

# Gibsonton Public Virtual Work Session

Wednesday, Jul 29, 2020 05:02 PM EDT - 07:06 PM EDT

## Questions Entered in the GoTo Webinar Questions Box

*Note: The below Questions are a direct transcription from the written questions submitted during the presentation. The Answers have been slightly edited for brevity.*

- **Q: When you stated that Gibsonton Drive is the center for future growth, what does that mean for future planning?**

**A: Bob Gray:** The reason I was saying the way it is in terms of the capability of the infrastructure, there's more available infrastructure existing within the Gibsonton Drive Corridor itself, as witnessed by the development we're seeing over by the interchange. And again because of the amount of development, you have the Walmart, the movie theater, some retail developments and foods establishments, these developments are attracting the greater region. They're not just satisfying the demand of Gibsonton residents itself, so they're pulling people into that corridor. From a market analysis that's the first area we think that can see an increase in terms of density in development, should the numbers work. As we move further to the west we need more infrastructure in line along US 41 before we're going to see significant development back over in that area.

- **Q: Gap Analysis: Health & Personal Care Stores are at 0.... how can we encourage health care and personal care to come to Gibsonton?**

**A: Bob Gray:** A lot of that market unfortunately is being satisfied outside the area. I think you'll get more as you have higher income growth, and I don't mean upper end totally, but just higher family income coming into the area where you can get the need for a doctor care, dentist, and the like. But right now you don't have the facilities for it. As we mentioned, there's no class a office in existence. So it's a hard one to do in the short term. I think in the longer term, as Gibsonton Drive develops more, there is a greater probability of that occurring because that area can service the greater region.

- **Q: After all this information and strong need to improve infrastructure as critical need, what are county immediate and next 2-3 years initiatives?**

**A: Jay Collins:** One thing obviously is the county has its CIP so it's showing some infrastructure improvements that will come here. Bob, it might be on your end of whether or not you think the County is programming the right things for the community, perhaps.

**Bob Gray:** I think the stuff that I saw when we looked at your Capital Improvement Plan as it relates to the community itself, it had significant dollars to start that improvement that would affect I think the three most critical areas: One was road improvements, one dealt with transportation improvements, lights etc and the improvements to infrastructure and what I mean by that is water and sewer.

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I think those are the most critical things to be done and continue to be done into the near term future to allow a footprint for the market to respond and develop.

**UPDATE:** Further information to be provided on the project webpage.

- **Q: With knowing that we are missing Class A business locations, what will the Commissioner's office do to focus on our needs?**

**A: Bob Gray:** For Gibsonton I think would be the improvement of the infrastructure especially along Gibsonton Drive. That's about all you can really do because again, office stall is what we call rooftops, which basically means you've got to have the population within the area. You don't within Gibsonton per se, but the Gibsonton Drive area, especially to the east, is drawing into the more populated areas of South Hillsborough County. So again, I think that's the area for potential. I think in terms of traffic improvement and infrastructure improvement, that probably has to occur a little bit more before you'll find demand for that.

- **Q: Do you have plans to bring Sewerline to the Richmond Street in future.**

**A: Jay Collins:** This is a fact-finding report. What we're doing is we're providing the community with the factual information, what's going on in their community. So we can certainly find out if that is something that is programmed now by the County, we will reach out to you on that.

- **Q: Majority of the area doesn't have county sewerage and too many septic tanks closer to water. This is something that county should take as an immediate action item**

**A: Jay Collins:** Bob, are you familiar with any kind of programs with septic systems and the removal of septic systems, or anything else that other governments might have done?

**Bob Gray:** I can't date in the exact programs, but I know the state government's Natural Resources is definitely doing a state wide move to improve and to remove septic tanks especially in areas such as Gibsonton that has the high flood hazard areas and the like. There are some grants, but I can't really respond to what the Hillsborough County program is but it will have one in terms of removing septic tanks.

- **Q: Yes on sewer, Com Murman is starting in Gibsonton in the next 2 years. septic to sewer conversion**

**A: Jay Collins:** So it looks like one individual answered some of our sewage questions. That's good, and again we will reach out to the public utilities department and find out a little bit more information to make sure that we have all the correct information for you guys. Since these questions and some of the answers will be available online will have that information for you there in project web page.

- **Q: How many people are online?**

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**A: Jay Collins:** There are 20 people that we saw at the height of the attendee list. Currently there are 17 attendees that are on.

