



COMMUNITY MEETING ONE INFORMATION

Date: Monday, November 1, 2021 @ 6:00 pm
Location: Microsoft Teams Virtual Meeting

COMMUNITY MEETING ATTENDEES

Planning Commission Staff

- Melissa Lienhard
- Jillian Massey
- Andrea Papandrew

S&ME, Inc. Staff

- Patricia Tyjeski
- Nick Hill

Meeting Attendees

- Denise Acevedo
- Chanda Bennett
- Jeanette F. Berk
- Matthew Lewis
- Logan Patterson
- Erik Peterson

- Ron Weaver
- William Wehr
- Phone participant (name not provided)

COMMUNITY MEETING SUMMARY

The first Community Meeting for the Unincorporated Hillsborough County Commercial-Locational Criteria (CLC) Study was held virtually via Microsoft Teams on Monday, November 1, 2021, from 6:00 pm to 7:00 pm. Planning Commission Staff started the meeting by thanking the participants for their attendance, providing a brief overview of the project, and introducing the project consultant, S&ME. Shortly thereafter, Pat Tyjeski, S&ME Planning Group Leader, launched a quick virtual poll to determine where meeting attendees' live within Hillsborough County. Nick Hill, S&ME Staff Planner, then took attendees through a presentation which addressed the following topics (see attached PowerPoint).

The Commercial-Locational Criteria

Nick noted that the CLC is found in Objective 22 of the Future Land Use Element of the Hillsborough County Comprehensive Plan. These criteria are intended to allow for neighborhood-level commercial uses which can satisfy the 'daily needs' (e.g., fresh foods, health care, gasoline, professional services, etc.) of residents within a reasonable distance from their dwelling, to permit those commercial uses within residential areas without requiring a change to the Future Land Use Map of the Comprehensive Plan (if they meet the certain parameters). and to ensure that those commercial activities are integrated seamlessly into nearby residential neighborhoods .

Tell us about the area where you live in Hillsborough County:

- I live in a rural area
- I live a suburban area
- I live an urban area
- I don't live in Hillsborough County

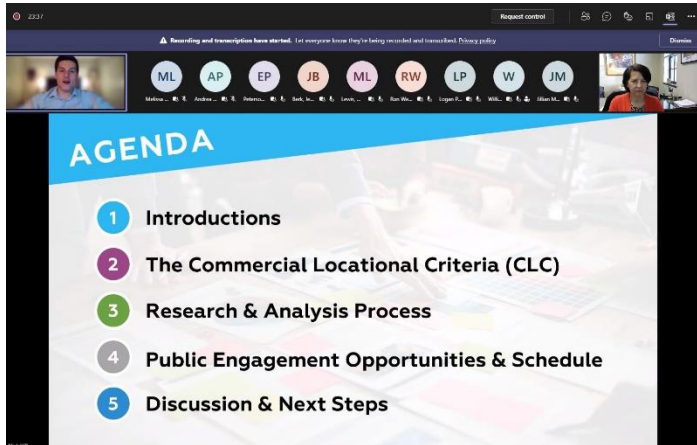
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| | |
|-------------------------------------|---------|
| I live in a rural area | 0% (0) |
| I live a suburban area | 16% (1) |
| I live an urban area | 33% (2) |
| I don't live in Hillsborough County | 50% (3) |

6 responses

In addition to the locational criteria for new commercial uses that satisfy a household's daily needs, Nick also discussed the importance of implementing standards within the CLC which speak to how the site is accessed and how it connects to the surrounding community.



The S&ME staff member also described opportunities for the improvement to the current CLC framework. Potential improvements identified during the presentation included revising outdated language, identifying ways to minimize the need for waiver requests, reflecting the realities of the current retail environment, accommodating alternative modes of transportation, and ensuring a more successful tapering of intensity between nodes and corridors.

Research & Analysis

Nick explained that the CLC update project is currently undergoing a three-step research and analysis process before S&ME drafts proposed changes to the CLC. The first two steps, which include reviews of both local planning documents and best practices from across the nation, are nearing completion. The review of local planning documents helped identify the desires of the community that relate to the CLC update, such as: addressing transportation and access issues, accommodating for pedestrians, cyclists and transit users, supporting the creation or retention of existing town centers, and implementing the CLC according to the surrounding context.

