

## **AGENDA**

### **SOUTH SIDE COMMUNITY PLAN ADVISORY COMMITTEE MEETING #16**

**Location:** SouthShore Regional Service Center  
410 30<sup>th</sup> Street SE, Ruskin, Florida 33570

**Time:** 6:00 PM to 6:00 PM

**Date:** Tuesday, April 28, 2009

**Welcome/Introductions:**

**Big Picture Exercise**

**Plan for Future Growth**

**Economic Development - Brainstorm**

**Protect Environmental Areas - Brainstorm**

**Community Plan Name**

#### **Upcoming Meeting Schedule and Topics:**

May 12, 2009 2nd Tuesday	Advisory Committee Mtg. #17 - (Goals and Strategies) SouthShore Regional Service Center Presenter: Hillsborough County Schools, Lorraine Duffy
May 28, 2009 4th Thursday	Advisory Committee Mtg. #18 - (Goals and Strategies) SouthShore Regional Service Center Presenter: Southwest Florida Water Management District
June 9, 2009 2nd Tuesday	Advisory Committee Mtg. #19 - (Goals and Strategies) SouthShore Regional Service Center
June 23, 2009 4th Tuesday	Advisory Committee Mtg. #20 - (Final Draft Review) SouthShore Regional Service Center
July 7, 2009 2nd Tuesday	Advisory Committee Mtg. #21 - (Open House Prep) SouthShore Regional Service Center
July 28, 2009 4th Tuesday	Open House 2nd

**Adjourn**



## **Plan for Future Growth**

## Plan for Future Growth

*Planning for a future Southside Community that respects all stakeholders concerns, building upon current identified opportunities, which creates a clear vision of the direction of the Southside Community.*

- Roadways
  - Consideration for pedestrian connectivity (biking, equestrian, walking, etc.)
  - Ensure roadway interconnectivity
  - Managed, efficient and balanced interconnecting network
- Infrastructure and Public Services
  - Co-locate schools and other public facilities
  - Appropriately sized ~~Public-public~~ Water-water and Sewer-sewer, schools, parks, police and fire.
- Development Patterns
  - Preservation of open space and incorporation into new development as appropriate
  - Retain and preserve natural amenities
- Long Range Density Options
  - Allow for new development in character with existing Southside Community
  - Increase density, allow for alternative uses with appropriate design
  - Allow for reductions in conjunction with increased density in appropriate areas
- Commercial or Town Center Location
  - Walkable (village) or suburban style
  - Supportive residential uses
- Residential Infill and Redevelopment
  - Code enforcement
  - Cluster development (preserve more open space) where appropriate?
  - Large lot development (minimum 1 acre)?

Long term planning is critical for this area so as to avoid piecemeal, unplanned development which will result in the loss of the community's character. The community's character includes

- natural preservation and conservation areas,
- rivers, creeks, bayous and wetland systems,
- open vistas, E.g.:
- ...
- ...
- ...
- ...
- ...
- Cockroach Bay Aquatic Preserve (sea grass beds and natural fish hatchery area)
- Little Manatee River
- Little Manatee River State Recreation Area (Park)
- Heritage Park,
- Environmental Land Acquisition Protection Program (ELAPP) preservation areas
- Surface Water Improvement Management (SWIM) project areas (wading bird rockery)

This area of the County is a Rural Area based on the following:

- The area is outside the Urban Service Area which are generally the AR-1/5, A-1/10 and AM-1/20 plan categories (*Review of Expansions of the Urban Service Area subject to Policy 2.2 for Future Land Use Element*)
- The build-out, based on adopted population projections provides for adequate developable lands within the USA through the 2025 planning horizon
- Existing policies do not allow extension of water and sewer except under very limited conditions (the cost of providing services outside the USA would not be cost feasible)
- The Rural concept and associated compatibility policies

Any proposals not consistent with the adopted plan are viewed as being “long term” in nature, beyond the existing planning horizon of 2025 (possibly 50 to 100 years) and not resulting in near term development.

