



Hillsborough County: HC/CPA 20-11 Future Land Use Element Text Amendment (Residential Planned-2 Future Land Use Study)

Meeting Date	February 1, 2021
Meeting Type	Public Hearing
Staff Planner	Mariann Abrahamsen, marianna@plancom.org 813-836-7353
Action Necessary	Yes
Attachments included in Staff Report	(A) Resolution, (B) Proposed FLUE Language, (C) Policy Description, (D) Draft Refinement, (E) List of Meetings

Summary Information

Application Type	Publicly Initiated
Agency Review Comments	The proposed policies include input from multiple County departments and local agencies, including but not limited to: Affordable Housing, Office of the County Attorney, Community & Infrastructure Planning, Conservation & Environmental Lands Management, Development Services, Economic Development, Parks and Recreation, Public Works, Public Facilities, FL Dept. of Transportation, and School District of Hillsborough County
Purpose of Amendment	At the request of the BOCC, a future land use study was conducted to update the RP-2 land use category.
Other Considerations	N/A
Staff Recommendation	Planning Commission staff finds the proposed request Consistent with the Comprehensive Plan.

Final Review		
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Proposed Changes

See attachment B

Staff Analysis

Working with Hillsborough County staff, the Hillsborough County City-County Planning Commission retained Kimley-Horn to conduct a land use study of the Residential Planned-2 (RP-2) Future Land Use category. The study provides recommendations for updates to the RP-2 policies in the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and Land Development Code.

A concurrent study by a parallel consultant, WTL+a, produced a demographic and real estate market analysis for the RP-2 study area. The market analysis evaluates the employment, commercial requirements and assumptions embedded in the RP-2 category. It compares them with market reality to inform the policy recommendations resulting from the RP-2 Future Land Use Study.

The Board of County Commissioners requested this study when they initiated a moratorium on new rezoning applications in the RP-2 Future Land Use Category. The moratorium provided 270 days for staff to gather community input, prepare an analysis, and make recommendations on needed changes. During the June 17, 2020 BOCC public hearing, the moratorium was extended, providing an additional 270 days for the study to be completed. Given there have been some delays, particularly to the outreach portion of the study, due to the COVID-19 pandemic, the adoption of new policy guidance is now set to occur by May 31, 2021, the end of the moratorium.

This study and those paralleling it were conducted publicly under the direction of the Community Planning Guide for Hillsborough County. The public was introduced to the study and asked to participate in March of 2020 at an in-person Community Open House. All Residential Planned-2 property owners whose property is found outside the urban service boundary were sent a mailed notice. An email distribution list was expanded from those attending this meeting and has grown through the process. Most subsequent public engagement was conducted virtually due to the current public health crisis. Final study recommendations were discussed at another community open house in November and again all property owners within the study area received mailed notice. All material related to this study has been available to the public for viewing by utilizing the links provided in the agenda packet. Planning Commission and consulting staff attended nearly 100 meetings with the public, various county departments, and elected officials. A list of these meetings is provided as attachment E.

The Residential Planned-2 Future Land Use category designates some areas of the County which are located outside the Urban Service Area limits but may be appropriate for up to 2 units per acre development. When a property owner seeks to develop these properties at densities of 2 units per acre, a special set of policies related to planned villages are used to guide development. Over time growth in this part of South County has outpaced infrastructure improvements. A goal of the study was to determine what if any improvements to the category and the policies that govern it could be made to address this concern.

Another existing policy for planned villages that utilize Residential Planned-2 establishes a minimum acreage threshold for the village, clustering of homes to preserve open space, commercial requirements if appropriate based on size and location of the village, and other common subdivision requirements such as buffering and screening.

All facets and aspects of the existing policy framework of the land use category were reviewed in an effort to provide recommendations that yield a greater degree of infrastructure and that greater degree is option driven. These infrastructure options are then designed around community benefits that, if designed properly, will pay dividends to current and future residents. This is still only one side of the infrastructure equation. The study recommends that the County undertake a plan for infrastructure improvements within these areas. One such recommendation is to extend the corridor preservation map into these areas to show a County commitment to future corridors and connections.

The proposed policy language to the Future Land Use Element is provided in attachment B. An explanation or justification of the proposed policy provided by the consultant can be found in attachment C. The summary below covers the main topic areas and main recommendations. Please refer to the attachments mentioned for more information.

Study recommendations reflected in policy modification and refinement in the Unincorporated Hillsborough County Comprehensive Plan include:

- No additional lands designated RP-2
- Retain existing density / intensity within the category
- Remove wetland density credit from the category
- Establish two sub planning areas within RP-2 to acknowledge the different built environments and entitlements existing today and slightly different regulations reflecting those two areas.
- Reinforce the desires of the community set forth in the Balm Community Plan and enhance the rural character of the built environment by updating criteria for open space, buffering/screening, lot sizes, and establishing a minimum number of housing types required within each development.
- Replacing the employment and service requirements with “Community Benefit Requirements” that provide community benefits and services which support the needs of the community, improve infrastructure, and enhance economic opportunity.

Recommendation

Find the proposed Future Land Use Element Text change for **Hillsborough County Plan Amendment HC/CPA 20-11 CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forward this recommendation to the Hillsborough County Board of County Commissioners.

Attachment A

Resolution



**Hillsborough County
City-County
Planning Commission**

Resolution

Item: Unincorporated Hillsborough County Comprehensive Plan Text Amendment: HC/CPA 20-11 Future Land Use Element (Residential Planned-2 Future Land Use Category)

	AYE	NAY	ABSENT	DATE: February 1, 2021
Nigel M Joseph, Chair				Nigel Joseph Chair
Cody Powell, Vice-Chair				
Derek L Doughty, PE, Member-at-Large				
Steven Bernstein				
Giovanny Cardenas				
John Dicks				
Theodore Trent Green, RA				
Karen Kress, AICP				
Michael Maurino				
Melissa E Zornitta, AICP Executive Director				
On motion of _____ Seconded by _____				
The following resolution was adopted:				



WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with the Laws of Florida developed a long-range comprehensive plan for Unincorporated Hillsborough County entitled the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* on July 12, 1989, by Ordinance 89-28, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, Hillsborough County City-County Planning Commission staff initiated a publicly initiated text amendment, HC/CPA 20-11, to the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed HC/CPA 20-11 that proposes a text change considering applicable adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as follows:

Plan Hillsborough
planhillsborough.org
planner@plancom.org
 813-272-5940
 601 E Kennedy Blvd
 18th Floor
 Tampa, FL, 33602

Resolution

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Future Land Use Element

Objective 4: *The Rural Area will provide areas for long term, 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.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Policy 4.2: *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

Policy 4.3: *The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.*

Policy 4.5: *Clustered development can only be used for projects where substantial open space can be maintained and still retain the rural character of the surrounding community or where clustering is used to achieve the requirements of the RP-2/WVR-2 or PEC ½ land use categories. The open space maintained in this case can be used for passive recreational use, bona fide agricultural purposes or placed into a conservation easement. These lands are not intended to be used for future development entitlements.*

Policy 4.6: *Rural Levels of Service will be established for certain County services, such as emergency services, parks, and libraries.*

Policy 4.7: Extension of Water and Sewer in Rural Area

Public water and sewer lines shall not be permitted to be extended into rural areas unless this extension occurs to:

- *Serve a planned village (RP-2 or WVR-2) or Planned Environmental Community ½ as described in this Plan;*
- *Serve a project that has established vested rights for the use of these facilities;*
- *Address a public health hazard documented by the Health Department or other regulatory agency;*
- *Provide for the extension of centralized water or wastewater facilities to serve a school facility so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the School Interlocal Agreement.*

Objective 5: *The County will continue to evaluate the growth management strategy and policies of the Future Land Use Element through visioning and evaluation of land use allocation for residential and non-residential development in order to optimize the use of infrastructure and services.*

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Objective 14: *New residential development and redevelopment shall provide open space that achieves one or more of the following purposes pursuant to requirements of the Land Development Code: protects natural resources (including wetlands, wildlife habitat, aquifer recharge, floodplains, and other resources), creates usable open spaces and/or permits the continuation of agricultural activities in areas suited for such uses.*

Objective 16: Neighborhood Protection *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Objective 27: *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."*

Policy 27.1: *Hillsborough County shall continue to implement the Greenways Program to provide improved public access to the natural and man-made amenities specified above.*

Objective 29: *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.*

Policy 29.1: *Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.*

Policy 29.5: *In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to insure that the remaining acreage is indeed agriculturally viable. Legal methods*

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shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.

Community Design Component

4.0 COMMUNITY LEVEL DESIGN

4.1 RURAL RESIDENTIAL CHARACTER

GOAL 7: *Preserve existing rural uses as viable residential alternatives to urban and suburban areas.*

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.*

Policy 7-1.1: *Preserve natural areas in rural residential lot development*

Policy 7-1.2: *Vary lot size in order to encourage diversity of housing product types and respect natural resources.*

8.0 Site Design

8.2 LIVABLE COMMUNITIES NEXT STEPS

GOAL 20: *Provide for the implementation of Livable Communities Considerations.*

OBJECTIVE 20-6: *Make it easier to incorporate parks, open space, and recreational elements within communities.*

Livable Communities Element

Balm Community Plan

Goal 1: *The Balm community seeks to maintain and preserve the rural and agrarian characteristics, atmosphere, and quality of life established by long standing community residents, which include leisurely activities, strong neighborhood ties, faith based organizations, and rural low density land use designations.*

The County will...

- *Continue to maintain rural Future Land Use Map designations that are compatible with the existing rural character and level of development in Balm. Specifically, maintaining the Comprehensive Plan definition of rural densities in the Rural Area as 1 unit per 5 acres or less. The County will not designate any further Residential Planned-2 (RP-2) land use categories unless due to split land uses on one parcel, consistent with Future Land Use*

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Element policies

Goal 2: *Balm encourages Hillsborough County to make necessary improvements to, and provide continued maintenance of, new and existing infrastructure in order to keep Balm attractive, functional, and safe for visitors and local residents. Local citizens encourage the establishment of pathways such as multimodal paths, greenway corridors, and equestrian trails that allow for more convenient, accessible connections between residential, nonresidential and recreational areas and that conserve the natural environment.*

Goal 4: *Balm stakeholders support the preservation of existing open spaces and acquisition of new open spaces which is accessible to the public.*

Balm stakeholders recommend....

- *Creation of wildlife corridor connections (e.g. along the old Balm Railroad right-of-way) that will protect the area's natural wildlife.*

Goal 6: *The community seeks the creation of a pedestrian friendly Village(s) that includes a diverse mix of uses meeting their daily needs.*

Community members recommend...

- *Village(s) locations are those areas that meet locational criteria. Preferred locations are: at the intersection of Balm Road and Balm Wimauma Road (near the existing Post Office), and/or at the intersection of Balm Boyette Road, County Road (CR) 672 and Shelley Lane (near Balm Civic Center).*
- *Village(s) uses be limited to "commercial neighborhood" serving uses, such as, but not limited to: a country store, bed and breakfast inn, beauty parlor/barber shop, cafes/diners and community facilities including parks, schools, libraries, places of worship.*
- *Pedestrian links between Village(s) and adjacent uses. (e.g. trails, sidewalks, etc.)*

The County will...

Implement existing Future Land Use Element policies calling for countywide Rural Design Guidelines to foster the rural environment, reinforce its character, and distinguish it from the more urban environment.

