



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

Meeting Date	July 19, 2021
Meeting Type	<b>Public Hearing</b>
Staff Planner	Jay Collins, <a href="mailto:collinsj@plancom.org">collinsj@plancom.org</a> 813-582-7335
Action Necessary	Yes
Attachments included in Staff Report	(A) Resolution, (B) Proposed and Current Adopted FLUE Language, (C) Explanation of Changes, (D) List of Meetings, Open House Sign-In Sheets, Public Comment, (E) Agency Comments

**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 <b>Consistent</b> 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 Land Use Category. The moratorium, twice extended due to the ongoing COVID-19 pandemic, has provided time for staff to gather community input, prepare an analysis, and make recommendations on needed changes.

This study and those paralleling it were conducted publicly under the direction of the Community Planning Guide for Hillsborough County. Beginning in March 2020 the public was introduced to the study and asked to participate 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. Subsequent public engagement during 2020 was conducted virtually due to the COVID-19 public health crisis. Study recommendations were discussed in November 2020 at another Community Open House again all property owners within the study area received mailed notice. During the February 4, 2021 BOCC public hearing, the moratorium was extended, providing additional time for the RP-2 study to be completed, due to the COVID-19 pandemic. The adoption of new policy guidance is now set to occur by the end of the moratorium on December 31, 2021.

Public input is an integral part of the community planning process; much of the outreach for this study had until this time been conducted virtually due to the ongoing pandemic. However, given the limitations of virtual engagement, in-person community and stakeholder meetings were favored and have been held throughout this Spring, with materials also available online.

The first in the series of meetings was held on April 1 at the Balm Civic Center. A third mailer was sent again to every RP-2 property owner within the study area to announce this meeting. Subsequent meetings were held on April 24, May 3, May 22 and June 8. Each meeting covered topical areas of the proposed policy as seen by the BOCC during the February Public Hearing and asked the public to provide input. These meetings followed County COVID protocol. Virtual participation options were also provided.

Lastly, another Community Open House was held on June 24 to provide an update on the policy direction from the input gained. This meeting represented the fourth mailing in sixteen months to all RP-2 property owners within the Study area.



Input gained from the topic meetings resulted in further policy refinement to the proposed revisions to the Comprehensive Plan and the Land Development Code since February 2021. Refinements include but are not limited to:

- **Open Space:** Reduction of required open space and removal of contiguous requirement to allow for additional large lots and more accessible open space.
  - Allow for certain agricultural uses to count toward open space requirement
- **Lot Width:** Increase minimum lot width above previously proposed 40 feet (rear-loaded).
- **Community Benefit Options:** Refine procedures for Community Benefit Options, replace the associated density calculations with a tiered system, and consider modifying some Community Benefits to be required.
- **Compatibility:** Address rural interface through compatibility policy.
- **Timing of Growth:** Introduce additional policy concepts for consideration of timing and prematurity of growth.

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.

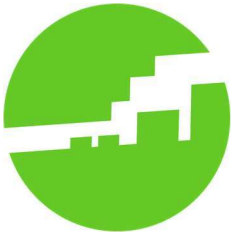
- Establish two sub planning areas within RP-2 to acknowledge the different built environments and entitlements existing today and slightly different regulations reflecting those two areas.
- Reinforce the desires of the community set forth in the Balm Community Plan and enhance the rural character of 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

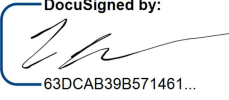
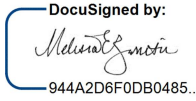
Resolution



# 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: July 19, 2021
Nigel M Joseph, Chair	X			 63DCAB39B571461...
Cody Powell, Vice-Chair	X			
Derek L Doughty, PE, Member-at-Large	X			
Steven Bernstein	X			
Giovanny Cardenas	X			Nigel Joseph
John Dicks	X			Chair
Vivienne Handy		X		 944A2D6F0DB0485...
Karen Kress, AICP	X			
Evangeline Linkous, PhD	X			
Michael Maurino	X			
Melissa E Zornitta, AICP Executive Director				Melissa E. Zornitta, AICP Executive Director
<p>On motion of <u>Commissioner Bernstein</u> Seconded by <u>Commissioner Powell</u> The following resolution was adopted:</p>				



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:

## **Resolution**

Unincorporated Hillsborough County Comprehensive Plan Text Amendment:  
HC/CPA 20-11 Future Land Use Element (Residential Planned-2 Future Land Use Category)  
July 19, 2021

### **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.*

**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.*

**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.*

## **Resolution**

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**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 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**

## **Resolution**

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**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.*

## **One Water Element**

**Objective 4.3:** *Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.*

**Policy: 4.3.1** *Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:*

- a. *Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;*
- b. *Serve a project that has established vested rights for the use of these facilities;*
- c. *Address a public health hazard documented by the Health Department or other regulatory agency;*
- d. *Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;*
- e. *Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:*
  - (1) *New Development:*
    - a) *Be the subject of an approved Planned Development Zoning;*
    - b) *Contain building lots of not less than one-half (1/2) acre each;*
    - c) *Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);*



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- d) *Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and*
- e) *Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).*
- (2) *Existing Development:*
  - a) *Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).*
- (3) *Provisions 3.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone-Odessa Community Plan.*

## **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 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.*

## **Resolution**

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**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 Unincorporated Hillsborough County* and forwards it to the Board of County Commissioners for its consideration.

# Attachment B

Proposed FLUE Language

All Changes - Underline

# BOCC Amended - DRAFT 8.16.2021

## **Planned Villages**

There are several areas of the County located outside the Urban Service Area (USA) boundary with land use designations that may be appropriate for up to 2 units per acre development sometime in the future. As these areas experience future growth the development is envisioned to balance this growth with a rural character or a small-town design while providing improvements to supporting infrastructure and services. Given the location of these areas outside the Urban Service Area, it will not be Hillsborough County's first priority to plan or program 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 must be provided by the developer of such a project and will not be funded by Hillsborough County. All land for capital facilities shall continue to count toward project density. These new communities shall integrate into existing communities with respect to the natural and built environment with a compatible and balanced mix of land uses, including residential, employment and the supporting services such as schools, libraries, parks, and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

For Balm specifically, this section seeks to align with the intent of the Balm Community Plan. Areas defined as RP-2 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 may generally be considered for density greater than 1 unit per 5 gross acres with certain conditions as stated within this adopted section and the Land Development Code (LDC). 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 be considered to achieve 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). These TDRs are a no net density increase to the rural service area and are transferred at a density of one to one, from and to the North Village Plan Area. The Balm Village Plan Area is designated as a TDR sending area. The capital costs associated with the provision of infrastructure needed to serve these Planned Villages shall be provided by the developer.

### **Objective 33: Purpose of RP-2 land use plan category**

The purpose of the RP-2 land use plan 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:

1. Prioritize the timeliness of appropriate land use, zoning, growth and development within the Rural Service Area;

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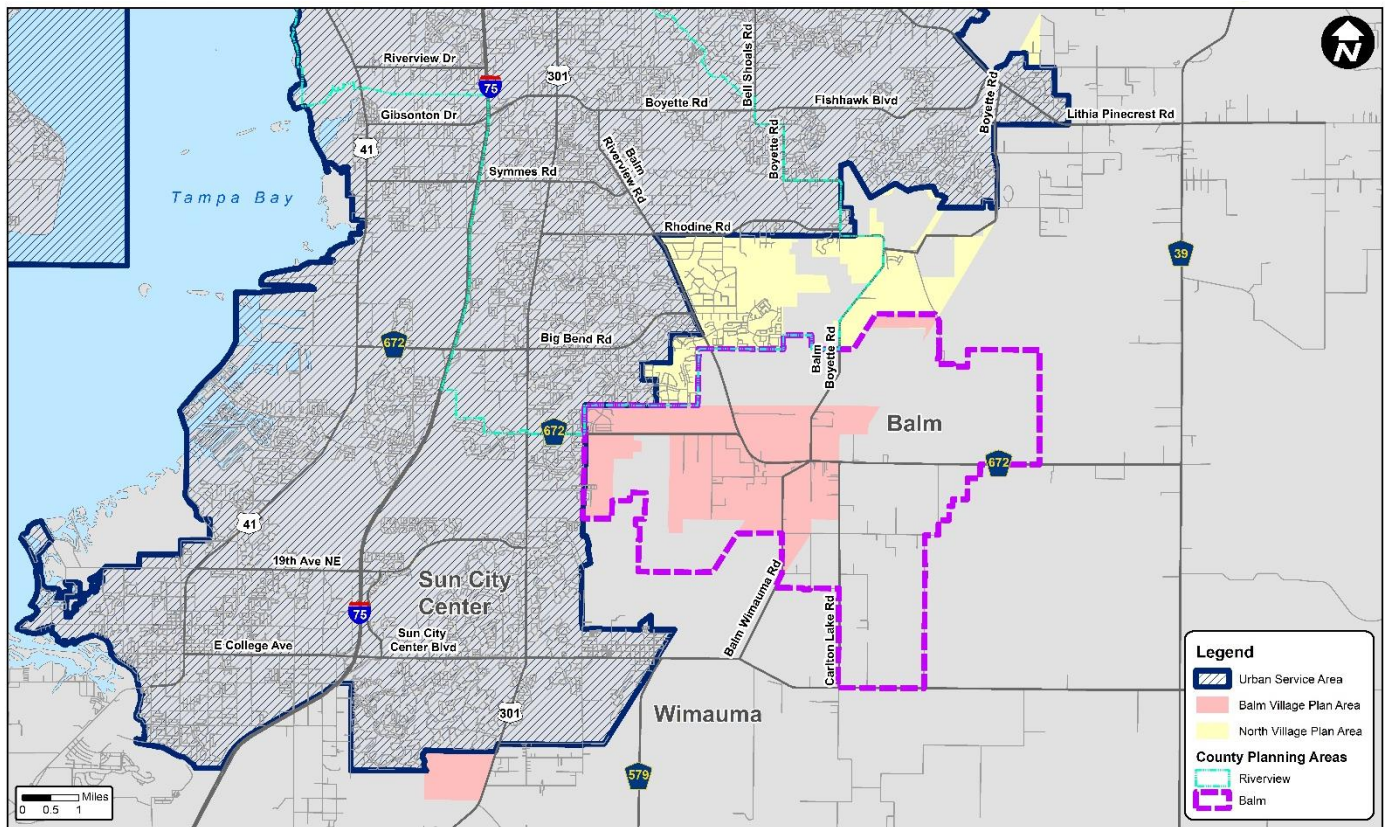
2. Provide for a compatible transition of land use between the rural and urban service area;
3. Preserve the rural character, encourage opportunities for continued agriculture;
4. Offset biological and ecological impacts of new development;
5. Maintain surface water quality and improve where possible;
6. Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
7. Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
8. Encourage non-residential uses in downtown Balm or within the commercial nodes depicted on (Figure5.04-2);
9. Create efficiency in planning and in the provision of infrastructure;
10. Balance housing with workplaces, jobs, retail and civic uses and;
11. 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 Area has been designated for the Residential Planned (RP-2) land use plan 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 the Land Development Code (LDC) regulations.

