

COMMUNITY MEETING THREE INFORMATION

Date: Thursday, July 14, 2022 @ 6:00 pm
Format: Microsoft Teams Virtual Meeting

COMMUNITY MEETING ATTENDEES

Planning Commission Staff

1. Melissa Lienhard
2. Andrea Papandrew

S&ME, Inc. Staff

3. Patricia Tyjeski
4. Nick Hill

Meeting Attendees

5. Barbara Aderhold
6. Barbara*
7. Elizabeth Belcher
8. Jake C*
9. Kim*
10. Dave Mechanik

11. Nick Sanders
12. Anthony Vallone
13. Tammy Vrana
14. Ron Weaver

**Full name was not provided.*

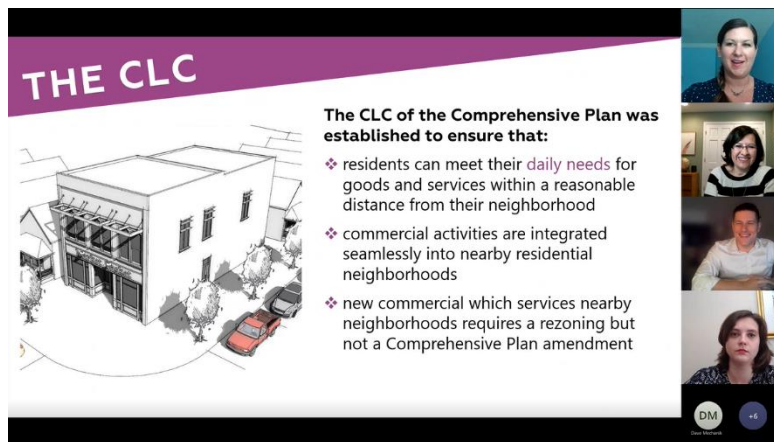
COMMUNITY MEETING SUMMARY

The fourth Community Meeting for the Unincorporated Hillsborough County Commercial-Locational Criteria (CLC) Study was held virtually via Microsoft Teams on Thursday, July 14, 2022, from 6:00 pm to 8:00 pm. Planning Commission Staff started the meeting by thanking the participants for their attendance, providing a brief overview of the project’s intent and timeline, and introducing the project consultant, S&ME. Pat Tyjeski, S&ME Project Manager, then took attendees through a presentation (the slides of which are included within the **Meeting Presentation** section of this summary) which addressed the following topics:

The Commercial-Locational Criteria

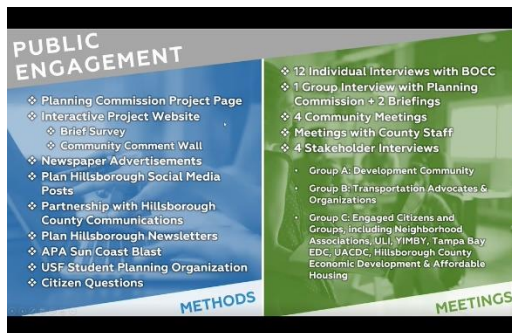
Pat began the presentation by explaining that the CLC is currently found in Objective 22 of the Future Land Use Element of Hillsborough County Comprehensive Plan. These criteria are intended to: (1) allow for neighborhood-level commercial uses which can satisfy the ‘daily needs’ (e.g., fresh foods, health care, professional services, restaurants, etc.) of residents within

a reasonable distance from their dwelling, (2) ensure commercial activities are integrated seamlessly into nearby residential neighborhoods, and (3) streamline the approval process for new commercial uses which meet the CLC by removing the need to request a comprehensive plan amendment when located within an area designated for residential on the Future Land Use Map (which does not mean locating commercial within a residential subdivision).



Pat explained that commercial uses of varying scales are often designed and accessed differently depending on whether the use is located within an urban, suburban, or rural context. For example, neighborhood commercial activity within urban contexts is often smaller in size and orient their primary entrance to the street and sidewalks. Alternatively, that same neighborhood commercial use within a suburban or rural context tend to orient their primary entrance towards a dedicated surface parking lot. Pat then stated that the Project Team would be looking to improve the design and accessibility requirements of these commercial uses as part of the revisions to the CLC.

Other improvements to the CLC that are being investigated as part of this effort include revising outdated language, identifying ways to minimize the need for waiver requests, accommodating alternative modes of transportation, and ensuring a more successful tapering of intensity between nodes and corridors.



