



Plan Hillsborough

Valrico Community Plan

Open House

March 2 & 4, 2024

Mulrennan Middle School



Energy Industrial Park

- Plan Amendment process, HC/CPA 23-15
- Text Amendment
- April amendment cycle
- Applicant held meetings February 1st and 22nd



Energy Industrial Park

- Plan Amendment process, HC/CPA 24-06
- Text Amendment
- March 19 BOCC LU Mtg.
- Same process



Energy Industrial Park

Questions?

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During our last 30 minutes Access 2050 Presentation

Hillsborough County will **grow to over 2 million people** by 2050. How will we get around?

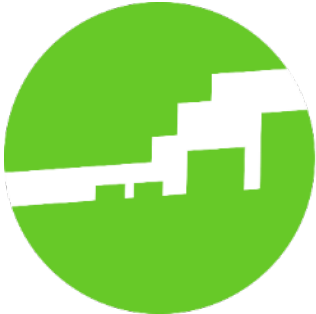
Everyone should have **access** to opportunities.

Tell us what **specific Hillsborough County transportation investments** are most important to you?



Welcome!

The Valrico Community



**Hillsborough County
City-County
Planning Commission**



**Hillsborough
County Florida**



What is the Planning Commission?



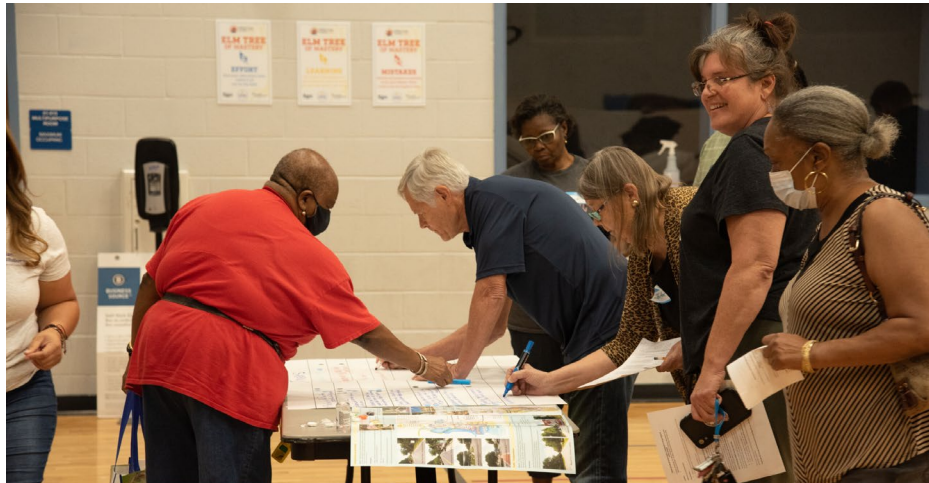
**Hillsborough County
City-County
Planning Commission**

- Established by state legislature in 1960's
- Independent, Multi-jurisdictional comprehensive planning agency led by board of appointed citizens
- Makes recommendations to the Board of County Commissioners
- Updates and maintains the County's Comprehensive Plan (which contains Community Plans)



What is a Community Plan?

- An extension or refinement of a Comprehensive Plan that provides specific policy to a defined area.
- Hillsborough County has 22 adopted plans established during the last twenty years.



Comprehensive Planning in Unincorporated Hillsborough County

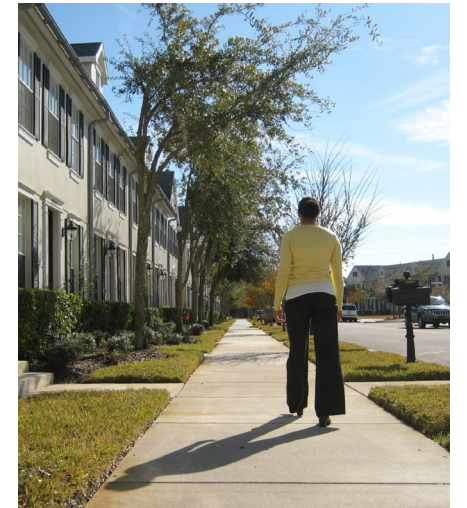


- Hillsborough County has created and maintained Community Plans for over 20 years
- 22 community plans, Valrico will be 23rd
- Ensures development is consistent with the goals the Community expresses through this process



