



Economic Potential Evaluation of the Future of Hillsborough County Comprehensive Plan

Summary Matrix

FINAL
9/7/2011



Economic Potential Summary Matrix

Background

The Hillsborough County City-County Planning Commission (Planning Commission) is currently in the process of evaluating the economic potential of the Future of Hillsborough County Comprehensive Plan. The Comprehensive Plan was originally developed from a public interest perspective and was driven by Florida's growth management legislation, which was regulatory in focus. Given recent changes to Chapter 163, F.S., the Planning Commission acknowledges the opportunity to address how the Comprehensive Plan can become an economic tool. Although economic prosperity is not central to its policy framework, some policies may support economic prosperity.

At the direction of the Planning Commission, its consultant has reviewed the Future of Hillsborough County Comprehensive Plan by element, identifying policies that are beneficial or may require revision or removal from the Comprehensive Plan. The attached matrix summarizes the consultant's review by element and includes the noteworthy goals, objectives and policies pertaining either directly or indirectly to economic prosperity.

Approach

The matrix format provides an organized system with which to review the Comprehensive Plan and includes the following columns to facilitate the evaluation of its economic potential:

Element Column

Provides the element within the Future of Hillsborough County Comprehensive Plan where the goal, objective or policy being reviewed is located.

Goal, Objective or Policy (GOP) No. Column

Provides the specific goal, objective or policy number being reviewed.

Policy Directive Column

Cites the policy language tied to the goal, objective or policy being reviewed.

Regulatory (Y/N) Column

If the policy is intrinsically regulatory or its directive would directly result in the creation of a regulation, a "Y" is assigned to this column. For example, "...setbacks are required to be 100 feet..." would be a regulatory policy. In contrast, if the policy is not regulatory or would not result in the creation of a regulation, an "N" is assigned to this column. For example, "...promote walkable neighborhoods..." would not be a regulatory policy.

Beneficial/No Change or Revise/Transfer Column

The consultant has indicated where certain policies may have a regulatory effect that could potentially influence economic prosperity for better or worse. If the policy is beneficial, an "x" is assigned to the "Beneficial/No Change" column. If the policy could be revised to better support economic prosperity, an "x" is assigned to the "Revise/Transfer" column. Some directives may be more appropriately addressed in the Land Development Regulations (LDRs) or other implementation tools and are thus indicated for possible transfer. Policies recommended for transfer should only be transferred when

corresponding LDRs are in place. Consideration should be given to an expedited mechanism in which the Comprehensive Plan self-amends once an ordinance is passed for the respective LDR transfer.

Justification Column

Provides the reason for assigning an “x” to either the “Beneficial/No Change” or “Revise/Transfer” column. Some policies are noted as, “concurrency related,” which indicates that the policy has a specific level of service tied to it that may require further consideration by Planning Commission staff. A “concurrency related” note does not suggest that the policy is any less supportive of economic prosperity, but merely that any changes to it will have an impact on concurrency measures.

Complementary Development Activities Column

In the columns at far right, the consultant has noted where policies align with the overall spirit of complementary economic development activities. These include the following plans and reports:

- Tampa-Hillsborough Economic Development Corporation:
Locational Assessment/Recommended Strategic Plan for Economic Growth
- Tampa Bay Partnership: *Regional Business Plan*
- Tampa Bay Regional Planning Council:
Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region
- Hillsborough County: *Economic Stimulus Task Force Report*

Comments Column

The “Comments” columns provide additional detail regarding the nature of the policy and its relationship to complementary economic development activities. For example, if a policy is particularly supportive of maritime industry, and maritime industry was cited in one of the complementary economic development activities, then the “Comments” column will provide this detail.

As previously noted, policies supportive of economic prosperity can be direct or indirect, ranging from those focused on supporting a specific industry to those that foster quality of life. For example, policies that support quality of life, such as those promoting proximity to transit facilities or exceptional schools, may be factored into an industry’s capacity to attract a qualified talent base. Several of the complementary economic development activities cited quality of life issues, such as affordable housing, transit-oriented development (TOD), and “Smart Growth”, as well as the need to foster an integrated identity.

Evaluation Criteria

The following definition of economic prosperity was used during the evaluation of the Future of Hillsborough County Comprehensive Plan:

Economic prosperity is a key component of quality of life. The structure of the County’s economy influences the County’s physical development and determines the capacity to fund essential services. The 21st century economy requires flexibility. There have been dramatic changes in the structure of our economy in the last several decades, from a production-based economy to one increasingly based on creativity and innovation, and technology.

Economic prosperity ensures that the economy grows in ways that strengthen our industries, retains and creates higher paying jobs, increases average income, and stimulates economic investment in our communities. A strong economy creates the wealth that allows the community to support the public facilities, services, and quality of life they demand through a sound tax base.

Economic prosperity requires linkages between land use and employment. The capacity for the County's basic industrial, commercial, and service export industries is particularly important for bringing income to the County and building wealth for its residents. Retaining an adequate supply and mix of land uses appropriately located for future basic sector industries in proximity to affordable housing, shopping and recreation is essential to economic prosperity.

Strategies that support economic prosperity include the identification and redevelopment of underutilized land in existing urbanized areas. Critical to prosperity is the provision of infrastructure needed to support business development and a variety of employment and housing opportunities. Increasingly, businesses seek places that are attractive to employees, places where connections can happen, where productivity and creativity increase and where professional networks foster collaboration and innovation. Preserving regionally significant employment lands, using employment areas more efficiently, and creating more attractive places will require flexibility and intergovernmental coordination of policies within the comprehensive plans and economic development strategies of Hillsborough County, its cities and the greater Tampa Bay Region.

As such, the evaluation considered each policy's ability to:

- Stimulate economic investment
- Strengthen industries
- Encourage development of target industries
- Increase average income
- Support educational partners in developing training programs for high skilled jobs in targeted industries
- Retain and/or create higher paying jobs
- Create a community which offers a variety of lifestyle options (technology, housing, entertainment) that attracts and retains a highly skilled workforce and companies where creativity, networking, and collaboration can occur
- Maintain a quality education system
- Support local enterprise, entrepreneurship and business innovation stabilizing the tax base
- Link land use to employment
- Retain an adequate supply and mix of land uses
- Designate land uses that are appropriately located in proximity to affordable housing, shopping and recreation
- Identify and redevelopment of underutilized land in existing urban areas
- Allow for intergovernmental coordination of policies that are flexible and market sensitive

- Strengthen regional partnerships
- Encourage public/private partnerships to that will be a catalyst for economic activity
- Assist and strengthen local economic engines (Airport, Port of Tampa, the University of South Florida, etc.)
- Express the aspirations of the communities, but focus more on providing incentives and initiatives rather regulation
- Supply resilient and flexible infrastructure systems (water, sewer, power utility, and transportation) which can respond to manmade and natural disasters to allow for expedited recovery of economic activities

General Potential

The consultant's review identified over 300 policies that were generally related to economic prosperity. Of these, approximately 175 were considered regulatory (see Regulatory Y/N Column description, above) and approximately 30 were suggested for revision or transfer to a more appropriate document. Compatible with the definition of economic prosperity, more than 50 of these policies supported "Smart Growth" or Transportation Oriented Design (TOD) principles that could result in improved quality of life. In terms of complementary development activities, approximately half of these policies were consistent with two or more other activities taking place in Hillsborough County.

General Recommendations

Based on the review, the consultant has the following recommendations that are not policy-specific, but that could improve the overall effectiveness of the Comprehensive Plan with regard to economic prosperity:

- 1) Foster the political will required to shift the Comprehensive Plan's focus from reactive growth management to proactive economic prosperity by means of a standalone economic development/prosperity element that consolidates relevant new or existing goals, objectives and policies, and associated definitions and criteria, related to the County's economy. This element should be vetted through appropriate stakeholders, both public and private.
- 2) Recognize the security/defense industry and the impact of the military on the County's economy through housing, transportation and other means. Although the military presence is cited in complementary economic development activities; it is not clearly conveyed in the Comprehensive Plan. In contrast, university and medical partners are represented.
- 3) Foster entrepreneurship by encouraging live-work units that can support home-based businesses and/or by providing opportunities for small business start-ups such as dedicated business parks or coordination with universities regarding small business incubators.
- 4) While there are a host of goals, objectives and policies in the plan that may be consistent with and enhance the strategies of parallel public and private efforts promoting economic development and prosperity, the "partnership" role the HCCCPC and the various County Departments is unclear. Suggest creating a separate plan element or expanding the objectives and policies of the Intergovernmental Coordination Element to more clearly articulate the

supportive/partnership role of the HCCPC and Hillsborough County government in advancing complimentary economic development activities (e.g. recommendations of the Economic Stimulus Task Force, TBP Regional Business Plan, EDC Locational Assessment/Strategic Plan, Chamber of Commerce, Tampa Bay Partnership, etc.).

- 5) Distinguish between policy language and regulatory language, in that some policies included in elements such as Future Land Use and the Community Design Component could be transferred to the Land Development Regulations (LDRs) without detracting from the associated Goals and Objectives. The “heavy” regulatory language of the Comprehensive Plan, resulting in large part from compliance with Chapter 163, F.S. and Rule 9J-5, F.A.C., may be perceived as less supportive of economic prosperity as it overshadows the Plan’s positive emphasis on quality of life issues such as good design, affordable housing, and live-work-play proximity. It is important to note that language appropriate for transfer should not be removed until corresponding language appears in LDRs. The timing of such transfers will be critical in maintaining the integrity of the overall planning framework; however, such effort will measurably enhance the utility of the document toward achieving economic prosperity.
- 6) Many of the plan policies require future actions by numerous County departments in an economic environment where fiscal resources are clearly unavailable in the short and long term. Consideration should be given to removing such policy commitments (many tied to specific completion dates due to historical DCA requirements) where the cost-benefit might not support retaining the policy.
- 7) As the Planning Commission and Hillsborough County examine the future role of Community Based Plans and the Livable Communities Element, attention should be given to how these tools might better facilitate economic prosperity.

Economic Potential Evaluation of the Future of Hillsborough County Comprehensive Plan

Economic Potential Summary Matrix											
Location			Economic Potential Evaluation				Consideration of Complementary Activities*				
Element	Goal, Objective, or Policy (GOP) No.	Policy Directive	Regulatory (Y/N)	(Check One)		Justification	(Check All Related)				Comments
				Beneficial/ No Change	Revise/ Transfer		EDC Locational Assessment/ Strategic Plan	TBP Regional Business Plan	Strategic Regional Policy Plan	Economic Stimulus Task Force Report	
Coastal Management	Policy 1.9	The County shall require that existing developments planned for expansion, modification or replacement in the coastal area provide or support stormwater treatment improvements within the affected drainage basin where treatment facilities are lacking. Where economically and environmentally feasible, the County shall require retrofitting of stormwater treatment facilities in urbanized coastal areas lacking such facilities.	Y	X		Infrastructure related; consider and/or support alternative mitigation techniques.					Supports maritime industry, environmental quality.
Coastal Management	Policy 2.4	The County shall continue to request the appropriate regulatory agencies to implement Policy 2.2 in cases where its implementation would be more stringent than enforcement of these agencies' regulations. [Policy 2.2 refers to hardening of shorelines]	N		X	Redundant oversight; recommend either adopting the more stringent policy or not reference, as ultimately the more stringent agency's ruling will prevail.					
Coastal Management	Policy 2.9	The County shall cooperate with the Tampa Port Authority (TPA) to restrict dredge and fill operations within the coastal area to activities that facilitate the continued use of existing channels, activities associated with appropriate water-dependent uses, water-related uses, and uses pursuant to the Port Master Plan, and activities that correct environmental problems. The County shall support and recommend the following TPA policy actions... Minimize the economic burden on the region's maritime industry objectives without compromising environmental and social objectives.	N	X			X	X	X	X	
Coastal Management	OBJECTIVE 6	Residential land uses within the coastal high hazard area shall be limited to those areas which are planned to accommodate such development through the provision of adequate public facilities and services. Such development must meet storm velocity standards and be provided with adequate hurricane evacuation capability.	Y		X	Regarding "adequate public facilities and services," limit to infrastructure related public facilities and services, such as water and sewer.			X		
Coastal Management	Policy 6.3	New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following: 1. Commercial or industrial development on more than five acres of land; and 2. Residential subdivision development requiring platting. For those developments within both the coastal high hazard area and the I-75 Corridor, the more restrictive requirements shall apply.	Y		X	In reference to item No. 1: Consider how PUD requirement could impact port-related and power generation facilities that require proximity to water, particularly with regard to expansion of existing port-related and power generation facilities.					
Coastal Management	Policy 6.5	The County shall require, through the subdivision regulations, that all new construction of utility lines in the coastal high hazard area be placed underground. This requirement shall be subject to all other restrictions in this section.	Y		X	Supports continuity of electric service after natural disaster; however, regulatory focus warrants consideration of transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Coastal Management	Policy 7.2	The County shall amend the Land Development Code to include guidelines and criteria for siting water-dependent and water-related land uses. Performance standards (e.g., shoreline treatment and appearance, scenic easements) shall be considered in the preparation of the Code amendment.	N	X							