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**Map 33.1: RP-2 Sub Plan Designation Areas Map**



**Table 33.1: Amount of Development**

The table below displays the amount of development that may be considered in the North Village Plan Area and the Balm Village Plan Area. This table below shall be read in conjunction with Policy 33.3 and Policy 33.4.

DENSITY	NORTH VILLAGE PLAN AREA	BALM VILLAGE PLAN AREA
<b>Base Density</b>	<b><u>1 du/5 gross acres</u></b> (unless more intense zoning district present)	<b><u>1 du/5 gross acres</u></b> (unless more intense zoning district present)
<b>Max Density</b>	<p><b><u>Parcels with 50 Acres or Greater:</u></b>  <b><u>Up to 2 du/gross acre</u></b></p> <ul style="list-style-type: none"> <li>• <u>with design rules (planned villages and community benefits) from the LDC</u></li> <li>• <u>Perimeter buffers and minimum 2.5% open space requirement (internal to site)</u></li> </ul> <p><b><u>Parcels less than 50 acres</u></b> (aggregation can occur per Policy 33.4)</p> <p><b><u>4 du/gross acre with TDRs</u></b></p>	<p><b><u>Parcels with 160 acres or Greater:</u></b>  <b><u>Up to 2 du/gross acre</u></b></p> <ul style="list-style-type: none"> <li>• <u>with design rules (planned villages and community benefits) from the LDC</u></li> <li>• <u>Perimeter buffers and minimum 2.5% open space requirement (internal to site)</u></li> </ul> <p><b><u>Parcels less than 160 acres</u></b> (aggregation can occur per Policy 33.3)</p> <p><b><u>Designated TDR sending area</u></b></p>

## 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 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.

**Policy 33.3.1: Designated Parcels 160 Acres or Greater:** Developments that seek consideration of density greater than 1 unit per 5 gross acres must preserve at least 2.5% of the project site’s gross acreage for open space and 1.5% for neighborhood centers situated internal to the site or demonstrating connectivity to other existing or planned villages. Additional lands for internal open space and neighborhood center is encouraged through community benefits. In addition, perimeter buffers and/or perimeter lots are required around the entirety of the perimeter, other than where a Neighborhood Center is present or except where to allow for the placement of site access or connections to adjacent Neighborhoods/Planned Villages. Open Space shall be consistent with the requirements of the LDC.

**Policy 33.3.2: Designated Parcels Less than 160 Acres:** To develop tracts of land in the RP-2 land use plan 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. Proposed developments must preserve at least 2.5% of the project site’s gross acreage for open space situated internal to the site. 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. Neighborhood center requirements may be satisfied by the acreage of the existing village if shown the total aggregated village contains at least 1.5% lands dedicated to a neighborhood center.

## 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.

**Policy 33.4.1: Designated Parcels 50 Acres or Greater:** The ability to develop tracts of lands in the RP-2 land use plan 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 2.5% of



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the project site's gross acreage for open space situated internal to the site. Developments of 100 acres or more must preserve at least 1.5% of the total project site's gross acreage for neighborhood centers additional land is encouraged through community benefits. In addition, perimeter buffers and/or perimeter lots are requires around the entirety of the perimeter, other than where a Neighborhood Center is present or except where to allow for the placement of site access or connections to adjacent Neighborhoods/Planned Villages. 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). These transfers are one to one and may only occur within the North Village Area and represent a no net increase in density for the village.

**Policy 33.4.2: Designated Parcels Less than 50 Acres:** To develop tracts of land in the RP-2 land use plan 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. Developments must preserve at least 2.5% of the project site's gross acreage for open space situated internal to the site. Total aggregated village developments of 100 acres or more must preserve at least 1.5% of the total project site's gross acreage for neighborhood centers and additional land is encouraged through community benefits. 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. Neighborhood center requirements may be satisfied by the acreage of the existing village if shown the total aggregated village contains at least 1% lands dedicated to a neighborhood center.

## **Policy 33.5: Zoning Conformance Exception**

Parcels within the RP-2 land use plan 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 plan 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. 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.

## **Policy 33.6: Design Rules**

Design rules shall be promulgated through the LDC. These rules must be met for an applicant to obtain density greater than 1 unit per 5 gross acres. The design rules include, but are not limited to, site plan principles related to form, mixture of housing types and lot sizes, buffering and screening, open space, and transportation (mobility).

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## 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 required for proposed villages. These offerings shall be located where possible and feasible to provide the greatest benefit to the entirety of the North Village Plan Area and Balm Village Plan Area except in cases of compatibility with surrounding uses, environmental consideration or competing community benefit offerings. Community benefits shall be located to and in areas with internal and external connectivity and shall be located adjacent or in close proximity to activity and points of interest for the community. Community benefits are in addition to and do not replace any policy or standard within this section or the LDC. Specific community benefit options are defined in the LDC.

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

### Community Benefits

<u>Proposed Neighborhoods including (50) fifty or more residential units shall conduct at least one public meeting and shall notify all registered neighborhood groups within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. This meeting shall occur within the defined Community Plan boundary and occur prior to the application submittal. Proof of the meeting in form of an affidavit shall be provided that identifies the date, location, and timing of the meeting, as well as a list of Neighborhood associations contacted, and meeting minutes.</u>
<u>At least two benefits shall be offered for developments less than 50 acres.</u>
<u>At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.</u>
<u>At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.</u>
<u>At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.</u>
<u>At least six benefits shall be offered for developments greater than 320 acres.</u>
<b><u>Tier 1: Community Benefits Priority List</u></b> <b><u>(For projects under 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).</u></b>
<b><u>1) Mobility Fee Alternative Satisfaction Agreement (MFASA)</u></b> , in which, subject to the requirements of the Mobility Fee Program Ordinance, the developer may offer to construct, pay for, or contribute, a qualified capital improvement or right-of-way contribution to a mobility facility in the mobility network in order to satisfy its mobility fee obligation. The proposed improvement or contribution must be approved by the BOCC.
<b><u>2) Buffering/screening</u></b> : Provide 25% additional landscaping portions of the screening above the minimums found in Table 5.04-2 of the LDC.**
<b><u>3) Provision of half-acre or greater lot sizes</u></b> along the Neighborhood's perimeter entirety 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.**
<b><u>4) Large lot development</u></b> All housing types shall consist of Type 3 or larger lots (Per Table 5.04-2) minimum and maximum housing type not required.** Neighborhood Center distance requirement shall be waived
<b><u>5) Land dedication</u></b> : Public parks and public civic/community uses (community centers, libraries, fire or police stations) 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.***

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<p><b>6) Construct on-site neighborhood-serving uses</b> (limited to those defined in Section 5.04.04.A2(a) of the LDC) within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units. Non-enclosed uses (e.g. open air market, plaza space, park space) shall contribute a maximum of 37.5% of the square footage.* The following uses shall not be considered when seeking this CBO: convenience store with gas station, mini-warehousing(storage facility)</p>
<p style="text-align: center;"><b>Tier 2</b></p>
<p><b>7) Contribute to nodal development:</b> Construct off-site non-residential use of at least 42 square feet per proposed dwelling unit utilizing 30 percent of the proposed unit count. Must construct in Downtown Balm or within the commercial nodes as agreed upon by County staff following LDC depiction. As part of this benefit, the applicant must construct vehicular, bicycle and/or pedestrian connections to existing, proposed or envisioned adjacent Neighborhood. If a new project overlaps with the commercial nodes on Figure 5.04-2, at least 1 acre of commercial must be provided. The off-site square footage cannot exceed the maximum FAR permitted on the off-site parcel(s) or exceed the square footage permitted under the Locational Criteria Comprehensive Plan Policies. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant and completion of such connections shall be done by the time 50% of the off-site commercial receives Certificates of Occupancy. The off-site commercial shall be part of the subject PD rezoning as a non- contiguous portion.* The following uses shall not be considered when seeking this CBO: convenience store with gas station, mini-warehousing(storage facility)</p>
<p><b>8) Designate additional on-site land</b> above the 1.5% of the site required for a Neighborhood Center (limited to those provided in Section 5.04.04.A2(a) of the LDC).**</p>
<p><b>9) Construct additional multimodal connections</b> 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.**</p>
<p><b>10) Construct at least two connections to an adjacent County trail system.</b> Within the project, the connections must be at least 12 feet in width and be at least a half mile in length. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long-Range Transportation Plan.**</p>
<p><b>11) Rear load lot development</b> 50% or more Type 4 lots (Per Table 5.04-2) shall be rear loaded**</p>
<p><b>12) Land dedication for ELAPP or TDR utilization</b> removing density from the Rural Service Area. At least 10 percent of gross site acreage.***</p>
<p><b>13) Four or more different housing types</b> (Per Section 5.04.04.C of the LDC – no less than 10 percent and no more than 40 percent shall be provided of one housing style included in design rules).**</p>
<p><b>14) Contribution to a Balm Community Plan Goal:</b> Benefit shall directly or indirectly contribute towards furthering a defined goal within the Balm Community Plan as exhibited in the Livable Communities Element, this benefit may include agricultural, transit, internet access or other contributions.****</p>

\*Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.