Thresholds that could serve as triggers, allowing consideration for an increase in density, include:

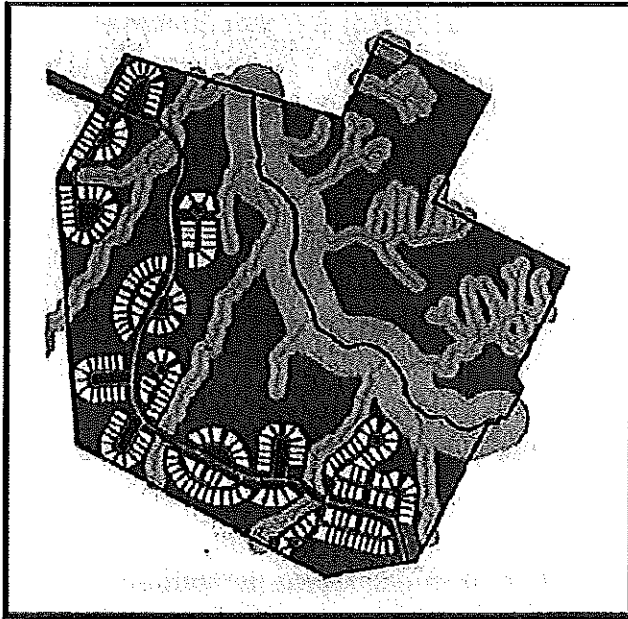
- Water/sewer capacity
- Change in the Urban Service Boundary
- Population growth
- ~~Available financing for improvements~~
- Transportation improvements (such as ~~Commuter~~ commuter Rail-rail ~~service, an integrated bus transit system, or the a community serving I-75~~ Connector connector Roadroad)
- Economic engines with significant job creation

To be a free-standing community that supports the full cost of all of the demanded services including:

- ~~Police and fire~~
- ~~Sewer/ Water and other utilities~~
- ~~Governance~~
- ~~Libraries~~
- ~~A portion of the transportation solutions~~
- ~~Schools~~
- ~~Jails~~

In all, the community has to be economically sustainable. Financing sources such as a CDD where the generated revenues from the community could be allocated to certain services, and/or a surcharge to help pay for the cost of utilities may be considered.

Development within Hillsborough County is regulated by the adopted Comprehensive Plan and land development regulations. The Planning Commission will hold a series of workshops to address the issue of the development of "free standing communities" that includes a countywide application. No definite date or dates have been set.



Protect and enhance environmental assets which are a major component of the character of the community; including preservation lands, shoreline areas, connected wetlands and water systems, and wildlife corridors for enjoyment of the community. This can be done by maintaining conservation areas, controlling access to these assets, appropriately regulating development around them and maintaining native flora and fauna in these areas.

Desirable development opportunities are typically along water fronts or adjacent to natural areas, therefore we encourage creative development designs, by implementing

- clustering regulation concepts where:
  - small lots (1/4 acre) back up on natural or open areas
  - no development along other significant portions of the natural areas (preserve sensitive areas in open space)
  - provision for open space (50% gross contiguous), trails, pedestrian connections, dedication of civic sites
  - interconnected appropriate roadway design
  - buffer and screen around development to reflect community character
- low impact
  - lower percentage of impervious cover,
  - integrated natural stormwater runoff management techniques,
  - and water reclamation and reuse
  - native plantings and landscaping treatments
- sustainable
  - Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) standards
  - full cost of infrastructure improvements
  - adequate residential, commercial and employment opportunities to meet the needs of residents

- adequate public services such as schools, police, fire and rescue, libraries to serve the needs of residents

## **Development Patterns**

### **Overall Community**

-Support and expand Hillsborough County's Greenways and Trails program within the Southside Community. Encourage a greenway trail connection to Manatee County.

-Encourage the development of a Blueway Trails system within Cockroach Bay and the Little Manatee River.