The review of best CLC-related practices involved 12 jurisdictions from across the nation and revealed that few communities permit new commercial uses that satisfy a household's daily needs within existing residential areas. In these rare cases, a majority require rezoning to a neighborhood commercial district supplemented with compatibility, buffering, and locational requirements. Additionally, locational criteria for these uses are typically found within the land development regulations in lieu of the Comprehensive Plan, where Hillsborough County currently maintains their criteria. In sum, there does not appear to be a perfect candidate for emulation regarding how best to update the County CLC.

The final step in this process, a case study analysis, is expected to be completed in the next few weeks.

Public Engagement Opportunities

Nick also discussed public engagement opportunities available for the project. The primary engagement method for this effort is the project website (www.tinyurl.com/hillsboroughclc) which, in addition to hosting a wealth of project-related information, it features a Community Idea Wall for sharing comments about the project and a brief online survey. Public engagement for this project will also include one briefing session with the Planning Commission, one individual briefing with each member of the Board of County Commissioners, and two community meetings.

Additionally, public engagement for the project also included three stakeholder interview sessions which occurred in late October. The most commonly-cited recommendations for future improvements to the CLC provided by stakeholders included:

- Ensuring that requirements for accessibility and connectivity are context-sensitive to their surrounding environment and character
- Identifying opportunities for the CLC to address communities unable to meet their daily needs
- Establishing adequate pedestrian facilities to encourage modal shifts from driving to walking for shorter trips
- Empowering communities to determine the appropriateness of establishing CLC within their neighborhood

PUBLIC ENGAGEMENT

Stakeholder Input

- Requirements for **accessibility** and **connectivity** for new development must be **context sensitive**
- Identify opportunities for the CLC to **address communities unable to meet their daily needs**
- Residents are **willing to walk** to meet their daily needs if pedestrian facilities are readily available
- Empower communities to determine the **appropriateness of the CLC within their neighborhoods**

Discussion

See the 'Community Input' section following the Conclusion & Next Steps sub-section.

Conclusion & Next Steps

Nick identified that the next steps in the process were to begin the case study analysis, schedule and prepare for the next community meeting tentatively scheduled for January of 2022, and to complete the first draft of the CLC update which will be available for review on the County's website within the coming weeks. The presentation was concluded by thanking attendees for their participation and reminding them to visit, interact with, and share the project website.

COMMUNITY INPUT

Meeting attendees were asked to respond to a series of polls designed to solicit their feedback on a variety of topics related to the CLC. This included the ability of residents to meet their daily needs, desired uses within close proximity to residential neighborhoods, preferred transportation methods, potential compatibility and connectivity requirements for commercial uses which service daily needs, and their preferred communication methods. The results of the polling session are included in the following section of this memorandum.

After polling concluded, Nick asked meeting participants if they had any additional questions or comments. The following is summary of the dialogue which occurred during this time:

- An attendee asked that if a rezoning request currently undergoing review by the County would be expected to meet the requirements of the CLC provisions recommended as part of this project. Planning Commission Staff responded that any previously-submitted rezoning requests, or request submitted in the next few months but prior to the adoption of the revised language, will be subject to the requirements in place at the time of application submittal.
- A workshop attendee voiced their concern that the portion of the Citrus Park Community Plan pertaining to the location of future commercial development would be changed as part of this effort. Planning Commission Staff assured the attendee that no Community Plan language would be changed as part of this project and that the current, nor updated, provisions of the CLC would conflict with the contents of this Plan.
- A member of the community asked what resources were utilized during the literature review process. Nick responded that over two dozen sources were examined as part of the literature review, primarily stemming from professional and academic organizations. These sources can be found at the end of the literature review document, which is available on the Planning Commission website.



POLLING RESULTS

1. Were you aware the County had a commercial-locational criteria (CLC) before attending this meeting?

Yes

No

[Submit Vote](#)

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| | |
|-----|---------|
| Yes | 60% (3) |
| No | 40% (2) |

5 responses

2. Were there any findings in the Document and Literature Review summaries that surprised you?

Yes

No

[Submit Vote](#)

Edited

| | |
|-----|---------|
| Yes | 20% (1) |
| No | 80% (4) |

5 responses

3. Are County residents able to meet their daily needs for fresh groceries within a reasonable distance from their home?

- Yes
- No

Submit Vote

Edited



5 responses

4. Are County residents able to meet their daily needs for employment opportunities within a reasonable distance from their home?

- Yes
- No

Submit Vote

Edited



5 responses

5. Are County residents able to meet their daily needs for healthcare within a reasonable distance from their home?

- Yes
- No

Submit Vote

Edited



5 responses

6. Are County residents able to meet their daily needs for personal services within a reasonable distance from their home?