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Coastal Management	Policy 7.3	Prior to the adoption of the guidelines and criteria required above, the following guidelines shall be applied in order to minimize any potential siting conflicts between water-dependent/water-related uses and those uses that are neither water-dependent nor related... 3. The proposed use shall not result in the reduction of economic growth or vitality of the surrounding area.	Y	X			X	X	X	X	Supports compatible uses/sustainability; maritime industry.
Coastal Management	Policy 7.4	Existing development inconsistent with the continued viability of water-related or water-dependent uses shall be eliminated as the opportunity arises. Conflicting uses shall not be redeveloped.	Y	X				X	X	X	Supports compatible uses/sustainability; maritime industry.
Coastal Management	Policy 8.5	The County, in cooperation with appropriate agencies, will maintain access to coastal facilities for all Hillsborough County residents regardless of physical, mental, or economic hardship.	N	X					X		
Coastal Management	Policy 9.6	The County shall research methods to provide incentives for property owners to preserve, protect, or sensitively reuse historic resources. Such methods may include density transfer bonuses, use of the Environmental Lands Acquisition and Protection Program, and variances from certain minimum requirements (i.e. setbacks, open space, etc.).	N	X					X	X	Provides Incentives for smart growth/sustainability.
Coastal Management	Policy 11.10	New development, and redevelopment, is required to demonstrate available shelter space and evacuation clearance time capacity and/or fully mitigate its impact on these standards, as determined by Hillsborough County.	Y	X					X		
Coastal Management	Policy 13.6	The County shall ensure that future development and redevelopment within the coastal high hazard area is consistent with coastal resource protection and will not increase clearance times along evacuation routes.	Y	X					X	X	Supports compatibility/sustainability.
Coastal Management	OBJECTIVE 14	Hillsborough County shall encourage development and redevelopment of the Port of Tampa, and infrastructure to serve the Port, in accordance with the Tampa Port Authority Master Plan and other applicable laws and regulations, shall encourage related maritime industries, and discourage the encroachment of incompatible land uses.	N	X			X	X	X		Supports maritime industry.
Conservation	Policy 1.14	The County shall request that the local Chambers of Commerce work to attract clean, non-smokestack industries in new industrial developments.	N	X			X		X	X	Supports sustainability/clean energy/green industry.
Conservation	Policy 2.5	Recognizing the design and character differences of rural, suburban and urban communities, Hillsborough County shall appropriately plan and foster economic growth and the development of community activity centers consistent with urban services boundary designations and the character of the community.	N	X			X		X	X	Supports allocation of lands for economic prosperity.
Conservation	Policy 3.5	Where economically feasible, the County shall provide improved domestic wastewater treatment service to developed areas where persistent water quality problems are clearly attributable to poorly functioning septic treatment systems.	Y	X			X		X		Infrastructure availability

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Conservation	Policy 3.8	The County shall require that existing developments planned for expansion, modification or replacement provide or support stormwater treatment improvements within the affected drainage basin where treatment facilities are lacking. Where economically and environmentally feasible, the County shall require retrofitting of stormwater treatment facilities in urbanized areas lacking such facilities.	Y	X		Infrastructure related; consider and/or support alternative mitigation techniques.	X		X		Infrastructure availability
Conservation	OBJECTIVE 4	The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method...	Y	X		UMAM mirrors requirements of State Law.			X		Same as State requirements.
Conservation	Policy 4.11	During the development review process, wetlands shall be designated as conservation or preservation on all development plans and plats. A minimum setback of 50 feet shall be required for wetlands designated as Preservation Areas and 30 feet for wetlands designated as Conservation Areas, or as determined by an adopted technical manual pursuant to policy 19.1	Y		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Conservation	Policy 6.4	Where present, existing natural areas on lake shorelines shall be retained in as natural a state as feasible. Minimal encroachment for physical access to the water shall be permitted, such that the landowner retains reasonable beneficial use of the property without degrading the lake's existing environmental quality. Developmental activities should be compatible with the adjacent natural or built environment and sensitive to the need to provide maximum natural/open space proximate to the lake.	Y	X				X	X		Supports compatibility/sustainability.
Conservation	Policy 6.5	A development project's potential impact on a lake's existing environmental quality shall be assessed during the planning and development review process. Standards ensuring compatibility with maintaining or improving the lake's existing environmental quality shall be developed and applied.	Y	X				X	X		Supports compatibility/sustainability.
Conservation	Policy 8.10	Through the development review process, the County shall continue to require Florida Friendly landscaping and low-volume irrigation in commercial and industrial projects and require low-flow plumbing fixtures in new developments. The County shall also promote these and other water conservation measures in existing developments.	Y	X					X		"Green" development practices.
Conservation	Policy 8.13	The County will protect water quality and quantity by restricting activities and land uses which would adversely affect the quality and quantity of identified water sources used as a source of public water supply.	Y	X		Although the spirit of this policy is environmentally necessary; some industrial users require significant volumes of water, not necessarily with qualitative effect (e.g. cooling, etc.). As such consider addition of, "unless required to support key economic development projects identified by the Board of County Commissioners." The criteria associated with "key economic development projects" to be applied in the Comprehensive Plan should be defined collaboratively with the Board of County Commissioners, the Planning Commission, and the Environmental Protection Commission, or during the development of a standalone Economic Development/Prosperity Element.		X	X		Supports compatibility/sustainability.

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Conservation	Policy 9.1	The County shall, through the land use planning process, implement sequential land use in areas known to be underlain by economically valuable mineral deposits.	Y	X				X	X	Supports allocation of lands for industry (economic prosperity).	
Conservation	Policy 10.9	The County shall continue to require appropriate setbacks between mining activities and adjacent existing and future land uses to ensure public health and safety, as well as economic and aesthetic attributes.	Y	X				X	X	Supports allocation of lands for industry (economic prosperity).	
Conservation	Policy 11.2	The County shall require reclamation plans to ensure environmentally acceptable and economically viable reuses of excavated lands.	Y	X				X	X	Supports allocation of lands for industry (economic prosperity).	
Conservation	Policy 13.6	The County shall continue to restrict development activities that adversely affect areas identified as essential wildlife habitat, as determined through means including, but not limited to: listed species surveys, field observations of listed species, the Natural Systems and Land Use Inventory map, the Biodiversity Hot Spots map, the Strategic Habitat Conservation Areas map and the Environmentally Sensitive Areas (ESA) overlay of the Future Land Use Map (FLUM). Where development activities are proposed in such areas, applications for land development will be sent to the FWC for review. The County may also require site-specific wildlife surveys and other field documentation, as needed, to assist in assessing potential impacts. To assure the protection of natural resources, recommendations of the FWC will be incorporated as conditions of development approval.	Y		X	Recommend referencing FWC review criteria or clarify if Hillsborough County's requirements result in additional burden beyond what would be required by FWC; consider transferring implementing regulatory language to LDRs as appropriate. Appropriate language should not be removed until corresponding language appears in LDRs.			X		
Conservation	Policy 13.7	During the land use planning and development review processes, the County shall consider the effects of development on significant wildlife habitat, to protect wildlife corridors from fragmentation. Where necessary to prevent fragmentation of wildlife corridors, the County shall require the preservation of effective wildlife corridors within development projects.	Y	X				X	X	Supports compatibility/sustainability.	
Conservation	Policy 13.12	During the development review process, the County shall require the development and implementation of management plans for those areas of significant or essential wildlife habitat determined during site review to provide particularly valuable and manageable habitat qualities. In such cases, the County shall provide technical assistance in preparing a management plan, if requested.	Y		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs. If kept, provide definition or reference to definition of significant wildlife habitat.			X		
Conservation	Policy 18.4	The County shall encourage private land owners to utilize multiple-use management techniques to provide both economic (e.g., cattle grazing, silviculture) and ecological (e.g., provision of wildlife habitat) benefits and by 2009 shall develop a technical assistance manual addressing such techniques.	N		X	Generally beneficial; revise reference to year (2009).		X	X	X	Supports compatibility/sustainability; supports allocation of lands for industry (economic prosperity).
Conservation	Policy 19.2	The County shall use techniques, which may include clustering and transfer of development rights, to encourage the location of development away from environmentally sensitive areas or economically important agricultural or mineral resources.	N	X				X	X	X	Supports compatibility/sustainability; supports allocation of lands for industry (economic prosperity)

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Conservation	Policy 19.3	During the development review process, the County shall promote the preservation of representative examples of upland native plant communities by encouraging the use of the upland forest density credit incentive provision of the Future Land Use Element.	N	X					X	X	Supports compatibility/sustainability; provides incentives for smart growth.
Conservation	Policy 19.6	The County shall continue to encourage infilling and growth within identified and environmentally acceptable 'activity centers', and shall discourage urban sprawl, through the application of the Urban Growth Boundary concept and other means.	N	X			X		X	X	Supports smart growth/appropriate land allocation.
Conservation	Policy 20.2	The developer of any project along a river shall provide stormwater management systems that filter out pollutants before the stormwater enters the rivers, in accordance with Florida Department of Environmental Protection and Southwest Florida Water Management District rules, including the exemption provisions of these rules. New drainage outfalls along rivers shall be designed with stormwater treatment facilities rather than discharging stormwater directly into the rivers. Where environmentally feasible, the stormwater discharge from detention ponds shall flow into rivers through vegetated swales.	Y	X		Potentially redundant oversight; supports "green" design.			X	X	Supports "green" building practices.
Conservation	Policy 21.1	Shore alteration which would harden riverbanks shall be prohibited, except in cases of overriding public interest. Regulatory agencies shall be directed to continue to implement this policy in cases where its implementation would be more stringent than enforcement of their regulations.	Y		X	Recommend adopting the more stringent agency's requirements with reference to continued agency coordination; subsequent to such revision, consider removal of second sentence.			X		
Conservation	Policy 25.4	No additional areas shall be designated with heavy or light industrial land use plan categories within 500 feet of the rivers' EPCHC wetland lines.	Y		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Conservation	Policy 25.5	In keeping with the natural character of the Rivers, parking lots and service roads shall be prohibited within 500 feet of the EPCHC wetland lines of the river and its tributaries, unless there is an Overriding Public Interest such as, but not limited to public facilities (parks, boat ramps, etc.), or reasonable use of the property would otherwise not be possible.	Y		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs. Also, revise to clarify that 500 feet limitation applies to private development only (versus 100 feet limitation in Conservation Policy 29.1).					
Conservation	Policy 29.1	Within 100 feet of the river's EPC wetland lines, existing publicly-owned parking lots, loading docks, and service areas (containing such items as trash receptacles and machinery) shall be screened from the river by dense planting using Florida Friendly Landscaping principles and native vegetation when appropriate.	Y		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs. Also revise to clarify that 100 feet limitation applies to public property only (versus 500 feet limitation in Conservation Policy 25.5).				X	Supports "green" building practices.
Conservation	Policy 29.3	The County shall support the guidelines and standards for riverfront development as recommended in the Hillsborough River Corridor Overlay Study. The guidelines and standards recognize...	N		X	Regulatory; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Conservation	Policy 35.4	Recognizing the aesthetic, biological and economic value of the natural river corridor, buffer requirements in connection with development along the Alafia River shall be applied in accordance with buffer policies established in the Conservation and Aquifer Recharge Element.	Y	X					X	X	Supports compatibility/sustainability.
Conservation	GOAL 5	To recognize and maintain this unique water resource which provides economic and recreational opportunities, as well as vital wildlife habitat.	N	X					X	X	Supports compatibility/sustainability.

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Conservation	Policy 43.3	Continue to evaluate the need for establishing a special land use category and/or zoning overlay district to ensure proper protection and use of the Little Manatee River and associated natural resources.	N	X						X	Supports compatibility/sustainability.
Conservation	Policy 45.1	Recognizing the aesthetic, biological and economic value of the natural river corridor, setback/buffer requirements in connection with development along the Palm River shall be applied in accordance with setback buffer policy policies established in the Conservation and Aquifer Recharge Element.	Y	X					X	X	Supports compatibility/sustainability.
Conservation	Policy 48.2	Increase public awareness of the ecological and economic implications resulting from hardening of shorelines and the removal of native vegetation and wildlife habitats along the river. Provide information through permitting agencies and appropriate parks and recreation entities.	N	X					X	X	Supports compatibility/sustainability.
Conservation	Policy 50.5	... co-ordinate with the co-managers of the Cockroach Bay Aquatic Preserve (currently the FDEP Tampa Bay Aquatic Buffer Preserves manager is Randy Runnels, and the Hillsborough County Cockroach Bay Aquatic Preserve manager is Richard Sullivan), and request, as necessary, any Board action that may be needed to implement these goals	N		X	Remove references to individuals and indicate titles only.					
Conservation	Policy 52.1	The County will encourage builders and developers to exceed the minimum requirements for energy efficiency of the Florida Building Code by sharing information on available training, tools or literature on resource efficient development.	N	X					X	X	Supports "green" building practices.
Conservation	Policy 53.4	The County will seek to stimulate economic growth of new business, business expansion and development of technology in alternative energy and alternative fuel in Hillsborough County.	N	X			X	X	X	X	Supports "clean" energy and "green" business.
Economically Disadvantaged	Policy 2.3	In areas where physical deterioration of the housing stock already exists, rehabilitation of existing units shall be encouraged through incentives, for example low interest leverage loans, and self-help programs, in addition to existing state and federal housing rehabilitation programs.	N	X					X	X	Incentivizes affordable housing.
Economically Disadvantaged	Policy 2.4	The County shall continue programs to clean up and beautify neighborhoods in areas with concentrations of deteriorated housing.	N	X							
Economically Disadvantaged	Policy 2.6	The County provides incentives for developers, such as density bonuses for affordable housing, which encourages low and moderate income housing proximate and/or accessible to employment centers, cultural, educational, transportation and recreational facilities, such as within the I-75 Corridor and other existing and emerging growth areas.	N	X					X	X	Incentivizes affordable housing; TOD.
Economically Disadvantaged	Policy 3.3	The County shall coordinate with private sector agribusiness, to develop local long term housing programs and to provide technical assistance to create opportunities which help house the farmworkers associated with the agribusiness property owners.	N	X				X	X		Supports industry: agribusiness.
Economically Disadvantaged	Policy 4.1	Public facilities and services shall meet the minimum levels of service, as defined in the Capital Improvement Element, and shall be available when needed for developments in areas where economically disadvantaged groups are concentrated.	Y	X		Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		Infrastructure availability.