\*\*Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.

\*\*\*Projects using this community benefit shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity required prior to final plat approval.

\*\*\*\*Benefit may be used more than once if offering multiple benefits satisfying or furthering distinct Community goals.

## Objective 33.a: Timeliness

A planned village within the Rural Service Area (RP-2) shall demonstrate that the proposed development is

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properly timed and not premature for the Rural Service Area, as outlined by the policies in this objective.

## **Policy 33.a.1: Goal**

It is the goal of Hillsborough County to maximize and prioritize the timeliness of appropriate land use, zoning, growth and development within the Urban Service Area prior to the utilization of land use, zoning, growth and development in the Rural Service Area.

## **Policy 33.a.2: Two-tiered land use plan category**

Hillsborough County will continue to implement a two-tiered land use plan category in areas designated RP-2, which permit a base density of 1 unit per 5 gross acres, with consideration of up to 2 dwelling units per gross acre for projects that meet the intent of the Planned Village concept as embodied in these policies and implementing Land Development Code.

## **Policy 33.a.3: Capital Improvement Costs**

Capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider to service the permitted development shall be the responsibility of the developer. All land for capital facilities shall continue to count toward project density.

## **Policy 33.a.4: Capital Facilities**

When a new RP-2 development with density greater than 1 du/5 ga is proposed, the applicant shall meet with Hillsborough County to determine if capital facilities for emergency services, parks, and libraries are needed to serve the area and if so, encourage development to integrate land for those facilities into the design of their project, to the extent feasible. All land for capital facilities for emergency services, parks and libraries shall continue to count towards project density.

## **Policy 33.a.5: Rural Services**

Alternative methods for delivery of rural services may be considered with County approval. Services shall be consistent with the Comprehensive Plan, Land Development Code and shall further an expressed goal of the Balm Community Plan.

## **Policy 33.a.6: Potable Water Supply Well Sites**

Publicly owned potable water supply well sites within an existing or proposed wellfield are not subject to density or intensity standards. Subdivision of a potable water supply well site from a parent parcel shall be allowed, provided the parent parcel independently meets all applicable standards. Potable water supply well sites shall be reviewed as public service facilities as defined in the LDC, not as Planned Developments.

## **Policy 33.a.7: Mobility Planning**

In the review of development applications, consideration shall be given to the present and long-range configuration of the roadways involved. The five-year transportation Capital Improvement Program,

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TPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to consider designing the development to coincide with the ultimate roadway configuration as shown on the adopted Long Range Transportation Plan.

## **Policy 33.a.8: Provision of Connectivity to Roadway Networks**

Proposed villages including (50) or more residential units that do not have access to roadways shall provide connectivity to secondary roadway networks.

## **Policy 33.a.9: Community Connectivity & Gates**

Gates or other security measures that inhibit connectivity, vehicular or pedestrian, shall not be permitted on through and connecting streets between developments.

## **Policy 33.a.10: Multimodal Mobility Master Plan**

To plan for the area, the Board of County Commissions shall develop 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 shall be added to the Hillsborough County Corridor Preservation Plan map of the Transportation Element of the Comprehensive Plan. Upon adoption of the multimodal mobility master plan, future development shall be consistent with the plan.

## **Policy 33.a.11: Vision Zero**

Where possible and feasible Vision Zero principles, as outlined in the adopted *Vision Zero Action Plan* (2017), shall be incorporated into all mobility facility improvements.

## **Policy 33.a.12: 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 prior to submitting a rezoning application. Applicants shall provide an affidavit confirming the time, location and meeting notes.

## **Policy 33.a.13: Residential Support Uses**

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

## **Policy 33.a.14: Open Space**

Open Space shall be prioritized for conservation to promote wildlife corridors and minimize negative effects on neighboring significant wildlife habitat.

## **Policy 33.a.15: Wildlife Corridors**

During development review processes, the County shall consider the effects of development on significant wildlife habitat and protect wildlife corridors from fragmentation. Where necessary to prevent fragmentation

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of wildlife corridors, the County shall require the preservation of effective wildlife corridors within development projects.

## **Policy 33.a.16: Agriculture**

Agrihoods are defined as master-planned housing communities with working farms which integrates agricultural uses as a community focus.

Up to 50% of the planned village open space may be satisfied by the inclusion of an Agrihood and similar uses designed to incorporate the agricultural use into the planned village or to further a Community Plan.

## **Policy 33.a.17: Timeliness Indicators**

The timeliness of development within a proposed village shall be evaluated by the County. A project is considered premature if any of the following indicators are present:

1. The proposed site plan is not compatible with the surrounding area as further described in Policy 33.a.18.
2. The proposed planned development does not meet or exceed all Land Development Code requirements.
3. The project would adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with the policies of the Comprehensive Plan.
4. The project does not achieve internal trip capture either through the construction of onsite mix of uses or by being located within a 2 mile walking/driving distance of built uses, or some combination thereof that ensure the goal of providing internal trip capture throughout the village.

## **Policy 33.a.18: Compatibility Review**

Compatibility is of the utmost importance as this area is primarily rural in area, so any development at higher densities than 1 unit per 5 acres must be sensitive to that predominant rural character. Factors to address compatibility can include, but are not limited to, height, scale, mass and bulk of structures, circulation and access impacts, landscaping, lighting, noise, odor and architecture to maintain the character of existing development. Residential uses adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of enhance rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

## Attachment B Continued

Current Adopted FLUE Language

Full Strikethrough



## **Planned Villages**

There are several 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 sometime in 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 must be provided by the developer of such a project and will not be funded by Hillsborough County.

**Objective 33:** To prevent the sprawl of low density residential development into rural areas, the County shall continue to apply a two-tiered land use category in areas 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.

### **Policy 33.2: RP-2 Designated Parcels 160 Acres or Greater**

The Residential Planned-2 (RP-2) land use category 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. 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.

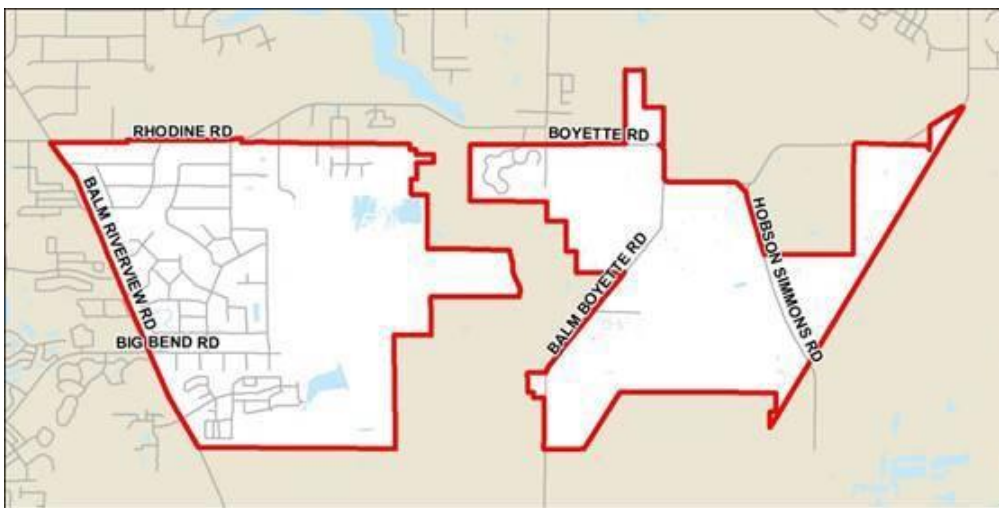
The minimum clustering ratios is required in both options.

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 33.4: 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. Land Development Code (LDC) 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.~~

**Table of Minimum Requirements For Planned Villages in  
RP-2 Land Use Designation**

**Project Acreage**

	<b>160/319</b>	<b>320/640</b>	<b>640/2259</b>	<b>2560+</b>
<b>Clustering Ratio for Planned Village projects of any size</b> – 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.				
<b>% of total Neighborhood Retail and Shopping Square Footage Required On-Site</b>	50%	75%	100%	100%
<b>% of total Community Commercial Square Footage Required On-Site</b>	-	-	25%	50%
<b>Open Space Requirement</b>	As determined by the net result of the required minimum clustering ratio.			

**Policy 33.6:**

Clustering and Mixed Use shall be required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. Clustering and Mixed Use shall be encouraged in the other suburban and rural plans categories.