Public Engagement Tools & Methods

To raise awareness for the project, the Project Team and County Staff continues to facilitate an extensive public engagement program. This include partnering with Hillsborough County Communications, updating the project page on the County's website, posting on the County's social media accounts, and advertising the Study in the County's weekly newsletter as part of the *Friday Five* – a column which features five news stories of importance to

Hillsborough County residents. Yet, the primary public engagement tool used for this effort was the project website which, in addition to hosting a wealth of project-related information, featured a Community Idea Wall for sharing comments about the project and an online survey.

This comprehensive public engagement process also included numerous meetings with members of the Planning Commission and Board of County Commissioners, three prior community meetings, and four stakeholder workshops. Pat then summarized the input received in the public engagement process thus far, particularly the feedback received during prior community meetings and stakeholder workshops.

Proposed Changes Summary

Pat then discussed the latest iteration of the proposed changes to the CLC—the most significant of which are as follows:

- Clarify that the primary intent of Objective 22 is to encourage the provision of neighborhood-scale commercial uses closer to residents which can meet their daily needs for goods and services.
- Revise and define what land uses categories are applicable to the provisions of the CLC.
- Rely on the classification of roadways shown on the Context Classification Map to determine appropriate locations for neighborhood commercial instead of the Cost Affordable Map.
- Require a minimum distance between commercial nodes (based upon the context classification of roadways forming the intersection) to prevent the proliferation of commercial activities within established rural and residential communities.

- Limit the scale of individual commercial establishments within low and medium density residential land use categories to 20,000 ft² – the sole exception being grocery stores (50,000 ft² max.).
- Establish limits on the total square footage of commercial activities permitted at each node.
- Limit waivers to the provisions of Objective 22 to *building placement* (when onsite development constraints exist) and *node separation* when it will not result in strip development or impacts to nearby residents (*note*: Existing opportunities for waivers from the locational and intersection distance criteria have been removed, as these standards have been reworked and improved as part of this update).
- Establish a new Future Land Use category (NMU-6), which can accommodate commercial and office developments that exceed the ‘neighborhood commercial’ definition without also greatly increasing density.
- Require new neighborhood commercial activities permitted under the provisions of the CLC to be designed in a manner which reflect quality design principles (e.g., landscaping, lighting, etc.).
- Require context-sensitive connections to adjacent streets, sidewalks, and neighborhoods whenever practicable.
- Require that new neighborhood commercial activities be consistent with the locational and design provisions of applicable Community Plans within the Livable Communities Element.

Design Criteria

Pat went on to explain that new commercial projects within residential areas of the County would also be either encouraged or required (depending on the standard) to meet new site and building design criteria. Proposed site design criteria include the placement of buildings closer to the road, establishing context-sensitive connections, ensuring compatibility with nearby residential developments (e.g., landscaping and buffering), and implementing low impact development practices. In regard to building design, Draft #4 includes provisions for massing, facades, architecture, window proportion, and lighting.

Discussion

Near the end of the presentation, Pat introduced a few topics of discussion regarding potential changes to the CLC in Draft #5. The discussion that followed has been summarized, reordered, and reworded for improved clarity and readability, where applicable, below:

Discussion Topic 1. *Should the County require comprehensive design standards for new commercial development within urban and suburban residential areas of the County?*

Responses from participants ranged from extremely supportive to cautious. More than one participant stated that design standards are sorely needed throughout the County, particularly when commercial activities are located within close proximity to residential areas. Meeting attendees who were more skeptical of requiring comprehensive design standards expressed a desire for waivers to be made available when onsite conditions were present which prevented design standards from being met.

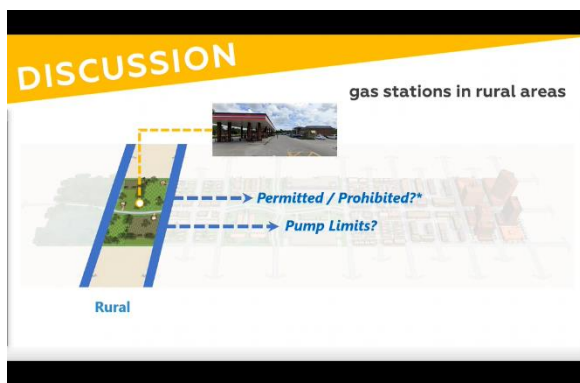


Discussion Topic 2. *Should the County require new commercial developments permitted under the provisions of the CLC to be placed closer to the street, sidewalks, and trails?*

Attendees generally agreed that buildings should be placed closer the street, sidewalks, and trails within the urban and suburban areas of the County, but those located within rural areas should not be beholden to the same standards.

