

QUESTION 1

QUESTION 2

**Community
Open House #2**
November 5, 2020

Residential Planned-2 (RP-2)
LAND USE STUDY



**Hillsborough
County Florida**



**Plan
Hillsborough**

Residential Planned-2 (RP-2) LAND USE STUDY



RP-2 Project Website

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Plan Hillsborough

Planning Commission Metropolitan Planning Organization Hillsborough River Board

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

Project Overview

The purpose of this study is to provide an analysis of development trends affecting current and future development for Residential Planned-2 (RP-2) designated lands located in Balm and Sun City Center, and with community input, make changes to the requirements of that land use category.

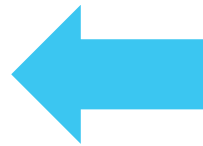
Atención: Si necesita servicios de traducción, por favor llame al 813-273-3774 ext. 211.

www.bit.ly/residentialplanned

Outline

- Purpose
- Land Analysis
- What We've Heard
- Recommendations
- Next Steps

Describes the
comments received
that guided the
recommendations



On several slides
look for the
yellow box



Purpose

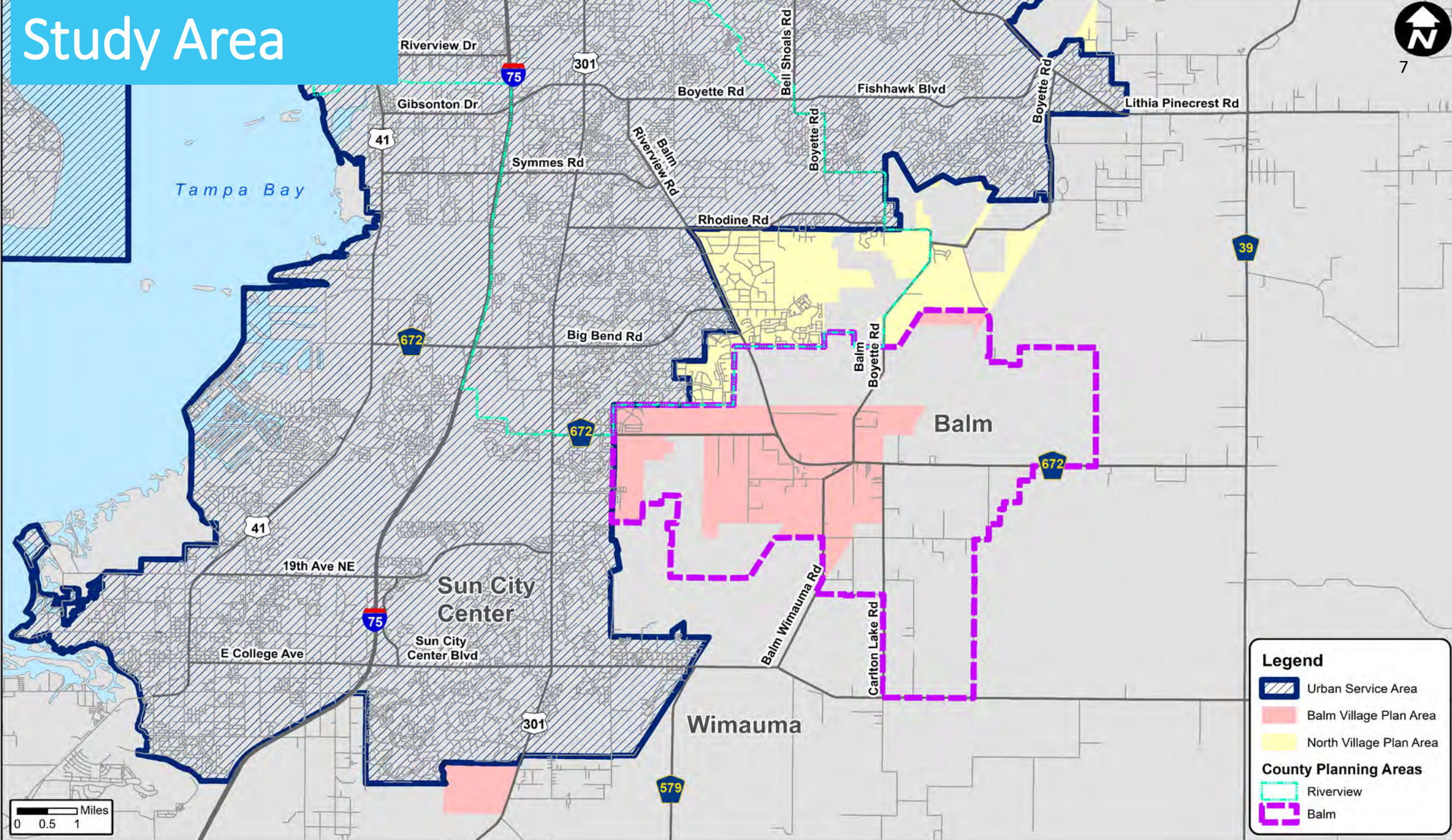
- Evaluate and recommend changes to current RP-2 policies and regulations
- Balancing:
 - Maintaining rural character
 - Efficient development and infrastructure
 - Existing entitlements and property rights



Study Area



7



Legend

- Urban Service Area
- Balm Village Plan Area
- North Village Plan Area

County Planning Areas

- Riverview
- Balm

Introduction: What is meant by policies and regulations anyway?