- **Q: How will this "fact finding report" be used by the county to create future plans?**

**A: Jay Collins:** This travels with your community plan. So basically what this does is as an addendum to your plan, it will update some of that data and analysis. So when the county is making decisions for your community, or when you are advocating to the County Commission for things that are happening in your community, this is a document that you can use to help prove your point one way or the other. We also believe, and Bob might be able to speak better to this, is about the gap analysis in the retail analysis and how this may be used to actually bring businesses into your community.

**Bob Gray:** With respect to that last question, you have an Economic Development arm within the county that looks at these things. And while they provided some of the data that we actually used in the analysis, the fact that we now have it as a package program for them, I think it gives them data that they can now have that they didn't have in that format in target areas. So hopefully that will help.

- **Q: What resources are possible (being that Gibsonton is a lower socio-economic community) through County resources?**

**A: Jay Collins:** Bob I think you just spoke a little bit about some of that right there that there's a cheerleader in the economic development department to help with some of these issues.

**Bob Gray:** Well not only that, but within the Planning Commission itself, that the area has been designated as a Community of Concern and that reflects back into community social programs and the like. It puts them ahead of other areas because that designation. So that should help.

- **Q: Sandy has also stated that an increase of lights along Gibsonton Drive will be coming. 80 lights**

**A: Jay Collins:** I believe this is something that we did hear from the community on their infrastructure issues and pedestrian issues that they wanted to make sure that they have good lighting to get around and also with some of the issues of crime.

**UPDATE:** Further information to be provided on the project webpage.

- **Q: What kind of plans and incentives that Gibsonton residents have for economic development activities**

**A: Jay Collins:** This may be one of the things that what we need to do is go ahead and provide some of the contact information for the Economic Development Department of Hillsborough County on our website. That might be helpful for some of the residents to see what kind of programs the county does have available. There are certain grants and other things that the county has available for certain businesses, so that might be helpful.

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- **Q: Who do we talk to regarding being a community of concern? Who can we contact to champion our needs.**

**A: Jay Collins:** The Metropolitan Planning Organization, the MPO, organizes that data, so I would believe that probably somebody within the MPO might be able to speak to that.

**Wade Reynolds:** Certainly anyone can contact the MPO. Those designations are done based on demographic data, which is through the census, but that program is typically used to prioritize transportation infrastructure improvements, which is where you would see additional emphasis on the need for transportation improvements. Certainly the decision makers are aware of that and use it in their process for prioritizing transportation improvements as well as maybe some other improvements within the County.

- **Q: you just mentioned there is plan for utilities what is the projected date to bring sewer**

**A: Jay Collins:** One individual here actually made a statement about Commissioner Murman bringing those utilities down. We'll actually reach out to the utilities department will find out a little bit more information on that and make sure that that's reflected in the project website.

- **Q: What about improvements regarding social needs? Many within the community are not supported. They must travel far outside of Gibsonston (this going back to low income and thusly limited transportation)**

*Note: We apologize that this question was somehow missed during the meeting. See the subsequent answer below.*

**A:** The County has various resources available to residents depending on the specific type of social need that is being inquired about. A good place to start is the Social Services Department. Per the Social Services webpage, the department's services include, "basic living needs, housing, education and training for our most vulnerable residents." It appears that due to Covid-19 the SouthShore Community Resource Center, located in Ruskin, is currently accepting appointments rather than walk-ins. Residents may contact the Resource Center at (813) 671-7647 to further inquire about available social services.

- **Q: How can we access a programming report/plan for Gibsonston outside of this Fact report**

**A: Mariann Abrahamsen:** The Board of County Commissioners has asked us to do this Profile now, which is a data gathering profile rather than an update to the Community Plan. Gibsonston does have a Community Plan, but we have not been tasked with opening that up and updating it yet at this time. So if you're talking about a programming report from a community planning standpoint, I would start with the Community Plan. But in regards to utilities and infrastructure, the map that was shown earlier for the capital improvements that the County has planned is a good place to start as well. You can Google that, "Capital Improvements Viewer for Hillsborough County" and that should come up. You can see all the projects going

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on in the County and click on the details for that. If you'd like for me to send that link to you directly, please contact me and I'll get you that link, if that's in fact what you we're talking about in regards to programming report.