**Policy 33.7:**

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

**Policy 33.8:**

Developments within the RP-2 land use plan category that are 160 acres or greater in size and request approval under the Planned Village concept and its associated minimum criteria shall be served by a central wastewater system. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems).

**Policy 33.9:**

All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer of a Planned Village and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided concurrent with the development.

**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.



# Attachment C

Explanation of Changes



## EXPLANATION OF CHANGES SINCE THE JANUARY 2021 DRAFT TO THE JUNE 2021 DRAFT

This document summarizes the changes from the Comprehensive Plan proposed policy draft dated 01.20.21, to the changes dated 06.21.21 stemming from additional staff discussion and feedback received during community topic meetings held in April, May, and June 2021, in addition to workshops held in June 2021 with the Board of County Commissioners and the Planning Commission.

*Note: In addition to the below changes, the 06.21.21 drafts include wordsmithing and clarification edits. All policies are subject to change.*

### Unincorporated Hillsborough County Comprehensive Plan Future Land Use Element Updates – Planned Villages

- **Policy 33.3 – Balm Village Plan Area**
  - Clarified that a minimum 1.5 % of a 160+ acre project site shall be dedicated as a neighborhood center and;
  - a minimum 2.5% of a project's site be dedicated to internal open space when seeking consideration of densities above 1 dwelling unit per 5 acres.
- **Policy 33.4 – North Village Plan Area**
  - Clarified that a minimum of 1.5% of a 100+ acre project site shall be dedicated as a neighborhood center and;
  - a minimum 2.5% of a project's site be dedicated to internal open space when seeking consideration of densities above 1 dwelling unit per 5 acres.
- **Policy 33.7 – Community Benefits and Services**
  - Replaced densities associated with each Community Benefit with a required number of Community Benefits based on project acreage.
  - Introduced tiered prioritization of Community Benefits.
  - *Buffering/screening*: Added measurable percentages to amount of buffering and screening required.
  - *On-site non-residential uses*: Replaced a minimum Floor Area Ratio with a dedicated sq. ft per housing unit based on a recently completed RP-2 market analysis.
  - *Transfer of Development Rights (TDR)*: Added the utilization of TDRs removing density from the Rural Service Area as a Community Benefit.
  - *Balm Community Plan*: Added a Community Benefit that would contribute toward furthering a defined goal within the Balm Community Plan.
- **Objective 33 – Compatibility and Timing of Growth and Infrastructure**
  - Added an objective and various policies clarifying the intent for compatibility and timing of growth and supporting infrastructure.



## Attachment D

List of Meetings, Open House Sign-In Sheets and Public Comment

RP-2/Balm Meeting List					
Date	Time	Meeting	Location	Meeting Type	Invitees
24-Jun-21	5:00 PM - 8:00 PM	RP-2 Open House	Reddick Elementary School	Community Open House / Zoom	All
17-Jun-21	1:30 PM - 3:00 PM	BOCC Meeting - Workshop	WebEx	Presentation to appointed/elected officials	All
15-Jun-21	2:00 PM - 5:00 PM	Planning Commission Meeting - Briefing	WebEx	Presentation to appointed/elected officials	All
11-Jun-21	10:00 AM - 11:30 AM	RP-2 PMT - Policy Review	Microsoft teams	Meeting with County Staff + consultants	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;
8-Jun-21	4:30 PM - 7:00 PM	RP-2 Topic Meeting #4	Balm Civic Center & Zoom	Community & Stakeholder Meeting	All
22-May-21	9:30 AM - 1:00 PM	RP-2 Topic Meeting #3	Balm Civic Center & Zoom	Community & Stakeholder Meeting	All
14-May-21	2:00 PM - 3:00 PM	WVR-2/ RP-2 proposed policies (Infrastructure and Compatibility)	Microsoft Teams	Meeting with Consultant and County Staff	Johanna Lundgren; Cameron Clark; Melissa Zornitta; Jay Collins; Jared Schneider; Taryn Sabia; Sofia Garantiva; Mariann Abrahamsen
11-May-21	2:00 PM - 4:00 PM	Hillsborough County Agriculture Economic Development Council	Florida Strawberry Growers Association & Virtual	Stakeholder Meeting	AEDC members; Jay Collins
3-May-21	4:30 PM - 7:00 PM	RP-2 Topic Meeting #2 - Neighborhood Design	Balm Civic Center & Zoom	Community & Stakeholder Meeting	All
24-Apr-21	9:30 AM - 12:00 PM	RP-2 Topic Meeting #1 - Policy Discussion	Balm Civic Center & Zoom	Community & Stakeholder Meeting	All
12-Apr-21	2:00 PM - 5:00 PM	Planning Commission Meeting (Contract Consideration)	WebEx	Presentation to Appointed/Elected Officials	All
1-Apr-21	5:00 PM - 7:00 PM	RP-2 Community Meeting - Study Update and Density Discussion	Balm Civic Center	Community Meeting	All
18-Feb-21	9:30 AM - 10:30 AM	RP-2 / WVR-2 land use study discussion with AEDC	Microsoft Teams Meeting	Stakeholder Meeting	AEDC members; Jay Collins; Tatiana Gonzalez; Melissa Dickens; Mariann Abrahamsen

5-Feb-21		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-Feb-21		Board of County Commissioners Meeting	Virtual	Presentation to Appointed/Elected Officials	All
1-Feb-21		Planning Commission Public Hearing	Virtual	Presentation to Appointed/Elected Officials	All
27-Jan-21	12:00 PM - 1:00 PM	RP-2 Lunch and Learn	Zoom	Stakeholder Meeting	All
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
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;
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;
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; Sheila Tirado; Melissa Zornitta; Tarvo
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	Mariann Abrahamsen; Jay Collins; Michelle Heinrich; Wanda West; Jarid McAdoo
5-Nov-20	6:00 PM - 8:00 PM	RP-2 Virtual Open House	Zoom	Open House	Jay Collins; Katrina Corcoran; Wade Reynolds; Dayna Lazarus; Jared Schneider, Andrea Papandrew, Kelley Klepper, Michelle Heinrich; Matt Lewis; Commissioner Mariella Smith
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 Klepper;
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	Zemmer, Michael; John O'Boyle; 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,
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@fhome.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	Jared Schneider; Mariann Abrahamsen; Jay Collins; Andrea Papandrew; Kelley Plepper
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; <del>Joe Moreda; Kelley Klenner;</del> Melissa Zornitta; Tatiana Gonzalez, Jay Collins; Mariann Abrahamsen; williamsa@hillsboroughcounty.org; jenkinsad@hillsboroughcounty.org; Commissioner Miller
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;Murman, Sandra;curyd@hillsboroughcounty.org;jewes akc@hillsboroughcounty.org;Mariann Abrahamsen;Sandra Murman
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;jewes akc@hillsboroughcounty.org;Mariann Abrahamsen;Sandra Murman

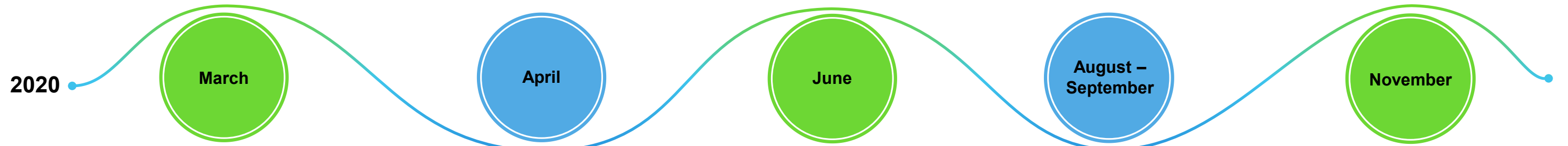


7-Jul-20	8:30 AM - 10:00 AM	LDC follow-up call with Michelle Heinrich	Microsoft Teams Meeting	Meeting with County Staff	Jared Schneider; Michelle Heinrich
29-Jun-20	1:30 PM - 2:30 PM	Planning Commission briefing with Commissioner Kemp on RP-2	Microsoft Teams Meeting	Presentation to Appointed/Elected 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	Mariann Abrahamsen; Jared Schneider; Jay Collins
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; <del>Joe Moreda; Kelley Klepper;</del>
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

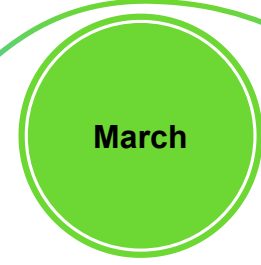
20-May-20	2:00 PM - 3:00 PM	Land Use Studies' Proposed Affordable Housing Policies	GoToMeeting	Meeting with County Staff	Hollinger, Willette;Taryn Sabia;Jared Schneider;Jay Collins;Mariann Abrahamsen;Jennifer Malone;Krista Kelly;Shawn College;Von Aulock, Sabine
19-May-20	4:30 PM - 5:00 PM	Deliverable 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	Mariann Abrahamsen
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, Vinajean 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	Mariann Abrahamsen
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 Lavesh, Tom Moriarity, Jay Collins, Mariann Abrahamsen, Rick Harcrow, Michael Brooks

# RP-2 Community Outreach and Meetings Timeline



2020



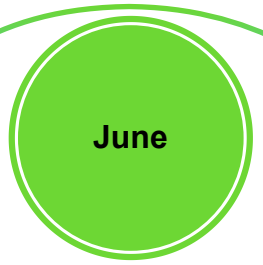
OPEN HOUSE #1

An Open House kick-off took place on March 11 to present findings from the existing conditions/inventory analysis and to receive community input about a vision for future development trends and community form.