BROAD VISION

Comprehensive Plan/(RP-2) Future Land Use Category,
Community Plan

Guide for use of
the land for the
future

Balm Community Plan



IMPLEMENTING TOOLS

Planned Villages Land
Development Code,
PD Zoning,

Regulates the use of the
land (how many homes,
how far apart, etc.)



How do we balance growth and maintain rural character?

Source: Balm Civic Association Facebook Page
(Buddy Harwell)

Land Analysis



10

Big Bend Rd

Balm Boyette Rd

Carlton Lake Rd

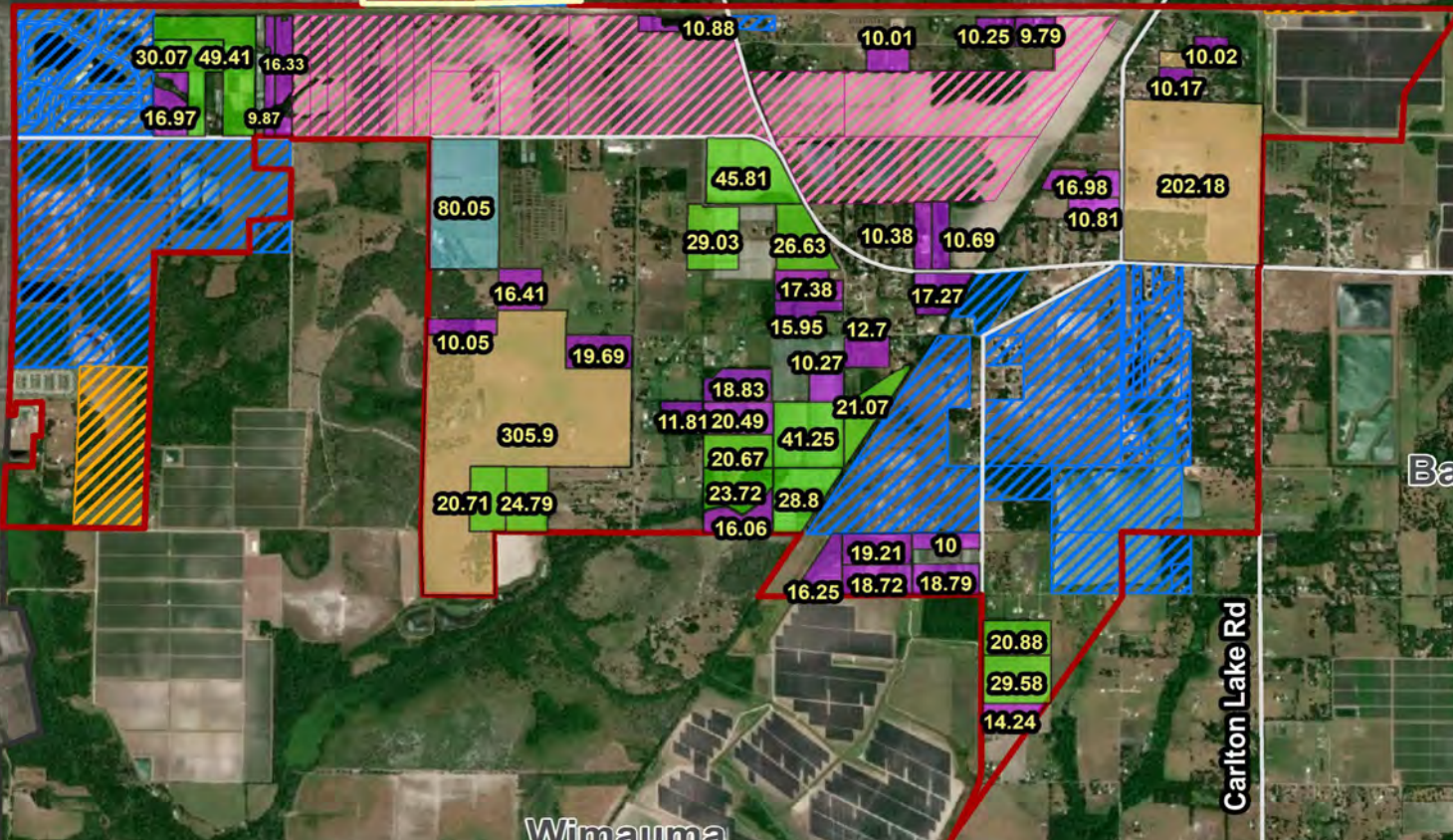
301

672

672

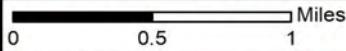
Vacant Developable

- 26% of the RP-2 Balm Village Area



Legend

- North Village Plan Area
- Balm Village Plan Area
- Urban Service Area
- 161 to 320 Acres
- 50 to 160 acres
- 21 to 49 acres
- 10 to 20 acres
- Public Use
- Environmental Lands Acquisition & Protection Program
- Acquired ELAPP
- Rezoning Cases
- Approved Rezonings