Discussion Topic 3. *Should the County limit the size of commercial tenants/businesses within areas located along rural-, suburban residential-, suburban commercial-, or urban general-classified roads?*

Public response to this prompt were minimal. One respondent stated that they were worried that restricting the size of commercial uses along rural roadways would make them impossible to develop, such as self-storage facilities which often exceed the 20,000 square feet maximum established within the latest draft (#4) of the CLC. Yet, another respondent stated that they were thankful that the County reduced the maximum tenant size permitted in the rural area from 40,000 square feet to 20,000 square feet between Drafts #3 and #4.



Discussion Topic 4. *Should gas stations be allowed within rural residential areas of the County? If allowed, should pump limits be established?*

Attendees generally expressed that although gas stations should not be prohibited within rural residential areas of the County, their presence throughout this area should be limited. One respondent recommended requiring extensive development criteria for new stations; another attendee stated that a minimum distance of two to

five miles should be maintained between these facilities.

Discussion Topic 5. *Should office uses be permitted to locate at the intersection in residential portions of the County similar to neighborhood commercial uses? Should office uses be allowed to develop as a quadrant's primary use as part of the CLC?*

Attendees generally agreed that office uses should be allowed to locate at intersections within residential areas of Hillsborough County—even as a primary use. However, members of the community did clarify that these office uses should be limited in scale so they do not result in potential compatibility and traffic issues with adjacent or nearby neighborhoods.

Next Steps & Open Discussion

Pat identified that the next steps in the process are to revise and submit another draft of the revised CLC language based upon the input provided by the public and staff and to prepare for the amendment hearing process, which is scheduled to take place between August and October of this year. The presentation concluded by thanking attendees for their participation, reminding them to visit the project website, and welcoming them to ask questions or provide their comments on the project.

The open discussion that followed has been summarized, reordered, and reworded for improved clarity and readability, where applicable. Questions and comments provided by members of the public are provided in **bold**, while responses from Planning Commission Staff and S&ME are shown in normal font.

Note: to view the entirety of this conversation, a recording of the presentation has been made available on the project website.

The County should not allow commercial uses at every intersection in the rural area of the County.

The current draft of the CLC establishes a minimum distance between commercial nodes within rural portions of the County for uses approved under the provisions of the CLC. These minimum distance standards are intended to prevent commercial uses from being developed at every intersection within the rural area.

I am worried that the draft CLC language places too large of a restriction on the location of new office developments throughout the County. After all, aren't office uses compatible with residential development?

New office uses will continue to be permitted on properties that are already zoned for such activities and are currently found throughout the County. Additionally, Draft #4 permits office uses as a secondary use to commercial development and is intended to serve as a transition between commercial and residential development. However, Staff will re-examine the permitted size and scale of office uses as part of the CLC in future drafts.

I am concerned that these new regulations would make it much harder to develop commercial uses within rural areas of the County.

The intent of the CLC is to make it easier to develop neighborhood-scale commercial uses capable of meeting the daily needs of nearby residents throughout residential areas of Hillsborough County. Yet, past and current meeting participants have been clear in their desire to limit the spread of commercial throughout rural portions of the County. In response, the current iteration of the amended CLC includes separation requirements for new commercial uses within rural areas of Hillsborough County.

The development community may feel that the proposed nodal separation requirements within rural portions of the County are excessive.

Please note that Draft #4 includes language which allows for waivers to the nodal distance requirement if it is determined that the new node will not result in strip commercial development and will not have a detrimental effect on the surrounding neighborhoods.