ONLINE WORKSHOP & SURVEY

On April 7, a virtual workshop was composed of a presentation and feedback survey. The workshop provided an overview of community feedback received to date with preliminary policy recommendations and an opportunity for public comment.



ONLINE WORK SESSION & SURVEY

On June 18, a presentation was provided to discuss the proposed RP-2 policy changes at that stage. Attendees were given an opportunity to ask questions or submit comments at the end of the presentation. The input received informed subsequent policy recommendations.



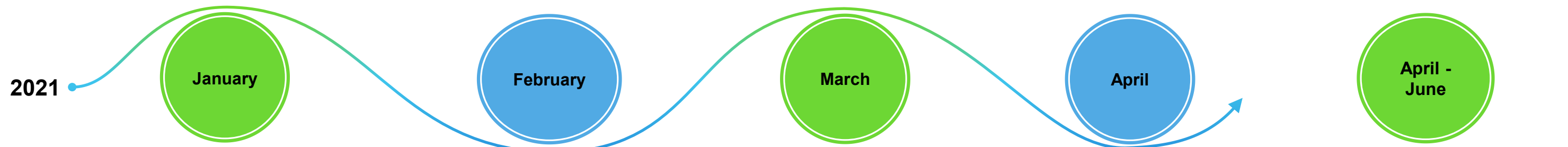
ONE-ON-ONE & GROUP MEETINGS

The Planning Commission offered virtual one-on-one or group meetings during August and September for the public to provide comments or receive clarification on the proposed policy changes.

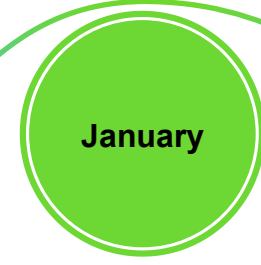


OPEN HOUSE #2  
IN-PERSON AND ONLINE

On November 5, a virtual meeting was held via Zoom and an in-person open house was held at Wimauma Elementary School on November 7. The public was able to provide feedback on the final study results and recommendations at both meetings. Public notices with the meeting information were mailed to all affected property owners.

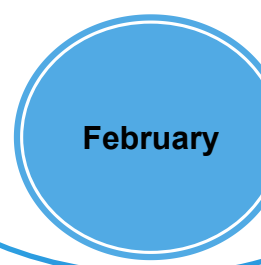


2021



LUNCH N' LEARN

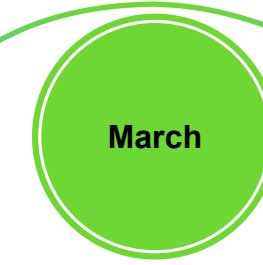
On January 27, a virtual public Lunch n' Learn was held to provide an update to changes to the proposed RP-2 policies in between the November 2020 Open House and the February 2021 Public Hearings.



PUBLIC HEARINGS

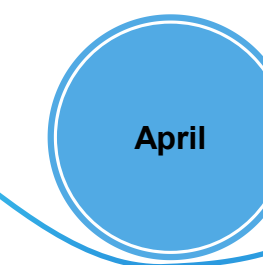
A public hearing was held with the Planning Commission on February 1 and with the Board of County Commissioners on February 4. The public hearings provided officials an opportunity to publicly discuss the proposed RP-2 changes in the Hillsborough County Comprehensive Plan and the Land Development Code.

During the February 4 public hearing the BOCC continued the RP-2 Comprehensive Plan text amendment (HC/CPA 20-11). The Board also set two public hearings to consider the extension of the moratorium, set to expire on May 29, that prohibits new rezonings in the RP-2 land use category in the Balm and Sun City Center Planning Areas. After extensive public comment, the Board expressed this additional time will allow Planning Commission staff the opportunity to continue working with the affected community and expand the public engagement process.



BOCC HEARING

On March 3, the BOCC held a first public hearing to consider adoption of an ordinance providing for an extension of the moratorium on the acceptance and processing of new applications for rezonings and Planned Development zoning modifications within the RP-2 Future Land Use Category, until December 31, 2021.



BOCC HEARING & COMMUNITY MEETING #1

On April 1, a community meeting was held at the Balm Civic Center to discuss the RP-2 land use study. The public was able to provide feedback on proposed policies.

On April 7, the BOCC held a second public hearing and adopted (6-1) an ordinance providing for an extension of the moratorium on rezonings and Planned Development zoning modifications within RP-2 Future Land Use Category, until December 31, 2021.



TOPIC MEETINGS & COMMUNITY MEETING #2

On April 24, May 3, May 22, and June 8, focused topic meetings were held at the Balm Civic Center to discuss various RP-2 policies including open space, lot types, community benefits, and neighborhood design.

May 22 provided both a topic meeting and subsequent community meeting option to provide an overview of policy changes proposed since February.



**Hillsborough  
County Florida**

**Public Meeting for  
RP-2 Future Land Use Study Public Meeting  
Thursday, April 1 2021  
Sign-in Sheet**



**Hillsborough County  
City-County  
Planning Commission**

Name	Email Address	Address	Phone
VIVA JEAN BANKS			
Glen/Bark Fiske	luvcountryliving@yahoo.com	14635 Sweet Loop Rd, <del>Wima</del> Balm	813-468-7021
Ron Weaver	rweaver@stearnsweaver.com	4403 W Pale Ave, Pa	813 220 8501
Rosemary Butler	50 rosemary@gmail.com	13425 C.R. 672	813-833-0411
Bill Butler	"	"	"
Jodie <sup>Jose murga</sup> Morgan	jodie.v23@gmail.com	12511 Shelby Dr. 33579	813 562 6393
Mato/Phony	11722 CR. 672		813-716-2771
John Kyle	—		—
Reed Fischbach	reed@fischbachlandcompany.com	510 Vanderbilt Drive, Suite 208, Brandon, FL 33511	813-540-1000
ROBERT BRANDON		14823 Lemonade Lane <sup>WIMAUMA, FL</sup> 33598	
Kami Corbett	kami.corbett@chwklaw.com	101 E Kennedy Blvd, Ste 3700	813-227-8121
Patrick O'Boyle	patrick.pgh@gmail.com	14920 Balm Rd, Wimauma 33598	412 607 8818
Matt & Luke Smith-Marin	smithl@cooley.edu	14811 Grady Sweet Ln, Wimauma 33598	937-369-1641





**Hillsborough  
County Florida**

**Public Meeting for  
RP-2 Future Land Use Study Public Meeting  
Thursday, April 1 2021  
Sign-in Sheet**



**Hillsborough County  
City-County  
Planning Commission**

Name	Email Address	Address	Phone
Bill O'Brien	billyo54@aol.com	17050 Alderman Turner Rd Wimauma	813 610 1195
Donna Driggers	donnadriggers@hotmail.com	P.O. Box 455 Ruskin FL 33575	813-509-8393
James Raysbrook	Easy mobile homes@gmail.com	13194 us hwy 301 S. #406 Ruskin	(813) 957-4774
Simon Bollin	bollin_s@HCF LGov.net	601 E. Kennedy Blvd. Tampa	813-276-2735
Buddy Harwell	budharwell@gmail.com	13802 Sweet Loop Rd Wimauma FL 33598	813-671-4558
Christina Bosworth	christina.i.bosworth@gmail.com	16017 Golden Lakes Dr., Wimauma 33598	248-207-1413
Holly Jamison	hollyrums26.20@gmail.com	5105 Indian Shores Pl Wimauma 33598	312-401-1126
JAMES FRANKLAND	15664 BALM rd BALM # 33507	→	813 634 9556
Daniel Dixon SR	14615 McGRADY Rd Balm <sup>33503</sup>	daniel.dixon1951@gmail.com	813-299-0235
William Wolff	Bill W 78910 AT G MAIL	14617 McGRADY RD WIMAUMA <sup>33598</sup>	813-970-6564
Allen Keller & Stacy Keller	allencsa@hotmail.com	12957 Satin Lily Dr Riverview 33579	845-863-4970
Henrietta Richardson	Hennoafna@hotmail.com	12915 Satin Lily Dr Riverview 33578	863-206-6653



**RESIDENTIAL PLANNED 2 (RP-2)  
LAND USE STUDY**

**OPEN HOUSE  
JUNE 24, 2021**



**WELCOME, PLEASE SIGN IN!**

**DO YOU LIVE/WORK/  
PLAY IN THE STUDY  
AREA? (SELECT ALL  
THAT APPLY)**

NAME	AGENCY/CITIZEN	EMAIL ADDRESS	PHONE NUMBER	DO YOU LIVE/WORK/ PLAY IN THE STUDY AREA? (SELECT ALL THAT APPLY)
JANE SMITH	CITIZEN	JANESMITH@EMAIL.COM	(555) 555-555	LIVE & WORK
Don KerSh	CITIZEN			
Ken Phillips	Yes	Phill.K21@gmail.com	813 230 3921	Yes
Wanda Broughton	Yes	Wanda@WinnonaMatters.com		Yes
Christina Bosworth	Yes	christina.i.bosworth@gmail.com	248-207-1413	Yes
Steve Luce	yes	Sluce@Eisenhowerpropertygroup.com	813-767-5663	sort of
Buddy Harwell	ya	budharwell@gmail.com	813-671-4558	yes
Robert/Kathie Judy	Yes	kathiejudy@gmail.com	727-235-4875	Yes
AL BRUNNER	YES	CAPTBRUNNER@GMAIL.COM	443-306-0582	YES
Mitzie + Emory Newsome	some yes	humibird1@gmail.com	813-966-8784	yes

10:30

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**RESIDENTIAL PLANNED 2 (RP-2)  
LAND USE STUDY**

OPEN HOUSE  
JUNE 24, 2021



**WELCOME, PLEASE SIGN IN!**

DO YOU LIVE/WORK/  
PLAY IN THE STUDY  
AREA? (SELECT ALL  
THAT APPLY)

NAME	AGENCY/CITIZEN	EMAIL ADDRESS	PHONE NUMBER	DO YOU LIVE/WORK/ PLAY IN THE STUDY AREA? (SELECT ALL THAT APPLY)
JANE SMITH	CITIZEN	JANESMITH@EMAIL.COM	(555) 555-555	LIVE & WORK
Rich Perkins	Yes			
VINA JEAN BANKS	Yes			
Daniel Dixon	Yes	danieldixon1951@gmail.com	813-299-0235	Live
Tom Bosworth	Yes	tcbo250@gmail.com	248-207-2050	Live

6:30pm



## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the "Points of Concern" listed? What is most important to you?