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Economic Potential Evaluation of the Future of Hillsborough County Comprehensive Plan

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Economically Disadvantaged	Policy 4.3	Encourage new development and redevelopment that will benefit the economically disadvantaged to locate in areas where public facilities and services are currently available for use.	N	X		Location related.	X		X	X	Supports smart growth; supports allocation of lands for industry (economic prosperity)
Economically Disadvantaged	OBJECTIVE 5, Policies 5.1 thru 5.7	The County shall continue to expand its transportation system by providing transportation facilities in accordance with the Capital Improvement Element. Also support HART and the Hillsborough County Department of Social Services efforts to provide mass transit services to the County's population. [See also supporting policies, 5.1 thru 5.7.]	Y	X		Transit related; beneficial, no change with the exception of ability to update terms of supporting policies, consistent with Capital Improvement Element.			X	X	TOD
Economically Disadvantaged	OBJECTIVE 6, Policies 6.1 thru 6.6	The County shall implement a combination of strategies aimed at improving the economic conditions of the economically disadvantaged through County funded programs which shall be evaluated on an annual basis. [See also supporting policies, 6.1 thru 6.6.]	Y		X	Consider updating language in policy series to reflect current economic situation and related Hillsborough County services for job creation/employment.			X	X	Job creation and expansion.
Economically Disadvantaged	Policy 6.5	The County will be establishing Economic Development Areas by 2010 and should consider areas accessible to economically disadvantaged groups population as potential Economic Development Areas.	Y		X	This policy has been completed. Revised language to state that "Updates to Economic Development areas should consider areas accessible to..." or reference considerations regarding newly identified EDAs if applicable.					
Future Land Use	Policy 1.7	The County will create incentives to make development within the USA desirable and cost affordable. Such incentives may include but are not limited to expedited review processes, retrofitting existing development, increased density bonuses, tax incentives, impact fee structuring and pre-zoning of vacant, underutilized lands to achieve planned densities.	Y	X					X	X	Incentives; streamlined review process.
Future Land Use	Policy 1.8	By April 2011, Hillsborough County will provide for the expansion of the transfer of development rights program to transfer densities and intensities from the Rural Service area into the Urban Service Area.	Y		X	Remove reference to date (2011) if completed.	X		X	X	Supports smart growth; incentives that support compatibility/sustainability and appropriate allocation of lands for industry (economic prosperity)
Future Land Use	OBJECTIVE 2 : Timing of Growth; Policies 2.1 thru 2.3	To manage the timing of new development to coordinate with the provision of infrastructure, transportation, transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner. [See also supporting policies 2.1 thru 2.3.]	Y		X	Infrastructure related; consider updating objective and supporting policies [2.1 thru 2.3] to reflect changes in growth management legislation with regard to transportation, schools and parks as well as financial feasibility. Expansion of USA should focus on ability to provide infrastructure at an urban level of service to support economic development with flexibility to capture catalytic projects.			X		Infrastructure availability.
Future Land Use	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: 1. The expansion is adjacent and contiguous to the established Urban Service Area. ... 10. 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 1/4 mile of the project site.	Y		X	Policy is generally supportive of economic prosperity; however, Item #10, "the expansions of 20 acres or above shall include mixed use..." could be problematic, as 20 acres is small for certain types of economic development. If a developer is proposing a business park, the mixed use requirement could be an impediment. Business park developers, especially those more oriented to warehousing, flex space, etc. are usually not comfortable with developing mixed use projects and funding those types of projects requires different financiers.					
Future Land Use	OBJECTIVE 4	The Rural Area will provide areas for long term, land intensive 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.	Y		X	Requires definition of "land intensive agricultural uses". Example: aquaculture, hog farm, or chicken farm are intensive agricultural uses, but may not be "land intensive" compared to other types of farming.		X		X	Appropriate allocation of lands for industry (economic prosperity); supports development of aquaculture (see TBP plan).

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Future Land Use	Policy 4.6	Rural Levels of Service will be established for certain County services, such as emergency services, parks, and libraries.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.						
Future Land Use	Policy 6.2	The development of a variety of employment areas and activity centers shall be encouraged at adopted locations and be preserved in mixed use categories, as defined by the concept plan and applicable development regulations, to provide employment opportunities throughout existing and planned development areas.	N	X			X		X	X		Smart Growth; job creation and expansion; allocation of lands for industry (economic prosperity)
Future Land Use	Policy 6.3	The Hillsborough County City-County Planning Commission shall continue to assist developers with information in the location of development activities, wherever feasible, to fulfill the intent of the concept plan, and to facilitate the overall implementation process.	N	X							X	Incentives.
Future Land Use	Policy 7.3	The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows... The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above.	N	X							X	Incentives.
Future Land Use	Policy 8.3: Calculating Density	Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.	N	X					X	X		Incentives/Flexibility
Future Land Use	Policy 8.5: Calculating Floor Area Ratio	...Except in accordance with the County's transferable development rights regulations, intensity cannot be transferred from one parcel of land to another when such parcels are physically separated from each other unless the separation is created by a roadway, wetlands, stream, river, lake or railway.	Y		X	"...or unless an economic benefit can be demonstrated." The criteria to demonstrate "economic benefit" should be defined collaboratively with the Board of County Commissioners and the Planning Commission, or during the development of a standalone Economic Development/Prosperity Element.						
Future Land Use	Policy 8.8	For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project.	Y	X							X	Incentives/Flexibility
Future Land Use	Objective 9	Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.	Y	X							X	Incentives/Flexibility
Future Land Use	Policy 9.2	Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.	Y		X	Suggest transfer to LDRs and/or deletion from Comprehensive Plan. Appropriate language should not be removed until corresponding language appears in LDRs. All developments are legally required to meet a community's land development regulations whether cited as a policy or not.			X			
Future Land Use	Policy 9.5	In order to recognize that parcels may exist from prior to July 26, 1989... (grandfathers pre-existing)	Y	X								
Future Land Use	OBJECTIVE 11	All new development and redevelopment shall be serviced with potable water, sewerage, stormwater management facilities, solid waste disposal and parks that meet or exceed the adopted levels of service established by Hillsborough County.	Y		X	Infrastructure related; consider updating objective and supporting policies to reflect changes in growth management legislation with regard to parks.			X			

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Future Land Use	Policy 11.2	The County shall promote partnerships among state government, local governments and the private sector to identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.	N	X			X		X	X	Regional collaboration/partnerships.
Future Land Use	OBJECTIVE 12	All new development and redevelopment shall be serviced with transportation systems that meet or exceed the adopted levels of service established by Hillsborough County.	Y		X	Transportation related; consider updating objective and supporting policies to reflect changes in growth management legislation with regard to transportation.				X	
Future Land Use	Policy 12.7	Development proposals shall address effective multi-modal transportation systems including provisions for carpooling, vanpooling, mass transit, bicycling, and walking, where needed.	Y	X						X	Supports Smart Growth; TOD.
Future Land Use	Policy 13.1	...It is intended that any increase in dwelling units resulting from the upland forest density bonus, would be located internally and clustered within a project to ensure compatibility with surrounding uses, rather than placed along the project's periphery.	Y		X	Consider transfer to LDRs and revision: ...It is intended that any increase in dwelling units resulting from the upland forest density bonus, would be located internally and clustered within a project to ensure compatibility with surrounding uses, rather than placed along the project's periphery. [Justification: There could be site situations where preservation of upland forests require development to be clustered at the periphery versus internal to the site. Insular development could be just as problematic as sprawl depending on the site context and quality of the forest. Current language is too limiting for development and could potentially discourage creative problem solving. Appropriate language should not be removed until corresponding language appears in LDRs.]				X	Supports Smart Growth, compatibility/sustainability.
Future Land Use	Policy 13.2	In an effort to assist projects preserving upland significant and essential wildlife habitat and for the purpose of calculating density and intensity, a 100% density transfer may be allowed.	Y	X						X	Incentives/Flexibility.
Future Land Use	Policy 14.6	In certain areas of the county, clustering and open space ratios are required to be greater than outlined above. These areas are indicated on the Future Land Use Map with a CL 50%. In these areas, up to 50% of the site may be required for open space based on the natural characteristics of the property.	Y		X	Recommend transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Supports compatibility/sustainability.
Future Land Use	Policy 14.9	By 2011, the County will develop incentives for developments to provide greater recreation and open spaces than required by this section. Incentives may include reevaluation of the parks qualifying for impact fee credits and density and intensity bonuses for greater open space and recreation areas.	Y	Y		Review.				X	Incentives/Flexibility.
Future Land Use	Policy 15.3	The adaptive reuse of historically significant and structurally sound buildings shall be encouraged through reuse incentives adopted as part of the Hillsborough County development regulations.	N	X			X		X	X	Promotes "green" building practices; supports compatibility/sustainability.
Future Land Use	Policy 16.6	Incompatible, non-residential land uses within established neighborhoods that are not in conformance with the Future of Hillsborough Comprehensive Plan shall be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area through incentives such as the use of residential density credits for infill development and non-conforming use incentives.	Y	X			X		X	X	Promotes "green" building practices; supports compatibility/sustainability.

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Future Land Use	Policy 16.13	Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.	N	X				X	X	TOD	
Future Land Use	Policy 17.2	In order to accommodate the special needs of the seasonal show business residents, Hillsborough County shall provide for the limited storage and attendant servicing of show business equipment in some residential zoning districts. Compatibility with surrounding uses shall be ensured through adherence to the following locational criteria...	Y	X		Need explanation for focus on particular industry.					
Future Land Use	OBJECTIVE 19	The County will establish techniques in the Comprehensive Plan, which will ensure mixed use development in the mixed use categories.	Y	X		Consider referencing "...techniques in the land development regulations..." rather than in the Comprehensive Plan.					
Future Land Use	Policy 19.1	New projects proposed in the all of mixed use plan categories shall be required to develop with a minimum of 2 land uses within a single building or within a single project in separate buildings in accordance with the following. ...These requirements do not apply within identified "economic development areas" or within Community Activity Centers (if other mixed use standards have been adopted for that area).	Y		X	Clarify last criterion regarding "economic development areas".	X		X	Supports allocation of land use for industry.	
Future Land Use	Policy 19.3: Incentives for Mixed Use	The following incentives are available to encourage mixed use and vertically integrated mixed use projects within the Urban Service Area...	N	X				X	X	Incentives/Flexibility.	
Future Land Use	Policy 19.4	By 2010, the County will update the Land Development Code to permit mixed use development in standard or "Euclidean" zoning districts and to allow greater flexibility for site design regulations (such as parking standards) for mixed use development. Additional incentives to promote mixed use development shall be considered for inclusion in the land development code.	Y	X				X	X	Incentives/Flexibility.	
Future Land Use	Policy 20.2	Density bonuses will be utilized as an incentive to encourage the development of more affordable housing. These density bonuses are outlined in the Housing Element.	Y	X				X	X	Incentives for affordable housing.	
Future Land Use	Policy 21.1	The County shall continue to allow for an accessory dwelling unit associated with an owner occupied single family residence to be built on the single deeded lot.	Y	X					X	Supports Smart Growth.	
Future Land Use	Policy 21.3	Residential units that are located above office or commercial uses or that meet the commercial apartment definition in the Land Development Code may be calculated on the basis of Floor Area Ratio as opposed to units per acre.	Y	X						Incentives/Flexibility.	
Future Land Use	OBJECTIVE 22 and policy series	To avoid strip commercial develop, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.	Y	X	X	Objective is beneficial/no change; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Review Objective 22 policy series' regulatory focus and consider moving some, but not all, language to LDRs as appropriate. Appropriate language should <u>not</u> be removed until corresponding language appears in LDRs.					