-Allow for the design of new communities that incorporate techniques to enhance overall energy efficiency.

-Southside Community encourages the introduction of transit service, especially serving identified activity centers. Express service is also desired connecting the Community to Regional Activity Centers.

-New roadways, including any proposed widening of an existing roadway, should reflect the concepts envisioned within the "Livable Roadway Guidelines" document.

-Encourage developments located at identified entry points to the Southside Community to include design elements, such as gateway features, reflective of the Southside Community.

-Roadways within new development should provide for a higher degree (ex: 75%) of interconnectivity. Any remaining cul-de-sacs should provide pedestrian connections to surrounding development (e.g.: adjacent roadway with sidewalk or public greenway)

-Provide support for the enhancement of agriculture uses and encourage new agriculture uses to be located within the Southside Community by looking at new and innovative ways to support the enhancement of agricultural uses within the Southside Community.



-Residential development should provide for trail connections to a public greenway, an adjacent planned clustered development (hamlet) and/or commercial town center.

-The Southside Community supports the co-location of municipal services (schools, fire, police, library, parks, etc) to maximize overall resources within appropriate areas. (*Community Plan should identify appropriate areas*).

-Encourage additional enforcement of existing, adopted Truck Routes.

-During the development review process, non-residential uses should include design elements that are reflective of the community's history while also building upon and enhancing Southside's rural character.

-Encourage the identification of preferred pedestrian access points to public lands. As development occurs, provide assurances that these access points remain open to the public.

#### **East of Interstate 75**

-Recognize and maintain existing rural development pattern east of Interstate 75.

-Large lot residential (1 acre or larger) is the preferable pattern for any new development in this area.

-New residential development should provide for varying lot sizes.

-Any new development should be respectful of and build upon the surrounding natural preservation areas, creeks, bayous, scenic vistas and/or public spaces by providing additional buffers (above current minimum code requirements).

-Commercial development should meet adopted locational criteria standards and be designed in a manner reflective of the Community's desired rural character (such as Sun City, Universal City).

#### **West of Interstate 75**

-Provide appropriate density transitions from surrounding larger lot development (mostly east of I-75), Cockroach Bay, Little Manatee River, creeks, wetlands, bayous, ELAPP and SWIM lands and any other conservation/preservation lands.

- New development should provide for the protection and enhancement of wildlife corridors.

- The clustering of residential units should be demonstrated in any proposed development west of Interstate 75, which would increase overall open space and allow for additional areas for the enhancement of wildlife and/or agricultural. The smallest lots should be placed at the center of the proposed development with larger lots and open space along periphery areas.

- Support the introduction of an additional north-south vehicular connection to Manatee County.

- New non-residential development and commercial development are encouraged to locate within identified activity centers. Waivers to locational criteria would not be supported in areas of the community identified as inappropriate for such uses.

- Encourage light industrial uses to utilize existing rail lines, which have the potential of reducing truck traffic.

- Support locating light industrial uses within appropriate areas of the Southside community. Staff note: Expansion of industrial lands within the Southside Community are currently limited to the Light Industrial-Planned Future Land Use category.

- When appropriate, provide additional opportunities within the US Highway 41 corridor for increased intensity and/or density within identified activity centers, in keeping with Southside's rural character and all other relevant Community Plan policies.

### **Long Range Density Options**

- Development should reflect the character of the South Side community.

*(Short Term)*

- Encourage development to provide lower densities-, at the coast, adjacent to Sundance, at interface of preservation and natural wetlands, waterways and Little Manatee River, higher along US 41 (step down/graduated densities at interfaces).

*(Long Term)*

- Development design parameters that includes lot patterns and layout and roadway connections.

(Short Term)

-Recognize historic developments of Sun City and Universal City.

(Short and Long Term)

-Increase potential for intensity along US 41.

(Long Term)

-Ensure roadway treatments along US 41 and US 301 that reflect existing and intended uses.