- remove required "rear loaded" homes on the 50's
- clarify 70% perimeter standard as a base
  - 1/2 lots allowed on perimeter in lieu of buffering
  - allow buffer to be reduced to 50' provided additional screening
  - screening = 6' fence (remove " and 3' berm)
- compatibility definition should be the same across the County
- 50's + 60's lot types - 2 lot types  
other lot sizes optional

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

- to do a Planned Village + achieve 2 units/Acre - can't be viable with 1/2 acre lots as a general rule  
1/2 acre lots may work as an "option" in a few specific locations
- fy1 - stormwater is typically 20% of site minimum
- stormwater ponds should be allowed on perimeter and should ~~not~~ count towards open space or buffer



Station Activity: Community Benefits Prioritization

What is the purpose of Community Benefit Options?

To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** \*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

- perimeter 1/2 acre lot - rear yards 50' - remove language about pools, accessory structures - not permitted in rear yards - bad idea -
- Amenity Center - should count as open space! it does not matter who owns/manages the amenity center - "it's open space!"

Please provide any additional comments you have about Community Benefit Options:

- a golf course is open space!
- in general the language in the last month has gotten much more aggressively - anti-growth - more expensive standards

**\*Complete Prioritization Activity on the following page before moving on\***

- the timing language - reliance on agency sign-off is not appropriate - counter to Growth Management Plan

getting agencies to sign-off on public sites at time of zoning is not practical! will not work!

- practically difficult - concurrency





**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below *as it pertains to a new development in the Study Area (Balm and North Village Plan Areas)*.

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
<b>Diversity of residents</b>	1	2	3	4	5
<b>Homes at varying price points</b>	1	2	3	4	5
<b>Environmental conservation land</b>	1	2	3	4	5
<b>Walkable neighborhood</b>	1	2	3	4	5
<b>Infrastructure improvements</b>	1	2	3	4	5
<b>Access to trails and recreational opportunities</b>	1	2	3	4	5
<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Emory Newsome

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 2206 Hinton Ranch Rd, Lithia, FL

Email huminbird1@gmail.com 33547

Phone Number 813-966-8784

Please provide any additional comments:

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**Station Activity: Community Benefits Prioritization**

**What is the purpose of Community Benefit Options?**

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

**Please list specific projects you would like to see completed in your community:**

Fix Roads  
Don't put schools in busy traffic areas  
Put them far enough back so that  
the traffic isn't halted on the main  
thoroughfare

**Please provide any additional comments you have about Community Benefit Options:**

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**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

*If they can be trusted to pay and the funds used for that purpose*

COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
(2)	<b>Buffering/Screening:</b> The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).
(3)	<b>Larger Lots:</b> The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter <u>AND</u> at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet.
(4)	<b>Additional Housing Types:</b> The new Neighborhood development would include at least 4 housing types (more than the three that are required by the LDC).
(5)	<b>Off-Site Land Dedication:</b> The developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) <u>in addition to</u> what is required by the LDC. Must be constructed within 5 years and approved by Hillsborough County.
(6)	<b>Land Dedication for Schools:</b> The developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools.
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
(9)	<b>On-Site Land Dedication:</b> Before constructing a commercial component, the developer would set aside land within the Neighborhood for a town center, office uses, or other residential support uses (e.g. childcare facilities, farmers markets, churches) for public use.
(10)	<b>Additional Multi-Modal Connections:</b> The developer would construct a new local roadway, bike lanes, sidewalk, and/or trail connections that connect an existing commercial development to the new Neighborhood and are accessible to the public.
(11)	<b>Additional Trail Connections:</b> Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection being at least a half-mile in length.
(12)	<b>Green/LEED Building Standards:</b> The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.
(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
<b>Diversity of residents</b>	1	2	3	4	5
<b>Homes at varying price points</b>	1	2	3	4	5
<b>Environmental conservation land</b>	1	2	3	4	5
<b>Walkable neighborhood</b>	1	2	3	4	5
<b>Infrastructure improvements</b>	1	2	3	4	5
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<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Mitzie Newsome

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 2206 Hinton Ranch Rd., Lithia, FL 33547

Email huminbird1@gmail.com

Phone Number 813-966-8784

Please provide any additional comments:

Thanks for listening 😊  
God Bless!





## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

Do not Turn Balm into The mess Like The  
Rest of South County it should be A  
Showcase, no O Lots Lines

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

no-comm We need change,



## Station Activity: Community Benefits Prioritization

### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

Remove wetland credit, larger lot  
Infrastructure be completed before Development  
Starts

Please provide any additional comments you have about Community Benefit Options:

**\*Complete Prioritization Activity on the following page before moving on\***



**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
<b>Diversity of residents</b>	1	2	3	4	5
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<b>Access to trails and recreational opporutnities</b>	1	2	3	4	5
<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5



# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Daniel Dixon SR

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) Rancher

Address 14615 McGRady Rd Balm FL

Email danieldixon1951@gmail.com

Phone Number 813299-0235

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*If we could see larger lots with more expensive homes  
we believe there are people who want to move to a more  
rural area. Just don't want smaller lots.  
Buffer area is fine if larger lots.*

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

*- large lots - or at least mixed sizes.*



**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below *as it pertains to a new development in the Study Area (Balm and North Village Plan Areas)*.

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
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<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5



# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name VINA JEAN BANKS

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone Number 813-335-2441

Please provide any additional comments:

Commercial areas are just kind of crazy out here.  
Everyone who moves out here have to have a car or truck.  
So having commercial area now as I said rather crazy.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*AS I AM DISINTERESTED IN ZONING FOR LARGE SUB DIVIDED PROPERTIES, I CANNOT COMMENT. I'LL SAY THAT HOMES ON LARGER LOT SIZES WOULD LOAN ITSELF TO MAINTAINING, ~~THE~~ THE RURAL FEEL THAT SOME ARE LOOKING FOR.*

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

*The Proposed changes ARE WELL STUDIED.*





### Station Activity: Community Benefits Prioritization

#### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

**Please list specific projects you would like to see completed in your community:**

N/A

**Please provide any additional comments you have about Community Benefit Options:**

The community needs to see The Benefit of ROADWAY INFRASTRUCTURE, PRIOR TO BUILDING NEW COMMUNITIES.

**\*Complete Prioritization Activity on the following page before moving on\***



**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below *as it pertains to a new development in the Study Area (Balm and North Village Plan Areas)*.

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<b>Access to trails and recreational opporutnities</b>	1	2	3	4	5
<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5



## Optional Contact Information

Name \_\_\_\_\_

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone Number \_\_\_\_\_

Please provide any additional comments:

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**Circle your Top 5 Community Benefits**

COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
(2)	<b>Buffering/Screening:</b> The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).
(3)	<b>Larger Lots:</b> The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter <u>AND</u> at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet.
(4)	<b>Additional Housing Types:</b> The new Neighborhood development would include at least 4 housing types (more than the three that are required by the LDC).
(5)	<b>Off-Site Land Dedication:</b> The developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) <u>in addition to</u> what is required by the LDC. Must be constructed within 5 years and approved by Hillsborough County.
(6)	<b>Land Dedication for Schools:</b> The developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools.
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
(9)	<b>On-Site Land Dedication:</b> Before constructing a commercial component, the developer would set aside land within the Neighborhood for a town center, office uses, or other residential support uses (e.g. childcare facilities, farmers markets, churches) for public use.
(10)	<b>Additional Multi-Modal Connections:</b> The developer would construct a new local roadway, bike lanes, sidewalk, and/or trail connections that connect an existing commercial development to the new Neighborhood and are accessible to the public.
(11)	<b>Additional Trail Connections:</b> Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection being at least a half-mile in length.
(12)	<b>Green/LEED Building Standards:</b> The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.
(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





## Station Activity: Development Pattern Comparison

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
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<b>Diversity of residents</b>	1	2	3	4	5
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<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Thomas C Bosworth

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 16017 Golden Lakes dr.

Email tcb0750@gmail.com

Phone Number 248-207-2050

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*Yes, particularly need for infrastructure*

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

*~ Like no clustering & larger lot sizes*  
*~ Like Dark Sky initiative*





## Station Activity: Community Benefits Prioritization

### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

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Please provide any additional comments you have about Community Benefit Options:

- Do not like #12 - using green or conservation building.  
This benefits developer + new home buyers, not  
community.