Wimauma

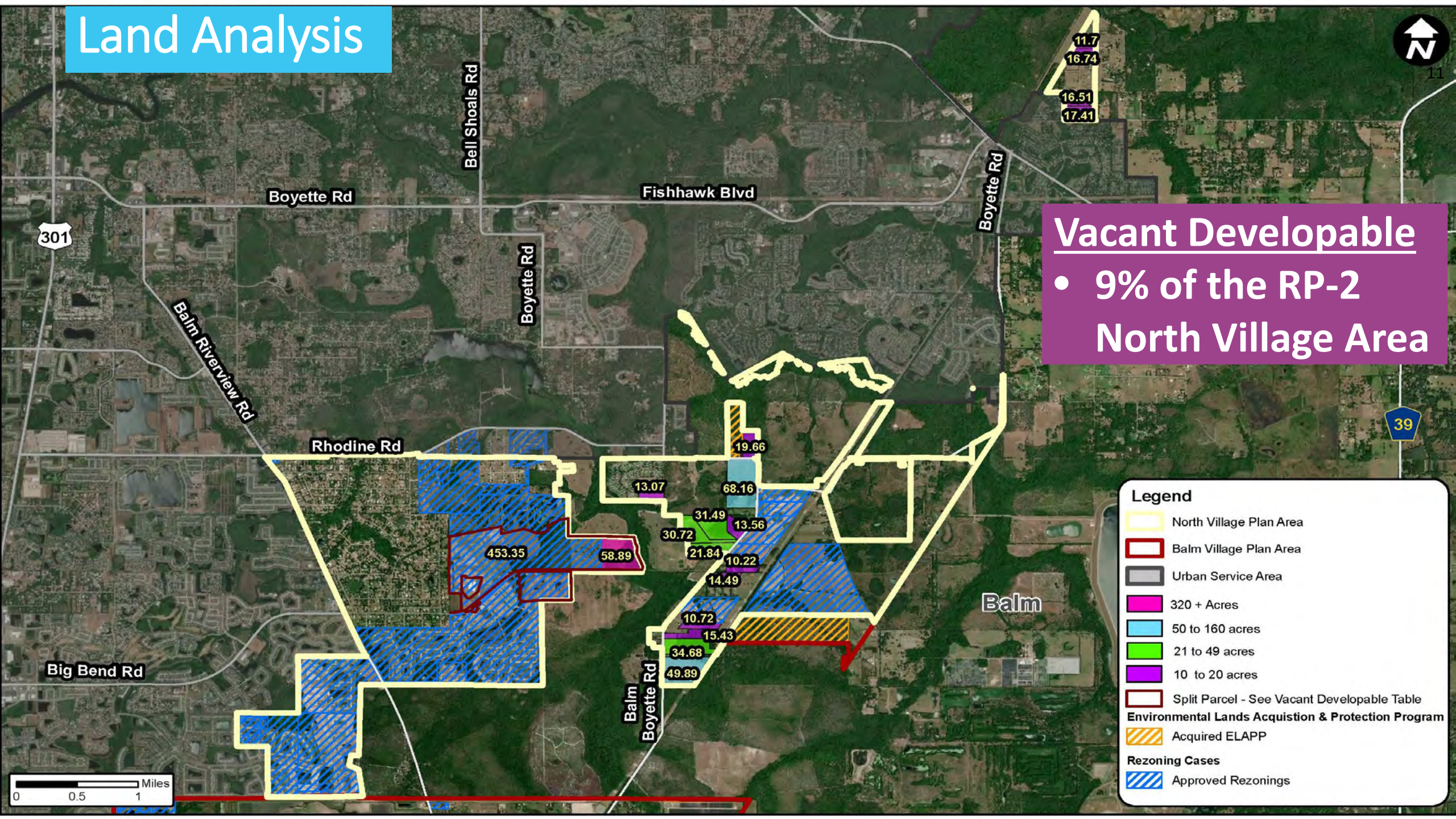
Balm

Land Analysis



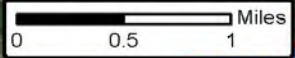
Vacant Developable

- 9% of the RP-2 North Village Area



Legend

- North Village Plan Area
- Balm Village Plan Area
- Urban Service Area
- 320 + Acres
- 50 to 160 acres
- 21 to 49 acres
- 10 to 20 acres
- Split Parcel - See Vacant Developable Table
- Environmental Lands Acquisition & Protection Program
- Acquired ELAPP
- Rezoning Cases
- Approved Rezonings



301

39

Balm

Boyette Rd

Bell Shoals Rd

Fishhawk Blvd

Boyette Rd

Balm Riverview Rd

Rhodine Rd

Boyette Rd

Balm Boyette Rd

Big Bend Rd

13.07

19.66

68.16

31.49

13.56

453.35

58.89

30.72

21.84

10.22

14.49

10.72

15.43

34.68

49.89

11.7

16.74

16.51

17.41

What We've Heard – Community Outreach



Public Outreach

- Stakeholder interviews March – July 2020
- Community Open House #1 March 11, 2020
- Online Survey # 1 March 11 – April 2, 2020
- Community Work Session (Virtual) April 7th, 2020
- Online Survey # 2 April 7th, 2020
- Stakeholder Work Session June 18th, 2020
- Stakeholder Presentations (BCA, TBBA) August 2020
- Community Open House # 2 (Virtual) Today
- Community Open House (in-person) November 7, 2020

Key Stakeholders

- Development Community
- Balm Civic Association
- General Public
- Land owners
- Business owners
- Various County departments (schools, utilities, transportation, development services, etc.)