(Short and Long Term)

-Use I-75 as a dividing marker, recognizing similar development patterns east of and west of the interstate as sub areas.

(Short and Long Term)

-Should the development pattern west I-75 be considered as small lot (of 2 - 4). Some land owners would like the plan to reflect "that when this area develops" it should at similar density patterns.

(Short and Long Term)

Staff comment: What is small lot is that which is developed, but a large part is undeveloped at 1 unit to 5 acres under the Comprehensive Plan, not small lots. The small lot development was approved prior to the USA and before the current land plan categories were established. How can small lots be used in ways that might allow holding open the rural and environment character of the community. Development can potentially cluster now on lots as small as ½ acre under the plan today.

-Consider green building, clustering under TDR , new urbanism or Form Based Code principals.

(Short and Long Term)

-It was brought up that there were some comments that said "no density" change. Staff did not feel that meant that there was not an opportunity to include concerns of the larger 1/5 acre property owners of recognizing long term options based on agreed markers which indicated considered of higher density in the future.

(Short and Long Term)

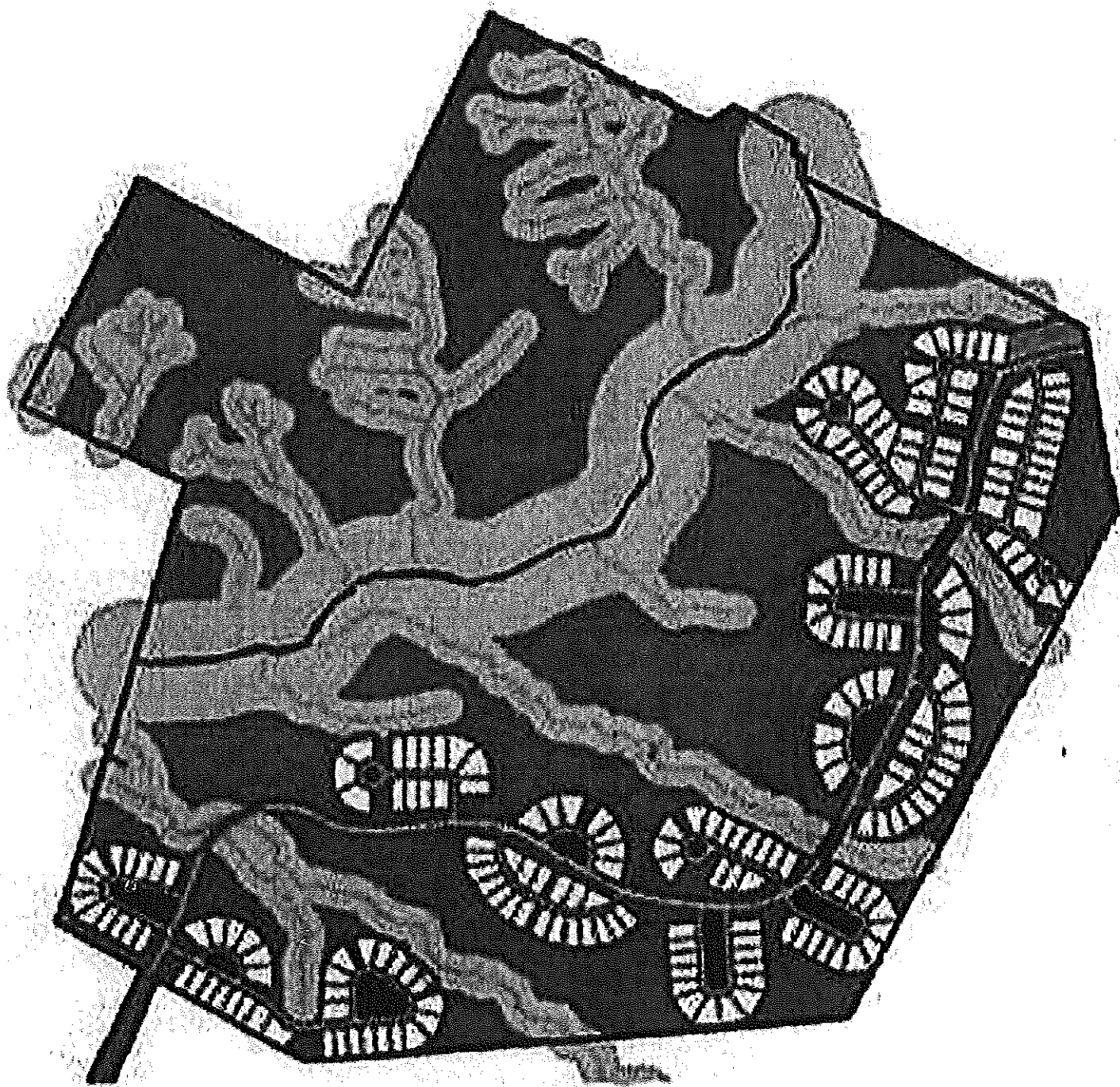
-Look at research business parks, which offer opportunities for clean high tech employment and higher residential components and complementary uses, as an alternative use. Identify appropriate location and intensity.