WHEREAS, Planning Commission staff determined that HC/CPA 20-11 is consistent with the goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Unincorporated Hillsborough County Comprehensive Plan Amendment 20-11 **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for*

Resolution

Unincorporated Hillsborough County Comprehensive Plan Text Amendment:
HC/CPA 20-11 Future Land Use Element (Residential Planned-2 Future Land Use Category)
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Unincorporated Hillsborough County and forwards it to the Board of County Commissioners for its consideration.

Attachment B

Proposed FLUE Language

Strikethrough / Underline

PROPOSED POLICIES: January 20, 2021

Planned Villages

There are several areas of the County which are located outside the Urban Service Area (USA) boundary which continue to experience growth, limits but include a vision to balance growth with a rural character while providing improvements to supporting infrastructure and services. For Balm specifically, this statement seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for up to 2 units per acre development utilizing tools that incentivize rural and agricultural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit greater than 1 unit per 5 gross acres with conditions. Areas that do not meet the Planned Villages policiessometime in RP-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may achieve up to a maximum of 2 units per gross acre in the Balm Village Plan Area (per Policy 33.3) and the North Village Plan Area (per Policy 33.4) where community benefits are provided, consistent with Policy 33.7. Up to 4 units per gross acre may be achieved in the North Village Plan Area with Transfer of Development Rights (TDRs).the future. However, Hillsborough County will not be planning or programming infrastructure to serve these areas within the planning horizon of this Plan. The capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall planned villages must be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements. of such a project and will not be funded by Hillsborough County.

Objective 33: The purpose of the RP-2 land use category is to discourageTo prevent the sprawl of low density residential development into rural areas, to protect and conserve agricultural lands, and direct potentially incompatible development away from environmental areas (I.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsboroughthe County and thereby establishes shall continue to apply a two sub-planning areas or Villages -tiered land use category in RP-2 designated landareas where the potential for sprawl exists.

Policy 33.1:

Subsequent to amendments to the Comprehensive Plan to implement the transfer of development rights program outlined in Objective 32, existing areas designated as RP-2 on the Future Land Use Map may be considered as a receiving area for transfer of development rights as outlined in the following policies. Prior to allowance of transfers of development rights into the RP-2 category, multipliers for transfers will be established in the Comprehensive plan at appropriate levels given that this land use category is located predominantly outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas natural, cultural, and physical assets.

Policy 33.1. Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encourage opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;
- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;

Policy 33.2: Establishment of Sub-Planning Areas and Villages RP-2 Designated Parcels 160 Acres or Greater

In response to ongoing development within southern Hillsborough County, a Balm Village Plan Area and North Village Plan has been designated for the The Residential Planned-2 (RP-2) land use category consistent with Map 33.1. The purpose is to guide is intended to implement a two-tiered approach in the application of densities and intensities. The purpose of the RP-2 land use category is to promote self-sustainable development within the . The ability to obtain the maximum intensities and/or densities permitted in the RP-2 land use category on parcels 160 acres or greater shall be dependent on the extent to which developments are planned to achieve on-site clustering, meet the intent of the Planned Village concept and demonstrate consistency with Policies 33.5 and 33.10.

In order to achieve densities in excess of 1 du/5 ga in the RP-2 category, developments shall achieve the minimum clustering ratios and shopping provisions under the Planned Village option required by this Plan, except as noted in the Zoning Exception described in Policy 33.4.

Policy 33.2(a): Blending of Development Rights on RP-2 Designated Parcels of 160 acres or greater

Two (2) non-contiguous parcels designated RP-2 that each are at least 160 acres or greater, may blend the density or intensity of those non-contiguous parcels across the entire project through one Planned Development (PD) zoning, transferring up to 50% of the density/intensity from one parcel to the other.

Through the PD, both parcels shall function as separate planned villages with neighborhood and community commercial needs met.

~~Policy 33.3: RP-2 Designated Parcels Less Than 160 Acres~~

~~Aggregation With Existing Development Provisions~~

The ability to develop tracts of land in the RP-2 land use categories of less than 160 acres may be accomplished at densities up to the maximum of 2 units per gross acre if the development can be shown:

1. ~~To function as an integral and planned part of existing adjacent development together totaling 160 acres or more and its neighborhood and community commercial needs are met by the combined development and the tract meets Planned Village policies and development regulations.~~

- ~~• 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.~~

2. ~~If the property is less than 160 acres and cannot meet the requirements for mixed use or aggregation criteria in section 1 of this Policy, densities and intensity credits may be transferred from qualified sending areas, identified in the Transfer of Development Rights Program. Qualified sending areas include lands:~~

- ~~• Designated as Significant Wildlife Habitat~~
- ~~• Nominated for the Environmental Lands Acquisition and Protection Program~~
- ~~• Within Coastal High Hazard Areas;~~
- ~~• Within Community Plan boundaries in which the Plan calls for the reduction of density in specific areas;~~

~~Developments~~ utilizing the TDR option may achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements consistent with Policy 33.5.

The minimum clustering ratios is required in both options.

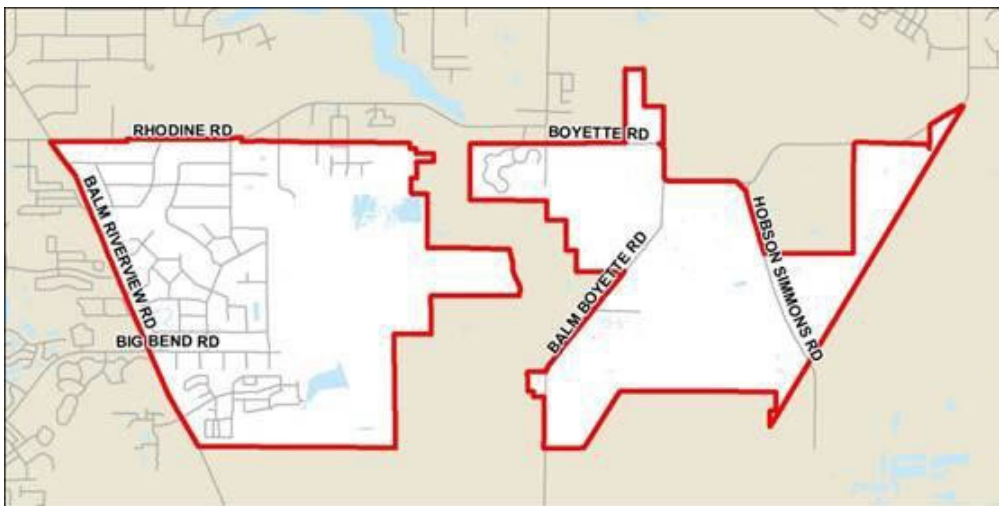
~~The establishment and guidelines for the transfer of density and intensity credits will be developed within a year of the adoption of this policy and implemented through the Land Development Code.~~

~~3. For parcels within the RP-2 land use category located within the boundaries set forth in this section that cannot meet the requirements for mixed use or aggregation criteria in section 1 or the transfer of development rights criteria in section 2 of this Policy, the following criteria shall apply:~~

● The areas set forth within the boundaries in this section are recognized as an Aggregated Planned Village (see map below) and subject to the following criteria:

- Development of parcels less than 160 acres, but equal to or greater than 50 acres, may occur at densities up to the maximum of 2 units per gross acres, if the neighborhood commercial needs of the project can be met by existing or planned neighborhood commercial services located either within the Aggregated Planned Village or within 2 miles radius from the boundary of the primary development Aggregated Planned Village. Clustering ration shall be at a minimum of 3.5 unit per acre.
- To ensure that the neighborhood commercial needs of the Aggregated Planned Village are met, Development of parcels less than 50 acres in the area may be considered for neighborhood commercial uses without meeting locational criteria.
- Development shall occur in a manner that encourages aggregation with adjacent eligible properties.

Map of Aggregated Planned Village



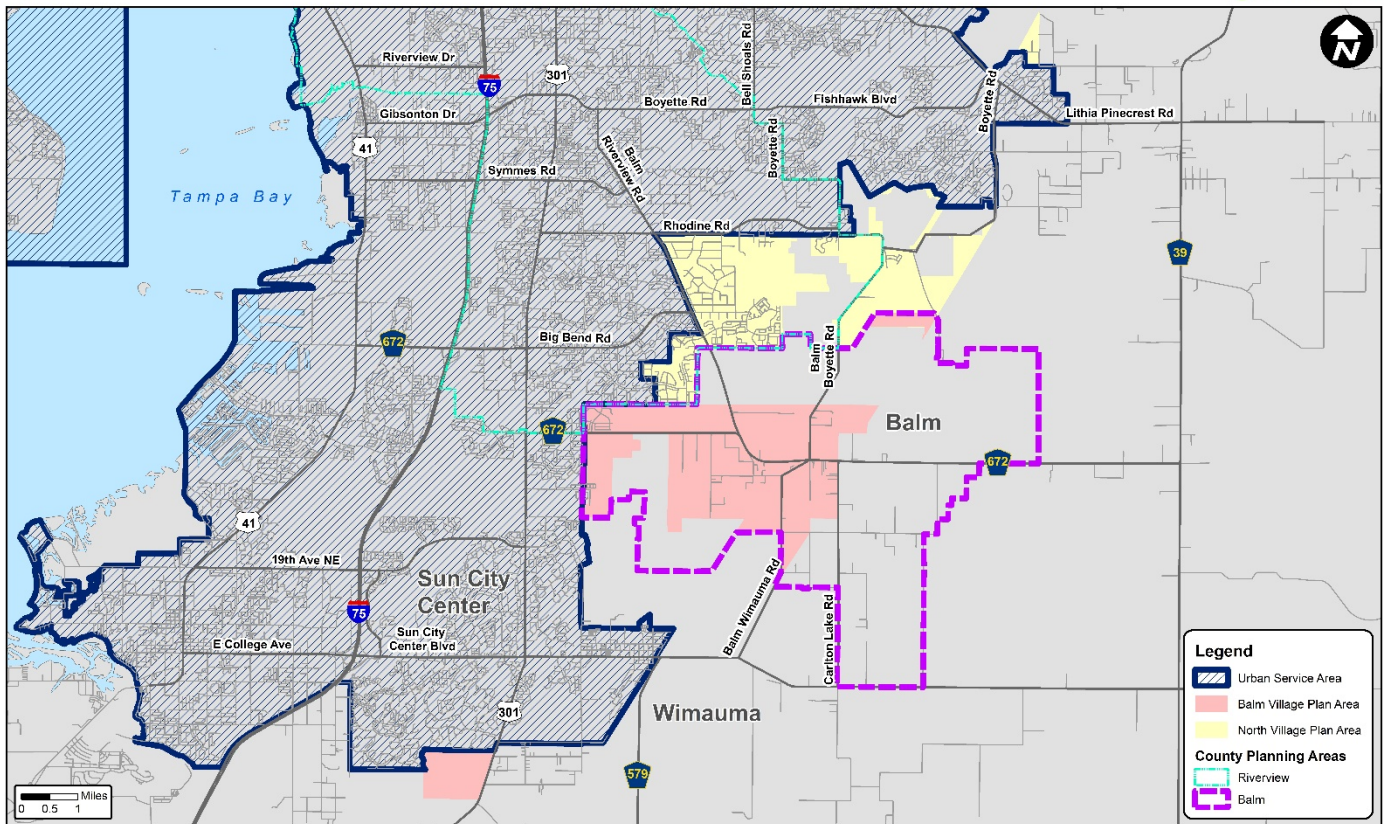
~~Policy 33~~ designated lands for each specific area. The Balm Village Plan Area and North Village Plan Area maintain standards for development, further defined in Part 5.04.00 of the Land Development Code (LDC). ~~4: Zoning Conformance Exception~~

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. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.2 and 33.3.