- Yes
- No

Submit Vote

Edited



4 responses

7. Besides uses for a household's daily needs, what other uses should be permitted in new developments near neighborhoods? Select all that apply.

- a. Other commercial uses (e.g., self-storage, big-box retail,...
- b. Medical/professional office uses
- c. Residential above commercial (mixed-use)
- d. Medical/ office above commercial (mixed-use)

Submit Vote

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|---|---------|
| a. Other commercial uses (e.g., self-storage, big-box retail, etc.) | 0% (0) |
| b. Medical/professional office uses | 14% (1) |
| c. Residential above commercial (mixed-use) | 42% (3) |
| d. Medical/ office above commercial (mixed-use) | 42% (3) |

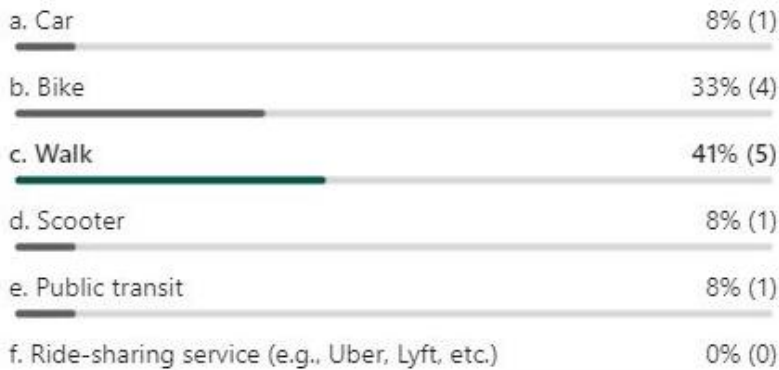
7 responses

8. Assuming that your local corner store is within a 15-minute commute and there are adequate transportation facilities for your preferred mode, how would you travel to it? Select all that apply.

- a. Car
- b. Bike
- c. Walk
- d. Scooter
- e. Public transit
- f. Ride-sharing service (e.g., Uber, Lyft, etc.)

Submit Vote

Edited



7 responses

9. Should new commercial uses be required to connect to nearby residential uses via driveways, trails or sidewalks?

- Yes
- No

Submit Vote

Edited



7 responses

10. Should the County require daily commercial uses to provide sufficient buffering (trees, landscaping, etc.), screening (fencing, walls, etc.), and site/building requirements (setbacks, height limitations, etc.) when they are located next to residential properties?

- Yes
- No

Submit Vote

Edited



5 responses

11. Which site design techniques should have the highest priority when developing commercial uses next to homes?

- a. Buffers (e.g., trees, landscaping, etc.)
- b. Setbacks
- c. Fencing/walls

Submit Vote

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| | |
|---|---------|
| a. Buffers (e.g., trees, landscaping, etc.) | 85% (6) |
| b. Setbacks | 0% (0) |
| c. Fencing/walls | 14% (1) |

7 responses

12. Which building design techniques should have the highest priority when developing commercial uses next to homes?

- a. Building height limitations
- b. Building form standards (setbacks, building coverage, m...
- c. Architectural standards (style, materials, form, windows, c...

Submit Vote

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| | |
|---|---------|
| a. Building height limitations | 12% (1) |
| b. Building form standards (setbacks, building coverage, maximum floor area, etc.) | 37% (3) |
| c. Architectural standards (style, materials, form, windows, canopies, signs, etc.) | 50% (4) |

7 responses

13. How would you like to be notified of future project-related events? Select all that apply.

- a. Email
- b. Hillsborough County Planning Commission Newsletter
- c. Planning Commission social media pages
- d. Updates on the Planning Commission website
- e. Updates on the project website
- f. Other

Submit Vote

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| | |
|---|---------|
| a. Email | 27% (3) |
| b. Hillsborough County Planning Commission Newsletter | 18% (2) |
| c. Planning Commission social media pages | 27% (3) |
| d. Updates on the Planning Commission website | 9% (1) |
| e. Updates on the project website | 9% (1) |
| f. Other | 9% (1) |