Hillsborough County Neighborhood Commercial Location Criteria Table		Localities	Lanes (miles)	Distance (+75% rule)	Floor Area Ratio	Max. GFA per Quarter	Max GFA per Tract
CU	Commercial Zoning (Zones)	Neighborhood Classification					
RES-10	CU (limited per Policy 22.3.6)	Center Classified Road/Minor Local	2	900'	0.75	30,000	NA
RES-11	CU (limited per Policy 22.3.6) + commercial as secondary (Policy 30.1)	Center Classified Road/Minor Local	2	600'	0.25	30,000	NA
RES-12	CU (limited per Policy 22.3.6) + commercial as secondary (Policy 30.1)	Center Classified Road/Minor Local	2	900'	0.25	50,000	20,000 (20,000 gross sq ft)
RES-13	CU (limited per Policy 22.3.6)	Center Classified Road/Minor Local	2	1,000'	RES-13 and 0.25 RES-13: 0.25	150,000	20,000 (20,000 gross sq ft)
RES-14	CU, CU	Center Classified Road/Minor Local	2	1,000'	RES-14: 0.25 RES-14: 0.25	175,000	NA
RES-15	CU, CU	Center Classified Road/Minor Local	2	1,000'	0.35	175,000	NA
RES-16	CU, CU, CU, M	Center Classified Road/Minor Local	2	1,000'	0.25	175,000	NA
RES-17	CU, CU, CU	NA	NA	NA	0.25 (0.25 net retail)	30,000	NA
RES-18	CU, CU, CU, M	NA	NA	NA	0.15-0.40	650,000	NA
RES-19	CU, CU, CU, M	NA	NA	NA	1.0		Per FAR
RES-20	CU, CU, CU, M	NA	NA	NA	2.0		Per FAR

The language in Draft #4 appears to make 'general commercial' uses impossible to develop in residential areas throughout the County.

General commercial uses will continue to be permitted in residential areas of Hillsborough County in instances where the property already possesses a zoning designation which allows these uses by right. If a property does not have a future land use and/or zoning designation which permits the desired use, the developer will need to a request future land use map amendment and rezoning like any other use.

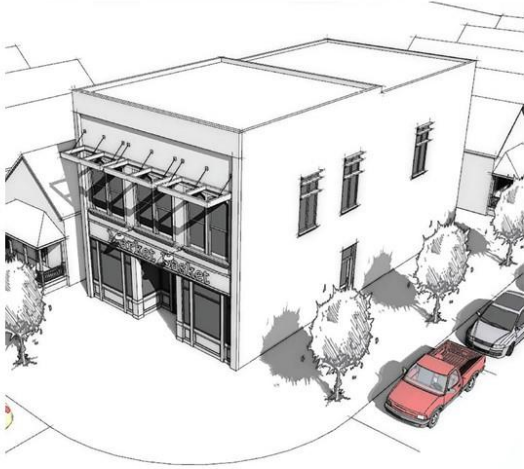
MEETING PRESENTATION



AGENDA

- 1 Introductions
- 2 The Commercial Locational Criteria (CLC)
- 3 Public Engagement
- 4 Proposed Changes
- 5 Design Criteria
- 6 Discussion
- 7 Next Steps

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 requires a rezoning but not a Comprehensive Plan amendment

THE CLC

Neighborhood Serving Commercial . . .