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Future Land Use	Policy 22.2	The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below... In the review of development applications consideration shall also be given to...	Y	X	X	Supports economic prosperity at the local level; however, as a regulatory policy, the locational criteria herein could serve as a potential deterrent to investment, as government has historically been unable predict market demand with individual siting requirements. Consider either revising this policy and its adjacent policies to incorporate more flexible tools that can better respond to market demand. Consistent with the evaluation of Objective 22, review Policy 22.2's regulatory focus and consider moving some, but not all, language to LDRs as appropriate. Appropriate language should not be removed until corresponding language appears in LDRs.					
Future Land Use	Policy 23.2	Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.	Y	X				X	X		Supports Smart Growth.
Future Land Use	Policy 23.3	Commercial development should be designed to decrease the need for motorized vehicle trips by designing convenient, safe, non-motorized access.	Y	X				X	X		Multi-modal/TOD
Future Land Use	Policy 23.5	Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development. [Residential Density Bonus for Infill Development]	Y	X				X	X		Incentives/Flexibility; supports Smart Growth and infill development.
Future Land Use	OBJECTIVE 24	Non-Residential Uses in Specific Locations: In the residential land use categories, the County will encourage the location of higher intensity non-residential land uses at locations that complement interstate interchanges, high employment areas, and affordable housing.	Y	X			X		X	X	Supports allocation of land uses for industry (economic prosperity).
Future Land Use	Policy 24.1	Recognize interstate interchanges as valuable resources for the location of more intensive commercial development pursuant to Policies 24.2, 24.3 and other Goals, Objectives and Policies of the Future Land Use Element.	Y	X			X		X	X	Supports allocation of land uses for industry (economic prosperity).
Future Land Use	Policy 24.2	Permit consideration of commercial uses including hotels and motels at intensities at or above the neighborhood serving commercial scale at locations with direct or adequate road access to interstate connectors and within the designated commercial activity center of an interstate interchange.	Y	X			X			X	Supports allocation of land uses for industry (economic prosperity).
Future Land Use	Policy 24.4	Recognize the University of South Florida Medical School, the Veterans Administration Hospital, the Florida Mental Health Institute, and the University Community Hospital as important medical facilities with support uses which may not comply with the locational criteria for neighborhood serving commercial development...	Y	X			X	X	X		Supports allocation of land uses for industry (economic prosperity); medical/healthcare.
Future Land Use	Policy 24.5	The County will permit consideration of a mixed use, site plan controlled development, with neighborhood serving commercial uses with a Floor Area Ratio at or above the neighborhood serving commercial scale, on sites where there is direct or adequate road access to collectors or arterials, if affordable housing (as defined in the Housing Element) is provided.	Y	X						X	Incentives for affordable housing.

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Future Land Use	Policy 25.1: Incentive	The redevelopment or revitalization of rundown strip commercial areas shall be encouraged...	N	X				X	X	Supports Smart Growth and redevelopment.	
Future Land Use	Policy 25.2	It is not the intent of these Policies to cause existing areas of strip commercial development to become obsolete...	N	X							
Future Land Use	Policy 25.3	To assist in the revitalization of rundown areas, commercial infill development may be considered in areas where over 50% of a given block is already zoned or used for commercial uses in all land use categories...	Y	X			X		X	Supports infill development.	
Future Land Use	OBJECTIVE 26 , Policies 26.1 thru 26.9	By the end of calendar year 2010, the County shall identify specific target industry clusters, target industries, and target businesses; shall establish corresponding "economic development areas" and shall provide incentives for the location of desirable economic growth in these areas. [See also supporting policies 26.1 thru 26.9.]	Policies 26.5, .6, .7, .8	X		All beneficial; update year references (e.g. 2009, 2010, etc.).	X		X	Supports allocation of land for industry; Smart Growth.	
Future Land Use	OBJECTIVE 27 , Policies 27.1 thru 27.2	Develop programs to increase Hillsborough County's sustainability and capitalize on its natural and man-made environments such as shorelines, marine facilities, lakes and forested areas for "ecotourism." [See also supporting policies 27.1 thru 27.2]	N	X				X	X	Supports industry: maritime and environmental activities.	
Future Land Use	OBJECTIVE 28 , Policies 28.1 thru 28.3	Recognize the importance of protecting waterfront communities, recreational and commercial working waterfronts and shorelines from encroachment of incompatible land uses through the development incentive and design development standards that promote the continuation, expansion and economic viability of these area. [See also supporting policies 28.1 thru 28.3]	N	X		All beneficial, update year references (e.g. 2010).	X	X	X	Supports industry: maritime and environmental activities.	
Future Land Use	OBJECTIVE 29 , Policies 29.1 thru 29.8	In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. [See also supporting policies 29.1 thru 29.8]	Policies 29.3, .4, .5, .6,	X				X	X	Supports industry: agricultural; allocation of land for industry (economic prosperity).	
Future Land Use	OBJECTIVE 30 , Policies 30.1 thru 30.8	Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.	Policies 30.2, .3, .4, .5, .8	X				X	X	Incentives/Flexibility; supports industry: agricultural; allocation of land for industry (economic prosperity).	
Future Land Use	OBJECTIVE 31 , Policy 31.1	Protect the natural resources necessary to sustain agricultural activities.		X							
Future Land Use	OBJECTIVE 32 , Policies 32.1 thru 32.14	By 2011, the County will make further amendments to the Comprehensive Plan and revise its transferable development rights regulations in order to promote development in planned growth areas...	Policies 32.1, .2, .3, .4, .5, .6, .9, .13	X							
Future Land Use	Policy 33.3	RP-2 Designated Parcels Less Than 160 Acres Aggregation With Existing Development Provisions... Developments aggregated with planned village projects may collectively achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements.	Y		X	Beneficial, but may be better served in LDRs.					

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Future Land Use	Policy 33.4	Zoning Conformance Exception... Some parcels within the RP-2 category may carry a zoning district more intense than 1du/5ga prior to the application of the RP-2 designation on a parcel. Zoning granted prior to the application of the RP-2 category on a property is considered conforming with the Plan and may develop in accordance with the applicable zoning district in place.	Y		X	May be better served in LDRs.					
Future Land Use	Policy 33.5	As the size of the Planned Village increases from the 160 acre minimum, the density of the clustered area, and the amount of neighborhood and retail shopping provided must also increase...	Y	X						X	Smart Growth
Future Land Use	Policy 33.6	Clustering and Mixed Use shall be required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure...	Y	X					X	X	Smart Growth
Future Land Use	Policy 33.7	Parcels within the RP-2 land use category shall not be split into smaller parcels to avoid the "Planned Village" criteria and requirements applicable to larger parcels, except as noted in the Zoning Exception found in the Policy 33.4.	Y		X	Transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Smart Growth.
Future Land Use	Policy 33.8	Developments within the RP-2 land use plan category that are 160 acres or greater in size and request approval under the Planned Village concept and its associated minimum criteria shall be served by a central wastewater system.	Y		X	Transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					Infrastructure availability
Future Land Use	Policy 33.9	All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer of a Planned Village and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided concurrent with the development.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements; places responsibility on developer. County could provide as "incentive".					
Future Land Use	Policy 33.10	Community and Neighborhood Commercial uses are required on-site... these requirements may be waived for projects under 320 acres if it can be documented that required commercial development exists or is in operation within the surrounding area by the time 75% of the residential unit are built and the overall project satisfies the RP-2 development requirements and the intent of the Planned Village.	Y		X	Transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Future Land Use	Policy 33.11	Achieving adequate road connectivity is a high priority in areas designated RP-2. RP-2 projects shall be designed to the greatest extent possible to connect roadways shown on the Transportation Corridor Plan Map.	Y	X					X		
Future Land Use	OBJECTIVE 34, Policies 34.1 thru 34.3	Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development. [See also supporting policies 34.1 thru 34.3.]	Y	X		Generally beneficial; not regulatory.	X		X	X	Smart Growth.
Future Land Use	OBJECTIVE 35, Policies 35.1 thru 35.10	Incentive programs and design sensitive regulations shall be developed and implemented that will promote high quality private and public development, and to assure creative and responsive approaches to the review of development within the I-75 mixed use categories. [Supporting policies 35.1 thru 35.10.]	Policy 35.2, .3, .8, .9	X			X		X	X	Incentives/flexibility; supports good design.

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Future Land Use	<i>OBJECTIVE 36</i> , Policies 36.1 thru 36.5	Employment centers shall be planned throughout the Interstate 75 corridor that will preserve employment opportunities... [Supporting policies 36.1-.5]	Policy 36.3, .5	X				X	X	Job creation and expansion.	
Future Land Use	<i>OBJECTIVE 37</i> , Policies 37.1 thru 37.4	Mass transit opportunities, including bus and/or rail, shall be expanded within the Interstate 75 corridor. [See supporting policies 37.1 thru 37.4.]	Objective 37	X			X	X	X	TOD	
Future Land Use	<i>OBJECTIVE 38</i> , Policies 38.1 thru 38.5	Public facilities and services that meet or exceed existing or established County levels of service shall be provided in advance of, or concurrent with, the impacts of development. [See supporting policies 38.1 thru 38.2.]	Objective 38, Policies 38.1, .2, .5		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X	Infrastructure availability.	
Future Land Use	<i>OBJECTIVE 40</i> , Policies, 40.1 thru 40.5	The identification of the regional and community activity centers will help provide form and function to the community fabric by focusing growth within the Urban Service Area to these areas in a manner that is complementary to the community context and is supportive of multi-modal transportation systems. [See supporting policies 40.1 thru 40.5.]	Policies 40.2, .3, .4, .5	X					X	TOD	
Future Land Use	<i>OBJECTIVE 41</i> , Policies 41.1 thru 41.7	The County shall implement commercial redevelopment strategies to concentrate commercial uses, revitalize older commercial areas, improve walkability, accommodate increases in transit service including transit connections, and encourage mixed use projects that include commercial development. [See supporting policies 41.1 thru 41.7.]	Policies 41.2, .3, .5,	X			X		X	Smart Growth/TOD.	
Future Land Use	<i>OBJECTIVE 42</i> , Policies 42.1 thru 42.7	The County shall implement neighborhood redevelopment and revitalization strategies in order to improve the condition of blighted areas and promote neighborhood enhancement and stabilization. [See supporting policies 42.1 thru 42.7]	Y	X			X		X	Supports infill development.	
Future Land Use	<i>OBJECTIVE 44</i> , Policies 44.1 thru 44.7	To locate future electric power generation facilities in geographical areas which are compatible with such use considering surrounding areas, accessibility to modes of transportation to support the facilities' fuel requirements... [See supporting policies 44.1 thru 44.7.]	Y		X	Revise supporting policies to allow for/encourage alternative electricity generation (e.g. wind, solar, etc.) which may be more compatible with surrounding uses and require less intensive siting requirements.	X	X	X	Potential tie to clean energy/hi-tech industry.	
Future Land Use	<i>OBJECTIVE 54</i> , Policies 54.1 thru 54.3	To plan for a fixed guide way transit system that connects activity centers within Hillsborough County and the Tampa Bay region. [See supporting policies 54.1 thru 54.3.]	Policy 54.2	X					X	TOD	
Future Land Use	<i>OBJECTIVE 55</i> , Policies 55.1 thru 55.6	Establish a Future Transit Envelope and Transit Oriented Development Overlay to guide development of a fixed guide way transit system and station areas. [See supporting policies 55.1 thru 55.6.]	Policies 55.5, 6	X					X	TOD	
Future Land Use	<i>OBJECTIVE 56</i> , Policies 56.1 thru 56.11	Efficiently plan for new development around transit stations by establishing a consistent methodology, utilizing form-based and transit-based development initiatives to assist in the development of priority Station Area Plans, for the purpose of developing transit-oriented development regulations. [See supporting policies 56.1 thru 56.11.]	Policy 56.1	X					X	TOD	
Future Land Use	<i>OBJECTIVE 57</i> , Policies 57.1 thru 57.2	Utilize Transit Station Area Design Principles in Table TOD-4, and the subsequent policies listed below, to guide the development of Station Area Plans. [See supporting policies 57.1 thru 57.2.]	Objective 57, Policies 57.1, .2	X					X	TOD	
Future Land Use	<i>OBJECTIVE 58</i> , Policies 58.1 thru 58.2	Hillsborough County shall provide for an Energy Industrial Park (EIP) Future Land Use Category... [See supporting policies 58.1 thru 58.2.]	Policy 58.1 (criteria)	X			X	X		Potential tie to clean energy/hi-tech industry.	