Community Open House # 1

- Area Today



- Vision for the Area





Development Community

- Current commercial requirements don't work
- Little developable land left in the RP-2 areas
 - Existing land entitlements in the North Village Area
- Increased mobility standards
- Allow for flexible design guidelines
- Developments that are visually aesthetic
- Ensure policy recommendations are quantitative based





Balm Civic Association

- Supporting infrastructure before development
- Density – no more than 2 dwelling units per acre (on ½ acre lots)
- Preserve green and natural spaces
- Maintain 250' setbacks/drainage concerns
- Minimize light pollution
- Include local commercial opportunities
- Increased housing types/styles
- Dislike repetitive 40' lots
- Not in favor of clustering
- No urban development standards in rural areas



General Public

- Updated infrastructure
 - Improved roads, Trails, sidewalks
 - Public utilities
- Additional commercial options
- Additional recreation options



Recommendations

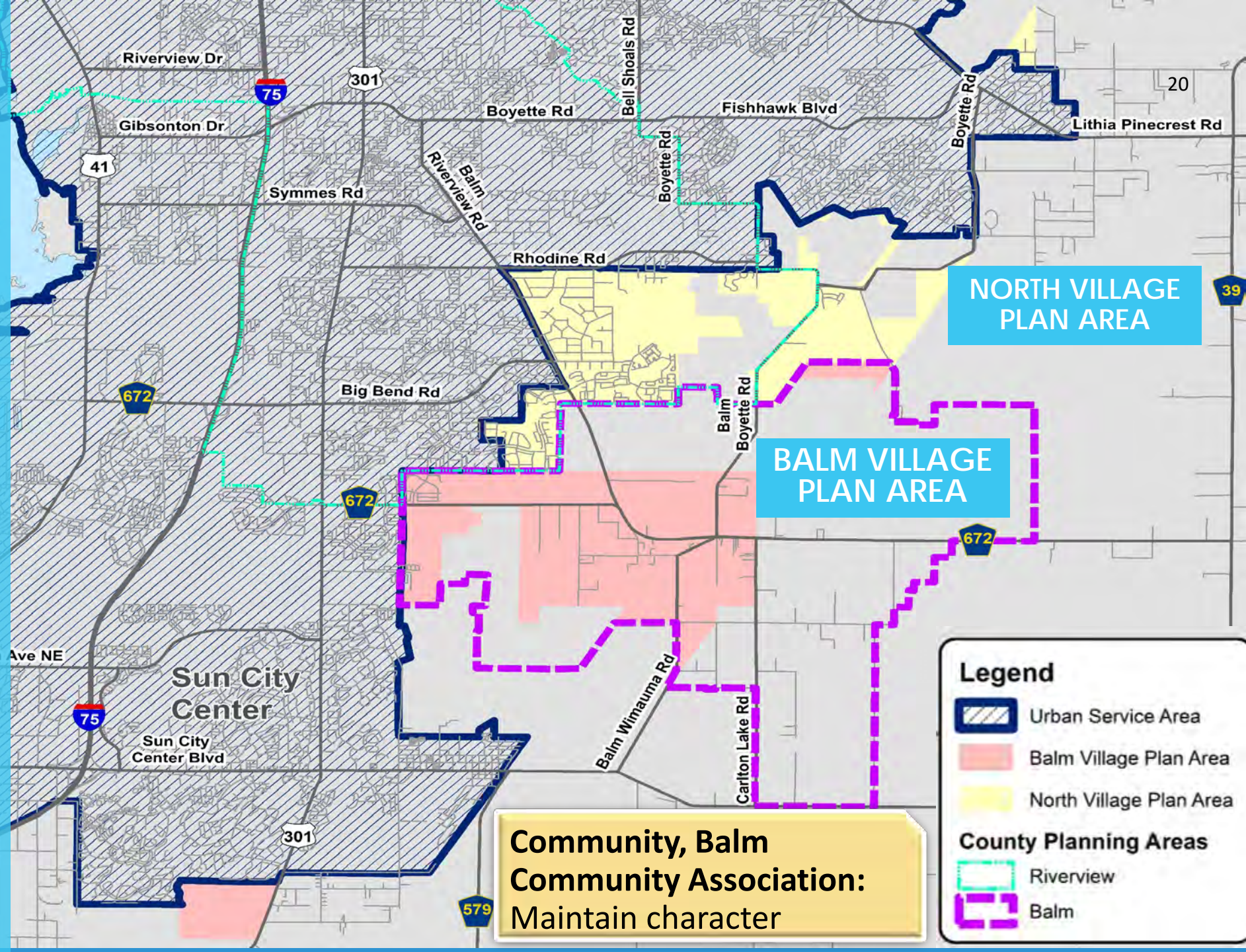
Look for this on
upcoming slides



**Describes the
comments received
that guided the
recommendations**

ESTABLISH 2 PLAN AREAS

- ALIGN (RP-2) BALM VILLAGE PLAN AREA WITH BALM COMMUNITY PLAN
- INTENT IS NOT TO DIVIDE





Density (TBD based on discussions with community)

DENSITY	NORTH VILLAGE PLAN AREA	BALM VILLAGE PLAN AREA
Base Density	1 du/5 gross acres (unless more intense zoning district present)	1 du/5 gross acres (unless more intense zoning district present)
Max Density	<p><u>5 Acres or Greater</u> 2 du/gross acre</p> <ul style="list-style-type: none"> • <i>Have to follow design rules</i> • <i>Up to 3 du/gross acre provide community benefits</i> • <i>Up to 4 du/gross acre for TDRs (TBD)</i> • <i>40% or more open space</i> 	<p><u>Parcels with 160 acres or greater:</u> 2 du/gross acre</p> <ul style="list-style-type: none"> • <i>Have to follow design rules</i> • <i>AND provide community benefits</i> • <i>40% or more open space</i> <p><u>Parcels less than 160 acres</u> (aggregation can occur per Policy 33.3) 1 du/5 gross acres</p>