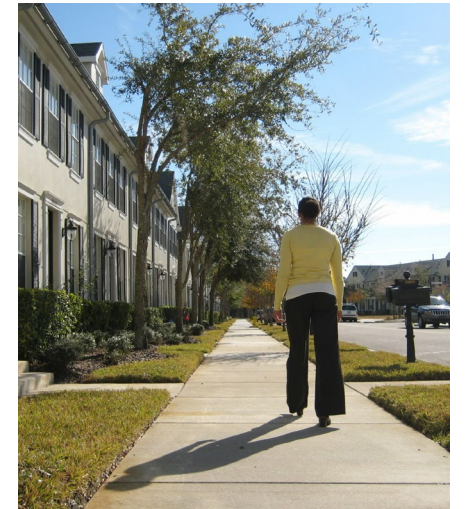
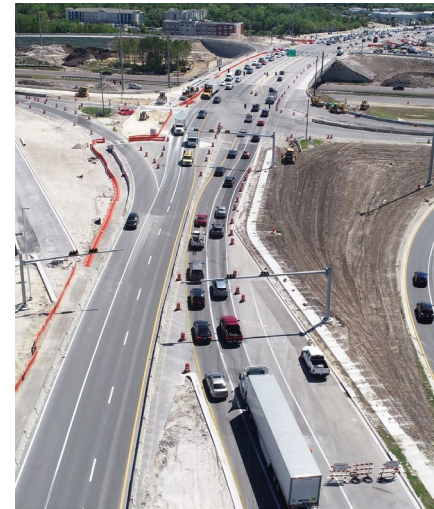
A Community Plan...

- Is a collaborative exercise
- Provides a communication channel for the community
- Gives you an advocacy tool
- Informs new development



A Community Plan does not...

- "Build" structures or specific businesses
- Affect your school district
- Change your address
- Change your zoning or the land development code



How to Get Involved



Online

- Check project website
- Participate in virtual meetings



Community-Wide Meetings

- Participate in a group activities
- Held occasionally



Office Hours

- Chat one-on-one with staff
- Held monthly in the community



Volunteer as a Plan Ambassador



Recap of Discussions

- 180+ participants in six community meetings
- 440+ survey responses
- 70+ activity worksheets
- 5 group activity maps
- 3 presentations to community groups/ neighborhood associations