(Long Term)

**Policy 2.2:**

*In the review of expansions to the Urban Service Area, each proposal shall be examined to determine if the project meets all of the following:*

- *The expansion is adjacent and contiguous to the established Urban Service Area.*
- *The expansion would be an extension of an existing suburban/urban development pattern and/or has a functional relationship to development within the Urban Service Area.*
- *Expansion of the Urban Service Area would result in development that would be compatible with its surroundings.*
- *Public water and sewer service exists within ¼ mile of the site.*
- *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.*
- *Expansion of the urban service area would include full cost recovery to the County for the services needed by the new development.*
- *The expansion would not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the Plan*
- *Data is available to support the need for additional land within the Urban Service Area to provide for the projected population or economic development needs within the planning horizon of the Comprehensive Plan. The data methodology utilized shall be consistent with that used as the basis for the Comprehensive Plan.*
- *The expansion of the Urban Service Area would not conflict with any other goals, objectives or policies of the Comprehensive Plan and is consistent with the County's adopted build out plan or long term vision as outlined in Policy 11.2, if applicable.*
- *The expansions of 20 acres or greater shall include a mixed use development pattern that decreases the transportation impacts of the project; all other expansions should result in a mixed use development pattern when considered with the existing and/or planned land uses within ¼ mile of the project site.*





## Suburban Mixed Use-6 (SMU-6) xlii

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p><sup>xliii</sup>Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Projects utilizing this option must meet the requirements specified below.</p> <p><sup>xliii</sup>Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.</p> <p>Rezoning <sup>xliii</sup>shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.</p> <p>Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> <p>Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.</p> <p>Projects that are 40 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.</p>	<p>Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located.</p> <p>Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. Light industrial uses may achieve an FAR up to 0.50.<sup>xliii</sup></p> <p>Rezoning <sup>xliii</sup>shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.</p> <p>Neighborhood Commercial uses, that are free standing shall meet locational criteria. Neighborhood commercial uses that are part of a mixed use building and not free standing are not subject to the locational criteria. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.<sup>xliii</sup></p>	<p>The SMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.</p> <p>Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.</p> <p>The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.</p>