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. The minimum requirements for the Planned Village to achieve densities in excess of 1 du/5ga are given in the Table of Minimum Requirements For Planned Villages. Planned Villages which meet the minimum requirements may develop at 2 du/ga in RP-2. Planned Villages may utilize Transfer of Development Rights to achieve a density of 4 du/ga, consistent with the Transfer of Development Rights Program outlined in the Comprehensive Plan and Land Development Code

regulations. adopted to implement this Plan may provide clustering and mixed use criteria for a range of Planned Village densities less than the maximum permitted gross densities for the RP-2.



Map 33.1:

DENSITY	NORTH VILLAGE PLAN AREA 160/319	BALM VILLAGE PLAN AREA 320/640	640/2259	2560+
Base Density	1 du/5 gross acres (unless more intense zoning district present)	1 du/5 gross acres (unless more intense zoning district present)		
Max Density	Parcels with 50 Acres or greater: 2 du/gross acre <ul style="list-style-type: none"> with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC 40% or more open space 4 du/gross acre with TDRs	Parcels with 160 acres or greater: 2 du/gross acre <ul style="list-style-type: none"> with design rules (planned villages and community benefits) from Part 5.04.00 of the LDC 40% or more open space Parcels less than 160 acres (aggregation can occur per Policy 33.3) 1 du/5 gross acres Clustering Ratio for Planned Village projects of any size Requires that the gross number of allowable dwelling units are clustered to achieve a minimum of 3.5 to 4 units per net acre. Clustering up to 6 units per net acre is permitted for planned villages that utilize Transfer of Development Rights.		

Table of Minimum Requirements For Planned Villages in RP-2 Sub Plan Land-Use Designation Areas Map

The table below displays the amount of development allowable in the North Village Plan Area and the Balm Village Plan Area. More details are provided in Policy 33.3 and Policy 33.4.

Project Acreage

% of total Neighborhood Retail and Shopping Square Footage Required On-Site	50%	75%	100%	100%
% of total Community Commercial Square Footage Required On Site	-	-	25%	50%
Open Space Requirement	As determined by the net result of the required minimum clustering ratio.			

Density calculations for new development, after the effective date of HC/CPA 20-11, in the RP-2 land use category within the Rural Service Area will be based on upland areas; no density credits will be assigned to wetland areas for new development.

Developments approved prior to the effective date of HC/CPA 20-11 will retain approved wetland density credits, including in modifications to existing development approvals.

Policy 33.3 Balm Village Plan Area

The Balm Community Plan, found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map), identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the Balm Village Plan Area a two-tiered approach in the application of densities and intensities shall be applied for parcels (1) 160 acres or greater, and (2) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the Balm Village Plan Area serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

Designated Parcels 160 Acres or Greater: Developments that seek to develop up to 2 units per gross acre must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as conservation easement. Conservation easements must be in favor of, accepted and recorded by the Hillsborough County Board of County Commissioners. Open Space shall be consistent with the Comprehensive Plan or as defined in the LDC Planned Village Section 5.04.00 requirements. Community benefits are ~~Policy 33.6:~~

1. ~~Clustering and Mixed Use shall be required in the RP-2 land use plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, commercial uses, preservation of open space, and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted is dependent on meeting the LDC Planned Village Section 5.04.00 requirements and the Planned Village concept described in Policies 33.5 to 33.10, except as noted in the zoning exceptions in Policy 33.5. Clustering and Mixed Use shall be encouraged in the other suburban and rural plans categories.~~
2. **Designated Parcels Less than 160 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 160 acres, properties must aggregate with adjacent properties to a total of 160 acres or greater and shall comply with Policy 33.3.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.4: North Village Plan Area

The North Village Plan Area includes a two-tiered approach that differs from the Balm Village Plan Area due to the availability of developable acreage. The application of densities and intensities shall be applied for parcels (1) 50 acres or greater, and (2) less than 50 acres.

1. **Designated Parcels 50 Acres or Greater:** The ability to develop tracts of lands in the RP-2 land use category in the North Village Plan Area as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, if the development is 50 Acres or Greater and can be shown to meet the intent of the Planned Village concept described in Policies 33.5 – 33.10 except as noted in the zoning exceptions in Policy 33.5. Community benefits are also required based on Policy 33.7. Developments must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as a conservation easement. Conservation easements must be accepted and recorded by the Hillsborough County

Board of County Commissioners. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs).

Designated Parcels Less than 50 Acres: To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 50 acres, properties must aggregate with adjacent properties to a total of 50 acres or greater and shall comply with Policy 33.4.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.7:

3.

Policy 33.5: Zoning Conformance Exception

Parcels within the RP-2 land use category shall not be subdivided or split into smaller parcels to avoid the RP-2 “Planned Village” criteria and requirements applicable to larger parcels, except with the following: as noted in the Zoning Exception found in the Policy 33.4.

1. Some parcels within the RP-2 land use category may carry a zoning district more intense and permit densities greater than 1 unit per 5 gross acres prior to the application of the RP-2 designation on a parcel.
2. Siting for public facilities are not subject to density or intensity standards.
3. Zoning granted prior to the adoption of these Planned Villages polices are considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.3 and 33.4.

Policy 33.6: Design Rules

Part 5.04.00 of the LDC includes design rules. These rules must be met for an applicant to receive density greater than 1 unit per 5 gross acres. The design rules include site plan principles related to form, mixture of housing types and lot sizes, buffering and screening, open space, and transportation (mobility).

Policy 33.7: Community Benefits and Services

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be provided for parcels pursuant to Policy 33.3 or 33.4. The community benefits provide options for receiving densities up to 2 dwelling units per gross acre as identified in the table below and in compliance with Part 5.04.00 of the LDC.

- The Balm Village Plan Area may receive a maximum density of 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing community benefits for parcels 160 acres or greater.

- The North Village Plan Area may receive a density increase up to 2 dwelling units per gross acre, consistent with Policy 33.4, through the PD process for providing community benefits for parcels 50 acres or greater.

See the following table for a listing of the community benefits further described in Part 5.04.00 of the LDC:

	<u>COMMUNITY BENEFITS</u>	<u>DENSITY/NO. OF BENEFITS</u>
<u>Base Density</u>	<u>1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)</u>	
<u>Max Density</u>	<u>Up to a maximum of 2 dwelling units per 1 gross acre with community benefits</u>	
	<u>A) Construct on-site non-residential uses (limited to those provided in Section 5.04.03.2(a) of the LDC) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR.</u>	<u>0.5 du/ga</u>
	<u>B) Construct off-site Regional Commercial of at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2 of the LDC) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.</u>	<u>1.0 du/ga</u>
	<u>C) Construct additional multimodal connections that are above what is required per this Code. Connections to include (publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way.</u>	<u>0.25 du/ga</u>
	<u>D) Dedicate on-site land for non-residential uses (acreage based on market study – at least 1 acre) use for public use before commercial is constructed</u>	<u>0.25 du/ga</u>
	<u>E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County's CIP and must be approved by the BOCC.</u>	<u>0.10 du/ga</u>
	<u>F) Four or more different housing types (Per Section 5.04.05 – A of the LDC) - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules.</u>	<u>0.50 du/ga</u>
	<u>G) Provision of 1 acre or greater lot sizes along 70 percent of the Neighborhood's perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet, where permitted relative to the distance from the Neighborhood Center.</u>	<u>0.50 du/ga</u>
	<u>H) Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire or police stations) in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of</u>	<u>0.25 du/ga</u>

	<u>COMMUNITY BENEFITS</u>	<u>DENSITY/NO. OF BENEFITS</u>
	<u>rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning.</u>	
	<u>I) Land dedication and connecting infrastructure: to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County)</u>	<u>0.50 du/ga</u>
	<u>J) Project site built using green or conservation building program approved by the County to be determined at the PD phase.</u>	<u>0.50 du/ga</u>
	<u>K) Land dedication for ELAPP. At least 10 percent of site.</u>	<u>0.50 du/ga</u>
	<u>L) Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan.</u>	<u>0.25 du/ga</u>
	<u>M) Buffering/screening: Provide additional screening/buffering greater than the minimums found in Table 5.04-2 of the Land Development Code.</u>	<u>0.5 du/ga</u>

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in RP-2 designated areas. RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies. Gates or other security measures that inhibit connectivity, vehicular or pedestrian, shall not be permitted on through and connecting streets between developments. Gates shall only be permitted internal to the development and shall comply with the County's Land Development Code Article VI.- Emergency Access to Gated Developments. -RP-2 properties shall designate future connectivity through the PD process to undeveloped RP-2 properties to promote interconnectivity between the properties and create internal connections.

To plan for the area, a multimodal mobility master plan shall be developed to identify existing roadways that need improvement and to identify a multimodal local street network that connects residential and future commercial nodes to focus future investments. These roadways are in addition to what is shown on the Hillsborough County Corridor Preservation Plan map of the Transportation Element of the Comprehensive Plan. Future development shall be consistent with the map.

Where possible and feasible Vision Zero principles shall be incorporated into all mobility facility improvements, regardless of whether improvements are made by the developer or County.

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. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems).

Policy 33.9: Wastewater/Water

1. Developments within the RP-2 land use plan category shall be consistent with the utilities extension policies in the One Water Chapter of the Comprehensive Plan.
2. Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in section 6.11.76, LDC not as Planned Developments.

Policy 33.10: Capital improvements

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, fire, police, schools (with necessary transportation infrastructure to support a school use), 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.~~

~~Policy 33.10:~~

~~Community and Neighborhood Commercial uses are required on-site, consistent with the policies of the Plan for all parcels regardless of size, except as noted in the Policy 33.3. Fifty percent (50%) of the on-site commercial development required under the RP-2 land use category shall be completed at the point that 75% of the residential units are constructed. Adequate acreage to accommodate the remaining on-site commercial requirements shall be identified and reserved on the project's site plan and will be developed prior to the 100% completion of construction of residential units. The developer may seek approval by the County for up to an 18-month grace period following build-out if the need and justification for an extension is sufficiently documented.~~

~~However, 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.~~

~~At least 50% of the project area must be within 5 miles of existing Community Commercial uses and within 1.5 miles of developed and operating Neighborhood Commercial uses to be used to satisfy RP-2 commercial~~

requirements. Criteria will be developed and implemented in the Land Development Code to establish standards and criteria for documenting adequate neighborhood and community use in proximity to the RP-2 project and a map identifying the general service zones will be prepared within one year from the date this policy is adopted.

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 and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies.

The County will review and consider including those roadways that support the RP-2 land uses on the Countywide Corridor Plan within one year from the date this policy is adopted.

Policy 33.12:

The committee established to review the RP-2 land use category as part of the Comprehensive Plan update will continue to meet to propose additional refinements to this land use category in the next two Comprehensive Plan Amendment cycles.

Interstate 75 Corridor Development

Objective 34: Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

Policy 34.1:

Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

1

Policy 34.2:

Encourage provision of affordable housing within mixed use developments through public and private sector incentives.