Your Feedback

Surveys

Meeting
Discussions

Meeting Exercises

Maps



Parts of the Community Plan

Vision Statement

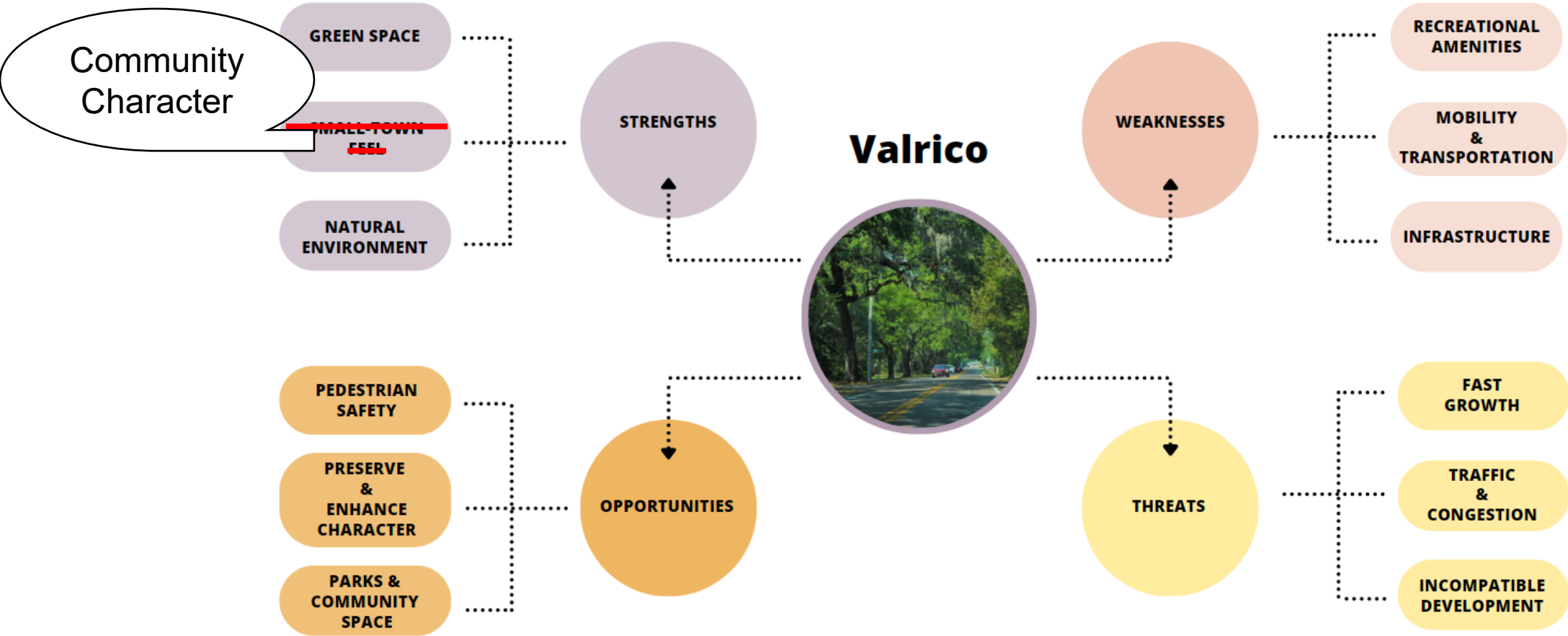
Community
Concept Map

Plan Goals

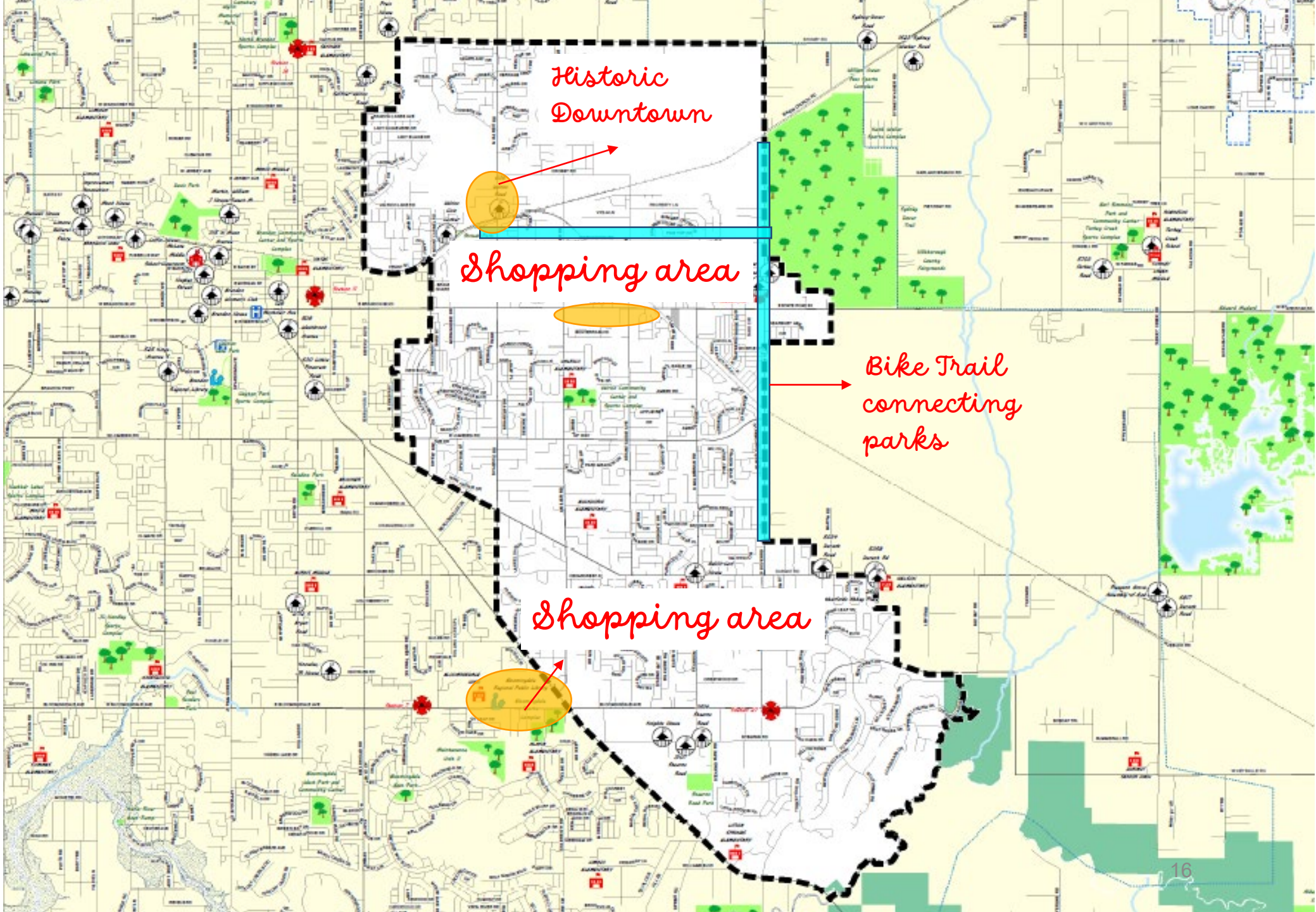
Plan Strategies

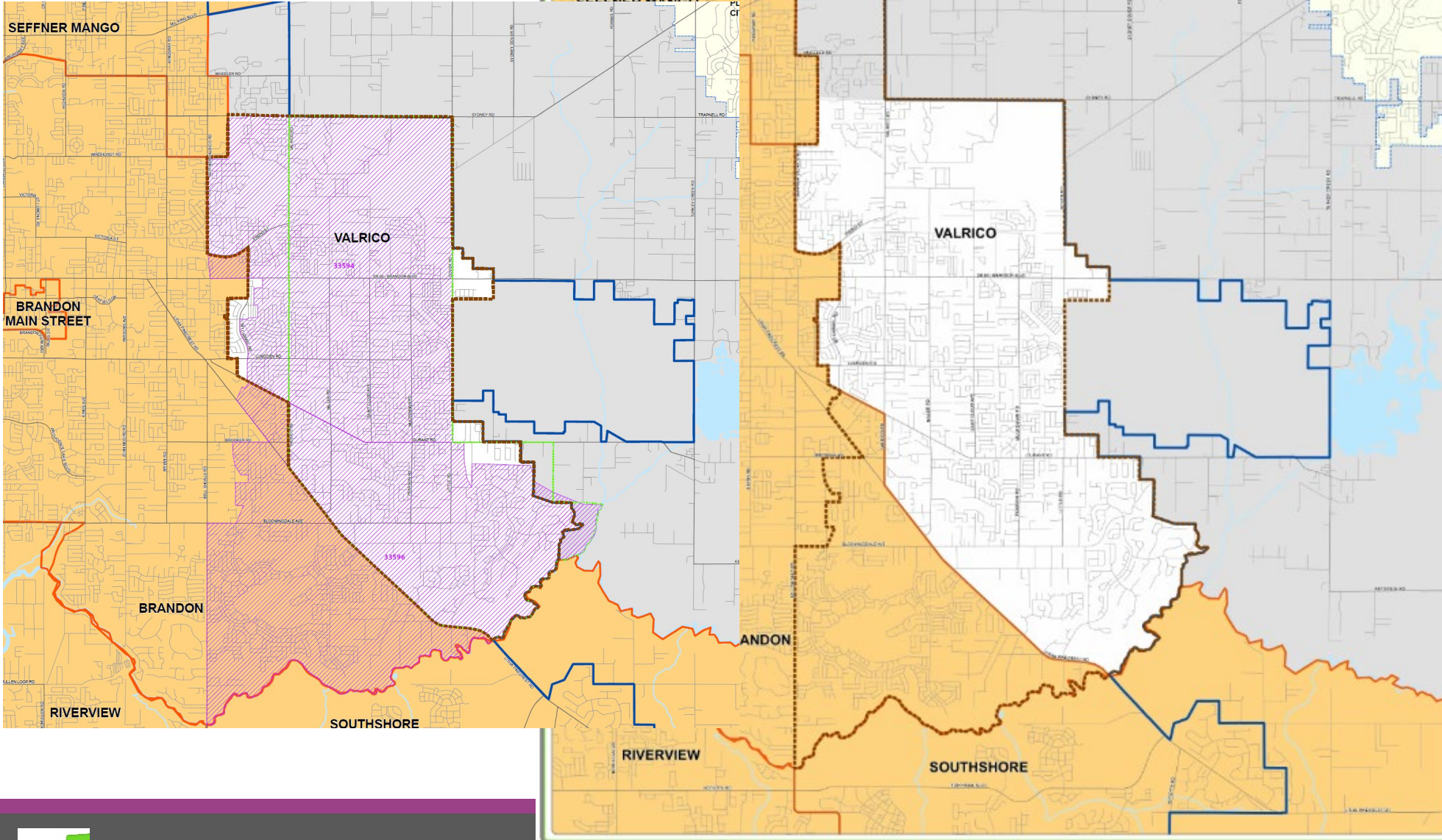


September Survey - SWOT



Concept Map Example





HILLSBOROUGH COUNTY, FLORIDA
VALRICO

LEGEND

- HILLSBOROUGH COUNTY VALRICO PLANNING AREA
- COMMUNITY PLAN BOUNDARY
- WATER
- MAJOR ROADS
- URBAN SERVICE AREA LINE

LOCATOR MAP AND REFERENCE INFORMATION

Scale: 0 0.3 0.6 1.2 2.4 Miles

April 2020
Scale 1:50,000

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Goals Derived from Topics – Ranked by Importance

Infrastructure	
Established Neighborhoods	
Family Environment	
Trees Provide Character	
Access to Household Needs	
Connectivity	
Safe and Quiet	
Green Space	
Schools	
Small-Town Feel	
Goal Topics	Strategy Topics

- “**Family Environment**” is an output achieved by multiple goals and can be combined with other topics
- “**Safe and Quiet**” is an output achieved by multiple goals and can be combined with other topics
- **Trees** and **Green Space** can be combined
- Resulting Goal Topics:
 1. **Infrastructure**
 - *Development should provide community benefits*