Fresh Foods



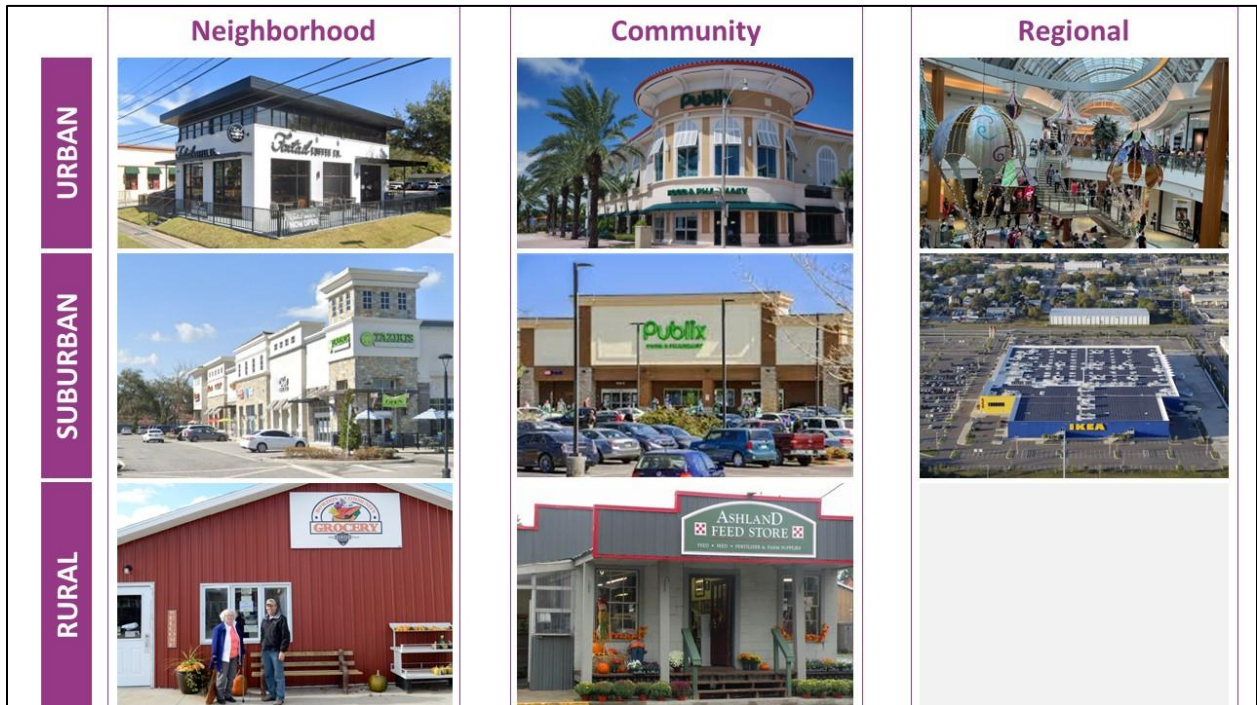
Prof. Services



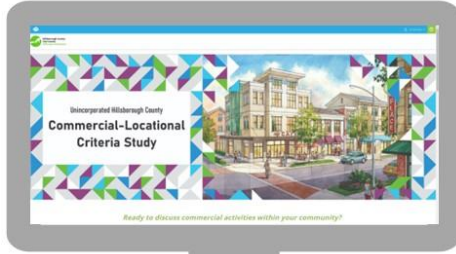
Health Care



Restaurants



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 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 Jan 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

PUBLIC ENGAGEMENT

- ❖ Planning Commission Project Page
- ❖ Interactive Project Website
 - ❖ Brief Survey
 - ❖ Community Comment Wall
- ❖ Newspaper Advertisements
- ❖ Plan Hillsborough Social Media Posts
- ❖ Partnership with Hillsborough County Communications
- ❖ Plan Hillsborough Newsletters
- ❖ APA Sun Coast Blast
- ❖ USF Student Planning Organization
- ❖ Citizen Questions

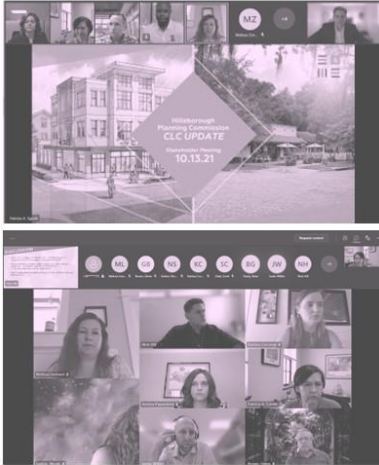
METHODS

- ❖ 12 Individual Interviews with BOCC
- ❖ 1 Group Interview with Planning Commission + 2 Briefings
- ❖ 4 Community Meetings
- ❖ Meetings with County Staff
- ❖ 4 Stakeholder Interviews

- Group A: Development Community
- Group B: Transportation Advocates & Organizations
- Group C: Engaged Citizens and Groups, including Neighborhood Associations, ULI, YIMBY, Tampa Bay EDC, UACDC, Hillsborough County Economic Development & Affordable Housing

MEETINGS

PUBLIC INPUT



- Accessibility and connectivity must be context sensitive
- Assist communities unable to meet their daily needs
- Residents are willing to walk if pedestrian facilities are readily available
- Revisions should not conflict with the Community Plans, some of which protect the rural areas
- Empower communities to determine the appropriateness of the CLC within their neighborhoods

PROPOSED CHANGES

MAJOR REVISIONS TO OBJECTIVE 22

Applicability. Clarifies that the primary intent of Obj. 22 is to encourage the provision of neighborhood-scale commercial uses closer to residents which can meet their daily needs for goods and services.