Policy 33.11 School Sites

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.

Policy 33.13 Residential Support Uses

Lands of three (3) acres or less designated for residential support uses within a planned village (PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations.

Policy 33.14 Agriculture

1. Up to 50% of the planned village open space requirement may be satisfied by agricultural uses.
2. Agricultural uses may include co-operative farming, agrihoods defined as an organized community that integrates agriculture into a residential neighborhood, and other uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

34.3:

~~Access to high density/intensity development shall be encouraged to be located onto the county arterial and collector system rather than the state highway system in the I-75 Corridor. This will be accomplished through the promotion of clustering of highest intensity uses with access to the county arterial system, through the review of access points by Florida Department Of Transportation (FDOT) and the requirement that new developments provide sufficient right-of-way for a future county parallel arterial system to serve I-75 Corridor development.~~

~~**Objective 35:** 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.~~

FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION
Residential Planned-2 (RP-2)

RESIDENTIAL GROSS DENSITY

~~Base density of 1 dwelling unit per 5 gross acres. Up to 2.0 dwelling units per gross acre may be achieved by demonstrating a Planned Village concept and by providing community benefits identified in this Plan on 160 acres or greater in the Balm Village Plan Area, and 50 acres or greater in the North Village Plan Area, provided that the development demonstrates a Planned Village Concept, on at least 160 acres. A Planned Village, of at least 160 acres, may utilize transfer of development rights to achieve up to 4 units per gross acre. For parcels of less than 160 acres, the gross residential density may not exceed 1 dwelling units per 5 gross acres, unless the requirements of Policy 30.2 are met, which would allow up to 2 dwelling units per gross acre. The Balm Village Plan Area is a designated TDR sending area, and the North Village Plan Area is a designated TDR receiving area eligible to achieve up to 4 dwelling units per gross acre. The use of wetland density credits are prohibited. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. Clustering and Mixed Use are required to obtain the maximum gross density per acre. Mixed use for the purposes of this category must demonstrate integration, scale, diversity and internal relationships of uses on site, as well as provide shopping and job opportunities, significant internal trip capture and appropriately scaled residential uses. Land development regulations shall specify the thresholds for non-residential uses appropriate to the scale of the project. Clustering for the purposes of this category will be demonstrated through higher than typical residential net densities. Land development regulations shall provide thresholds for net densities required relative to project size and location, and will be used to determine allowable gross density.~~

TYPICAL USES

~~Agriculture, Residential, suburban scale neighborhood and community commercial/support uses, commercial, office uses, multi-purpose and clustered mixed use projects. Non-residential uses shall meet locational criteria for specific land use.~~

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

~~Non-Residential buildings (excluding agricultural structures, churches, and schools) shall be limited to 7,500 sq. ft of gross floor area or .25 FAR, whichever is less intense. Off-site regional commercial provided as a community benefit option shall be a minimum of 30,000 sq. ft., unless otherwise determined by a market analysis. Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual space footage limit is dependent on classification of roadway intersection where project is located. Mixed use projects utilizing the Planned Village Concept are not limited by square footages but may develop up to .35 FAR. Square footages will be limited by the scale relationship within the project. In addition, mixed use projects utilizing the Planned Village Concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses. Mixed use projects shall demonstrate internal relationships and pedestrian integration among uses.~~

SPECIFIC INTENT OF CATEGORY

~~To designate areas that are suited for planned villages agricultural development in the immediate horizon of the Plan, but may be suitable for planned villages as described in this plan, in order to avoid a pattern of single dimensional developments that could create urban sprawl. Other uses including rural scale neighborhood and community support uses, commercial, office, clustered mixed use, agriculture, and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.~~

Attachment B Continued

Proposed FLUE Language

Changes accepted

PROPOSED POLICIES: January 20, 2021

Planned Villages

There are several areas of the County located outside the Urban Service Area (USA) boundary which continue to experience growth, but include a vision to balance growth with a rural character while providing improvements to supporting infrastructure and services. For Balm specifically, this statement seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for development utilizing tools that incentivize rural and agricultural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit greater than 1 unit per 5 gross acres with conditions. Areas that do not meet the Planned Villages policies in RP-2 are permitted for 1 unit per 5 gross acres, which is the base density, unless otherwise specified by existing zoning. Developments may achieve up to a maximum of 2 units per gross acre in the Balm Village Plan Area (per Policy 33.3) and the North Village Plan Area (per Policy 33.4) where community benefits are provided, consistent with Policy 33.7. Up to 4 units per gross acre may be achieved in the North Village Plan Area with Transfer of Development Rights (TDRs). The capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements.

Objective 33: The purpose of the RP-2 land use category is to discourage the sprawl of low density residential development into rural areas, to protect and conserve agricultural lands, and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsborough County and thereby establishes two sub-planning areas or Villages in RP-2 designated land outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas natural, cultural, and physical assets.

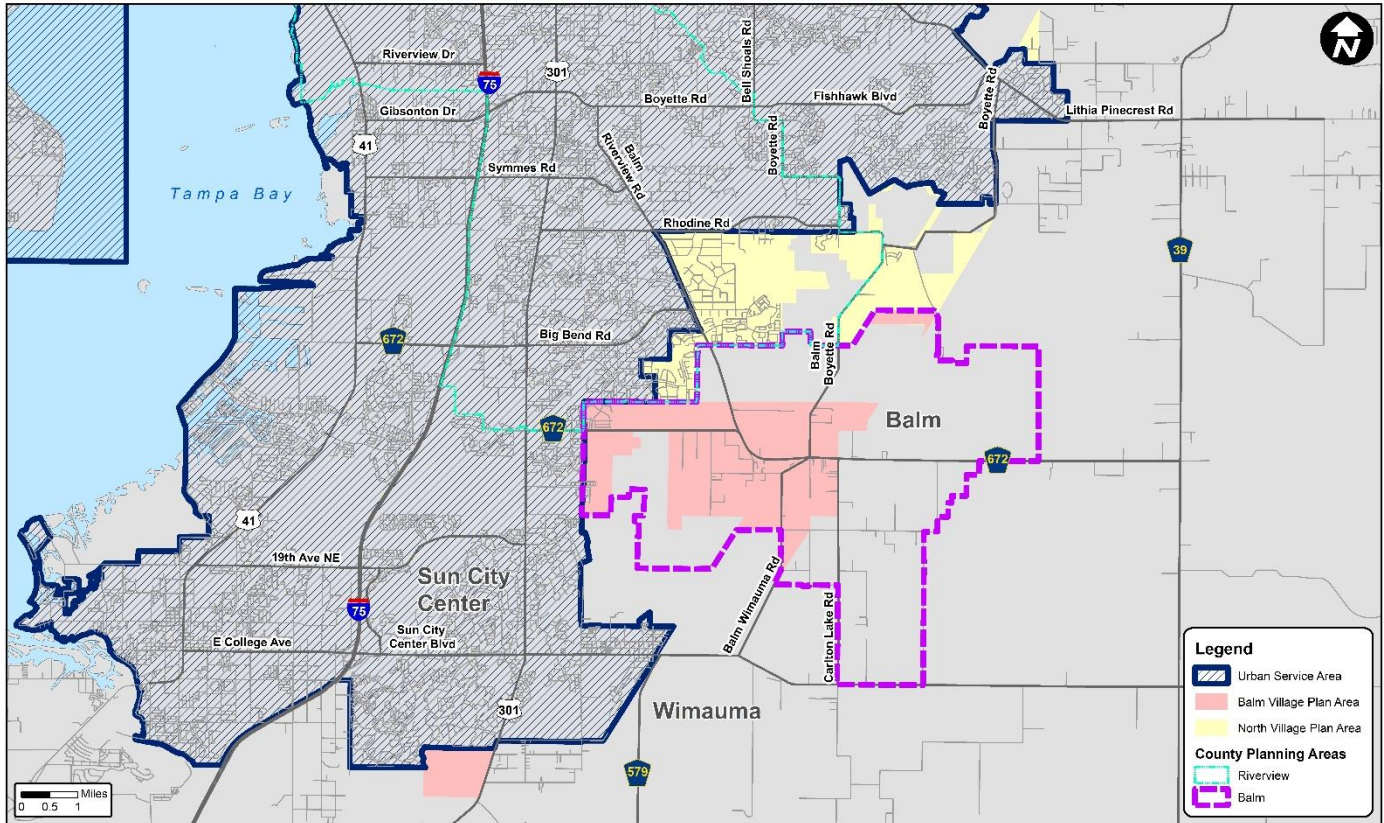
Policy 33.1. Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encourage opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;
- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;

Policy 33.2: Establishment of Sub-Planning Areas and Villages

In response to ongoing development within southern Hillsborough County, a Balm Village Plan Area and North Village Plan has been designated for the Residential Planned (RP-2) land use category consistent with Map 33.1. The purpose is to guide development within the RP-2 designated lands for each specific area. The Balm Village Plan Area and North Village Plan Area maintain standards for development, further defined in Part 5.04.00 of the Land Development Code (LDC) regulations.



Map 33.1: RP-2 Sub Plan Designation Areas Map

The table below displays the amount of development allowable in the North Village Plan Area and the Balm Village Plan Area. More details are provided in Policy 33.3 and Policy 33.4.

DENSITY	NORTH VILLAGE PLAN AREA	BALM VILLAGE PLAN AREA
Base Density	1 du/5 gross acres (unless more intense zoning district present)	1 du/5 gross acres (unless more intense zoning district present)
Max Density	<p><u>Parcels with 50 Acres or greater:</u></p> <p>2 du/gross acre</p> <ul style="list-style-type: none"> with <i>design rules (planned villages and community benefits)</i> from Part 5.04.00 of the LDC 40% or more open space <p>4 du/gross acre with TDRs</p>	<p><u>Parcels with 160 acres or greater:</u></p> <p>2 du/gross acre</p> <ul style="list-style-type: none"> with <i>design rules (planned villages and community benefits)</i> from Part 5.04.00 of the LDC 40% or more open space <p><u>Parcels less than 160 acres</u> (aggregation can occur per Policy 33.3)</p> <p>1 du/5 gross acres</p>

Density calculations for new development, after the effective date of HC/CPA 20-11, in the RP-2 land use category within the Rural Service Area will be based on upland areas; no density credits will be assigned to wetland areas for new development.

Developments approved prior to the effective date of HC/CPA 20-11 will retain approved wetland density credits, including in modifications to existing development approvals.

Policy 33.3 Balm Village Plan Area

The Balm Community Plan, found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map), identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the Balm Village Plan Area a two-tiered approach in the application of densities and intensities shall be applied for parcels (1) 160 acres or greater, and (2) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the Balm Village Plan Area serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

1. **Designated Parcels 160 Acres or Greater:** Developments that seek to develop up to 2 units per gross acre must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as conservation easement. Conservation easements must be in favor of, accepted and recorded by the Hillsborough County Board of County Commissioners. Open Space shall be consistent with the Comprehensive Plan or as defined in the LDC Planned Village Section 5.04.00 requirements. Community benefits are required in the RP-2 land use category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, commercial uses, preservation of open space, and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted is dependent on meeting the LDC Planned Village Section 5.04.00 requirements and the Planned Village concept described in Policies 33.5 to 33.10, except as noted in the zoning exceptions in Policy 33.5.
2. **Designated Parcels Less than 160 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 160 acres, properties must aggregate with adjacent properties to a total of 160 acres or greater and shall comply with Policy 33.3.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.4: North Village Plan Area

The North Village Plan Area includes a two-tiered approach that differs from the Balm Village Plan Area due to the availability of developable acreage. The application of densities and intensities shall be applied for parcels (1) 50 acres or greater, and (2) less than 50 acres.