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Future Land Use	OBJECTIVE 59, Policies 59.1 thru 59.12	The Energy Industrial Park (EIP) shall require set minimum development standards to ensure a sustainable project within the community. [See supporting policies 59.1 thru 59.12.]	Policy 59.1-12		X	Some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. For example, Objective 58 and Policy 58.1 and Objective 59 and Policy 59.1 thru Policy 59.2 set up the concept of an EIP, including general qualitative criteria (e.g. adjacent to major arterial, electrical transmission, etc.) and the types of uses to be considered; however, Policy 59.3 thru Policy 59.11 provide more detailed quantitative site/development criteria, often referring to PD zoning and the Land Development Code. Review Objective 59 policy series' regulatory focus and consider moving some, but not all, language to LDRs as appropriate. Appropriate language should not be removed until corresponding language appears in LDRs. Note: Policy 59.10 regarding multi-modal considerations requirement could be revised to be dependent on site location in proximity to residential and/or mass transit facilities; however, flexibility is provided through "where feasible" clause.	X	X			Potential tie to clean energy/hi-tech industry.
Future Land Use	Policy 60.1	The County shall encourage and review all policies to identify incentives for economic investment within an Energy Industrial Park...	N	X			X	X		Potential tie to clean energy/hi-tech industry.	
Community Design (S2-S3)	GOAL 1	Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services.	N	X					X	X	Smart Growth
Community Design (S2-S3)	OBJECTIVE 1-1	Make it easier to develop in a traditional urban pattern in the Urban Service Area of the County.	Y	X						X	Incentives/flexibility; streamlines process.
Community Design (S2-S3)	Policy 1-1.1	Encourage and provide incentives for developers to utilize traditional neighborhood development patterns, which encompasses the following policies...	Y	X					X	X	Incentives/flexibility; streamlines process.
Community Design (S2-S3)	Policy 1-1.2	Traditional Neighborhood Developments may be eligible to receive transfers of development rights (TDR) in addition to utilizing the TND option bonus (Policy 1.1.6) if they are located in one of the following...	Y	X						X	Incentives/flexibility; streamlines process.
Community Design (S2-S3)	Policy 1-1.3	Promote home-based employment, including live work units and telecommuting, in both existing and new communities.	N	X					X	X	Job creation and expansion; Smart Growth
Community Design (S2-S3)	Policy 1-1.6	As an incentive to implement Traditional Neighborhood Development (TND), TND projects are permitted to develop at increased density and intensity as outlined in the Traditional Neighborhood Development Option bonus below... [+Table]	Y	X		Explain why Res-35 is/is not included in Table of Maximum Allowable Density and Intensity for TND.			X	X	Incentives/flexibility.
Community Design (S2-S3)	OBJECTIVE 1-2	Promote a variety of uses in order to create vitality and bring many activities of daily life within walking distances of homes.	N	X					X	X	Smart Growth
Community Design (S2-S3)	Policy 1-2.4	Promote infill and rehabilitation activity. Reduce on-site parking requirements for small-lot infill projects, allowing parking demand to be satisfied by on-street, shared or remote parking or transit.	N	X					X	X	Incentives/flexibility; Smart Growth
Community Design (S2-S3)	Policy 1-2.5	Provide a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.	N	X					X	X	Incentives/flexibility; Smart Growth
Community Design (S2-S3)	Policy 1-2.6	Promote a wider range of uses in close proximity to each other within new and existing urban communities. These uses shall include: • Mixed density housing with a variety of housing options • Local-serving goods and services • Civic uses • Employment uses	N	X					X	X	Smart Growth.

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Community Design (S2-S3)	Policy 2-1.1	Support the incorporation of public safety considerations and CPTED techniques into project design and review for future development and redevelopment in the County.	N	X				X	X	Smart Growth.		
Community Design (S2-S3)	Policy 2-1.8	Delineate private spaces from public spaces with plantings, pavement designs, gateway treatments, and low fencing, where feasible.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Smart Growth.	
Community Design (S2-S3)	Policy 3-1.3	Promote development within environmentally appropriate areas such as previously developed land, infill lots, and/or remediated brownfields.	N	X					X	X	Smart Growth.	
Community Design (S2-S3)	GOAL 6.1	Ensure that the cultural sector is a core component of economic and community development, planning, and programming.	Y	X				X	X	X	Regional coordination/partnerships; supports identity.	
Community Design (S2-S3)	Policy 6-1.2	The County will develop incentives to offer developers to incorporate cultural space and public art to their projects.	Y	X					X	X	Incentives/flexibility	
Community Design (S2-S3)	Policy 6-1.4	Consider a gateway to establish a image for all of Hillsborough County.	N	X				X			Supports identity.	
Community Design (S2-S3)	Policy 6-1.5	Market the region's cultural attractions to increase participation by residents and visitors.	N	X				X	X	X	Supports identity and marketing of key assets.	
Community Design (S2-S3)	Policy 6-1.8	The County should continue to invest in community facilities, libraries, schools, universities and recreation centers, especially those that accommodate mixed uses including arts, heritage, and interpretive sciences.	N	X				X	X	X	Supports identity and marketing of key assets.	
Community Design (S4)	OBJECTIVE 7-1	Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.	N	X				X	X		Supports industry: agricultural	
Community Design (S4)	Policy 9-1.1	Provide incentives for the redevelopment of commercial structures to enhance building facades, signage, landscaping, general buffering and access management...	Y	X					X	X	Incentives/flexibility; streamlines process.	
Community Design (S4)	Policy 9-1.3	New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.	N		X		Revise, "New commercial zoning development is encouraged to locate..."				X	Smart Growth
Community Design (S4)	Policy 11-1.1	Require natural and attractive stormwater retention facilities... Encourage master stormwater facilities.	Y	X			Support of stormwater banks and other methods of shared retention is beneficial.		X	X	Promotes "green" development practices; master stormwater facility is incentive for infill development.	
Community Design (S5)	OBJECTIVE 13-1	Flexible urban design standards should be considered to guide new development and redevelopment in urban/suburban areas.	N	X					X	X	Incentives/flexibility.	
Community Design (S5)	Policy 13-1.2	Refine subdivision regulations to allow for alternative design within the existing suburban development pattern.	Y	X						X	Incentives/flexibility.	
Community Design (S5)	Policy 13-1.3	Form-based codes should be considered to regulate the scale and form of new development in activity centers.	N	X					X	X	Incentives/flexibility.	
Community Design (S5)	OBJECTIVE 14-2	By 2012, define standards to integrate commercial developments into rural settings which will enhance the quality of the rural environment and provide appropriately scaled local serving goods and services and small scaled employment.	Y	X					X	X	Job creation and expansion; Smart Growth	

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Community Design (S6)	Policy 15-1.3	Locate sidewalks along both sides of all public streets and in all residential areas, particularly near schools and adjacent to parks or recreational facilities, office buildings, local businesses and other similar locations that attract high amounts of pedestrian activity.	Y	X				X	X	Multi-modal; pedestrian access.	
Community Design (S6)	Policy 15-5.4	Trails should connect to a variety of uses including existing and proposed civic, residential, commercial and recreational use.	Y	X				X	X	Multi-modal; pedestrian access.	
Community Design (S6)	Policy 15-6.3	Encourage private development to provide pedestrian and bicycle facilities on site by reducing parking requirements.	N	X				X	X	Multi-modal; pedestrian access.	
Community Design (S6)	Policy 15-6.5	Provide bike lockers or storage racks at major destinations and transit connections, close to main entrances of buildings in highly visible, or in high trafficked, easy to access location.	Y	X				X	X	Multi-modal; pedestrian access.	
Community Design (S6)	Policy 15-6.9	Where bike lanes are adjacent to transit stops signage should be added to make bicyclists aware of transit stop locations to ensure safety among pedestrian, bicyclists and busses.	Y	X				X	X	Multi-modal; pedestrian access.	
Community Design (S6)	OBJECTIVE 15-7	Ensure that roadway improvements and new roadways are designed to accommodate mass transit.	Y	X					X	TOD; incentives/flexibility	
Community Design (S6)	Policy 15-7.2	...Provide these improvements as part of transportation mitigation for new developments.	Y	X				X	X	TOD; incentives/flexibility	
Community Design (S6)	Policy 15-7.3	Provide standards and incentives for transit facilities, such as a reduction in the amount of parking required for development, where appropriate in private developments.	Y	X				X	X	TOD; incentives/flexibility	
Community Design (S6)	Policy 15-8.2	Support potential transit ridership through appropriately located land use designations of activity centers.	Y	X			X		X	Allocation of land for industry/TOD (economic prosperity)	
Community Design (S6)	Policy 15-12.1	Provide access across property lines which will allow the users of commercial, office, and civic institutions, as well as mixed-use projects to travel between uses without returning to the roadway.	Y	X					X	Smart Growth	
Community Design (S6)	Policy 15-12.2	Placement of walls or other permanent barriers that preclude the movement of people and cars between properties should be avoided.	Y	X					X	Smart Growth	
Community Design (S6)	Policy 15-12.4	Allow a parking bonus for properties that share both cross access and a common entrance drive.	Y	X		Clarify whether this results in <i>additional</i> parking allowed or <i>reduced</i> parking required.		X	X	Incentives/flexibility	
Community Design (S6)	Policy 16-1.4	Provide development incentives to encourage private development to provide enhanced landscaping and retention facilities as amenities.	Y	X				X	X	Incentives/flexibility	
Community Design (S7)	OBJECTIVE 17-1	Facilitate patterns of site development that appear purposeful and organized.	N	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	Smart Growth	

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Community Design (S7)	Policy 17-1.4	Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.	N	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Smart Growth
Community Design (S7)	Policy 17-1.5	Orient building entrances and roadways toward transit stops, if present.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	TOD
Community Design (S7)	Policy 17-1.6	Amend the regulations requiring loading docks for all commercial facilities, making the requirement optional, appropriate to the specific conditions of the development proposal.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.					Not specific to activity but supports businesses.
Community Design (S7)	Policy 17-1.7	Reserve linear corridors for trails in new developments, particularly where such corridors would connect to an existing or planned county multi-use paved trail or destinations such as parks, school and shopping in the vicinity of the development.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	Multi-modal; Smart Growth

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Community Design (S7)	Policy 17-2.4	Connect areas internal to development as well as with adjacent land uses using continuous sidewalks.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	Multi-modal; Smart Growth
Community Design (S7)	Policy 17-2.5	Design building patterns that create public spaces and street edges, utilizing the reverse frontage layout where appropriate.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	Smart Growth
Community Design (S7)	Policy 18-1.5	Allow off-site parking where appropriate in urban settings.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	Incentives/flexibility
Community Design (S7)	Policy 18-1.8	Amend standards for landscape in parking lots to allow for innovative solutions.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Incentives/flexibility ("innovative solutions")

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Community Design (S7)	Policy 18-1.9	Allow a reduction in the number of required parking spaces for a development if transit facilities are placed on site.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	TOD; incentives/flexibility
Community Design (S7)	Policy 18-1.10	Parking structures within designated urban area or activity centers should include ground floor retail or office use and be considered for a reduction in parking areas.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.			X	X	Incentives/flexibility; good design.
Community Design (S7)	GOAL 19	Encourage design of façades that capture street-level attention.	N	X						X	Incentives/flexibility; good design.
Community Design (S7)	Policy 19-1.1	Design fronts of commercial buildings with a minimum of 50% transparent facades and clearly marked entrances.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Incentives/flexibility; good design.
Community Design (S7)	Policy 19-1.2	Buildings with facades greater than 100 feet in length should be broken down in scale by means of the articulation of well-proportioned and separate volumes. Strategic elements include the variation of architectural treatment and elements such as colors, materials, heights, setbacks.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Incentives/flexibility; good design.

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Community Design (S7)	Policy 19-1.4	In urban areas, buildings should include at the street level elements that attract pedestrian attention, such as large display windows and signage.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.				X	Incentives/flexibility; good design.
Community Design (S7)	Policy 19-1.6	Allow architectural conditions to be applied during the site plan review process.	Y	X	X	Supports quality of life through aesthetic improvements and therefore economic prosperity; however, some content of this policy series belongs in the LDRs; provides detailed regulation, not general policy direction. As a visionary document, the Comp Plan should generally describe the location and form of development (i.e., possibility) based on the desired outcome, rather than serve as a potential deterrent to investment through what appears as predominantly restrictive language. Appropriate language should not be removed until corresponding language appears in LDRs.					
Community Design (S8)	Section 8.1 Document Context	[Livable Communities Element Introduction]	N	X		Clarify relationship between Community Design Component and Livable Communities Element. Why is this text maintained in the Community Design Component? If Livable Communities Element has been subsequently adopted?					
Community Design (S8)	Policy 20-3.4	Design designated new roadways and roadway improvements with transit lanes, pull-off areas, and/or bus stops where appropriate.	Y	X						X	TOD
Community Design (S8)	Policy 20-3.8	Coordinate trail planning among neighboring jurisdictions to match and link elements when a trail crosses jurisdictional boundaries in order to enhance trail connectivity.	N	X						X	Multi-modal; regional coordination/partnerships.
Community Design (S8)	Policy 20-4.2	Provide design features to emphasize the gateway character of designated roadways at the entrances to the County and to local communities.	Y	X			X	X		X	Supports identity; regional coordination.
Community Design (S8)	Policy 20-4.5	Create standards for gateways in the community and banners and awnings for "main streets" by 2008.	Y		X	Consider update of implementation date; consider transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.	X	X		X	Supports identity; regional coordination.
Community Design (S8)	Policy 20-5.1	Facilitate the process of building Livable Communities by providing a separate track through the regulatory process and by having knowledgeable personnel to administer the process by 2011.	N		X	Clarify if this "separate track" would be expedited or offer special incentives for development? Revise implementation date if this effort has been completed (2011).				X	Incentives/flexibility; streamlines process.
Community Design (S8)	Policy 20-5.3	Develop a program to inform the development community of the Livable Communities option, by making information available and widely disseminated.	Y	X						X	Incentives/flexibility; streamlines process.
Community Design (S8)	Policy 20-7.6	Establish a mechanism for determining neighborhood design which is compatible with its surroundings, with urban standards for new development in urbanizing areas, rural standards for development in rural areas, and enhanced suburban standards for suburban areas.	Y	X		Mechanism for determining neighborhood design should be simple and measurable and easily conveyed to the development community.				X	Potential to create simple, streamlined criteria