Land Uses. Revises and defines what land uses categories are applicable to the provisions of the CLC.

Location. Relies on the classification of roadways shown on the Context Classification Map to determine appropriate locations for neighborhood commercial instead of the Cost Affordable Map.



PROPOSED CHANGES

MAJOR REVISIONS TO OBJECTIVE 22

Node Separation. Requires a minimum distance between commercial nodes (based upon the context classification(s) of roadways forming the intersection) to prevent the proliferation of commercial activities within established rural and residential communities.

Business/Tenant Scale. Limits the scale of commercial uses within agricultural, low density residential, and industrial land uses to 20,000 ft² – with the sole exception being grocery stores (50,000 ft² max.).



Commercial Quadrant Scale. Establishes limits on the total square footage of commercial activities permitted at each node.

PROPOSED CHANGES

MAJOR REVISIONS TO OBJECTIVE 22

Waiver Eligibility. Limits waivers to the provisions of Obj. 22 to *building placement* (when onsite development constraints exist) and *node separation* (when it will not result in strip development or impacts to nearby residents).



Note. Existing opportunities for waivers from the *locational* and *intersection distance* criteria have been removed, as these standards have been reworked and improved as part of this update.

New FLUC. Establishes a new Future Land Use category (NMU-6), which can accommodate commercial and office developments that exceed the 'neighborhood commercial' definition without also greatly increasing density.

PROPOSED CHANGES

MAJOR REVISIONS TO OBJECTIVE 22



Design. Encourages or requires new neighborhood commercial activities permitted under the provisions of the CLC be designed in a manner which reflect quality design principles (e.g., landscaping, lighting, fenestration, etc.)