1. **Designated Parcels 50 Acres or Greater:** The ability to develop tracts of lands in the RP-2 land use category in the North Village Plan Area as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, if the development is 50 Acres or Greater and can be shown to meet the intent of the Planned Village concept described in Policies 33.5 – 33.10 except as noted in the zoning exceptions in Policy 33.5. Community benefits are also required based on Policy 33.7. Developments must preserve at least 40% of the gross acreage for contiguous open space as defined in the Comprehensive Plan and establish this open space as a

conservation easement. Conservation easements must be accepted and recorded by the Hillsborough County Board of County Commissioners. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs).

3. **Designated Parcels Less than 50 Acres:** To develop tracts of land in the RP-2 land use category at a potential density greater than 1 du per 5 acre on property less than 50 acres, properties must aggregate with adjacent properties to a total of 50 acres or greater and shall comply with Policy 33.4.1 which includes providing community benefits found in Policy 33.7. Adjacent parcels must have property lines or portions in common or facing each other and have vehicular and pedestrian access connected by internal roadways other than those shown on the Hillsborough Corridor Preservation Plan.

Policy 33.5: Zoning Conformance Exception

Parcels within the RP-2 land use category shall not be subdivided into smaller parcels to avoid the RP-2 criteria and requirements applicable to larger parcels, except with the following:

1. Some parcels within the RP-2 land use category may carry a zoning district more intense and permit densities greater than 1 unit per 5 gross acres prior to the application of the RP-2 designation on a parcel.
2. Siting for public facilities are not subject to density or intensity standards.
3. Zoning granted prior to the adoption of these Planned Villages polices are considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.3.and 33.4.

Policy 33.6: Design Rules

Part 5.04.00 of the LDC includes design rules. These rules must be met for an applicant to receive density greater than 1 unit per 5 gross acres. The design rules include site plan principles related to form, mixture of housing types and lot sizes, buffering and screening, open space, and transportation (mobility).

Policy 33.7: Community Benefits and Services

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be provided for parcels pursuant to Policy 33.3 or 33.4. The community benefits provide options for receiving densities up to 2 dwelling units per gross acre as identified in the table below and in compliance with Part 5.04.00 of the LDC.

- The Balm Village Plan Area may receive a maximum density of 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing community benefits for parcels 160 acres or greater.
- The North Village Plan Area may receive a density increase up to 2 dwelling units per gross acre, consistent with Policy 33.4, through the PD process for providing community benefits for parcels 50 acres or greater.

See the following table for a listing of the community benefits further described in Part 5.04.00 of the LDC:

	COMMUNITY BENEFITS	DENSITY/NO. OF BENEFITS
Base Density	1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)	
Max Density	Up to a maximum of 2 dwelling units per 1 gross acre with community benefits	
	A) Construct on-site non-residential uses (limited to those provided in Section 5.04.03.2(a) of the LDC) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR.	0.5 du/ga
	B) Construct off-site Regional Commercial of at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2 of the LDC) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.	1.0 du/ga
	C) Construct additional multimodal connections that are above what is required per this Code. Connections to include (publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way.	0.25 du/ga
	D) Dedicate on-site land for non-residential uses (acreage based on market study – at least 1 acre) use for public use before commercial is constructed	0.25 du/ga
	E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County’s CIP and must be approved by the BOCC.	0.10 du/ga
	F) Four or more different housing types (Per Section 5.04.05 – A of the LDC) - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules.	0.50 du/ga
	G) Provision of 1 acre or greater lot sizes along 70 percent of the Neighborhood’s perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet, where permitted relative to the distance from the Neighborhood Center.	0.50 du/ga
	H) Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire or police stations) in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning.	0.25 du/ga
	I) Land dedication and connecting infrastructure: to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County)	0.50 du/ga
	J) Project site built using green or conservation building program approved by the County to be determined at the PD phase.	0.50 du/ga
	K) Land dedication for ELAPP. At least 10 percent of site.	0.50 du/ga
	L) Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan.	0.25 du/ga
	M) Buffering/screening: Provide additional screening/buffering greater than the minimums found in Table 5.04-2 of the Land Development Code.	0.5 du/ga

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in RP-2 designated areas. RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies. Gates or other security measures that inhibit connectivity, vehicular or pedestrian, shall not be permitted on through and connecting streets between developments. Gates shall only be permitted internal to the development and shall comply with the County’s Land Development Code Article VI.- Emergency Access to Gated Developments. RP-2 properties shall designate future connectivity through the PD process to undeveloped RP-2 properties to promote interconnectivity between the properties and create internal connections.

To plan for the area, a multimodal mobility master plan shall be developed to identify existing roadways that need improvement and to identify a multimodal local street network that connects residential and future commercial nodes to focus future investments. These roadways are in addition to what is shown on the Hillsborough County Corridor Preservation Plan map of the Transportation Element of the Comprehensive Plan. Future development shall be consistent with the map.

Where possible and feasible Vision Zero principles shall be incorporated into all mobility facility improvements, regardless of whether improvements are made by the developer or County.

Policy 33.9: Wastewater/Water

1. Developments within the RP-2 land use plan category shall be consistent with the utilities extension policies in the One Water Chapter of the Comprehensive Plan.
2. Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of well site away from the parent parcel shall be allowed provided the parent parcel continues to meet applicable standards. Potable water supply well sites shall be reviewed as public service facilities in section 6.11.76, LDC not as Planned Developments.

Policy 33.10: Capital improvements

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, fire, police, schools (with necessary transportation infrastructure to support a school use), parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.

Policy 33.11 School Sites

Applicants of re-zonings containing 50 or more residential units shall consult with the School District of Hillsborough County regarding potential school sites.

Policy 33.13 Residential Support Uses

Lands of three (3) acres or less designated for residential support uses within a planned village (PD) of similar size, scale and massing to the prevailing residential uses shall not be subtracted from residential density calculations.

Policy 33.14 Agriculture

1. Up to 50% of the planned village open space requirement may be satisfied by agricultural uses.
2. Agricultural uses may include co-operative farming, agrihoods defined as an organized community that integrates agriculture into a residential neighborhood, and other uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION
Residential Planned-2 (RP-2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Base density of 1 dwelling unit per 5 gross acres. Up to 2.0 dwelling units per gross acre may be achieved by demonstrating a Planned Village concept and by providing community benefits identified in this Plan on 160 acres or greater in the Balm Village Plan Area, and 50 acres or greater in the North Village Plan Area. The Balm Village Plan Area is a designated TDR sending area, and the North Village Plan Area is a designated TDR receiving area eligible to achieve up to 4 dwelling units per gross acre.</p> <p>The use of wetland density credits are prohibited.</p> <p>Mixed use for the purposes of this category must demonstrate integration, scale, diversity, and internal relationships of uses on site. Land development regulations shall specify the thresholds for non-residential uses appropriate to the scale of the project.</p>	<p>Agriculture, residential, suburban scale neighborhood and community support uses, commercial, office uses, multi-purpose and clustered mixed use projects. Non-residential uses shall meet locational criteria for specific land use.</p>	<p>Non-Residential buildings (excluding agricultural structures, churches, and schools) shall be limited to 7,500 sq. ft of gross floor area or .25 FAR, whichever is less intense. Off-site regional commercial provided as a community benefit option shall be a minimum of 30,000 sq. ft., unless otherwise determined by a market analysis.</p> <p>Square footages will be limited by the scale relationship within the project. In addition, mixed use projects utilizing the Planned Village Concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses. Mixed use projects shall demonstrate internal relationships and pedestrian integration among uses.</p>	<p>To designate areas that are suited for planned villages in the immediate horizon of the Plan, in order to avoid a pattern of single dimensional developments that could create urban sprawl. Other uses including rural scale neighborhood and community support uses, commercial, office, mixed use, agriculture, and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.</p>

Attachment C

Policy Description

Hillsborough County RP-2 Policy Responses Draft 01.21.21

Below is a summary of changes to Future Land Use Element (Planned Villages section), which includes corresponding changes to the Land Development Code (Part 5.04.00). Also included is the rationale such as feedback received that helped shape the updates.

Comprehensive Plan Future Land Use Element (Planned Villages)

Planned Villages Introduction and Objective 33

- **Updates:** Includes text additions strengthening rural and agricultural activities and clarifying base and maximum densities and establishes two sub-planning areas (Balm Village Plan Area and North Village Plan Area). Language also has been updated to discourage sprawl development and “protect the rural nature of the community on the whole, and preserve the areas natural, cultural, and physical assets”.
- **Rationale:** Aligns with feedback received from the Balm Civic Association (BCA), the community, the Board of County Commissioners (BOCC), and the Balm Community Plan (specifically Goals #1 and #3) related to maintaining the rural character of the area. Clarifications to the base and maximum density align with comments received by the development community to simplify the comprehensive plan language.

Policy 33.1. Development Intent

- **Updates:** Includes text additions on the planned village development intent including the character, housing types, non-residential, open space and infrastructure - “predictability and efficiency in planning and in the provision of infrastructure.” The intent list attempts to strike the balance between those in the community that want to maintain the rural character and those from the development community and landowners who would like to see further development of their properties.
- **Rationale:** Specifically related to infrastructure, updated based on County staff comments, the BCA, members of the community including landowners, the Balm Community Plan (specifically Goals #1 and #2) and the development community.

Policy 33.2 Establishment of Sub-Planning Areas and Villages

- **Updates:** Developed and defined two sub-areas (Balm Village Plan Area and North Village Plan Area). Addition of map showing the referenced RP-2 future land use category and two sub-area. Developed table to show base and maximum density to clearly define the different density requirements for the two sub-planning areas. Included prohibition against wetland density credits.
- **Rationale:** Updated based on feedback from County staff, the BOCC, and from the development community. Differentiating the Balm Village Plan Area will further align and reinforce the Balm Community Plan. A different approach between the two areas was also determined from the land analysis developed. The North Village Plan Area has a lower number of vacant developable acreage with smaller parcels.

Policy 33.3 Balm Village Plan Area

- **Updates:** Recommended new policy that is specific to the Balm Village Plan Area and outlines that design criteria or community benefits are needed in order to obtain maximum densities up to 2 dwelling units per gross acre (above 1 dwelling unit per 5 gross acre). The area is proposed as a sending area for transfer of development rights (TDR). The policy retains the “two-tier” process from the existing comprehensive plan policies of designated parcels 160 acres or greater and those less than 160 acres. However, the proposed policy seeks to clarify the adopted policy of aggregating parcels specifically “to function as an integral and planned part of existing adjacent development”. The update includes more specific language relating to aggregation. Properties must aggregate with adjacent properties for a total of 160 acres and must have property lines in common or facing each other and have vehicular and pedestrian cross-access. The proposed policy designates 40% of the gross acreage for contiguous open space.
- **Rationale:** This portion of RP-2 is fully inside the boundaries of the Balm Community Plan and further reinforces the Plan (specifically Goals #1 and #6) and BCA objectives. Updated based on BOCC and County staff feedback. The policy seeks to discourage sprawl development and enhance the local street network by using planning principles of multimodal internal connectivity.

