

## **November Public Meetings # 6 & 7 Summary**

*November 2, 2023 – In-Person at the Gardenville Recreation Center, Gibsonton*

*November 6, 2023 – Virtual (Zoom)*

The overall Future Land Use (FLU) Section update community engagement began in April 2023 and the November 2023 community 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 May 2023 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) boundary 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 left 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 meetings were also reviewed, including virtual and in-person public meetings and the Project Advisory Team meetings.

The presentation then moved to the 8 goals proposed for the Future Land Use Section update. More information on these goals can be found at [planhillsborough.org/hclanduse](https://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 Section update process, including future public hearings, meetings and 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 2nd, 2023, meeting as follows: Infrastructure should be in place before new development is allowed to start construction.

- Roads are too congested, and this results in EMS and first responders not arriving in time.
- Consider conducting public outreach with the environmental preservation community and organizations.
- Work to maintain the character of rural areas as many rural areas don't feel rural anymore.
- More jobs are needed in south Hillsborough County and other areas currently outside the urban core.
- How do I investigate if a property is available for development?
  - Response: Please contact the Hillsborough County Development Services Department. Their staff can tell you the status of properties and direct you to the correct personnel to move through the process.

A summary of comments from the November 6th, 2023, meeting are as follows.

- Does the plan provide incentives to discourage growth in rural areas and encourage growth inside the USA?
  - Response: The proposed new Centers and Connections concept will incentivize growth inside the USA, increasing infill and disincentivizing sprawl. Planning Commission staff conduct consistency reviews to determine any impacts of FLU designation changes and make recommendations to the Board of County Commissioners, who make the final decision.
- With more remote work, can we explore using unused office space for other purposes?
  - Response: The Comprehensive Plan does provide in certain locations flexibility in the uses allowed in a certain land use category; we would need to look at a specific property to determine if that could be allowed. Specific re-purposing of building space would also need to comply with the zoning and land development code.
- Does the plan consider preservation of local green spaces or only officially designated areas?

- Response: The Comprehensive Plan does include requirements for open space and maintenance of environmentally sensitive areas (such as wetlands and wildlife habitat). The County and the Land Development Code also have regulations and programs that support that as well.
- How do we address water supply and sinkholes with the growing population?
  - Response: Unincorporated Hillsborough County is a member of Tampa Bay Water, the regional wholesale water supply development agency. Tampa Bay Water works to ensure water projects that meet the region's water needs in the long term are developed. Southwest Florida Water Management District (SWFWMD) is responsible for permitting water development projects and ensuring water is available for people and the environment over the long term. SWFWMD has determined that there is enough water available from the environment to meet the region's environmental and household needs over the long term. Conservation is also an important tool. The SWFWMD and County Water Department have programs for water conservation.
- How does this update affect existing projects.
  - Response: This update will not affect existing projects. Any changes would be applied prospectively to new projects.
- How does the Live Local Act affect this project?
  - Response: County lawyers are still working on this to determine how our processes and plans are affected.
- How do we hear from all stakeholders who would be affected by mixed-use development?
  - Response: The rezoning process is run by the County's Department of Development Services which has a standard public noticing process. The Planning Commission is one of the agency reviewers in any rezoning case, including those with mixed development.
    - For further public noticing information: [Look Up a Zoning Case | Hillsborough County, FL \(hcfl.gov\)](http://www.hcfl.gov/look-up-a-zoning-case)
  - The Comprehensive Plan Amendment process is run by the Planning Commission and
- Is the difficulty in getting homeowners insurance influencing the decision to move toward more multifamily housing?
  - Response: We are monitoring the Florida legislature's actions to bolster the home insurance market.
- Does this plan affect cities in Hillsborough County?
  - Response: The cities are not under the jurisdiction of this plan. Each incorporated city or municipality has their own comprehensive plan.
- Is there any language in the Comprehensive Plan that talks about transportation infrastructure?
  - The Comprehensive Plan has a Mobility Section with broad language on the overall vision of mobility for all users in the County. In addition, there are other transportation plans in place as well; for example, the Transportation Planning Organization has Long Range Transportation Plans to address long range transportation projects needing state and federal funding.
- How do we handle the increase in population when we already lack affordable housing? Can the cities absorb this population increase?

- The current Comprehensive Plan does have an affordable housing density bonus. There are a number of other programs the County has to address affordable housing but the primary focus from the Comprehensive Plan is permitting and incentivizing housing in the right locations.
- Does this plan affect water bills or salt water intrusion?
  - These questions can be directed to [pwcustomerresolution@hcfl.gov.net](mailto:pwcustomerresolution@hcfl.gov.net)
- Does the county approve annexations?
  - The county can provide comment to the City but doesn't have the power to approve or deny annexations.
- Does the plan include sustainability regarding food, water, wastewater, energy production?
  - The OneWater Section deals with potable water and wastewater. The Environmental and Sustainability Section has policies related to sustainability and energy efficiency.
- How does this affect schools?
  - The interlocal agreement with Hillsborough County Schools was recently updated in 2023. The Planning Commission will be next updating the Public School Facilities Element to reflect the updates to the interlocal agreement.
- Are Public Advisory Team meetings open to the public?
  - Yes.
- How are evacuation and flood control affected?
  - We consult the Coastal High Hazard Area when reviewing new developments. There are a number of policies and regulations related to evacuation and floodplain mitigation.