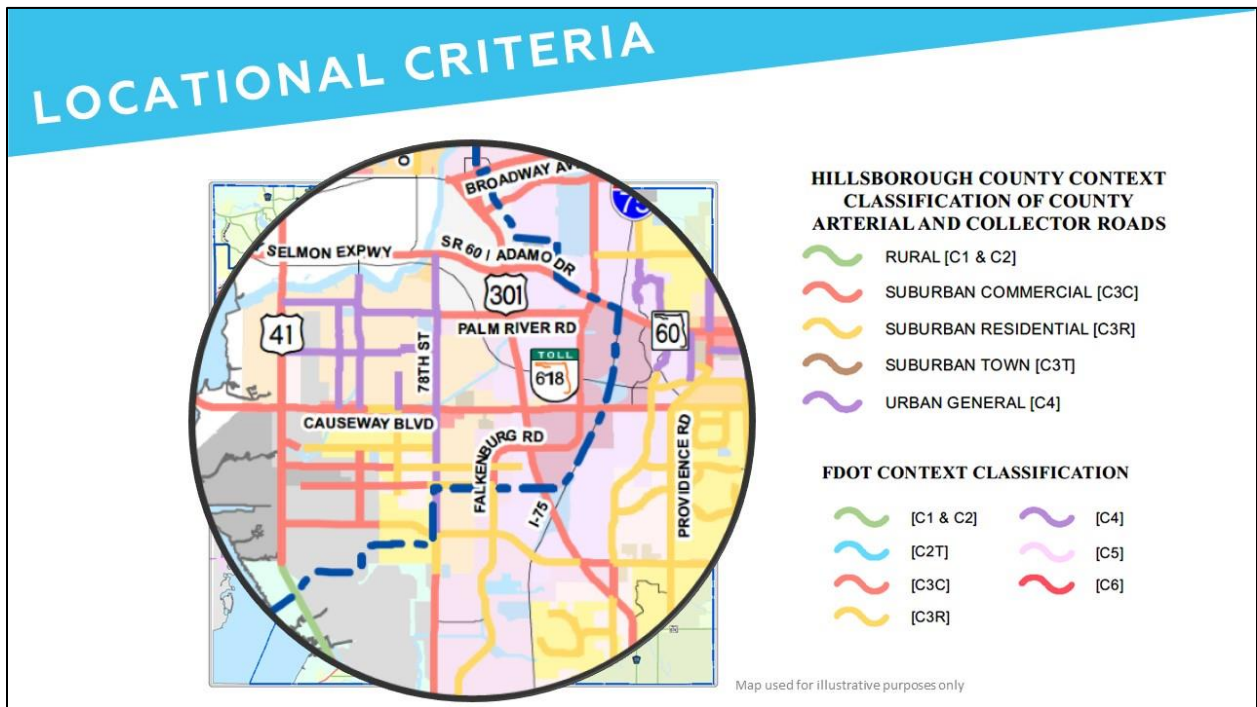
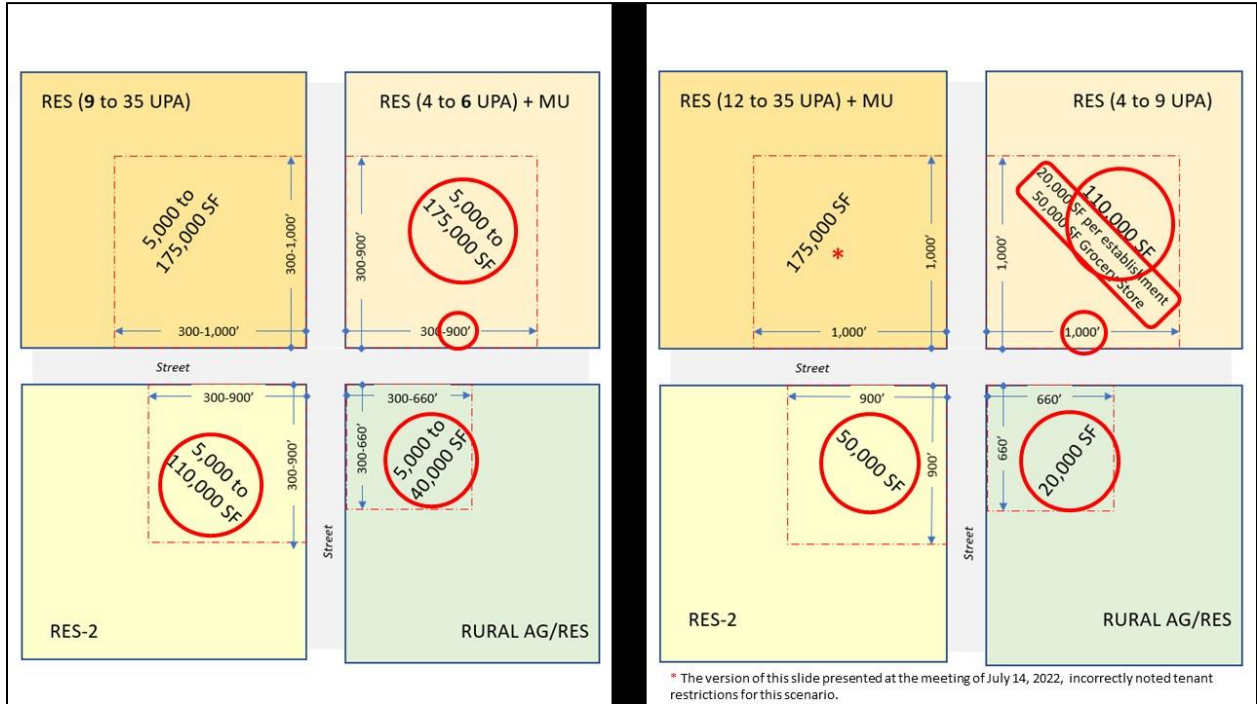
Connectivity. Encourages or requires context-sensitive connections to adjacent streets, sidewalks, and neighborhoods whenever practicable.

Community Plans. Requires that new neighborhood commercial activities be consistent with the locational and design provisions of any applicable Community Plan within the Livable Communities Element.