Policy 33.4: North Village Plan Area

- **Updates:** Recommended new policy that corresponds with Policy 33.2 on the establishment of sub-planning areas or villages. The policy is specific to the North Village Plan Area. The policy retains the “two-tier” process from the existing comprehensive plan policies however, based on the limited number of vacant developable acreage and smaller number of parcels than the Balm Village Plan Area, the tiers are designated at 50 acres or greater and those less than 50 acres. The policy allows 2 dwelling units per gross acre at 50 acres or greater if design criteria and community benefits are met similar to the Balm Village Plan Area. The area has been designated as a receiving area for transfer of development rights which allow up to 4 dwelling units per gross acre, which is consistent with the current comprehensive plan. The proposed policy designates 40% of the gross acreage for contiguous open space.
- **Rationale:** Updated based on feedback from the BOCC, County Staff, the BCA, the community and data from the land analysis conducted.

Policy 33.5: Zoning Conformance Exception

- **Updates:** Minor text updates, fairly consistent with the adopted Policy 33.4. Combined adopted Policy 33.7 into this policy. Added public facilities siting to the proposed policy.
- **Rationale:** Feedback from Planning Commission and County staff.

Table of Minimum Requirements for Planned Villages

- **Updates:** Removed table. For clarity provided specific densities and requirements in Policy 33.3 and Policy 33.4 based on the proposed sub-area. For example, the proposed policies state a contiguous open space requirement of 40% of the gross acreage. Clustering is not mandated (Policy 33.6 from the existing comprehensive plan has been removed), nor are specific clustering ratios. For example, the current comprehensive plan mentions 3.5 to 4 units per net acre. Commercial percentages are no longer mandated however they are encouraged and provided for as a Community Benefit option. Efficient provision of infrastructure, mix of uses, commercial uses, and open space is specified directly in Policy 33.3 and Policy 33.4.

- **Rationale:** Specific feedback related to open space from the community and removal of the commercial requirements is based on the market study, professional experience, and feedback from the development community. Updated to provide flexibility based on the changing market conditions over the last 20 years.

Policy 33.6: Design Rules

- **Updates:** New policy stating that specific design rules must be met (specified in Part 5.04.00 of the LDC) in order to receive densities greater than 1 unit per 5 gross acres.
- **Rationale:** Text additions based on County staff feedback, the development community seeking specific design criteria, BOCC discussion, and to provide clarity from discussions with the BCA in order to provide options while still meeting their goals. Particularly, more specifics were added to address community form, housing types, and buffering/screening. Aligns with the Balm Community Plan (specifically Goals #1, #4, #6).

Policy 33.7: Community Benefits and Services

- **Updates:** New policy that sets the base and allows for density increase up to the maximum allowable density of 2 dwelling units per gross acre by providing community benefits. Additional language added to the LDC on “triggers” to ensure community benefits are provided to receive the density bonuses. A table was added to display the community benefits.
- **Rationale:** Based on feedback from County staff, the public engagement process, and consistent with the Balm Community Plan (specifically Goals #2, #3, #4, and #6).

Policy 33.8: Community Connectivity

- **Updates:** Updated and expanded the adopted Policy 33.11 from the existing Comprehensive Plan. Identified limitations on gates or security measures that prohibit connectivity. Also, specified that a multimodal master plan shall be developed to identify needs and to plan for the area. Added Vision Zero principles be incorporated into all mobility facility improvements where possible
- **Rationale:** Based on smart growth planning principles and feedback received from the BOCC, County Staff, Planning Commission staff, the BCA, citizens in the area, and the development community to plan infrastructure for the area. It also aligns with the Balm Community Plan (specifically Goal #2).

Policy 33.9: Wastewater/Water

- **Updates:** Policy 33.8 to ensure consistency with the One Water Chapter of the Comprehensive Plan.
- **Rationale:** Received feedback from Planning Commission and County staff. It also aligns with the Balm Community Plan (specifically Goal #2).

Removal of existing Policy (33.10)

- **Updates:** Removed commercial requirements policy due to the inclusion of commercial within the community benefits Policy 33.7 and based on the changing market conditions over the last 20 years. Focused on providing non-residential neighborhood uses as an option.
- **Rationale:** WTL+A market study concluded there is restrained market conditions for commercial development within the RP-2 area as required by adopted policies. Identified nodes consistent with the Balm Community Plan (specifically Goal #3) and existing commercial in the area with flexibility in the community benefits table to provide other options

such as setting aside land for future commercial and multimodal connections to existing commercial development

Policy 33.10: Capital improvements

- **Updates:** Minor updates to existing Policy 33.9.
- **Rationale:** Changes based on feedback from the BOCC, County Staff, the BCA, and members of the community.

Policy 33.11 School Sites

- **Updates:** New policy based on County staff feedback: Applicants of re-zonings containing 50 or more residential units shall consult with the School District regarding potential school sites
- **Rationale:** Aligns with feedback received from the School District and Balm Community Plan (specifically Goal #2 and #6).

Policy 33.12 Residential Support Uses

- **Updates:** New policy based on BOCC feedback. Residential support uses on 3 acres or less shall not be counted against residential density calculations.
- **Rationale:** Due to proposed changes to commercial requirements, the intent is to support alternative non-residential uses that will enhance community assets.

Policy 33.13 Agriculture

- **Updates:** New policy outlining the role of agricultural uses in RP-2.
- **Rationale:** Based on feedback from the BOCC, County Staff, and the community. The intent is to allow appropriate small-scale farming activities integrated with residential development.

Attachment D

Draft Refinement



Hillsborough County City-County Planning Commission

EXPLANATION OF CHANGES SINCE THE NOVEMBER 2020 DRAFT TO THE JANUARY 2021 DRAFT

This document summarizes the changes from the Comprehensive Plan and Land Development Code's proposed policy drafts dated 11.30.20, to the changes dated 01.20.21 stemming from additional staff discussion and feedback received during workshops held in December 2020 and January 2021 with the Board of County Commissioners and the Planning Commission.

Note: In addition to the below changes, the 01.20.21 drafts include minor wordsmithing and clarification edits.

Comprehensive Plan Future Land Use Element Updates

- **Policy 33.2** – *Density Table, North Village Plan Area*: Modified the densities permitted from previously proposed 3 du/ac to currently proposed 2 du/ac with community benefits. Modified the minimum acreage threshold for the 2 du/ac eligibility from previously proposed 5 acres to currently proposed 50 acres.
 - *Wetland Density Credit*: Added prohibition against wetland density credits.
- **Policy 33.8** – *Community Connectivity*: Identified limitations on gates or security measures that limit connectivity. Added language calling for Vision Zero principles to be incorporated where possible.
- **Policy 33.13** – *Residential Support Uses*: New proposed policy stating that residential support uses on 3 acres or less shall not be counted against residential density calculations.
- **Policy 33.14** – *Agriculture*: New proposed policy outlining the role of agricultural uses in RP-2.



Land Development Code – Section 5.04.00 – Planned Village Updates

- **Table 5.04-1** – *Community Benefits*: Addition of triggers and other implementation guidelines. Consolidation of the previously proposed Community Benefits H (parks) & I (community uses), and addition of a Community Benefit for land dedication and connecting infrastructure to schools.
- **Table 5.04-4** – *Buffering/Screening Requirements*: Removal of the opacity percentage column due to implementation concerns. Adjustment of the planting requirements and alternatives.
- **Sec 5.04.03. F** – *Fences and Walls*: Updated language including the addition of solid wooden and PVC fence material.
- **Sec 5.04.03. H** – *Transportation (Mobility)*: Updated language for consistency with proposed policy 33.8. Prohibits design exceptions providing right-of-way

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is available and requires that access to new development to comply with County standards for substandard roadways.

- **Previously proposed Sec 5.04.03.1** – *Lighting*: Removed section.
- **Sec. 5.04.04** – *North Village Plan Area Rules*: Removed and consolidated with Sec. 5.04.03 given modifications to Policy 33.2.

Attachment E

List of Meetings

RP-2 Land Use Study Meeting Records					
Date	Time	Meeting	Location	Meeting Type	Invitees
22-Jan-21	11:30 AM - 12:30 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Al Brunner; Billy O'Brien; Jamie Frankland; Mike Fabbro
21-Jan-21	2:00 PM - 3:00 PM	RP-2 TDR Discussion	Microsoft Teams Meeting	Meeting with County Staff	Johanna Lundgren; Jay Collins; Mariann Abrahamsen
15-Jan-21	11:30 AM - 1:00 PM	RP-2 & WVR-2 Policy Options Follow-Up	Microsoft Teams Meeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Jiwan Haley; Yeneka Mills; Johanna Lundgren; Cameron Clark; John McCary; Eric Lindstrom; Simon Bollin; Nancy Takemori; Trinity Miller; Cheryl Howell; Mike Williams; Shawn College; Taryn Sabia; Margaret Winter; Gena Torres; Wade Reynolds
14-Jan-21	12:30 PM - 1:30 PM	RP-2 Remaining Items	Microsoft Teams Meeting	Meeting with County Staff	Jared Schneider; Jay Collins; Michelle Heinrich; Joe Moreda; Mariann Abrahamsen
13-Jan-21	1:30 PM - 4:00 PM	BOCC Comprehensive Plan Amendments Workshop	Virtual	Presentation to Appointed/Elected Officials	All
7-Jan-21	11:30 AM - 12:30 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Al Brunner; Billy O'Brien; Jamie Frankland; Mike Fabbro
4-Jan-21	11:00 AM - 12:00 PM	RP-2 PMT Policy Review #7	Microsoft Teams Meeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Jiwan Haley; Yeneka Mills; Johanna Lundgren; Cameron Clark; John McCary; Eric Lindstrom; Simon Bollin; Nancy Takemori
18-Dec-20	1:00 PM - 2:00 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Al Brunner; Billy O'Brien; Jamie Frankland
16-Dec-20	5:30 PM - 6:30 PM	Follow up on TP-2 and WVR-2	Microsoft Teams Meeting	Meeting with County Staff	Adam Gormly; Joe Moreda; Michelle Heinrich; Isreal Monsanto, Brian Grady; Carrie Moore; Michael Williams; Dennis Kline; Sheida Tirado; Melissa Zornitta; Taryn Sabia; Jared Schneider; Jay Collins; Tatiana Gonzalez; Mariann Abrahamsen; Richard Cabrera; Andrea Papandrew
14-Dec-20	2:00 PM - 5:00 PM	RP-2 Workshop with TPC	Virtual	Presentation to Appointed/Elected Officials	All
8-Dec-20	1:45 PM - 3:30 PM	RP-2 Workshop with the BOCC	Virtual	Presentation to Appointed/Elected Officials	All
4-Dec-20	11:30 AM - 12:30 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Al Brunner; Billy O'Brien; Jamie Frankland; Mike Fabbro
2-Dec-20	11:00 AM - 11:30 AM	RP-2 Proposed Policy Discussion	Microsoft Teams Meeting	Meeting with County Staff	Simon Bollin; Jay Collins; Mariann Abrahamsen

