban Service Area can be found under proposed Goal 1 of the Future Land Use Section update.
- The risk of not expanding residentially zoned Urban Service Area and loss of property tax revenue and impact fees mentioned by stakeholders.
- The importance of historic preservation as well as shade trees needing to be protected.
- Accommodations to plan for expansion of the Urban Service Area for future single-family developments.
- Zoning should be gradual and complimentary to surrounding developments.
- We need to increase density allowances in all areas of the county.