Hillsborough County Neighborhood Commercial Locational Criteria Table

	FLU	Commercial Zoning (Uses)	Roads (minimum classification)	Lanes (min)	Distance (+75% rule)	Floor Area Ratio	Max. GFA per Quadrant	Max GFA per Tenant
NEIGHBORHOOD	LI, LI-P, HI, RCP	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	900'	0.75	30,000	NA
	AM, A, AR	CN (limited per Policy 22.3.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	2	660'	0.25	20,000	NA
	AE							
	RES-1	CN (limited per Policy 22.3.a) + commercial ag uses (per Policy 30.5)	Context Classified Road/Major Local	2	900'	0.25	50,000	20,000 (50,000 grocery stores)
	RES-2							
	RES-4							
	RES-6	CN (limited per Policy 22.3.a)	Context Classified Road/Major Local	2	1,000'	RES-4 and 6: 0.25	110,000	20,000 (50,000 grocery stores)
RES-9	RES-9: 0.35							
COMMUNITY	NMU-4	CN, CG	Context Classified Road/Major Local	2	1,000'	NMU-4: 0.25	175,000	NA
	NMU-6					NMU-6: 0.35		
	RES-12	CN, CG	Context Classified Road/Major Local	2	1,000'	0.35	175,000	NA
	RES-16							
	RES-20							
	RES-35	CN, CG, CI, M	Context Classified Road/Major Local	2	1,000'	0.25	175,000	NA
	SMU-6							
REGIONAL	OC-20*	CN, CG, CI	NA	NA	NA	0.35 (0.75 non-retail)	350,000	NA
	CMU-12*	CN, CG, CI, M	NA	NA	NA	0.5 FAR	650,000	NA
	UMU-20*	CN, CG, CI, M	NA	NA	NA	1.0	Per FAR	NA
	ICMU-35*	CN, CG, CI, M				2.0		
	RMU-35*	CN, CG, CI, M				2.0		

* Not subject to Objective 22



LOCATIONAL CRITERIA

Hillsborough County Neighborhood Commercial Locational Criteria Node Separation Table

Roadway Classification	Rural	Suburban Commercial	Suburban Residential	Suburban Town	Urban General	Major Local
Rural	2 miles	2 miles	2 miles	2 miles	2 miles	2 miles
Suburban Commercial	2 miles	None	1	None	None	1
Suburban Residential	2 miles	1	1	1	1	1
Suburban Town	2 miles	None	1	None	None	1
Urban General	2 miles	None	1	None	None	1
Major Local	2 miles	1	1	1	1	Prohibited

DESIGN CRITERIA

- Building Placement
- Site Access & Circulation
- Compatibility
- Building Design

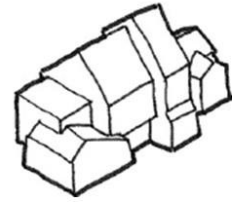


Renderings used for illustrative purposes only

DESIGN CRITERIA

Building Design

- Massing
- Facades appearance/architecture
- Proportion of windows
- Landscaping / Buffers
- Lighting
- Low Impact Development practices



Renderings used for illustrative purposes only

DISCUSSION

design standards



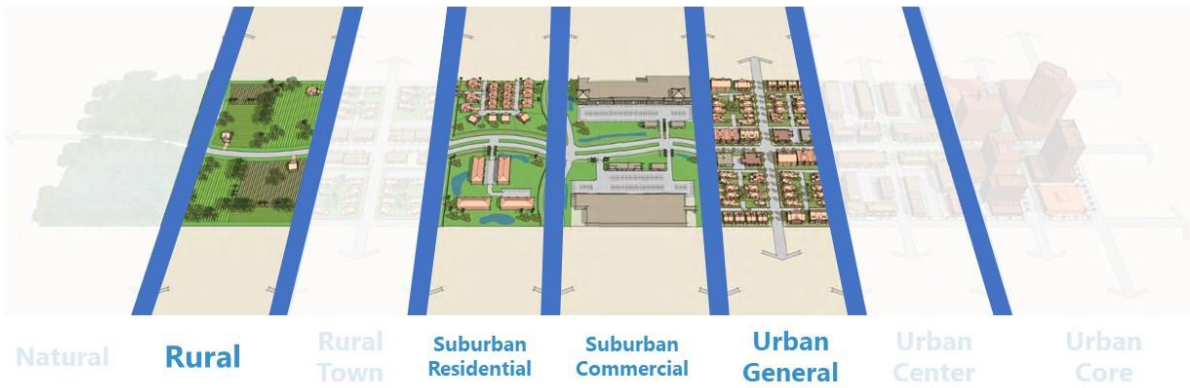
DISCUSSION

building placement



DISCUSSION

tenant size limitations



DISCUSSION

gas stations in rural areas



Rural

DISCUSSION

office uses at intersections



NEXT STEPS



- I. Revise Draft CLC Language
- II. August 8th - PC Hearing
- III. August 11th - BOCC Transmittal Hearing
- IV. October 13th - BOCC Adoption

CONTACT US

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Executive Planner



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Public Input Website

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

**Andrea
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Planner II



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County Project Website

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

THANK YOU!