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Housing	GOAL 1	The Affordable Housing Task Force's Statement of Principles and Recommendations public in April 2006, and included in the Task Forces Attainable Housing for Hillsborough County's Growing Economy published in October 2006 are to continue, where appropriate to be studied and implemented through amendments to the Housing Element, at the direction of an officer-level administrator for Affordable Housing through 2008.	N		X	Update references.			X	X	Supports affordable housing
Housing	OBJECTIVE 1.1 , Policy 1.1.2	...will be developed by the end of 2008; ...by second cycle of plan amendment for 2009.	Y		X	Update references.					
Housing	GOAL 2	Promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and projected housing needs so that all Hillsborough County residents have the opportunity to purchase or rent standard housing.	N	X		Supports housing stability.			X	X	Supports affordable housing
Housing	OBJECTIVE 2.1	The County shall annually assess the public, private, non-profit and for profit housing programs and identify potential ways to further increase access to safe, decent and affordable/attainable housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.	N	X		Supports housing stability.			X	X	Supports affordable housing
Housing	OBJECTIVE 2.2 , Policies 2.2.2, 2.2.5 thru 2.2.8, 2.2.10 thru 2.2.12	Work to supply new and replacement public, private and rental housing units to meet the projected 2007-2025 population, including the special needs population, very low, low and moderate income households for unincorporated Hillsborough County. [See also supporting policies 2.2.2, 2.2.5 thru 2.2.8, and 2.2.10 thru 2.2.12 regarding the elimination of excessive requirements, consideration of new building materials, and incentives such as technical assistance, density bonuses, etc. for the provision of affordable housing.]	N	X		Supports housing stability.			X	X	Supports affordable housing
Housing	OBJECTIVE 2.3 , Policies 2.3.2, 2.3.5, 2.3.6, 2.3.7	The County shall implement guidelines for locating very low, low and moderate income housing accessible to employment centers, mass transit systems, shopping and cultural, educational, medical and recreational facilities. [See also supporting policies 2.3.2, 2.3.5, 2.3.6, 2.3.7 regarding technical assistance to developers, density bonuses, etc.]	Y	X					X	X	TOD; affordable housing
Housing	Policy 2.4.3	Sites for group homes/foster care facilities will be approved in areas with residential character to meet the needs of the population requiring such housing. Locational criteria to include public transportation, health, recreation, shopping and employment facilities.	Y	X		Quality of life.			X	X	TOD; affordable housing
Housing	OBJECTIVE 2.6 , Policies 2.6.1 thru 2.6.7	The County shall assist the private sector and non-profit agencies to provide additional units of safe, and sanitary housing of various types, sizes and cost by 2011 dedicated to migrant farmworker housing. [Supporting policies 2.6.1-7]	N	X		Update or remove year; supporting policies beneficial to agricultural industry (safe and affordable housing, proximity to goods and services, etc.) and housing stability.		X	X	X	Supports industry: agricultural; supports affordable housing
Housing	OBJECTIVE 2.7 , Policies 2.7.1 thru 2.7.3	The County through its Affordable Housing Office shall work with USDA/RD and its program sponsor(s) to provide technical assistance and incentives to facilitate and encourage the implementation of the self help housing program in areas allowable under the USDA self help program guidelines.	N	X		Supports housing stability.				X	Supports affordable housing

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Housing	OBJECTIVE 2.8, Policies 2.8.1 thru 2.8.6	The County shall provide sufficient emergency, transitional and long term housing to enable those homeless persons capable of self-sufficiency to regain independence and to provide for continuing care of persons unable to care for themselves.	N	X		Supports quality of life.			X	X	Supports affordable housing
Housing	GOAL 3, Policies 3.1.1 thru 3.1.2	Promote the redevelopment, and rehabilitation of existing housing and neighborhoods to provide Hillsborough County with a consistently sound, safe, decent and sanitary housing stock. [See also supporting policies 3.1.1 thru 3.1.2 re: code enforcement and housing rehabilitation.]	N	X		Supports quality of life.			X	X	Supports affordable housing
Housing	OBJECTIVE 3.2, Policies 3.2.1 thru 3.2.3	Provide more and/or improve existing incentives to promote housing rehabilitation and redevelopment by developers, investors and homeowners.	Y	X				X	X		Incentives/flexibility; supports affordable housing
Housing	OBJECTIVE 3.3, Policies 3.3.1 thru 3.3.2, 3.3.4	Maintain or improve the integrity of existing viable neighborhoods.	Y	X				X			
Housing	OBJECTIVE 3.4	Encourage redevelopment activities that do not displace the existing population. When displacement through public action does occur, assure that reasonably located, standard housing at affordable costs is available.	N	X				X			
Housing	OBJECTIVE 3.5, Policies 3.5.1, 3.5.4	The County shall continue to promote a means to preserve historically and architecturally significant housing...	N	X				X			
Housing	OBJECTIVE 3.6, Policy 3.6.1	Density/Intensity Bonuses for Affordable Housing	Y	X				X	X		Incentives/flexibility; supports affordable housing
Schools	Policy 1.3.1	... a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs which promote the County's development and redevelopment objectives deemed beneficial for joint-uses, as identified by the School Board and the County.	N	X			X			X	Supports allocation of land; regional coordination
Schools	Policy 1.3.5	Schools are an allowable land use in all future land use plan categories within the Urban Service Area, except heavy industrial and natural preservation, subject to the following criteria: ...to the extent possible, existing schools shall be expanded or renovated to support community redevelopment and revitalization;...	Y	X						X	Supports allocation of land; regional coordination
Schools	OBJECTIVE 1.4, Policies 1.4.1 thru 1.4.3	The County shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so they are compatible with surrounding land uses. [See also supporting policies 1.4.1 thru 1.4.3 regarding rehabilitation of existing schools, shared-use/co-location, and adaptive reuse of historic structures.]	Y	X				X	X		Smart Growth
Schools	Policy 1.5.3	Where capacity will not be available to serve students from the property seeking a land use change or development of regional impact approval...	Y	X		Beneficial to quality of life; pertains to third party coordination.			X		

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Schools	GOAL 2, <i>OBJECTIVE 2.1</i> , Policies 2.1.1 thru 2.1.4, <i>OBJECTIVE</i> 2.2, Policies 2.2.1 thru 2.2.4, <i>OBJECTIVE 2.3</i> , Policies 2.3.1 thru 2.3.9, <i>OBJECTIVE</i> 2.4, Policies 2.4.1 thru 2.4.8	[IMPLEMENT PUBLIC SCHOOL CONCURRENCY] The County shall coordinate the approval of new development with the future availability of public school facilities consistent with the adopted level of service standards. [See also supporting objectives and policies.]	Y	X		Beneficial to quality of life; pertains to third party coordination.					
Potable Water	<i>OBJECTIVE 1</i>	Maintain a water supply facilities planning program necessary to correct current deficiencies and meet projected potable water demands by maintaining and implementing the 10 Year Water Supply Facilities Work Plan.	N	X		Water supply tied to Future Land Use. Providing more urban level of service.			X		Infrastructure availability.
Potable Water	Policy 2.1	The timing and staging of utilities is addressed by the Urban Service Area policies in the Future Land Use Element.	N	X							
Potable Water	Policy 3.2	Where operationally and technically feasible, remove isolated County operated wells from the raw water supply and connect those served by the wells to the County potable water system.	Y	X							
Potable Water	Policy 3.4	Where operationally and financially sound, convert as many individual wells and individual private water systems as practical to the County potable water system to improve reliability.	Y	X						X	Improves land value through infrastructure availability.
Potable Water	Policy 4.2	Continue to enforce and improve building codes that ensure the efficient use of potable water, including funding of low-volume plumbing fixtures for retrofitting of inefficient equipment installed under older building codes.	Y	X					X	X	Promotes "green" building practices/energy efficiency.
Potable Water	<i>OBJECTIVE 5</i> , Policies 5.1 thru 5.2	The potable water system will meet, or exceed, all water quality standards of the United States Environmental Protection Agency Safe Drinking Water Act while meeting public safety requirements. [See also supporting policies regarding water quality and fire hydrant retrofits.]	Y	X					X		
Sanitary Sewer	GOAL, OBJECTIVES 1 thru 8, and supporting policies	Protect the health, safety, and welfare of the citizens of Hillsborough County and protect and conserve the natural resources and environment of Hillsborough. [See also supporting objectives and policies.]	N	X		All supporting objectives and policies within the Sanitary Sewerage Element contribute to quality of life, environmental quality and public health necessary for thriving community. No objectives or policies therein are in conflict with this goal.					
Solid Waste	<i>OBJECTIVE 1.2</i>	The County shall provide for increases in disposal capacity of solid waste facilities to meet future needs.	N	X		Demonstrates capability to accommodate growth.			X		Infrastructure availability.
Solid Waste	Policy 1.2.1	The County shall conduct an annual review of future facility needs and budget for those needs within the Capital Improvements Element.	N	X							
Solid Waste	Policy 1.5.4	The Solid Waste Management Department will continue to promote and enhance the public information and educational programs concerning waste reduction, proper yard waste management techniques, composting and recycling.	N	X		Community appearance.				X	Promotes "green" building practices.

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Solid Waste	Policy 2.1.5	The County and the Environmental Protection Commission shall ensure that existing hazardous waste generators, as well as hazardous waste transporters and treatment/storage/disposal facilities, are identified and regulated.	Y		X	Possible duplicative oversight; already regulated by EPA, FDEP, etc.; recommend language regarding coordination w/agencies to regulate, but not independent regulation.			X		
Solid Waste	Policy 2.2.2	The County shall continue to assist the EPC, in providing technical assistance to the Environmental Protection Agency and the Florida Department of Environmental Protection to rank clean up priorities. The County shall continue to assist said agencies in their efforts to direct federal and state funds to the implementation of investigations, and clean up actions for currently identified potential chemical contamination sites.	N	X		Supports Brownfield/Superfund actions.	X			X	Supports allocation of land for industry (i.e., ready sites, infill development)
Solid Waste	Policy 2.2.3	The County shall continue to assist the EPC, to direct federal and state funds to the implementation of cleanup actions for all currently identified Superfund sites within County boundaries.	N	X		Supports Brownfield/Superfund actions.	X			X	Supports allocation of land for industry (i.e., ready sites, infill development)
Solid Waste	Policy 2.3.2	The County, in cooperation with EPC, shall continue to provide the information needed by hazardous waste generators to comply with federal and state regulations.	N	X		Facilitates compliance with regulations.					
Solid Waste	Policy 2.3.3	The County shall designate an agency and provide necessary funding in order to continue to provide its employees a safe working environment through mandatory training for those employees who could potentially come in contact with hazardous wastes or materials at their job sites.	N	X		Compliance w/OSHA required anyway; significance of additional policy?					
Stormwater	GOAL A	Provide the residents of Hillsborough County with a managed system of stormwater infrastructure which will: (1) minimize the occurrences of damage due to flooding, (2) improve the quality of surface waters, (3) reestablish and create wetland habitat, (4) improve the recharge of the potable water supply and (5) provide opportunities for reuse and recreational benefits.	Y	X					X		Smart Growth; compatibility/sustainability.
Stormwater	Policy 1.1	All new development shall be designed such that post-development stormwater runoff from the site shall be substantially similar to or better than predevelopment runoff in terms of rate, hydroperiod, and drainage basin, and shall meet applicable state and water management district water quality standards.	Y	X		Standard policy with regard to stormwater management and other applicable State standards.			X		
Stormwater	Policy 1.2	All nonresidential and nonagricultural redevelopment and expansions of existing nonresidential and nonagricultural development shall construct or contribute to a stormwater management system for the entire site which, at a minimum...	Y		X	Add clarification: " <u>Unless regional, areawide stormwater facilities are provided</u> , all nonresidential and nonagricultural redevelopment..."					
Stormwater	Policy 2.7	The use of non-structural Best Management Practices for solving stormwater management problems will continue to be considered for implementation in each Watershed Management Master Plan.	N	X					X		
Stormwater	Policy 2.11	The County will encourage the use of new, affordable stormwater management technology, such as pollutant filters and sub-surface storage, as well as Low Impact Development techniques in order to minimize the impervious surfaces in new developments, and to minimize pollutant loads due to stormwater runoff.	N	X					X	X	Promotes "green" development practices.

