



# 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

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.