6 responses

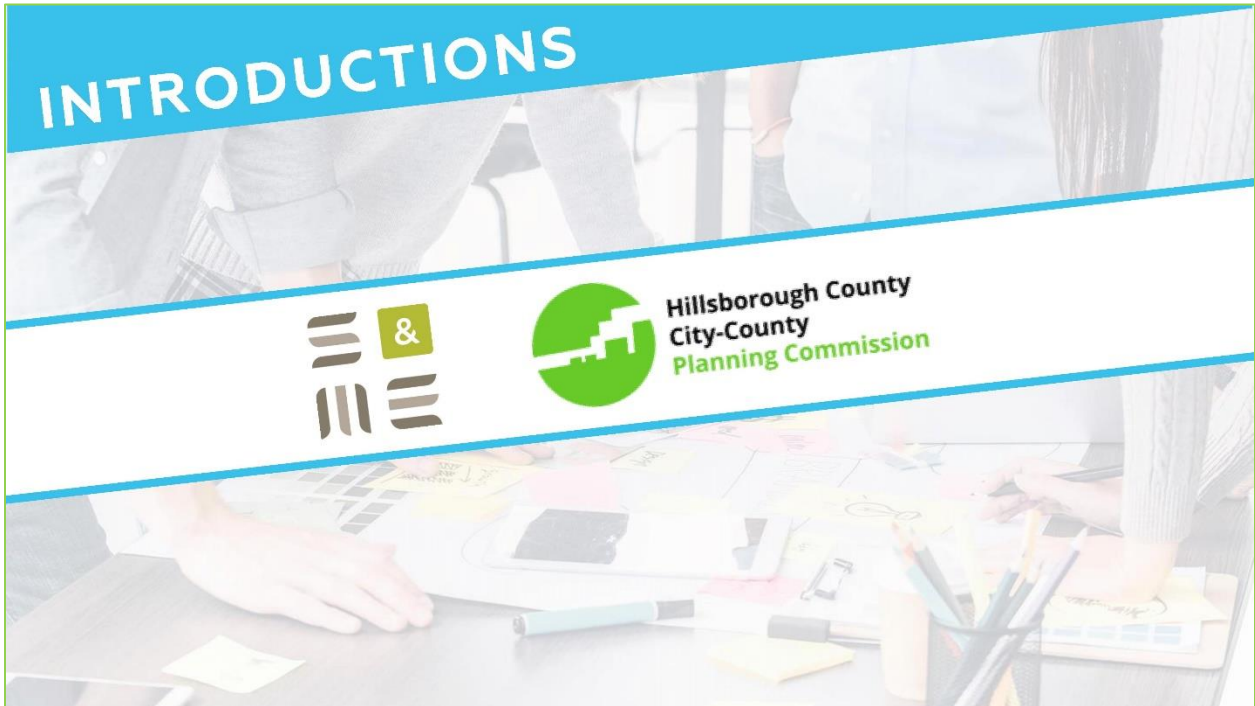
MEETING PRESENTATION



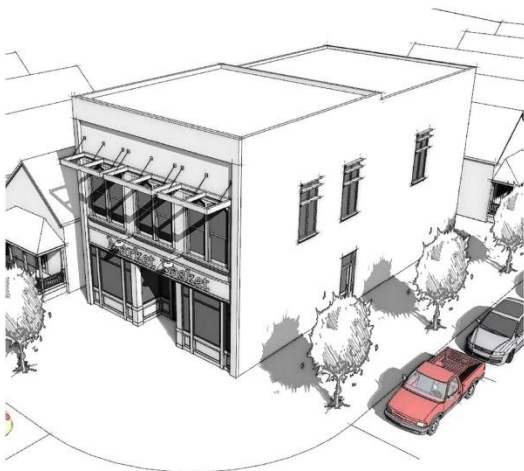
AGENDA

- 1 Introductions
- 2 The Commercial Locational Criteria (CLC)
- 3 Research & Analysis Process
- 4 Public Engagement Opportunities & Schedule
- 5 Discussion & Next Steps

INTRODUCTIONS



THE CLC



The CLC of the Comprehensive Plan was established to ensure that:

- ❖ residents can meet their **daily needs** for goods and services within a reasonable distance from their neighborhood
- ❖ commercial activities are integrated seamlessly into nearby residential neighborhoods
- ❖ new commercial which services nearby neighborhoods do not require a Comprehensive Plan amendment

THE CLC

Daily needs typically include...