Du = dwelling unit

County Staff & Community Feedback: *Maintain existing density; density bonuses allowed for reciprocal community benefits*



Community Benefits Options

Density bonuses for providing community benefits:

- Different **housing types** and **sizes**
- Additional **open space** and preservation
- Additional **buffering/screening**
- Additional optional **infrastructure improvements**
- **Commercial development**
- **Land dedication:** daycares, civic or community uses etc.
- **Green/sustainable building patterns**
- Sidewalk, trail and other mobility connections



Balm Community Association
Feedback: *No density increases without reciprocal community benefits*

Different Housing Types

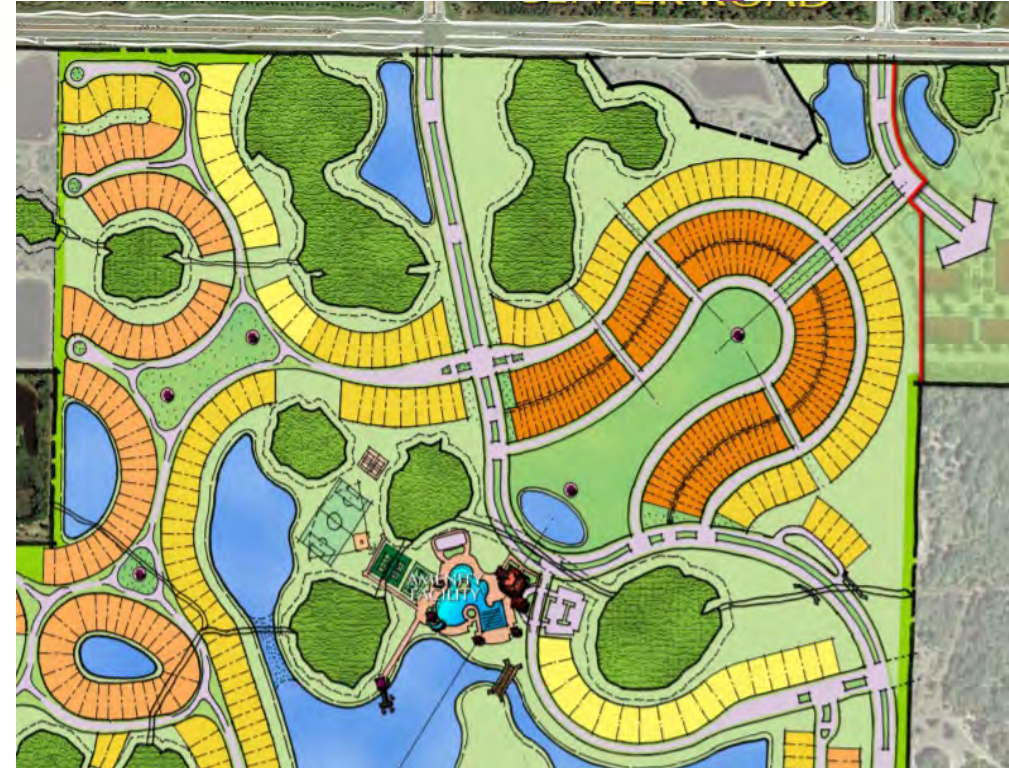
- **Existing Code:**
 - No related requirements
- **New Requirement:**
 - Minimum 3 different housing types
 - No more than 70% per housing type, no less than 10%
- **Community Benefits:**
 - Minimum 4 different housing types
 - No more than 40% per housing type



**Balm Civic Association and
Community Feedback:**
*Increased housing
types/styles*

Varying Lots Sizes

- **Existing Code**
 - No requirements
- **Proposed Code:**
 - Perimeter Lot/Estate House
 - Minimum lot size of 1 acre
 - Front loaded option
 - Rear or alley loaded garage option
 - Single-family attached residential (townhome or duplex/villa)



Balm Civic Association & Community Feedback:
Range of lot widths; Preserve rural development style