- **Q: County should focus on Gibsonton improvements which is easy to bring rather than far in the county which is more expensive.**

**A: Mariann Abrahamsen:** So I think that comment is referring to focusing on improvements here rather than areas maybe outside of the Urban Service Area. That is certainly a good comment, and I think that from what I've heard there is agreement with that. Certainly, that there should be some focus on improvements within the Urban Service Area boundary first.

- **Q: Do you believe you will be tasked with updating the community plan?**

**A: Mariann Abrahamsen:** So that's anyone guess, that is up to the Board of County Commissioners to decide. So if they choose that is something, if the community comes forward and requests from the Board, that is something they'd like to see, then maybe they would be more inclined to do so at this time. I do not know personally and Jay maybe you have more insight, but I do not know that there are whispers of tasking us with that in the near future, I could be wrong.

**Jay Collins:** You're correct, Mariann. The only Community Plan currently being updated in the County is Wimauma. We have not heard about updating Gibsonton or Balm or any of the other ones that we are currently working within those communities but not on their Community Plan.

- **Q: What is the next step after the fact finding report?**

**A: Mariann Abrahamsen:** So the next step is that we will be taking this to the elected officials and briefing them on what we have found. So we don't have dates selected yet for that but of course with everything you can always check the project web page for the most updated info and we will certainly send out updates to the constant contact email list that we have when those dates are determined.

## **Raised Hand Speaker Questions**

*Note: The below Questions and the Answers are both slightly edited for brevity.*

- **Q: Cathy P.: You showed the map of the Show-Biz Overlay. Why was not the RSB zoning included in that? We had RSB zoning before we were forced to have the Show Business Overlay because on Gibsonton Drive there is numerous RSB Zoning.**

**A: Bob Gray:** The entire community is within the overlay zoning. What we showed are the one parcels that actually have the zoning at the parcel level. The only problem with that map is that we're not showing that the northern part. But we have basically all the parcels that have that zoning designation, and whether there's development on it or it's vacant but has that designation.

**Mariann Abrahamsen:** Cathy, are you thinking that your property is excluded or that the map is incorrect?

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**Cathy P.:** Yes, I think we need to include the RSB because that was here first and then we were shoved down our throats with the Show Business Overlay which was not what we wanted. We had the RSB but the County decided we needed Show Business Overlay like they are almost one in the same. One stays with the property, the other one does not when you sell it.

**Mariann Abrahamsen:** So we can take a look at that, zoning layer more, and maybe pull the RSB zoning layer from before the overlay was in place.

**Cathy P.:** If you include both of them, you would see there is more Show Business, because when you look at the Show Business Overlay, it looks like there's not many. But when we drive around town, there's a lot of show people who are stuck here because of the virus that you can see everything in their yard that's not on [the map], my property is not on the map because I have RSB, I don't have the Overlay.

**Mariann Abrahamsen:** Thank you Cathy, I will certainly look at that and I'll follow up with you separately in an email too.

**UPDATE:** The RSB zoning layer is indicated on the overall zoning map present in the report. Taking the above comment into consideration, we have decided to add the RSB zoning layer to the Overlay map so that individuals may reference both designations on one map.

- **Q: Rag M.: When is the date, you just mentioned the Commissioner has some plan to bring utilities right? You just mentioned that you're going to check with them, so how soon should we know the plan for bringing utilities to a particular area?**

**A: Jay Collins:** So again I would like to mention that one of the attendees mentioned Commissioner Murman. So this is your community talking amongst themselves in the questions and in the chat. So we will reach out to the Utilities Department and will find out what they do have programmed for the area and will be able to provide that on the website. So I don't know if there is a utility plan that's going through or not. You guys had mentioned it, but I don't personally know about it outside of what is within the report, the CIP issue. We'll see if perhaps that is what we're talking about, what's already in the CIP or if there is something outside of that.

**Rag M.:** I already sent a mail to Mariann on this perspective but unfortunately, we're not able to get any information. So is there anyway that somebody can help us to get the information, what the utility department plans for the next few years? Something like that.

**Mariann Abrahamsen:** Rag, you and I had been emailing back and forth and I was trying to get that information for you. Unfortunately I was not able to get that information when I was when I was seeking it out, so I'll certainly follow back with them and try my hardest to hound down that information for you. And all of all of the comments here, and all of the questions will be added to our project website but I will personally reach out in an email to you about that because I know you and I've been trying to figure that out for some while.