19-Nov-20	9:30 AM - 10:30 AM	RP-2 Review - Fischbach & TPC	Zoom	Stakeholder Meeting	Reed Fishbach; Jay Collins; Mariann Abrahamsen
16-Nov-20	4:00 PM - 5:00 PM	Feedback on WVR-2 & RP-2 (Commissioner Smith)	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials	Commissioner Smith; Amanda Brown; Melissa Zornitta; Jay Collins; Tatiana Gonzalez; Mariann Abrahamsen
16-Nov-20	8:30 AM - 10:00 AM	RP-2 Outstanding Items	Microsoft Teams Meeting	Meeting with County Staff	Jared Schneider; Jay Collins; Michelle Heinrich; Mariann Abrahamsen
13-Nov-20	11:00 AM - 12:00 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
11-Nov-20	2:00 PM - 4:00 PM	Agriculture Economic Development Council (AEDC) Meeting (RP-2 and WVR-2 Update)	GoToMeeting	Stakeholder Meeting	Jay Collins (Presenter)
7-Nov-20	9:30 AM - 12:00 PM	RP-2 Open House	Wimauma Elementary School, 5709 Hickman St, Wimauma, FL 33598	Open House	All
5-Nov-20	6:00 PM - 8:00 PM	RP-2 Virtual Open House	Zoom	Open House	All
30-Oct-20	3:15 PM - 4:15 PM	RP-2 Tampa Bay Water Follow Up	Microsoft Teams Meeting	Stakeholder Meeting	Andrea College; Jay Collins; Mariann Abrahamsen; Melissa Dickens
29-Oct-20	9:00 AM - 10:00 AM	RP-2 Code Comments Follow Up	Microsoft Teams Meeting	Meeting with County Staff	Johanna Lundgren; Jay Collins; Mariann Abrahamsen; Jared Schneider, Andrea Papandrew, Michelle Heinrich
28-Oct-20	1:00 PM - 2:00 PM	RP-2 Aggregation	Microsoft Teams Meeting	Meeting with County Staff	Johanna Lundgren; Jay Collins; Mariann Abrahamsen; Jared Schneider, Andrea Papandrew, Michelle Heinrich
23-Oct-20	12:30 PM - 1:30 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
20-Oct-20	3:30 PM - 5:00 PM	WVR-2 & RP-2 Land Use Studies / Community Benefits	Microsoft Teams Meeting	Meeting with County Staff	Tatiana Gonzalez; Heinrich, Michelle; Moreda, Joe; Williams, Michael; Jay Collins; Mariann Abrahamsen;
15-Oct-20	4:00 PM - 5:00 PM	Balm/RP-2 Meeting	Microsoft Teams Meeting	Meeting with County Staff	Lucia Garsys; Adam Gormly; John Patrick; Jay Collins; Mariann Abrahamsen; Melissa Zornittal Jared Schneider; Mike Semago; Kelley Klepper
12-Oct-20	9:30 AM - 12:30 PM	Workshop RP-2 Policies	Plan Hillsborough Room	Meeting with County Staff	Jay Collins; Mariann Abrahamsen; Jared Schneider; Kelley Klepper; Michelle Heinrich
9-Oct-20	12:30 PM - 1:30 PM	BCA - DSD - TPC Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland; Michelle Heinrich; Joe Moreda

28-Sep-20	10:00 AM - 11:30 AM	RP-2 WVR-2 Debrief	Microsoft Teams Meeting	Meeting with County Staff	Mariann Abrahamsen; Heinrich, Michelle; Jay Collins; Tatiana Gonzalez;
24-Sep-20	2:00 PM - 2:30 PM	Wimauma Community Plan Update - Parks	Microsoft Teams Meeting	Meeting with County Staff	Mackenzie, Jason; Jay Collins; Mariann Abrahamsen
25-Sep-20	1:30 PM - 2:30 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
23-Sep-20	10:30 AM - 11:00 AM	RP-2/Wimauma/Utilities	Microsoft Teams Meeting	Meeting with County Staff	Mariann Abrahamsen; Jay Collins; McCary, John; Tatiana Gonzalez
18-Sep-20	11:00 AM - 12:00 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
16-Sep-20	3:30 PM - 5:00 PM	RP-2 PMT - Policy Review #6	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley
4-Sep-20	9:00 AM - 12:00 AM	RP-2 Revisions Touch Base	Microsoft Teams Meeting	Meeting with County Staff	Michelle Heinrich; Jay Collins; Mariann Abrahamsen; Tatiana Gonzalez
1-Sep-20	3:00 PM - 3:30 PM	RP-2 Community Benefits Draft	Microsoft Teams Meeting	Meeting with County Staff	Johanna Lundgren; Cameron Clark; Melissa Zornitta; Jay Collins; Mariann Abrahamsen; Tatiana Gonzalez
31-Aug-20	2:00 PM - 3:00 PM	RP-2 Touch Base - Tampa Bay Builders Association & TPC	GoToMeeting	Stakeholder Meeting	Jennifer Motsinger, John Goolsby, Andy Schipfer, Matt O'Brien, Clark Lohmiller, Tom Deal, Dallas Evans, William Molloy, Kami Corbett, Anna Ritenour, Willy Nunn, Kim Tapley, Christopher Smith, Jessica Icerman, Susan Swift, David Bell, Nick Dister, David Wright, Thomas Griggs, Elise Batsel, Drew Miller, Michael Brooks, Strickland Smith, Gordon Schiff, Jacob Cremer, Dave Ford, Gary Miller, Shawn College, Jay Collins, Tatiana Gonzalez, Mariann Abrahamsen
28-Aug-20	11:00 AM - 12:00 PM	BCA - TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
21-Aug-20	11:00 AM - 12:00 PM	RP-2 Meeting with Balm Civic Association (BCA) , KH, and TPC	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen; Andrea Papandrew; Jared Schneider; Kelley Klepper; Jay Collins; Buddy Harwell; Mike Fabbro; Billy O'Brien; Jamie Frankland
18-Aug-20	2:00 PM - 4:00 PM	Agriculture Economic Development Council (AEDC) Meeting RP-2 and WVR-2	GoToMeeting	Stakeholder Meeting	Melissa Dickens; Simon Bollin; Jay Collins; Mariann Abrahamsen
14-Aug-20	4:00 PM - 4:30 PM	BCA (Balm Civic Association)- TPC RP-2 Touch Base	GoToMeeting	Stakeholder Meeting	Buddy Harwell; Jamie Frankland; Mike Fabbro; Bill O'Brien; Jay Collins; Mariann Abrahamsen

13-Aug-20	11:00 AM-12:00 PM	Zoom meeting RE: WVR-2 and RP-2 market study	Zoom	Stakeholder Meeting	Jessica Icerman;Elise Batsel;Steve Luce;Jay Collins;Tatiana Gonzalez;Yassert Gonzalez
6-Aug-20	11:00 AM-12:00 PM	mobility fee usage rural to urban	Microsoft Teams Meeting	Meeting with County Staff	Tatiana Gonzalez;Patrick, John;Mariann Abrahamsen
28-Jul-20	2:00 PM - 2:45 PM	RP-2 Meeting on Affordable Housing - Stearns Weaver	Zoom	Stakeholder Meeting	Jake Cremer; Jay Collins; Mariann Abrahamsen; Steve Luce; Jessica Icerman; mike@flhome.org
28-Jul-20	1:00 PM - 1:45 PM	RP-2 Meeting - Stearns Weaver	Zoom	Stakeholder Meeting	Jake Cremer; Jay Collins; Mariann Abrahamsen; Reed Fischbach; Jessica Icerman
27-Jul-20	3:30 PM-4:30 PM	Urban Service Area Boundary Meeting	Microsoft Teams Meeting	Meeting with County Staff	Katz, Jonah;Tony Garcia;Krista Kelly;Mark Hudson;Cathy Catania;Jay Collins;Tatiana Gonzalez;Ferrell, Valerie
21-Jul-20	9:00 AM - 1:00 PM	Board of County Commissioners Meeting	Virtual	Presentation to Appointed/Elected Officials	All
20-Jul-20	9:30 AM-10:00 AM	Planning Commission briefing with Commissioner Hagan for RP-2 and WVR-2	GoToMeeting	Presentation to Appointed/Elected Officials	Melissa Zornitta;Tatiana Gonzalez;Mariann Abrahamsen;Denney, Eric;reidyr@hillsboroughcounty.org;Ken Hagan;Jay Collins
17-Jul-20	4:00 PM-5:30 PM	Planning Commission briefing with Commissioner Overman re: RP-2 and WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials	Melissa Zornitta;Tatiana Gonzalez;Jay Collins;Lisa Montelione;Martinez, Lucas;Overman, Kimberly;Mariann Abrahamsen;Kimberly Overman
14-Jul-20	2:30 PM-3:30 PM	Planning Commission Briefing with Commissioner White on RP-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials	Melissa Zornitta;Jay Collins;David Garcia;Megan Nixon;Taryn Sabia;Tatiana Gonzalez;Mariann Abrahamsen
9-Jul-20	3:00 PM - 4:00 PM	RP-2 PMT - Policy Review #5	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Rebecca Hessinger; Lucia Garsys; Jiwuan Haley; Yeneka Mills; Johanna Lundgren; John McCary
8-Jul-20	3:00 PM - 4:00 PM	Planning Commission briefing with Commissioner Miller on RP-2 and WVR-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials	Melissa Zornitta; Tatiana Gonzalez, Jay Collins; Mariann Abrahamsen; williamsa@hillsboroughcounty.org; jenkinsad@hillsboroughcounty.org; Commissioner Miller
8-Jul-20	10:00 AM-10:45 AM	Planning Commission Briefing with Commissioner Murman re: RP-2 & WVR-2	GoToMeeting	Presentation to Appointed/Elected Officials	Melissa Zornitta;Tatiana Gonzalez;Jay Collins;Murman, Sandra;curyd@hillsboroughcounty.org;jewesakc@hillsboroughcounty.org;Mariann Abrahamsen;Sandra Murman
7-Jul-20	8:30 AM - 10:00 AM	LDC follow-up call with Michelle Heinrich	Microsoft Teams Meeting	Meeting with County Staff	Jared Schneider; Michelle Heinrich