Varying Lots Sizes



Larger Perimeter Lots

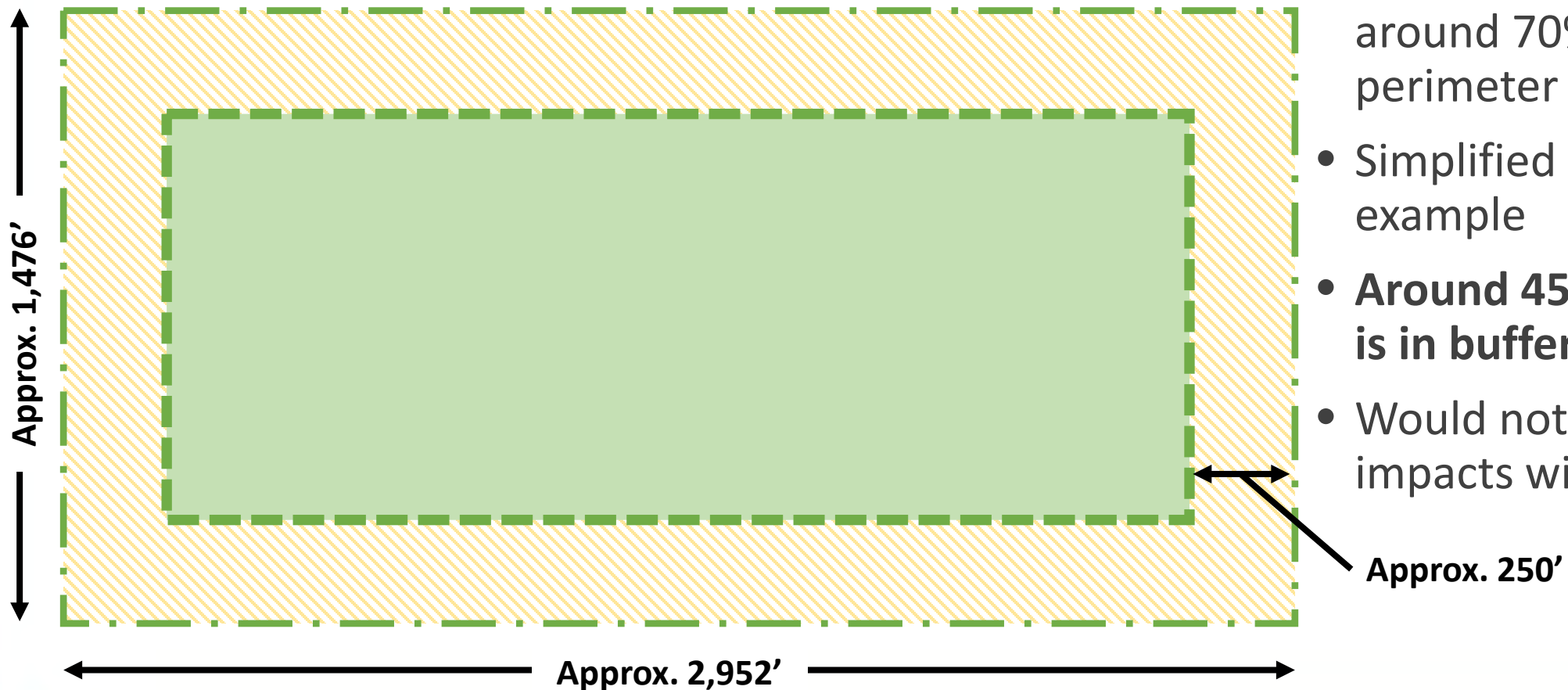


Smaller Interior Lots

QUESTION 3

Buffering & Screening:

~100 ACRES



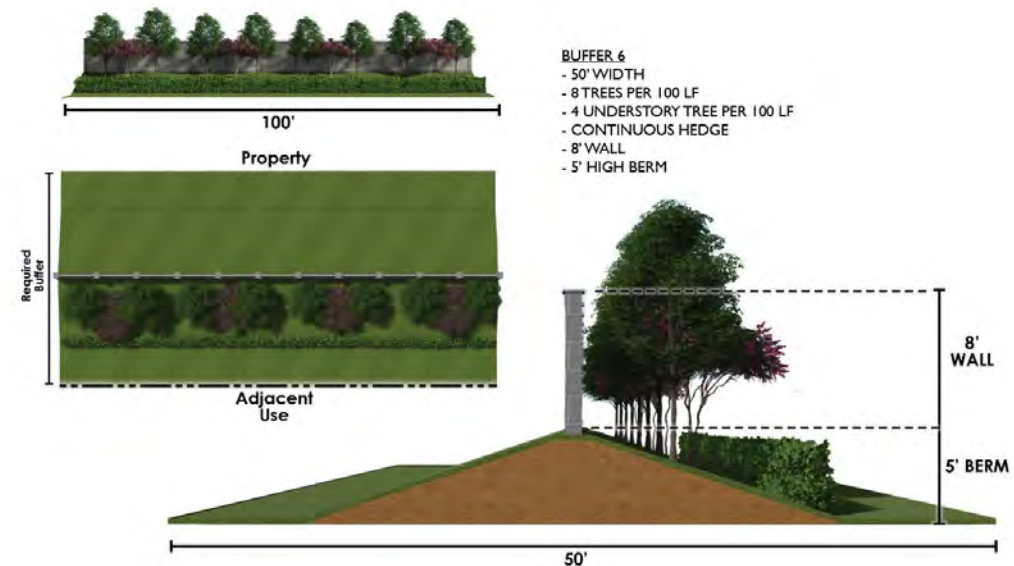
Existing Code:

- Minimum 250 ft. buffer around 70% of perimeter
- Simplified buffer example
- **Around 45% of acreage is in buffer**
- Would not include other impacts with geography

Buffering & Screening: (subject to County Staff review)

Proposed Code: 3 options “sliding scale”

1. 250 ft buffer around 70% perimeter (required if adjacent to ELAPP)
 2. Perimeter/Estate Lots
 3. Alternative buffer widths, **have to do more screening**
- Community Benefit: 1 acre or greater lots along 70% perimeter



Balm Civic Association & Developer Feedback: *Maintain 250' setbacks; Buffers or screening for aesthetically pleasing developments*

Buffering & Screening: Sliding Scale



Base off of opacity and create sliding scale
Example is 50'



QUESTION 4

Open Space

Existing Code: Determined after clustering ratio

Proposed Code:

- 40% minimum of gross acreage
- Configured to create a large contiguous off-site network
- Community benefits: Land dedications