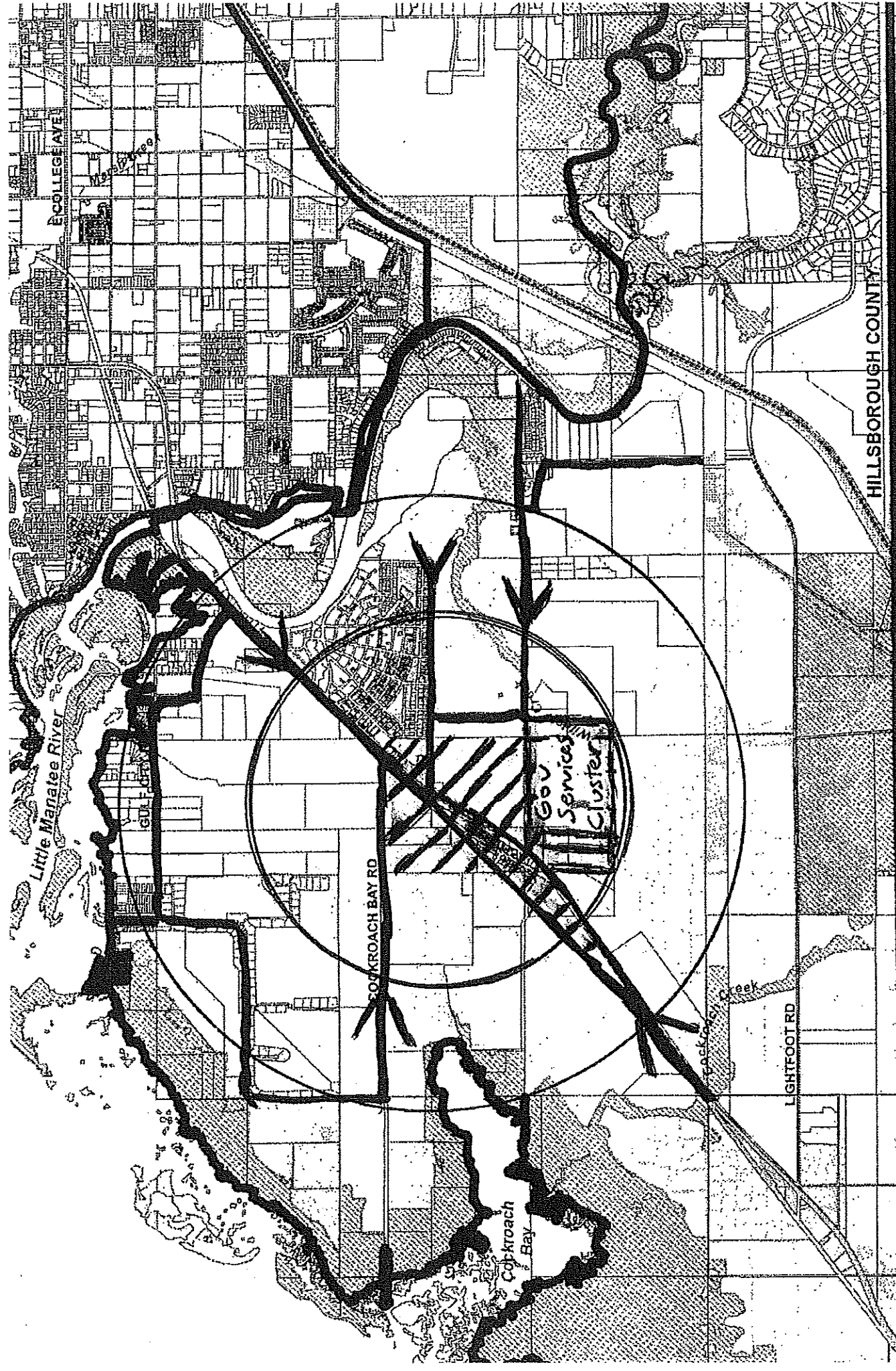





## Neighborhood Mixed Use-4 (3)(NMU-4(3))<sup>xxii</sup>

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<sup>xxiii</sup> Up to 4.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Some areas have been further limited in density to 3 dwelling units per acre and have been identified on the FLUM as such.	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.	Suburban scale neighborhood commercial limited to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. For free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located.	<sup>xxiv</sup> The NMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services, necessary to support these intensities and densities, are made available.
<sup>xxv</sup> Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.	Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.		Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.
Rezoning shall be approved through a site plan demonstrated through the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.	Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.	<sup>xxvi</sup> Office uses, research corporate park uses, multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following <sup>xxvii</sup> requirements.	The NMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a NMU project may be required to preserve up to fifty percent open space within the project.
Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.	Projects that are 40 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.	<sup>xxviii</sup> Rezoning shall be approved through a site plan demonstrated through internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.	
		Neighborhood Commercial uses, that are free standing, shall meet locational criteria. Neighborhood commercial uses that are part of a mixed use building and not free standing are not subject to the locational criteria. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.	