29-Jun-20	1:30 PM - 2:30 PM	Planning Commission briefing with Commissioner Kemp on RP-2	Microsoft Teams Meeting	Presentation to Appointed/Elected Officials	Melissa Zornitta, Mariann Abrahamsen, Jared Schneider, Raquel Valdez, Laura Lawson, Jay Collins; Commissioner Kemp
26-Jun-20	1:00 PM- 2:15 PM	GoToMeeting Invitation - Briefing on WVR-2 and RP-2 with Commissioner Smith	GoToMeeting	Presentation to Appointed/Elected Officials	Tatiana Gonzalez;Mariann Abrahamsen;Yunk, David;Amanda Brown (Commissioner Smith's Aide);Taryn Sabia;Jay Collins;Mariella Smith;Brown, Amanda
18-Jun-20	6:00 PM - 7:30 PM	RP-2 Public Work Session	GoTo Webinar	Stakeholder Meeting	Jared Schneider; Mariann Abrahamsen; Jay Collins; Andrea Papandrew; Kelley Plepper
15-Jun-20	5:30 PM- 7:30 PM	GoToWebinar - Planning Commission Workshop	GoToWebinar	Presentation to Appointed/Elected Officials	All
11-Jun-20	10:00 AM - 11:00 AM	Tampa Bay Water & RP-2	Microsoft Teams Meeting	Stakeholder Meeting	Andrea College; Jay Collins; Mariann Abrahamsen
5-Jun-20	3:15 PM- 4:15 PM	Affordable Housing Amendment / RP-2 / WVR-2	GoToMeeting	Stakeholder Meeting	Tatiana Gonzalez;Mariann Abrahamsen;Taryn Sabia;Schneider, Jared;Jake Cremer;Jessica Icerman;
4-Jun-20	4:00 PM - 5:30 PM	RP-2 PMT - Policy Review #4	GoTo Meeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Rebecca Hessinger; Lucia Garsys; Jiwuan Haley; Yeneka Mills; Johanna Lundgren
29-May-20	9:00 AM - 10:00 AM	RP-2 Project Update	Microsoft Teams Meeting	Meeting with County Staff	Jay Collins; Mariann Abrahamsen; Lucia Garsys; Adam Gormly; Melissa Zornitta; John Lyons; John Patrick; Michelle Heinrich
28-May-20	2:30 PM- 3:30 PM	School Capacity in Land Use Study Areas	GoToMeeting	Meeting with County Staff	Amber Dickerson;Taryn Sabia;Jared Schneider;Jay Collins;Mariann Abrahamsen;Ayesha Brinkley;Shawn College
27-May-20	5:00 PM - 6:00 PM	RP-2 Call - Sizemore, Roberts, & KH	GoToMeeting	Stakeholder Meeting	Jared Schneider; Andrea Papandrew; Jay Collins; Mariann Abrahamsen; Jay Sizemore; Drew Roberts; Josh Blackman
22-May-20	10:00 AM - 11:00 AM	RP-2 Deliverables Discussion	Microsoft Teams Meeting	Meeting with County Staff	Jay Collins; Mariann Abrahamsen; Jared Schneider; Andrea Papandrew; Shawn College; Michelle Heinrich
21-May-20	3:00 PM - 4:00 PM	RP-2 Stakeholder Meeting - Willy Nunn & KH	GoToMeeting	Stakeholder Meeting	Jared Schneider; Andrea Papandrew; Jay Collins; Mariann Abrahamsen; Willy Nunn
20-May-20	3:00 PM - 4:30 PM	RP-2 PMT - Policy Review #3	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Rebecca Hessinger; Lucia Garsys; Jiwuan Haley; Yeneka Mills

20-May-20	2:00 PM-3:00 PM	Land Use Studies' Proposed Affordable Housing Policies	GoToMeeting	Meeting with County Staff	Hollinger, Willette;Taryn Sabia;Jared Schneider;Jay Collins;Mariann Abrahamsen;Jennifer Malone;Krista Kelly;Shawn College;Von Aulock, Sabine
19-May-20	4:30 PM - 5:00 PM	Deliverable Check-In with Michelle Heinrich	Microsoft Teams Meeting	Meeting with County Staff	Jared Schneider; Michelle Heinrich
19-May-20	3:00 PM - 4:00 PM	ELAPP Lands in RP-2	GoToMeeting	Meeting with County Staff	Ross Dickerson; Bernard Kaiser; John (Forest) Turbiville; Jay Collins; Jared Schneider; Andrea Papandrew; Mariann Abrahamsen; Shawn College
13-May-20	2:00 PM-3:00 PM	Land Use Studies' Proposed Infrastructure Funding Mechanisms	GoToMeeting	Meeting with County Staff	Brickey, Kevin;Lundgren, Johanna;Gormly, Adam;Clark, Cameron;Taryn Sabia;Jared Schneider;Mariann Abrahamsen;Jay Collins;Melissa Zornitta;Budke, Donna;Yassert Gonzalez
11-May-20	2:30 PM-5:00 PM	Planning Commission Meeting - Virtual	GoToWebinar	Presentation to Appointed/Elected Officials	All
7-May-20	3:30 PM - 5:00 PM	RP-2 PMT - Policy Review #2	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Rebecca Hessinger; Lucia Garsys; Jiwuan Haley
30-Apr-20	3:30 PM - 5:00 PM	RP-2 Project Management Team (PMT) Meeting - Policy Review #1	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen; Adam Gormly; Jared Schneider; Andrea Papandrew; Jay Collins; Melissa Zornitta; Shawn College; Matt Lewis; John Patrick; Melissa Lienhard; Michelle Heinrich; Joe Moreda; Kelley Klepper; Rebecca Hessinger; Lucia Garsys
28-Apr-20	4:00 PM-5:00 PM	Transportation Coordination RP-2 & WVR-2	GoTo Meeting	Meeting with County Staff	Schneider, Jared;Papandrew, Andrea;Eng, Clarence;Jay Collins;Tatiana Gonzalez;Taryn Sabia;Matt Lewis;Patrick, John;Williams, Michael;Heinrich, Michelle;Wade Reynolds;Joe Moreda;Melissa Zornitta;Boyd, Tia;Williams, Kristine;Winter, Margaret
23-Apr-20	1:00 PM-2:00 PM	Wimauma/WVR-2 and RP-2 Consultants Coordination Meeting	GoToMeeting	Consultant Meeting	Jay Collins;Mariann Abrahamsen;W Thomas Lavash;Tom Moriarity;Taryn Sabia;Jared Schneider;Andrea Papandrew;Margaret Winter
16-Apr-20	1:00 PM-2:00 PM	Wimauma/WVR-2 and RP-2 Consultants Coordination Meeting	GoToMeeting	Consultant Meeting	Jay Collins;Mariann Abrahamsen;W Thomas Lavash;Tom Moriarity;Taryn Sabia;Jared Schneider;Andrea Papandrew;Margaret Winter
14-Apr-20	4:30 PM - 5:00 PM	RP-2 Interview - O'Boyle & KH	GoToMeeting	Stakeholder Meeting	Patrick O'Boyle; Jared Schneider; Mariann Abrahamsen; Jay Collins; Andrea Papandrew
14-Apr-20	2:30PM - 3:00 PM	RP-2 Interview - Dixon & KH	GoTo Meeting	Stakeholder Meeting	Danny Dixon; Jared Schneider; Mariann Abrahamsen; Jay Collins; Andrea Papandrew

14-Apr-20	1:00 PM-2:00 PM	RP-2 & WVR-2 Interview - M.Williams	GoTo Meeting	Meeting with County Staff	Williams, Michael;Schneider, Jared;Papandrew, Andrea;Jay Collins;Shawn College;Tatiana Gonzalez;Taylor Hague;Taryn Sabia
9-Apr-20	3:30 PM - 4:30 PM	Overlapping Recommendations - Balm/Wimauma	Microsoft Teams Meeting	Consultant Meeting	Jay Collins; Mariann Abrahamsen; Tatiana Gonzalez; Taryn Sabia; Jared Schneider, Andrea Papandrew, Melissa Lienhard
8-Apr-20	1:00 PM - 2:00 PM	RP-2 Stakeholder Interview- Stearns and Weaver- KH	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen, Davis Smith, Jacob T. Cremer, Elise Batsel, Jessica Icerman, Jared Schneider, Andrea Papandrew, Jay Collins, Karla Stonebraker, Kelley Klepper
8-Apr-20	10:00 AM-10:30AM	RP-2 Stakeholder Interview- Dixon- KH	Phone Call	Stakeholder Meeting	Mariann Abrahamsen, Jared Schneider, Andrea Papandrew, Jay Collins, Daniel Dixon
8-Apr-20	9:00 AM-9:30AM	RP-2 Stakeholder Interview- Corbett- KH	Phone Call	Stakeholder Meeting	Kami Corbett; Jared Schneider; Mariann Abrahamsen; Andrea Papandrew
2-Apr-20	5:00 PM-6:00 PM	RP-2 Land Use Interview- BCA- KH	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen, captfeer@gmail.com, Donna Driggers, Vinajeane Banks, Bud Harwell, luvcountryliving@yahoo.com, smeats44@gmail.com, annmeats15133@gmail.com, billyo54@aol.com, jamie12469@gmail.com, Jay Collins, Jared Schneider, Andrea Papandrew
2-Apr-20	3:30PM-4:30PM	RP-2 Stakeholder Interview- Harcrow, Brooks- KH	GoToMeeting	Stakeholder Meeting	Mariann Abrahamsen, Rick Harcrow, Michael Brooks, Jared Schneider, Andrea Papandrew, Jay Collins
1-Apr-20	11:00 AM-12:00 PM	RP-2 Meeting with Consultants	GoToMeeting	Meeting with County Staff	Sharon Snyder, Melissa Zornitta, Jay Collins, Mariann Abrahamsen, Tatiana Gonzalez, Lucia Garsys, John Lyons, John Patrick, Adam Gormly, Michelle Heinrich, Joe Moreda, Matt Lewis, Jared Schneider, Clarence Eng., Andrea Papandrew
31-Mar-20	11:00 AM-12:00 PM	RP-2 Land Use Interview- Hills, Luce, Peterson	GoToMeeting	Stakeholder Meeting	Marianna Abrahamsen, Jay Collins, Jared Schneider, Andrea Papandrew, Jeff Hills, Steve Luce, Michael Peterson
25-Mar-20	3:00 PM-4:00 PM	RP-2 Team Meeting	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen, Melissa Zornitta, Shawn College, Clarence Eng., Jared Schneider, Andrea Papandrew, Jay Collins, John McCrary, John Patrick, Joe Moreda, Michelle Heinrich, Melissa Dickens, Kelley Klepper, Matthew Lewis
23-Mar-20	4:30PM-5:30PM	RP-2 Public Utilities Data	GoToMeeting	Meeting with County Staff	Mariann Abrahamsen, John McCary, John Patrick, Jay Collins, Taryn Sabia, Melissa Dickens, Tatiana Gonzalez, Jared Schneider, James Murduca, Matt Lewis, Mike Semago, Andrea Papandrew, Walker Jordan, Matthew Lewis, winterm2@mail.usf.edu
11-Mar-20	6:30PM-8PM	RP-2 Land Use Study Open House	Summerfield Elementary School- 11990 Big Bend Rd	Open House	Mariann Abrahamsen, Shawn College, Michelle Heinrich, Jay Collins, Clarence Eng., Jared Schneider, Andrea Papandrew, Joe Moreda, Wade Reynolds, John Patrick, Melissa Lienhard, Rich Clarendon, Yeneka Mills, Jiwuan Haley, Salma Ahmad, Matthew Lewis, Yassert Gonzalez, Kevin Tilbury
9-Mar-20	2:00 PM - 5:00 PM	Planning Commission Meeting	Planning Commission Board Room	Presentation to Appointed/Elected Officials	All
5-Mar-20	12:45PM-1:15PM	RP-2 Phone Calls	Manatee Room	Stakeholder Meetings	Mariann Abrahamsen

19-Feb-20	10:00 AM-11:00 AM	RP-2 Land Use Study Kick-Off	Manatee Room	Meeting with County Staff	Mariann Abrahamsen, Gena Torres, Melissa Zornitta, Adam Gormly, Lucia Garsys, Clarence Eng., Jared Schneider, Jay Collins, Tatiana Gonzalez, Joe Moreda, Michelle Heinrich, Yassert Gonzalez, Andrea Papandrew, Shawn College, Wade Reynolds, Cathy Catania, Jiwuan Haley, John Patrick, Rebecca Hessinger, Melissa Dickens
13-Feb-20	9:00 AM-10:00 AM	RP-2 Stakeholder Interview	Tampa Bay Room	Stakeholder Meetings	Tatiana Gonzalez, W Thomas Laves, Tom Moriarity, Jay Collins, Mariann Abrahamsen, Rick Harcrow, Michael Brooks