Community Feedback:
*Preserve open space &
create new public use space*



Update Commercial Policies

Existing Code: On-site commercial requirements (depends on type of project)

Proposed Code: New developments not required to provide commercial. Encouraged to do so, added flexibility

- Large developments encouraged to provide services
- Intent to concentrate commercial in several nodes
- Required multimodal connections to surrounding commercial



Community & Market Feedback:
Keep local commercial opportunities; Potential for future off-site commercial options



Update Commercial Policies

- Replace requirements with optional community benefits:
 - On-site or adjacent neighborhood, commercial or agricultural businesses.
 - Off-site regional commercial
 - Multimodal connections to existing commercial development
 - Dedicate on-site land for town center, office uses or other residential support uses



Market Study & Developer Feedback:
Onsite commercial requirements outdated; minimal market for future commercial development

Transportation

Proposed Code:

- Interconnected streets
- Sidewalks connections to schools
- Right-of-way for future improvements
- Plan for the area
- Community benefit options:
 - Mobility Fee Alternative Satisfaction Agreement
 - Multimodal connections to existing commercial (vehicular, bicycle, pedestrian)
 - Construct trail connections (per County trail system)

At least two multimodal connections to neighborhoods and surrounding commercial



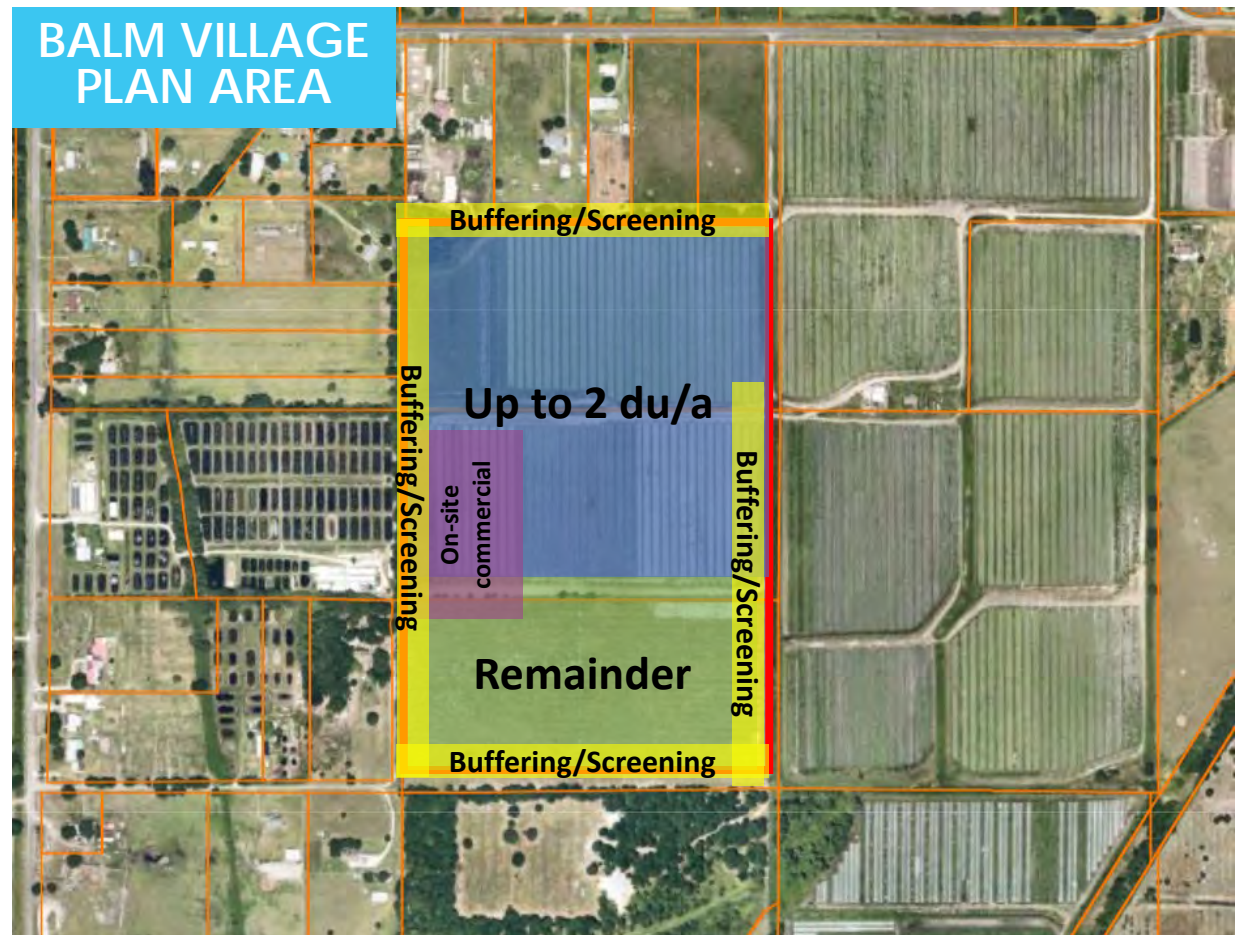
Community, Balm Community Association, & Developer Feedback: Update infrastructure and include mobility standards; Street grid essential to a successful Village

Development Example

Existing Code:

- Base and Bonus density: Up to 2du/ga (planned villages) can do 4 du/ga with TDR
- Clustering: Minimum of 3.5 units per acre
- Open Space: remainder
- Buffer: 250 ft. around 70% of site
- Commercial: on-site commercial required; person per household metric