 2. **Established Neighborhoods**
 - *Development should be sensitive to existing form*
 3. **Community Character**
 - *Trees and green areas make Valrico distinct from surrounding areas*
 - *Parks*
 - *Identity and History*
 4. **Connectivity & Access**
 - *The Valrico Community’s shopping areas are centers of the community while their location provides easy access to other areas of Tampa Bay*



Draft Vision

Valrico, a community of neighborhoods, is united in the goals of this plan which seeks to preserve and enhance a suburban character amidst Hillsborough County's projected growth.

To maintain Valrico's community character, the Valrico Community Plan focuses on the area's built environment; the compatibility of new development; the protection and maintenance of natural, green, and public spaces; and connectivity to neighborhood resources.

As Valrico evolves, the community envisions pedestrian friendly connections between its established neighborhoods, schools, and parks & recreation opportunities; preserving a canopy of trees and open spaces that provide shade and greenery; and improvements to infrastructure that are balanced with growth to enhance mobility and safety.



Goal 1: Infrastructure

The community supports the timely provision and maintenance of public facilities and infrastructure for both existing and future populations.



Goal 2: Development

The community supports development that enhances the overall character of the area by: incorporating land use and design that is compatible with its neighborhoods; maximizing open space and tree preservation; and improving mobility, safety, and connectivity throughout the area.



Goal 3: Mobility

The community supports the maintenance and improvement of a transportation network that provides safe multimodal connectivity between neighborhoods and the community's focal points such as, commercial areas, schools, parks, and recreational opportunities.



Goal 4: Environment & Recreation

The community supports the preservation, conservation, and restoration of natural resources that include, but are not limited to, lands used for parks and recreation and preserves within and adjacent to Valrico.





Plan Hillsborough

What do you think?

Leave your comments on the poster boards throughout the room.



Next Steps

Draft Strategies for Each of the Four Goals

Office Hours
(Spring/Summer 2024)

Next Survey
(Spring/Summer 2024)

- Collecting more feedback, available for presentations
- First draft of the complete plan in Summer 2024



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