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Stormwater	Policy 3.4	The concept of establishing only one set of regulations to direct stormwater management system design in the County will continue to be pursued.	N		X	Beneficial in that it supports simplification of standards; however, recommend adding an implementation date (e.g. by 2012) to ensure timely completion of policy (versus "will continue to be pursued"). Allows wetlands to contribute toward stormwater requirements. Indirect relationship to economic prosperity. Indirect relationship to economic prosperity.				X	Incentives/flexibility; streamlines process.
Stormwater	Policy 3.8	When effective pretreatment measures (i.e., measures to remove sediment, oils, greases, and other floatable debris) can be provided and the treatment system will maintain or restore the long-term, natural viability of the wetland system, wetlands will be used for stormwater treatment when appropriate.	Y	X					X	X	Promotes "green" development practices; incentives/flexibility.
Stormwater	OBJECTIVE 5	Continue to implement the integrated water resource management program through the following policies...	Y	X							
Stormwater	Policy 5.1	Technical design standards which manage the impacts of stormwater quantity and water quality for new development and redevelopment in the County will be established and maintained in order to reflect current conditions in the County, and to address cumulative impacts of stormwater runoff to flooding and water quality.	Y	X							
Stormwater	Policy 5.4	Programs and practices to maintain compliance with the National Pollutant Discharge Elimination System (NPDES) program and for reuse of reclaimed water, water conservation, and land development regulation to protect and conserve functions of natural systems such as the encouragement of the use of Low Impact Development principles for new development shall be established.	N	X					X	X	Promotes "green" development practices.
Recreation	Policy 1.1	Methods such as but not limited to tax incentives, density transfers, impact fees, park dedication and rational allocation of funds, shall be used to assist in acquiring and developing recreational facilities.	Y	X	X	Consider combining policy intent with Recreation Policy 1.11. Park related; option to update policy to reflect changes in growth management legislation with regard to parks, if update is desired by impacted parties. Park related; option to update policy to reflect changes in growth management legislation with regard to parks, if update is desired by impacted parties. Consider combining policy intent with Recreation Policy 1.1. The County shall use incentives, such as park impact fee credits, to encourage new development projects containing waterfront sites suitable for County parks, to provide public access to the water. Incentives, such as density credits, shall be used to encourage the provision of open space within future developed areas.			X	X	Incentives/flexibility.
Recreation	Policy 1.7	New developments shall continue to provide sufficient recreational facilities through payment of established impact fees or the dedication of usable open space to satisfy the active and passive recreational needs of future residents.	Y		X				X		
Recreation	Policy 1.10	New development and redevelopment will be required to provide functional open space, park and recreation areas internal to projects as outlined in the Future Land Use Element and Livable Communities Element. In addition, cluster developments shall be encouraged to preserve areas that can be used for open space, park and recreation areas. (Note: Cross reference the Future Land Use Element for Clustering Provisions.)	Y		X				X	X	Smart Growth (clustering).
Recreation	Policy 1.11	Appropriate incentives shall be used to encourage developers to provide public recreation facilities that follow County standards in their projects.	N	X	X					X	Incentives/flexibility.
Recreation	Policy 2.1	The County shall use incentives, such as park impact fee credits, to encourage new development projects containing waterfront sites suitable for County parks, to provide public access to the water.	N	X						X	Incentives/flexibility.
Recreation	Policy 3.4	Incentives, such as density credits, shall be used to encourage the provision of open space within future developed areas.	N	X					X	X	Incentives/flexibility.

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Recreation	Policy 13.5	By 2009, the County will develop incentives for developments to provide greater recreation and open spaces. Incentives may include reevaluation of the parks qualifying for impact fee credits and density and intensity bonuses for greater open space and recreation areas.	N	X		Update year.				X	Incentives/flexibility.
Transportation	GOAL 1	Provide a safe, efficient, environmentally sensitive, and integrated multi-modal transportation system for the movement of people and goods in Hillsborough County.	N	X			X		X	X	Multi-modal
Transportation	Policy 1.1.2	No development orders will be issued that will reduce any County road listed in Table 2 below the peak hour/peak direction level of service standard indicated in Table 1 and in the Capital Improvements Element, except where the development is vested under law or provides adequate mitigation pursuant to State and County regulations, including but not limited to, proportionate fair share mitigation, or off-site transportation improvements as may be considered appropriate by the County.	Y		X	Consider updating Table 2 as part of subsequent Comp Plan amendment; transportation-related; option to update policy to reflect changes in growth management legislation with regard to roads, if update is desired by impacted parties.			X		
Transportation	Policy 1.1.7	The County shall give priority to funding parallel facilities which will relieve traffic on "constrained" facilities, provided that such action will not hinder the achievement of other goals, objectives, and policies of this Plan. Where this action impacts State roads, such action will be coordinated with the Florida Department of Transportation.	Y	X							
Transportation	Policy 1.1.8	Certain State and County roadways that cannot be widened further due to neighborhood or business impacts, adopted community plans, policy, environmental, or right-of-way constraints, have been identified and have been designated as constrained.	Y	X					X		
Transportation	Policy 1.1.9	Within one year of the effective date of this policy, and thereafter prior to each update of the Long Range Transportation Plan, the County shall reevaluate the listing of Constrained Roadways (Tables 5 & 6) to maintain a fair balance between community preservation and growing traffic congestion. The County shall submit a proposed amendment to the County's Comprehensive Plan to add and/or delete specific roadway segments as may be appropriate.	Y		X	Remove reference to specific date; revise to read, "Prior to each update of LRTP..."					
Transportation	Policy 1.1.11	There shall be a one (1) year period from the effective date of this amendment during which any person may apply for vesting against the provisions of this amendment, pursuant to the procedure contained in the Land Development Code. In order to be eligible for vesting, one must have owned the property in question prior to the effective date of this amendment or present facts such that it would be inequitable, unjust or fundamentally unfair to deny an application for vested rights where the applicant acquired ownership after the effective date of this amendment.	Y		X	Recommend deletion. [completed] Transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.					
Transportation	Policy 1.1.12	The Board of County Commissioners may, at its discretion, allow a multi-use development of regional impact meeting all the requirements of Chapter 163.3180 (12) to satisfy the transportation concurrency requirements of the Comprehensive Plan through the payment of a proportionate share contribution for local and regional traffic impacts as described in Chapter 163.3180 (12).	Y		X	Recommend deletion. Transfer to LDRs. Appropriate language should not be removed until corresponding language appears in LDRs.			X		

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Transportation	Policy 1.1.14	Within one year of the effective date of this policy, Hillsborough County shall prepare an analysis and report of the vehicle miles of travel on deficient roadways. Deficient roadways shall be those roadways that, based on the latest available traffic counts, exceed the level of service standards adopted in the Capital Improvements and Transportation Elements of the Hillsborough County Comprehensive Plan. The regulated roadways included in the analysis are the regulated roadways listed in the Capital Improvements and Transportation Elements of the Hillsborough County Comprehensive Plan. The purpose of this analysis and report is to establish a baseline for measuring progress in reducing the vehicle miles of travel on deficient regulated roadways. (EAR Issue Based)	N		X	Remove reference to specific date or update trigger for implementation; revise. See related Policy 1.1.15 regarding strategy.					
Transportation	Policy 1.1.15	Within one year of the effective date of this policy, Hillsborough County shall develop a strategy for addressing and reducing the percentage of total travel on deficient roadways. This can be accomplished by building new roads, widening existing roads, connecting gaps in the roadway network, significant intersection improvements, improved transit, or land use considerations. The strategy shall include specific timeframes and measurable goals for reducing the vehicle miles of travel on deficient regulated roadways.	N		X	Remove reference to specific date or update trigger for implementation; revise. Note: State of Florida previously required specific date/trigger per Rule 9J-5 to guarantee policy implementation; however, Rule 9J-5 is no longer in effect.					
Transportation	Policy 1.1.16	Within two years of the effective date of this policy, Hillsborough County shall define districts where multi-modal strategies will be used to improve mobility, focusing on areas where infill development or redevelopment is desired and roadways are deficient, constrained or not likely to be widened due to social or environmental factors. The county will implement multi-modal level of service standards in these districts, and create mechanisms for private sector participation in the provision of transit services, pedestrian, bicycle, and transit facilities, street connectivity, traffic calming, and other multi-modal transportation solutions, consistent with FDOT Quality Level of Service Handbook and Model Regulations and Plan Amendments for Multimodal Transportation Districts, and in consultation with FDOT regarding impacts to the Strategic Intermodal System.	Y		X	Remove reference to specific date or update trigger for implementation; revise. Note: State of Florida previously required specific date/trigger per Rule 9J-5 to guarantee policy implementation; however, Rule 9J-5 is no longer in effect.	X			X	Multi-modal; TOD
Transportation	Policy 1.1.17	Within one year of the effective date of this policy, and annually thereafter, Hillsborough County shall prepare an analysis and report showing the change in the vehicle miles of travel on deficient regulated roadways.	N		X	Remove reference to specific date or update trigger for implementation; revise. Note: State of Florida previously required specific date/trigger per Rule 9J-5 to guarantee policy implementation; however, Rule 9J-5 is no longer in effect.					
Transportation	OBJECTIVE 1.2	Maintain existing transportation infrastructure to ensure safe operating conditions, and to avoid costly reconstruction or replacement.	N	X							
Transportation	OBJECTIVE 1.3	To improve transportation system safety by reducing the countywide accident rate by 5% by 2010.	N		X	Remove reference to specific date or update trigger for implementation; revise.					
Transportation	Policy 1.3.2	Continue to program improvements for high motor vehicle, bicycle and pedestrian crash locations where better physical design or improved traffic controls can be expected to cause a significant reduction in the number of crashes.	N	X							

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Transportation	<i>OBJECTIVE 1.4, Policies 1.4.1 thru 1.4.9</i>	The County shall continue to maintain and implement a Concurrency Management System which ensures that transportation facilities and services needed to support development, consistent with the standards adopted in the Transportation Element and the Capital Improvement Element, are available concurrent with the impacts of such development. [See also supporting policies 1.4.1 thru 1.4.9.]	Y		X	Concurrency consideration; There needs to be a way to pay for impacts (i.e., mobility fee, proportionate share, etc.); Remove all references to specific dates in supporting policies 1.4.8 and .9.			X		
Transportation	<i>OBJECTIVE 1.5, Policies 1.5.1, 1.5.3, 1.5.7, 1.5.11</i>	Provide for and promote coordinated multimodal transportation planning, right-of-way protection, and project implementation across jurisdictional boundaries, to preserve the corridors for transportation use, to maintain transportation level of service for concurrency, to improve coordination between land use and transportation facilities, and to minimize the adverse social, economic, and environmental impacts of transportation facilities on the community. [See also supporting policies regarding Corridor Plan and future transit "envelope".]	N	X			X		X	X	Regional coordination.
Transportation	Policy 1.5.11	Within two years of the effective date of this policy, Hillsborough County shall develop and adopt standards for the spacing of arterial, collector, and local roads, to supplement and complement the County Corridor Plan. These standards shall be implemented through the Land Development Code, Roadway Design Technical Manuals or other appropriate implementation regulations.	Y		X	Remove reference to specific date; revise.					
Transportation	Policy 1.5.13	Hillsborough County shall continue to implement standards for providing cross-access among parcels fronting arterial roads, consistent with access management policies and the need for safe, consolidated access points.	Y	X							
Transportation	<i>OBJECTIVE 1.6, Policies 1.6.1 thru 1.6.4</i>	Continue to increase the capacity of the transportation system by proceeding with construction of the projects outlined in the CIE. [See also supporting policies.]	N		X	Concurrency consideration; There needs to be a way to pay for impacts (i.e., mobility fee, proportionate share, etc.); see supporting policy 1.6.2-.3).					
Transportation	GOAL 2, OBJECTIVE 2.1, Policies 2.1.1 thru 2.1.7, OBJECTIVE 2.3, Policies 2.3.1 thru 2.3.5	Develop a safe, convenient, and efficient transit system for the transit dependent, as well as a convenient alternative for persons who choose not to drive their own vehicle. [See also supporting objective and policies regarding incentives for transit use, Transit Emphasis Corridors and incentives for higher densities.]	N	X		Consider revision of Policy 2.3.5's December 31, 2008 implementation date.				X	TOD
Transportation	GOAL 3, OBJECTIVE 3.1, Policies 3.1.3, 3.1.5, 3.1.6, 3.1.7, OBJECTIVE 3.2, Policies 3.2.4, 3.2.6, 3.2.8	Provide a county-wide bikeway and pedestrian system that is integrated with other transportation modes. [See supporting policies regarding provision of bike-ped facilities, including laneage, signage, lockers/racks, etc.]	N	X		Consider revision of Policy 3.2.4 (2009), .6 (2009), and .8 (2007) implementation dates.			X	X	Multi-modal.
Transportation	OBJECTIVE 4.2	By December 31, 2007, the County will implement an arterial surveillance and management program to achieve better arterial operations through incident detection and follow up action, improvements in signalization and timing and to more fully integrate the freeway and arterial management programs.	N		X	Remove reference to specific date; revise to read, "continue to implement..."					