**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

<b>COMMUNITY BENEFITS</b>	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
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(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
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<b>Walkable neighborhood</b>	1	2	3	4	5
<b>Infrastructure improvements</b>	1	2	3	4	5
<b>Access to trails and recreational opportunities</b>	1	2	3	4	5
<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Christina Bosworth

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 16017 Golden Lakes Dr., Wimauma, FL 33598

Email christina.i.bosworth@gmail.com

Phone Number 248-207-1413

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the "Points of Concern" listed? What is most important to you?

Somewhat. "better infrastructure" doesn't mean anything specific. It's too generalized and broad. Make resident say specifically what they mean by infrastructure—they may mean sidewalks and streetlights. Who knows. Property rights is most important. Some people have land in the same family for many generations. Land is what they depend on for retirement. You can't tie land owner's hands in a way that keeps their property value at the highest and best uses. People who have retired already and moved here. Should stop trying to place future rules that prevent generational land owners from being able to retire fully at their time. Developers sometimes are individuals not commercial developers. \*All rules that apply to Commercial developers also apply to single residents who wish or desire to "develop" a single lot.

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

When there are many factions all with their own agenda— Sometimes it's what's best for the entity and not the town as a whole. I think it's very important to HEAR and listen to the generational residents, not the soon-to-be leaving for college crowd, the retired and just moved here crowd, or the family who moves often for work. Pioneer families who have been here for 110-120-130 years with 4, 5, 6 generations should have





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## Station Activity: Community Benefits Prioritization

### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** \*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

### Please list specific projects you would like to see completed in your community:

provide more refurbishment to Balm Park, specifically the ball court and ball fields.

Realize that CR 674 is a Truck Route and needs to be a truck route for goods, services, all trucking needs for the Cmty, please don't try to place many obstacles to keeping the truck route moving

### Please provide any additional comments you have about Community Benefit Options:

I don't like the concept of taking from one to give to another regardless if it is a developer. I don't like the idea of having developers (commercial developers) take role and responsibility of what Tax-payers pay tax fees for (infrastructure)

**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
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(6)	<b>Land Dedication for Schools:</b> The developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools. <i>This is the County's responsibility</i>
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
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(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
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<b>Maintaining individual property rights</b>	1	2	3	4	5
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<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
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<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

*need places to stop & buy milk + bread, but not Publix on rural lots*

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name \_\_\_\_\_

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone Number \_\_\_\_\_

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

Clustering ratio was too tight - I believe that houses should not be any closer than 20 feet -

What is the roads and infrastructure going to be?

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

I support the County idea of allowing new homes built on 1/2 acre plot or more to have wells & septic in the specific area -





### Station Activity: Community Benefits Prioritization

#### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

Sheriff's sub station,  
Fire station, schools-

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Please provide any additional comments you have about Community Benefit Options:

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**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

COMMUNITY BENEFITS	
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## Station Activity: Development Pattern Comparison

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<b>Provision of new commercial development</b>	1	2	3	4	5

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Kevin Phillips

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) Member of Palm Baptist Church

Address 1212 Chestnut Trail, Wimauma 33598

Email phillk21@gmail.com

Phone Number 813 230-3921

Please provide any additional comments:

Concerned about the growth of the  
Area -  
Density of homes - type of  
homes,





## Station Activity: Community Benefits Prioritization

### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

Please list **specific** projects you would like to see completed in your community:

Roads roads roads - need to be ~~road~~  
widened (additional lanes from at least  
Sweet Loop North to CR 672, to accommodate  
the anticipated influx of traffic from & to  
the community so that current residents in  
the area are not inconvenienced - roads also  
need to be completely improved/repaired (not  
patched)  
Traffic lights need to be installed, or a way to

Please provide any additional comments you have about Community Benefit Options:

re direct traffic to accommodate  
the flow from Balm-Wimauma Road  
onto CR 672, heading west.

**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

*If the money goes to the road improve next in Balm*

COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or <u>road improvement</u> , including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
(2)	<b>Buffering/Screening:</b> The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).
(3)	<b>Larger Lots:</b> The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter <u>AND</u> at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet. <i>We were told the lots would be no smaller than 3</i>
(4)	<b>Additional Housing Types:</b> The new Neighborhood development would include at least 4 <i>acres</i> housing types (more than the three that are required by the LDC).
(5)	<b>Off-Site Land Dedication:</b> The developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) <u>in addition to</u> what is required by the LDC. Must be constructed within 5 years and approved by Hillsborough County.
(6)	<b>Land Dedication for Schools:</b> The developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools.
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
(9)	<b>On-Site Land Dedication:</b> Before constructing a commercial component, the developer would set aside land within the Neighborhood for a town center, office uses, or other residential support uses (e.g. childcare facilities, farmers markets, churches) for public use.
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(11)	<b>Additional Trail Connections:</b> Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection being at least a half-mile in length.
(12)	<b>Green/LEED Building Standards:</b> The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.
(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
<b>Diversity of residents</b>	1	2	3	4	5
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<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5

We will not be residing in any of the new communities - we live immediately south of the Southern development - the near of our property borders the proposed development.

# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Kathie Judy

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 13322 Balm Gardens Lane, Wimauma, FL 33598

Email Kathiejudy@gmail.com

Phone Number 727-735-4895

Please provide any additional comments:

No wells for new residents

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### Station Activity: Community Benefits Prioritization

#### What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits from Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

ROAD IMPROVEMENTS ON 6072 & BALM-  
W. MAUMA RD.

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Please provide any additional comments you have about Community Benefit Options:

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**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

<b>COMMUNITY BENEFITS</b>	
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**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below *as it pertains to a new development in the Study Area (Balm and North Village Plan Areas)*.

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# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name ROBERT Judy

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 13322 BALM GARDENS LN, WIMANNA FL 33598

Email RHJudy MIL0621 (A) GMAIL.COM

Phone Number 727-385-3318

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*Concern*

*Lots sizes*

*Butler*

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### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

*still needs improved*

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## Station Activity: Development Pattern Comparison

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# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name Buddy Harwell

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 13802 Sweet Loop Rd

Email budharwell@gmail.com

Phone Number 813-671-9558

Please provide any additional comments:

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## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*The Palm Community plan should NOT go through compromise, as requested by developers and/or their attorney. The plan itself IS a complete compromise.*

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.





**Station Activity: Community Benefits Prioritization**

**What is the purpose of Community Benefit Options?**

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320. *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

**Please list specific projects you would like to see completed in your community:**

Road improvements. Rural roads without adding subdivisions are already in disrepair, the county can't even keep up with damage and missing signage very well as it is.

Owners of the borrow pits are NOT EVEN trying to keep pace with the pavement damage caused by their delivery trucks. Some are saying it could be other heavy vehicles. Really? - check out the damage on Palm Wimauma leaving the pit on Palm Wimauma. Also, 2 ripple bumps at Shelly Lakes/672.

**Please provide any additional comments you have about Community Benefit Options:**

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**\*Complete Prioritization Activity on the following page before moving on\***



Circle your Top 5 Community Benefits

COMMUNITY BENEFITS	
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# Residential Planned-2 (RP-2) Land Use Study



Hillsborough  
County Florida



Plan  
Hillsborough

## Optional Contact Information

Name \_\_\_\_\_

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 14635 Sweet Loop Rd, Wimauma (BALM!!) FL 33598

Email luvcountryliving@yahoo.com

Phone Number 813-468-7021

Please provide any additional comments:

attorneys for landowners/developers have said in the past  
that there ought to be a compromise between them and the Balm Civic  
Association. When we agreed, in writing, to allow full 1/2-acre lots on  
what was 1 home per 5 acres, we ALREADY compromised.

## RP-2 Open House – June 24, 2021

### Zoom Chat Record

#### **Michael Peterson**

While it is often emphasized these RP-2 areas are "outside the USA", bear in mind the USA was established 3 decades ago and its initial portrayal showed these RP-2 as planned "Expansion Areas" recognizing the USA would need to expand to accommodate fast growing population. Considering the new residents in 3 decades, and planning for 3 decades to come, perhaps many should recognize development of these areas with urban services was anticipated long ago. The RP-2 category was created as preferable density increases to foster more efficient conversion of these lands instead of classic "sprawl" patterns of large lots on septic tanks. Now some BOCC members want to "turn this community effort on its head" after all this work to promote large lot/septic tank sprawl? Ridiculous and should be resisted by these professional planners who know better. Don't succumb to such nonsense. Stay the course! - - Please accept as participant comments.

#### **Joshua Wostal**

Are you weighting the feedback consideration/voting power in perspective to the amount of land owned by that individual within Balm or is this a possible scenario of minority land owners deciding what majority land owners get to do with their private property?

#### **Mariann Abrahamsen**

Josh, thank you for your questions. While feedback is not weighted based on amount of land owned, a parcel analysis has been completed as a part of this study which has informed how much vacant developable land remains in the study area. All feedback is welcome and the various stakeholder groups have been identified when reporting out on the specific feedback received (residents, land owners, developers, etc..).

#### **Ron Weaver**

What performance standards to predict whether you will ever get a compatibility study yes. How can one know if Site Plan buffering and screening and lot sizes on perimeter will be compatible enough to be finally approvable to merit buying land or expense trying to get zoned and site plan approved.

#### **Michael Peterson**

Ron's questions are important given "compatibility" is often in the eyes of the beholder - - often someone complaining anything new should be same as their old development. Of course, that ruins any move away from the inefficient sprawl patterns of old this RP-2 foresaw as problem decades ago. Up to 700,000 new residents to be accommodated in Hillsborough !!