 Suggested Initial  
Commercial Node  
Serving Existing and  
"Near Term" Growth

Perhaps Augmented By  
Another One With Next  
"Longer Term" Phase of Growth  
Generating More Need



## Protect Environmental Areas

*The protection of the many unique natural features found within the South Side Community while also allowing for additional opportunities for public access (eco-tourism)*

Protect the unique natural features found within the South Side Community Plan boundary, while allowing for public access and ecotourism opportunities. Recognizing these as identified on the Community Concept Map:

- *provide public a access to ELAPP, SWIM and other conservation lands as appropriate*
- *and support the protection of stressed seagrass beds (due to boat prop dredging in shallow water)*

Protect and build on a the archeological, historical, environmental and ecological character of the Cockroach Bay Aquatic Preserve, Little Manatee River, Little Manatee River State Recreation Area, county parks, ELAPP and SWIM lands, bird rookeries, and fish nurseries and seagrass beds.

Recognize the importance of:

- *joint agency management of uplands, islands, and aquatic waters out to a 6 foot depth starting at the mouth of the Little Manatee River running south to the Manatee County*
- *and support the protection of stressed seagrass beds (due to boat prop dredging in shallow water)*
- *and support the protection of natural water flows and natural salinity levels of waterways for wildlife.*
- *low impact boat and canoe uses (i.e., electric motor, paddle and poling)*
- *Native peoples (Ucita tribe settlement of Uzita and shell midden mounds on islands and shores of Cockroach Bay and Little Manatee River )*
- *early Spanish exploration (Hernando de Soto, 1539, i.e., placement in Cockroach Bay Aquatic Preserve of De Soto Trail Kios.)*

Provide for economic growth and support ecologically based recreation and commercial fishing, and ecotourism opportunities (e.g., wildlife observation, photography, boating access to the Gulf of Mexico and Little Manatee River, canoeing/kayaking, hiking, charter fishing, hiking, bicycling, horse back riding, and camping.)

Add canoe/kayak (low-impact/no motor boating) launch ramps at County line road, on SWIM/ELAPP property on Tampa Bay north of Cockroach Bay Boat Ramp, at Heritage Park and others sites where feasible.

Add parking, and restrooms sites north of Cockroach Bay Road and east of the Cockroach Bay Boat Ramp.

Monitor to ensure that access to environmental and ecological resources are not over burdened in such a way to diminish the quality of life of community residents.

Ensure growth at the appropriate time compatible with existing development..

Maintain the way (quality) of life for residents.

Support Conservation Element Policy 13.14 which states that, "Hillsborough County shall protect the integrity of the Shoreline Wildlife Corridors and promote the understanding of the importance of these areas" by providing for the identification corridors at the time of development under the LDC. Shoreline Wildlife Corridor are defined as "Uplands areas, that function as wildlife corridors, along the shorelines of natural water bodies important to the function and health of natural systems and wildlife. Shoreline Wildlife Corridors shall be the same area encompassed by the applicable wetland buffer under the Comprehensive Plan."

All development will recognize and support the environment features identified on the Concept Map:

- Wildlife Corridors
- Natural Preservation Land
- Parks (Heritage Park, Little Manatee River State Recreation Area, etc.)