Fresh Foods



Prof. Services



Health Care



Gas Stations

THE CLC



Neighborhood



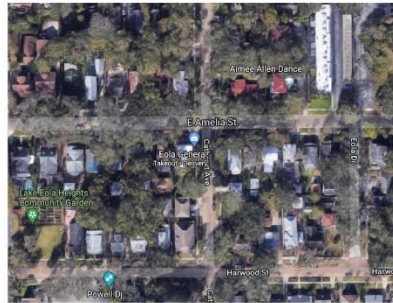
Community



Regional

Commercial Service Areas

THE CLC



THE CLC

opportunities for improvement

- 1 Revise outdated language
- 2 Identify ways to limit the frequency of waiver requests
- 3 Reflect the current realities of the commercial marketplace and the community's desire for more pedestrian/bicycle/transit opportunities
- 4 Ensure standards are in place to require a more harmonious integration into nearby neighborhoods

RESEARCH & ANALYSIS



What direction do prior County planning documents provide for this effort?

- Address transportation and access issues
- Accommodate for pedestrian, cyclists, and transit users
- Support the creation/retention of town centers
- Implement CLC only in locations desired by the community

RESEARCH & ANALYSIS



How are other comparable/notable communities accomplishing this?

- Few communities permit neighborhood-serving commercial within residential areas
- Where permitted, most communities require a commercial rezoning supplemented with additional compatibility, buffering, and locational requirements
- Principles are established within the Comprehensive Plan; Criteria are established within the LDR

PUBLIC ENGAGEMENT



Community Idea Wall
Would you love the ability to walk to your neighborhood convenience store? Do you think there is too much retail activity within the your community? Do you have an idea for how best to incorporate commercial activity near your neighborhood? Let us know by posting on the Community Idea Wall.
START 28 Sep 2021 END 28 Jun 2022

[Add Your Idea](#)



Public Survey
Your input is important to the success of this Study. Please consider taking this brief survey to help us understand your preferences regarding commercial services near your neighborhood.
START 28 Sep 2021 END 28 Jan 2022

[Take The Survey](#)

tinyurl.com/HillsboroughCLC



Scan Me!

PUBLIC ENGAGEMENT



PC Briefing

01



Public Workshops

02



Stakeholder Sessions

03



BOCC Briefings

07

PUBLIC ENGAGEMENT



- Requirements for **accessibility** and **connectivity** for new development must be **context sensitive**
- Identify opportunities for the CLC to address **communities unable to meet their daily needs**
- Residents are **willing to walk** to meet their daily needs if pedestrian facilities are readily available
- Empower communities to determine the **appropriateness of the CLC within their neighborhoods**

SCHEDULE

t e n t a t i v e

| | September | October | November | December | January | February | March | April |
|---|-----------|---------|----------|----------|---------|----------|-------|-------|
| Task 1 - Project Kick-off and Work Plan | | | | | | | | |
| Task 1.1 Project Work Plan | | | | | | | | |
| Task 1.2 Kick-Off Meeting (virtual) | ◆ | | | | | | | |
| Task 2. Research and Analysis | | | | | | | | |
| Task 2.1 Local Planning Document Review | | | | | | | | |
| Task 2.2 Best Practices Literature Review | | | | | | | | |
| Task 2.3 Case Studies | | | | | | | | |
| Task 3. Public Outreach | | | | | | | | |
| Task 3.1 Public Engagement Plan | | | | | | | | |
| Task 3.2 Project Website | | | | | | | | |
| Task 3.3 Stakeholder, PC & BOCC Interviews | | | | | | | | |
| Task 3.4 Two Community Meetings (virtual) | | | ◆ | | | | | |
| Task 4. Report Recommendations | | | | | | | | |
| Task 4.1 CLC Recommendations Report Draft #1 | | | | | | | | |
| Task 4.2 CLC Recommendations Report Draft #2 | | | | | | | | |
| Task 4.3 PowerPoint Presentation | | | | | | | | |
| Task 5. Report Refinement and Finalization | | | | | | | | |
| PC & BOCC Briefings (PC Staff only) | | | | | | | | |
| Draft #3 | | | | | | | | |
| Task 5.1 PC Public Hearing | | | | | | | | |
| Task 5.2 BOCC Transmittal Hearing | | | | | | | | |
| Task 5.4 CLC Report Draft #4 (Final) | | | | | | | | |
| Task 5.3 BOCC Workshop or Adoption Hearing | | | | | | | | |

we are here!

DISCUSSION



NEXT STEPS



- Begin the case study analysis
- Continue the public input process
 - 2nd Community Meeting – 3rd Week in Jan. 2022
- Draft the first update to the CLC
 - Available for review on County Website

CONTACT US

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Public Input Website

[Tinyurl.com/HillsboroughCLC](https://tinyurl.com/HillsboroughCLC)



County Project Website

[https://planhillsborough.org/
commercial-locational-criteria-study/](https://planhillsborough.org/commercial-locational-criteria-study/)