#### **Mariann Abrahamsen**

Ron, thank you for your question on compatibility. The proposed RP-2 Land Development Code includes specifics on required buffering and screening regulations.

#### **Ron Weaver**

Mariann, yes I have seen buffering and screening proposed sed standards, but current RECOMMENDATIONS last 10 days, compatibility study at zoning AND AGAIN site plan approval sounds like neighbor buffering and screening plebiscite of approval whether you meet them or not.

# RP-2 Open House – June 24, 2021

## Zoom Chat Record

### **Joshua Wostal**

I'm concerned that the last slide stated they are waiting for alternative metrics to make a decision. Traditionally that means waiting for alternative metrics that match a narrative. Do you have a subset of what these metrics are so we can review them?

### **Mariann Abrahamsen**

The "alternative metrics" mentioned are currently being refined and relate to the timing of growth policies. More specifics are to come.

### **Michael Peterson**

Understand that it's easy for those who have theirs to ignore those seeking affordable housing, which forcing SF on large lots ruins. Even after "hiding" smaller lots behind larger perimeter lots the public would see, we're still hearing "require 1/2 acre lots" everywhere with no recognition of today's affordable housing crisis. Troubling this has gained some traction with some BOCC members who like TALKING affordable housing until it comes to unpopular choices.

### **Joshua Wostal**

True. Often times the unattractive decision is the correct decision.

### **Michael Peterson**

Amazed some of these residents prompting some BOCC members for 1/2 acre SF lots on septic tanks getting traction after even the Florida Legislature has gotten on board with trying to convert septic tanks to public sewer. The last BOCC initiated a matching study to pursue conversions. Yet, now talking about adding hundreds more at the headwaters of Bullfrog Creek within the Little Manatee River Watershed ? Stunning!

I've seen enough. Again, please forward my comments to the record of this meeting and thank you for trying to make it accessible online. A bit rough hearing sometime, but we appreciate your efforts on this access.

### **Ron Weaver**

Good reverse flow septic point, Mike.

### **Josh Wostal**

Since the new water plant and rapidly increased impact and mobility fees are set to match infrastructure needs with future development; what is the motivation to rewrite the existing plan that current property owners based their purchases on or already agreed to?

If their response on this question being recorded that a planning committee member agreed to is "Too bad", Then why doesn't too bad work as an answer for you wanting to change the current agreed to plan?

Alright I can see where this is going. Please keep in mind. This targeted agenda against the farmers, that grow produce and have heavy burdens, is extremely disappointing to see. They deserve better. Have a great night everyone. Thanks for streaming this and attempting to address the audio issues.

### **Mariann Abrahamsen**

Good question, Josh. The BOCC requested the moratorium and subsequent update to the RP-2 policies and regulations due to the rate and manner of growth in the area. The existing regulations are decades old and could benefit from certain updates on policies which did not hold well over time. This includes not only timing of growth and infrastructure (which has proven legally challenging to address due concurrency issues) but also the policies which shape neighborhood character, in this instance the rural character which is called for in the Balm Community Plan.



SCANNED

## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the “Points of Concern” listed? What is most important to you?

*The Palm Community plan should NOT go through compromise, as requested by developers and their attorney. The plan itself IS a complete compromise.*

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.





**Station Activity: Community Benefits Prioritization**

**What is the purpose of Community Benefit Options?**

- a. To provide services and support development goals that stretch beyond the proposed policies for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** \*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

Please list specific projects you would like to see completed in your community:

Road improvements. Rural roads without adding subdivisions are already in disrepair, the county can't even keep up with damaged and missing signage very well as it is.

Owners of the borrow pits are NOT EVEN trying to keep pace with the pavement damage caused by their delivery trucks. Some are saying it could be other heavy vehicles. Really? - check out the damage on Palm Wimauma leaving the pit on Palm Wimauma. also, 2 ripple bumps at Shelly Lakes/672.

Please provide any additional comments you have about Community Benefit Options:

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**\*Complete Prioritization Activity on the following page before moving on\***





**Circle your Top 5 Community Benefits**

COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
(2)	<b>Buffering/Screening:</b> The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).
(3)	<b>Larger Lots:</b> The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter <u>AND</u> at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet.
(4)	<b>Additional Housing Types:</b> The new Neighborhood development would include at least 4 housing types (more than the three that are required by the LDC).
(5)	<b>Off-Site Land Dedication:</b> The developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) <u>in addition to</u> what is required by the LDC. Must be constructed within 5 years and approved by Hillsborough County.
(6)	<b>Land Dedication for Schools:</b> The developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools.
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
(9)	<b>On-Site Land Dedication:</b> Before constructing a commercial component, the developer would set aside land within the Neighborhood for a town center, office uses, or other residential support uses (e.g. childcare facilities, farmers markets, churches) for public use.
(10)	<b>Additional Multi-Modal Connections:</b> The developer would construct a new local roadway, bike lanes, sidewalk, and/or trail connections that connect an existing commercial development to the new Neighborhood and are accessible to the public.
(11)	<b>Additional Trail Connections:</b> Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection being at least a half-mile in length.
(12)	<b>Green/LEED Building Standards:</b> The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.
(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.



**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important	2	Neutral	4	Very Important
Maintaining a rural character and feel	1	2	3	4	5
Maintaining individual property rights	1	2	3	4	5
Having a home on well and septic (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
Diversity of housing types (in design and size)	1	2	3	4	5
Diversity of residents	1	2	3	4	5
Homes at varying price points	1	2	3	4	5
Environmental conservation land	1	2	3	4	5
Walkable neighborhood	1	2	3	4	5
Infrastructure improvements	1	2	3	4	5
Access to trails and recreational opportunities	1	2	3	4	5
Provision of neighborhood services (e.g community center, childcare facilities)	1	2	3	4	5
Provision of new commercial development	1	2	3	4	5



### Optional Contact Information

Name \_\_\_\_\_

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 14635 Sweet Loop Rd Wimauma (BALM!!) FL 33598

Email 1uvcountryliving@yahoo.com

Phone Number 813-468-7021

Please provide any additional comments:

*attorneys for landowners/developers have said in the past that there ought to be a compromise between them and the Balm Civic Association. When we agreed, in writing, to allow full 1/2-acre lots on what was 1 acre per 5 acres, we ALREADY compromised!*





## Open House Handout – June 24, 2021

### Station Activity: Summary of Points Reflection

Questions to consider: What are your initial reactions to previous discussions?

Do you agree with the "Points of Concern" listed? What is most important to you?

I feel the roads out here are substandard. Balm Rd / 672 need to be 4 lanes to handle the traffic. Where Balm Rd floods, drainage issues on either side need to be addressed.

SR 674 needs to be 4 lanes, as well. Through Wimaun, there can be a variety of traffic problems. Occasionally the road is shut down & people need to detour past the elementary school.

### Station Activity: Existing Policy vs. Proposed Policy

Please provide your thoughts and feedback about the changes that have been made.

I feel the lots should be no smaller than 1/2 acre (not 2 to an acre). The current standard is 5 acre lots. Going down to 1/2 acre lots is a huge concession.

**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
Maintaining a rural character and feel	1	2	3	4	5
Maintaining individual property rights	1	2	3	4	5
Having a home on well and septic (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
Diversity of housing types (in design and size)	1	2	3	4	5
Diversity of residents	1	2	3	4	5
Homes at varying price points	1	2	3	4	5
Environmental conservation land	1	2	3	4	5
Walkable neighborhood	1	2	3	4	5
Infrastructure improvements	1	2	3	4	5
Access to trails and recreational opportunities	1	2	3	4	5
Provision of neighborhood services (e.g community center, childcare facilities)	1	2	3	4	5
Provision of new commercial development	1	2	3	4	5





Optional Contact Information

Name Jennifer Schultz-Sore

Are you a... (check all that apply)

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

Address 13873 Sweet Loop, Wimauma, FL 33598

Email jos59999@msn.com

Phone Number 813-610-0228

Please provide any additional comments:

The intersection of 672, E Balm-Wimauma  
& Balm Boyette Rd needs addressing. It  
is a bad configuration that needs  
changing & a stop light.

# Attachment E

Agency Comment



**School Board**  
Lynn L. Gray, Chair  
Stacy A. Hahn, Ph.D., Vice Chair  
Nadia T. Combs  
Karen Perez  
Melissa Snively  
Jessica Vaughn  
Henry "Shake" Washington



**Superintendent of Schools**  
Addison G. Davis

July 7, 2021

Fellow Planning Commissioners,

Public schools are an essential element to prosperous and thriving communities. Encouraging the location of public school sites at the time of Future Land Use Amendments is an innovative and necessary step to build an inventory of public school sites that ensure required school infrastructure is in place to support new residential growth. Hillsborough County Public School supports and encourages the following community benefit language for the RP-2 and WVR-2 Future Land Use Categories and the associated land development regulations.

*"Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for the school purposes (if approved by Hillsborough County Public School and Hillsborough County). This Community Benefit requires completion of the school siting process as outlined in the Interlocal Agreement for School Facilities Planning, Siting and Concurrency."*

Encouraging public school sites and infrastructure at this early stage of the development process will benefit current and future residents and students in this area of the county. We appreciate the Planning Commission's vision to create more well-rounded future communities with adequate infrastructure by implementing creative tools, such as the community benefit options. We look forward to the approval and implementation of these new provisions.

Sincerely,

Amber K. Dickerson, AICP  
General Manager, Growth Management  
Hillsborough County Public Schools  
E: amber.dickerson@hcps.net  
Office: 813.272.4896