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Transportation	Policy 4.4.2	Within two years of the effective date of this amendment, the County, in consultation with Bay Area Commuter Services, shall adopt in its Land Development Code, standards for the application of Transportation Demand Management measures in new development proposals. The standards may consider the size and nature of the uses within the development as well as other characteristics that would make the development appropriate for implementation of Transportation Demand Management measures.	Y		X	Remove reference to specific date; revise "Bay Area Commuter Services" to "TBARTA"; consider adding incentives in the LDRs as appropriate or as noted in Policy 4.4.5.					Note: Transportation Element references trip generation rate reductions in Policy 4.4.5.
Transportation	Policy 4.4.4	The County will continue to include Bay Area Commuter Services (BACS) in the development review process.	Y		X	Revise "Bay Area Commuter Services" to "TBARTA".					
Transportation	Policy 4.4.5	In development review, the County will consider trip generation rate reductions in exchange for a documented program of trip reduction measures, to include: an agreed-on set of TDM measures to be implemented; record-keeping and annual reporting by the implementer; and penalties for failure to implement.	Y								
Transportation	OBJECTIVE 4.5 , Policies 4.5.1 thru 4.5.5	Within one year of the effective date of this amendment, and through the Policies listed below, the County will implement a parking management program, allowing for parking reductions in activity centers, multi-modal districts, overlay districts and redevelopment areas, as appropriate.	Y	X	X	Revise policy 4.5.3 to remove reference to specific date and emphasize goal to reduce overall parking requirements.			X	X	Incentive; Multi-modal; Smart Growth
Transportation	Policy 5.1.5	The scale and character of surrounding land use and the livable roadway concepts should be considered in the design and construction of new roadways and the widening of existing roadways.	Y	X						X	Smart Growth
Transportation	Policy 5.1.8	Encourage the concept of maintaining the character and viability of urban, suburban and rural villages through site planning and livable human scale roadway design to minimize through traffic and to discourage the use of automobiles for short trips by encouraging and enabling other modes of transportation like transit, walking, and bicycling.	N	X				X		X	Multi-modal; Smart Growth
Transportation	OBJECTIVE 5.3	Provide an opportunity for public input including neighborhoods, businesses, and other interested groups in all aspects of transportation planning and implementation.	N	X							
Transportation	OBJECTIVE 6.1, Policies 6.1.1 thru 6.1.5	The County shall analyze the need to provide or improve intermodal links, especially highway and public transit links to airports, seaports, and rail and trucking facilities. [See also supporting policies regarding intermodal linkages, i.e., TIA, Port Authority, etc.]	N	X			X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	OBJECTIVE 6.2, Policies 6.2.1 thru 6.2.2	Provide a highway system that assists in integrating other transportation systems including transit, rail, air and water. [See also supporting policy 6.2.1, "By 2020, develop adequate highway systems to support airport and rail terminals." et al.]	Y	X	X	Objective 6.2 beneficial/no change. Consider removal or revision of Policy 6.2.1 as too broad for policy level directive.	X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	OBJECTIVE 6.3 , Policies 6.3.1 thru 6.3.9	Hillsborough County in coordination with the City of Tampa, the Planning Commission, the Florida Department of Transportation, HART and the Metropolitan Planning Organization shall cooperate with the Port and Airport Authorities in their efforts to plan, build and maintain efficient surface transportation systems to move cargo and passengers on all modes by... [See also supporting policies.]	N	X			X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.

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Transportation	<i>OBJECTIVE 6.4</i> , Policies 6.4.1 thru 6.4.5	Ensure that port and aviation master plans and any amendments are consistent with the Future of Hillsborough Comprehensive Plan by reviewing and making recommendations to the respective authorities as to their consistency. [See also supporting policies.]	N	X	X	Consider revision of Policy 6.4.5 to remove reference to specific date (2008).	X	X		X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	<i>OBJECTIVE 6.5</i> , Policies 6.5.1 thru 6.5.4	New development shall not adversely affect aircraft operating procedures as defined in the "Airport Zoning Regulations". [See also supporting policies.]	Y	X		Review dates on Policy 6.5.4 (incorporated documents).	X	X		X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	<i>OBJECTIVE 6.7</i> , Policy 6.7.1	Maximize economic benefits and minimize adverse impacts to public health, safety and welfare from port and aviation facilities through ongoing coordination with the Port and Aviation Authorities. [See also supporting policy.]	Y	X			X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	<i>OBJECTIVE 6.8</i>	The County shall support the Tampa Port Authority's efforts to...	N				X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.
Transportation	<i>OBJECTIVE 6.9</i> , Policy 6.9.1	The County shall continue to coordinate with various public and private agencies to ensure efficient and effective goods movement within the County. [See also supporting policy.]	N	X			X	X	X	X	Intermodal; supports industry: airport, seaport, rail, etc.; regional coordination.
Capital Improvements	Policy 1.C.1.b.(1) thru (3)	New Development Systems: All new development shall be designed such that post development stormwater runoff from the site shall be substantially similar to or better than predevelopment runoff in terms of rate, hydroperiod, and drainage basin, and shall meet applicable state and water management district water quality standards.	Y	X		Standard policy with regard to stormwater management and other applicable State standards.			X		
Capital Improvements	Policy 1.E.1.a	The County will include projects to provide capacity for County facilities in the County's Capital Improvements Program necessary to accommodate the build out of projects included in development orders approved before the adoption of this plan. This provision shall in no way release developers from their requirements and obligations to make infrastructure improvements.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		
Capital Improvements	Policies 1.E.2.c.(1), 1.E.2.c.(2), 1.E.2.c.(3), 1.E.2.c.(4)	New or expanded facilities that provide the adopted Levels of Service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this Capital Improvements Element... [prioritization by previously approved or new development orders]	Y	X					X		
Capital Improvements	Policy 2.B.2.b	Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. Future development shall not pay impact fees for the portion of any capital improvement that reduces or eliminates existing deficiencies.	Y	X							
Capital Improvements	Policy 3.A.4.b	Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.					

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Capital Improvements	Policies 3.C, 3.C.1, 3.C.1.a, 3.C.1.b, 3.C.1.c, 3.C.1.d	The Board of County Commissioners find that the impacts of development on public facilities within Hillsborough County occur at the same time as development authorized by a Certificate of Occupancy as defined in Policy 1.A.8. The County shall determine, prior to the issuance of final development orders, whether or not there will be sufficient capacity of Category A and Category B public facilities to meet the standards for Levels of Service for existing population and the proposed development concurrent with the proposed development. For the purpose of this policy, "concurrent with" shall be defined as follows... [concurrency requirements]	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		
Capital Improvements	Policy 3.C.1.e	If the issuance of a development order, or permit has relied upon any transportation facility or service, including any mass transit facility or service listed in the adopted Schedule of Projects of this Hillsborough County Capital Improvements Element or in the adopted FDOT Five Year Work Program which is needed to maintain the adopted level of service (LOS) standard, a plan amendment shall be required to eliminate, defer, or delay construction of such facility or service.	Y		X	Transportation related; consider updating policy to reflect changes in growth management legislation with regard to transportation, as well as to eliminate the requirement for a plan amendment as the process could be onerous. A condition relevant to the facility relied upon could be retained in the development order.					
Capital Improvements	Policy 3.C.2.b	The determination that such capacity will be available shall be valid for a period not to exceed two years from the date of construction plan approval, except if extended through a binding development agreement which includes the development order of a development of regional impact or if otherwise renewed as may be provided by ordinance.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.					
Capital Improvements	Policy 3.C.4.a	Public facilities which serve the entire County shall achieve and maintain the standard for Levels of Service on a County wide basis. No development order shall be issued in any part of unincorporated Hillsborough County if the standard for Levels of Service are not achieved and maintained throughout the County for the following public facilities: Solid Waste Disposal and Regional Parks.	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		
Capital Improvements	Policies 3.C.4.b, 3.C.4.b.(1), 3.C.4.b.(2), 3.C.4.b.(3), 3.C.4.b.(4), 3.C.4.b.(5), 3.C.4.b.(6)	Public facilities which serve less than the entire County shall achieve and maintain the standard for Levels of Service within their assigned service area. No development order shall be issued in an assigned service area if the standard for Levels of Service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas... [Public Facilities Concurrency/LOS]	Y		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		
Capital Improvements	OBJECTIVE 4	Manage the land development process to insure that all development receives public facility Levels of Service equal to, or greater than the standards adopted in Policy 1.C.1 and 1.C.2. 9J 5.01 6(3)(b)3 and 5	N		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		
Capital Improvements	Policy 6.A.4	The CIE Schedule of Projects shall list all capital projects related to the six concurrency elements which are required to meet adopted level of service standards. For the first six-year period, all these projects shall be shown with funding sources by year; however, for the remaining period projects with estimated costs shall be shown in five year increments.	N		X	Public facility related; consider updating policy to reflect changes in growth management legislation with regard to transportation, schools and parks consistent with respective elements.			X		

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ICE	Policy 1.1	Hillsborough County shall continue to coordinate with representatives from the local, regional and federal agencies and departments to ensure best practices and most current techniques and policies are utilized. Specifically, these efforts should address issues relating to: transportation, environment, schools, affordable housing and social services.	N	X		Consider adding "economic prosperity" to list of issues.	X		X	X	Regional coordination.
ICE	Policy 2.1	Hillsborough County shall continue to cooperate with Temple Terrace, Plant City, Tampa and adjacent county governments for planning review of selected types of development proposals within their jurisdiction within one mile of their respective borders or any development which will impact another jurisdiction. The staff shall cooperate at the technical and administrative levels to review the relationship of proposed development to the existing comprehensive plans, address impacts of development and to achieve compatibility with the comprehensive plans of the respective jurisdictions in plan amendments, areas of rezonings, land development regulations, and infrastructure management. Interlocal agreements may be negotiated to formalize these review procedures.	Y	X		Consider adding "economic prosperity" to list of areas for coordination.	X		X	X	Regional coordination.
ICE	Policy 2.6	By 2009, the County and its municipalities shall open discussion to establish an annexation policy to direct, in a timely manner, the process of annexing unincorporated land adjacent to the municipalities.	N		X	Revise to remove reference to specific dates; recommend meeting annually until goal is achieved and for evaluation of updates to Comp Plan as necessary.	X			X	Regional coordination; allocation of land for industry.
ICE	Policy 2.7	Hillsborough County, in conjunction with the three municipalities within its boundaries, will identify and implement joint planning areas as needed by 2009. Joint planning areas will allow for further coordination of the land use planning and infrastructure provision for areas of possible annexation surrounding the municipalities. An interlocal agreement will be executed with each applicable local government to outline the coordination procedures as well as provide a map of the joint planning area boundaries.	N		X	Revise to remove reference to specific dates; recommend meeting annually until goal is achieved and for evaluation of updates to Comp Plan as necessary. Where possible, coordinate identification and implementation of joint planning areas with target industries.	X		X	X	Regional coordination; allocation of land for industry.
ICE	OBJECTIVE 3	On an ongoing basis, Hillsborough County shall continue to coordinate with representatives from local, regional and federal agencies and departments, units of local government and adjacent municipalities and counties to ensure coordinated and efficient provision of infrastructure and utilization and protection of natural resources.	N	X			X		X	X	Regional coordination; allocation of land for industry; infrastructure availability.
ICE	Policy 3.1	Hillsborough County will coordinate with the cities of Plant City, Temple Terrace and Tampa as well as appropriate agencies to ensure an efficient provision of infrastructure including but not limited to: transportation, water and sewer, transit, parks, public safety and schools.	N	X		Supports provision of infrastructure.	X		X	X	Regional coordination.
ICE	OBJECTIVE 4	The County shall assure the integration of all forms of metropolitan transportation planning into the comprehensive planning process, to include planning in other jurisdictions.	N	X			X		X	X	Regional coordination.

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ICE	Policy 4.3	The local planning agency shall negotiate and draft a Memorandum of Understanding with Florida Department of Transportation which shall guide the local planning agency, Metropolitan Planning Organization, Florida Department of Transportation and the County in comprehensive planning in at least the following areas: 1. Coordinate with Florida Department of Transportation regarding corridor access management and planning and signalization of state roads used as part of a regional network and as it relates to the County traffic circulation system; 2. Require timely Florida Department of Transportation review of rezoning and sub-development or regional impact requests forwarded by County Planning and Zoning and Development Review staffs for comment; 3. Require existing staffs to review and recommend changes to procedures to ensure the minimum time is taken for access to permits and stormwater management, setback and infrastructure reviews.	N	X		Item #2 (re: timely review) supports expedited review and coordinated transportation infrastructure.					
ICE	Policy 4.4	Hillsborough County shall coordinate with Metropolitan Planning Organization Board members to: 1. Cooperatively implement development criteria compatible with the establishment of regional transit services in their comprehensive plans; 2. Evaluate and determine the level of public expenditures that subsidize development permitted in coastal high-hazard areas or reduce hurricane evacuation times; 3. Integrate all updated authority master plans needs within the Transportation Improvement Program and the Long Range Transportation Plan; 4. Evaluate surface transportation access plans for the airport and port with the mapped and built mass transit and traffic circulation system.	N	X		Supports intermodal facilities.	X	X		X	Intermodal; supports industry.
ICE	Policy 4.5	Hillsborough County, through the Metropolitan Planning Organization, shall establish formal working relationships with the mass transit planning and operations of all adjacent counties.	N	X					X	X	TOD
ICE	Policy 5.1	Hillsborough County shall utilize the Planning Commission and staff as the intergovernmental coordination and review agency, in addition to the already established duties of the agency. Duties shall include, among others, the provision of information and services, such as economic research; population data analysis and reporting; socio-economic reporting; land use amendment review, analysis and recommendation; authority plans review; and land development regulation review of any of the governments in Hillsborough County.	Y	X					X	X	Regional coordination.
ICE	Policy 6.1	The Council of Governments shall study issues including, but not limited to, matters affecting health, safety, welfare, education, economic conditions, area development and growth management, bay and environmental management and local, regional and state comprehensive plans.	Y	X					X	X	Regional coordination.

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ICE	Policy 8.1	The County will evaluate existing and future county service centers, including locations, targeted population, accessibility and frequency of use, to ensure that they are effectively serving the public. Efforts will be made to more effectively provide services through collocation of multiple public and non-public services at service centers and other shared facilities.	Y	X					X	X	Regional coordination.

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