- ELAPP, SWIM (Rock Pond), and other Conservation Area
- Cockroach Bay Aquatic Preserve
- Little Manatee River and its identification as a Blueways Paddle Trail
- Extension of Greenway Trail
- Hillsborough County Comprehensive Bicycle Plan
  - On Road Bicycle Network– all roads on the MPO major road network, made up of arterials and collectors (Map 2-1 On-Road Facilities in 2006, projects under construction as of 2008)
  - Off Road Bicycle Facilities –
    - multi-use paved trails for hiking, bicycling, and in-line skating, in their own exclusive right-of-way (ROW) and often including trail heads; roadway crossings are minimized but where they occur require special intersection treatments
    - greenways (generally defined as linear open spaces having recreational or natural resource functions); and
    - paved sidepaths with a road ROW parallel to but separated from motorized traffic.
- **To protect forever character and quality of Little Manatee River \* (CC,PEA)**
- **It is for me – waterfront with access to Tampa Bay\* (CC,PEA)**
- **The Little Manatee River, bay area etc.**
- **Preservation of the river, bay and associated wetlands is essential**
- **Remove uncertainty of future land use – plan for cluster development to allow preservation of open space/trails\* (PEA,PFG)**
- **Growth is happening. Having a design for the community is very important. Keeping certain coastal region for/as natural habitat has been great\* (PEA,PFG)**
- **While the current “open feel” must suffer some as the area grows with all of Tampa Bay, the amount of environmental areas and access to the river can continue as they exist today\* (CC,PEA,PFG)**
- **Environment with our neighborhoods working together**
- **To understand that higher density zoning means communities can preserve more open space and reduce the impact on the environment\* (PEA,PFG)**
- **The enjoyment of watching nature, wildlife\* (CC,PEA)**
- **Because it is not crowded, not over-developed and the wild life needs a place to live and for humans to enjoy a rural lifestyle\* (CC,PEA)**
- **Virtually a blank book on which will be written a record of desirable communities and retention of natural amenities or possibly continuing decline as a place to live\* (PEA,PFG)**

- Southside with the river and central area has so much to offer. Keep part natural and then have all the amenities of a nice small town\* (PEA, PFG)
- I would like to see consideration given to higher density zoning with guidance to preserve open spaces and allow for town centers with consideration for pedestrian walking, biking trails\* (I,ED,PEA,PFG)
- Provide ecotourism and economic development opportunities\* (ED,PEA)
- Plan smart while protecting the environment and limiting sprawl\* (PEA,PFG)
- Continue protection of established environmental areas while allowing additional access
  - Trails, boardwalks, bikeways, equestrian
  - Eco-tourism
  - Wildlife corridors, wetlands, streams
  - Cockroach Bay, Manatee River
  - Reduction of residential density along coastal areas (where appropriate)
- Any new development should respect natural areas and integrate natural systems to serve as an amenity
  - Cluster development



Green Point

Gulf City: (original bay port of area)

Little Manatee River – South Heritage Hamlets : not specific to 'which' hamlets are here, but to refer to any by name, and not include any others...invites something short of war.

By using the line of the southern side of the Little Manatee River, there's no ambiguity. I believe I've correctly used the term 'hamlet'...and since everybody feels a sense of heritage about THEIR area of interest...

Little Manatee: (Little Manatee River) Why can we not incorporate "Little Manatee and include Gus's suggestion, Sundance, Sun City etc. all in one name. Think about it. The LMR goes through us, and the various sub communities are a part of us. Just a thought. Will go more in depth if you chose. Hope to hear from you soon. Is it ok if we bring a few snacks on Tuesday, some of us will be leaving work and will not have time to eat before hand.

Riverside

some other "sun": (derivative paying homage to Sun City and Sundance. The "shores" options reflect both the shores of Tampa Bay and the Little Manatee River as major area feature)

South Shores:

South Side: (already recognized as a Unincorporated Hillsborough County Planning Area for CIP data collection purposes, and data and map collection under current community planning process)

Southern Tier: (unique, very farther south location of a land mass)

Southland:

Sun Shores:

Sundance: (community)

Sunny Shores:

Sunnyside:

Uzita Community: (historical relationship with native past and early Spanish history, De Soto Trail)