Example only; not a proposed development



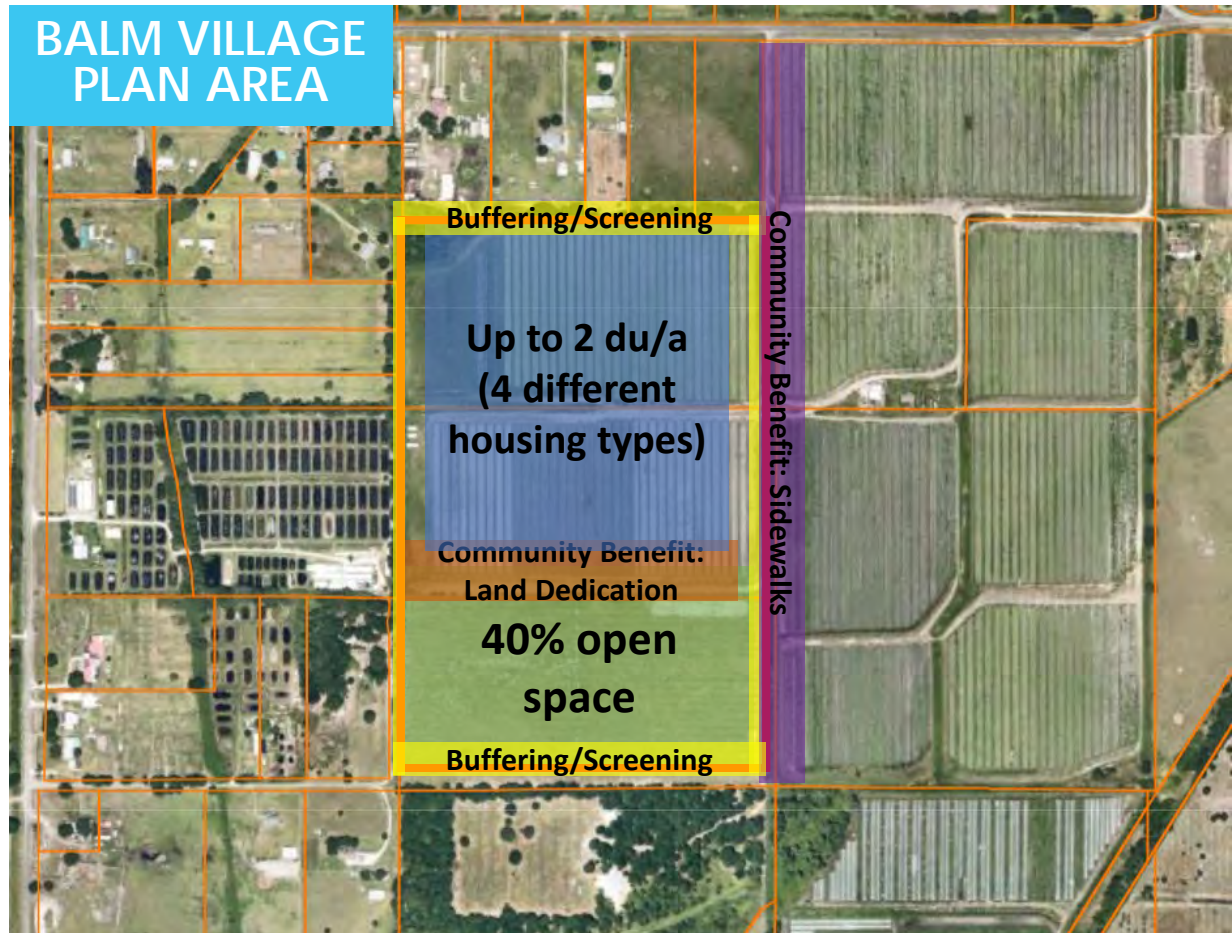
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Development Example

Proposed Changes:

- Base density: Up to 1 du/5ga
- Bonus density: Up to 2du/ga
 - **Community benefits required**
- Clustering: **No specific requirement**
- Open space: **40% preserved open space**
- Buffer: **Includes screening**, sliding scale
- Commercial: Removed, **flexibility with Community Benefit**

Example only; not a proposed development



Not drawn to scale

Development Example

Existing Code:

- Base and Bonus density: Up to 2du/ga (following planned villages), can do 4 du/ga with TDR
- Clustering: Minimum of 3.5 units per acre
- Open Space: remainder
- Buffer: 250 ft. around 70% of site
- Commercial: on-site commercial required; person per household metric





Development Example

Proposed Changes:

- Base density: Up to 1 du/5ga
- Bonus density: 2 du/ga design standards, **Up to 3du/ga with community benefits** (4du/ga with TDR)
- Clustering: No specific requirement
- Open space: **40% preserved open space**
- Buffering: **Includes screening**, sliding scale
- Commercial: Removed, **flexibility with Community Benefit**





Schedule (Subject to Change)



November – 5th Virtual Open House & 7th In-Person Open House



November – Policy Recommendations from Consultants



December 14/19 – PC Workshop & Land Use Meeting



January/February 2021 – PC & BOCC Public Hearings



March/April 2021 – BOCC Adoption Hearing



May 31, 2021 – Moratorium Deadline

Questions and Answers

QUESTION 5

THANK YOU!

Project Webpage: bit.ly/ResidentialPlanned



Backup Slides