



**Hillsborough
Planning Commission
CLC UPDATE**

**BOARD OF COUNTY
COMMISSION HEARING**

January 26,
2023



**Hillsborough County
City-County
Planning Commission**



THE CLC

- ❑ The County strives to support **mixed-use communities** which accommodate **all modes of transportation**
- ❑ The Comprehensive Plan provides criteria to allow **commercial developments within residential or industrial** future land use categories (*Objective 22 - CLC*)
- ❑ Improve the contents and functionality of the CLC by:
 - Revising **outdated** language
 - Reevaluating **waiver** options
 - Reflecting the vision to cultivate **mixed-use, multi-modal** communities
 - Ensuring the **protection** of existing neighborhoods from incompatible development
 - Refining the relationship between commercial **scale** and **context**

PUBLIC FEEDBACK

- ❑ Planning Commission Project Page
- ❑ Interactive Project Website
 - ❑ Survey (**277** Responses)
 - ❑ Comment Wall (**79** Comments)
 - ❑ CLC Drafts & Engagement Summary Memos (**54** Downloads)
- ❑ Multiple Newspaper Advertisements
- ❑ Several rounds of Constant Contact
- ❑ APA Sun Coast Blast
- ❑ Plan Hillsborough Twitter/Facebook Posts
- ❑ Commissioner Newsletter Advertisement
- ❑ Plan Hillsborough Newsletters
- ❑ Partnership with Hillsborough County Communications
- ❑ Citizen Questions

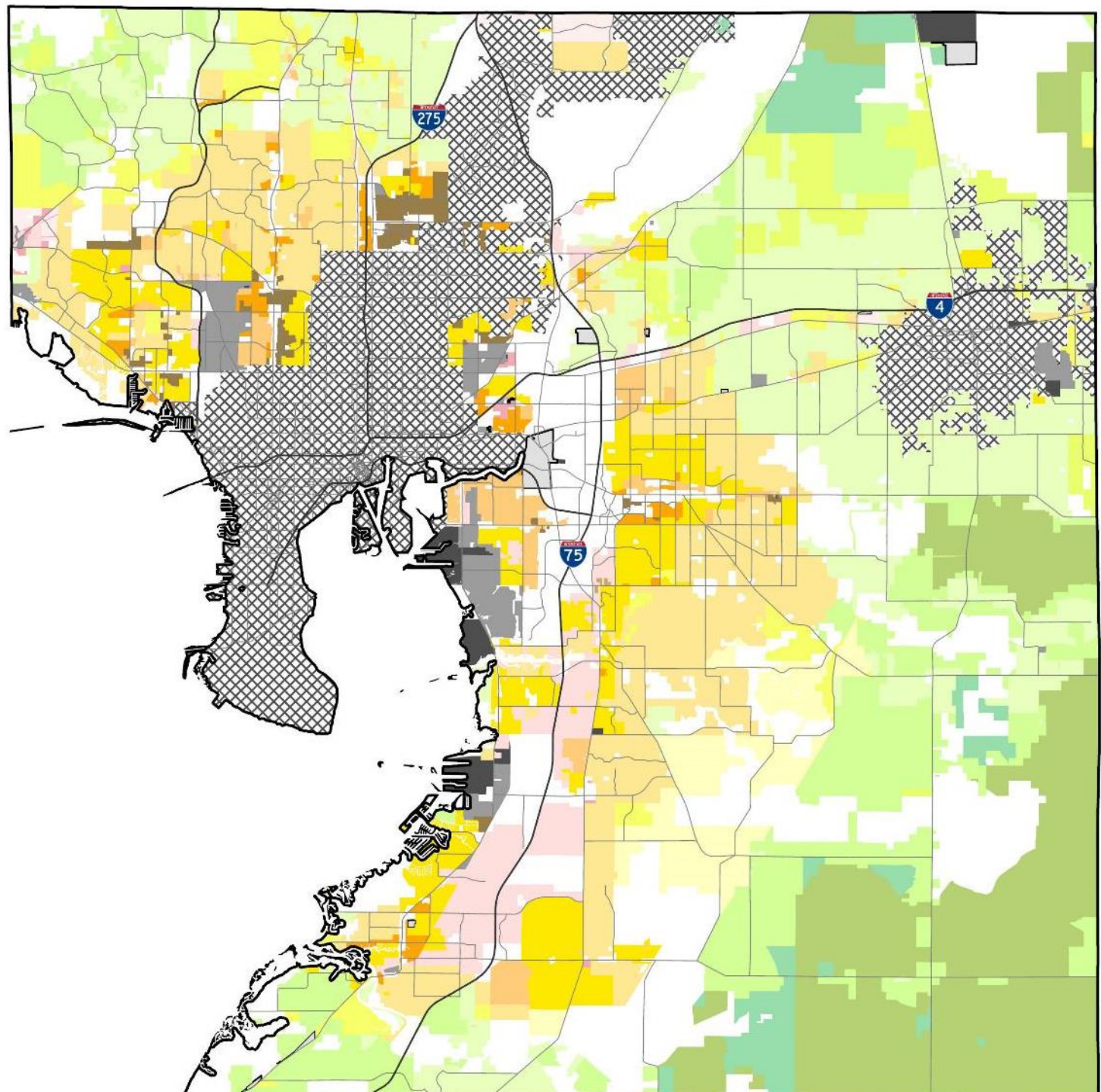
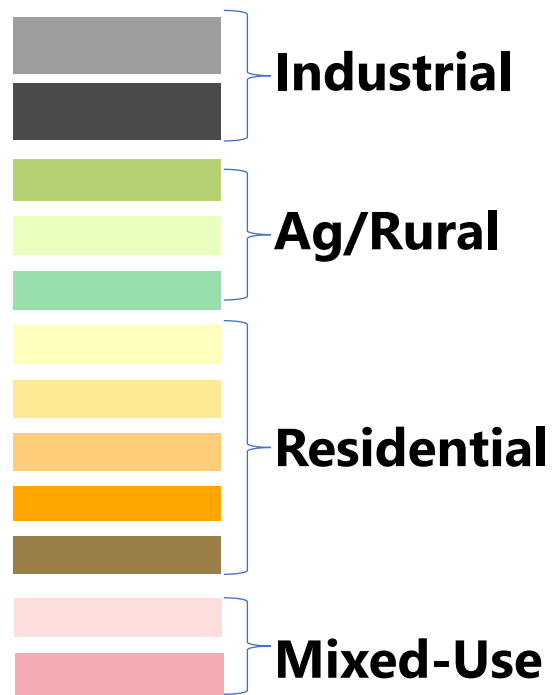
METHODS

- ❑ **17** Individual Interviews with BOCC
- ❑ Group Interview with Planning Commission / **Two** individual briefings
- ❑ **Four** Meetings with County Staff
- ❑ **Six** Community Meetings
- ❑ **Three** Stakeholder Interview Sessions
 - Group 1: Development Community
 - Group 2: Transportation Advocates & Organizations
 - Group 3: Engaged Citizens/Groups (**600** invites sent) including Neighborhood Associations, ULI, YIMBY, Tampa Bay EDC, UACDC, Hillsborough County Economic Development & Affordable Housing
- ❑ **Two** Developer/Industry-Initiated Meetings

MEETINGS

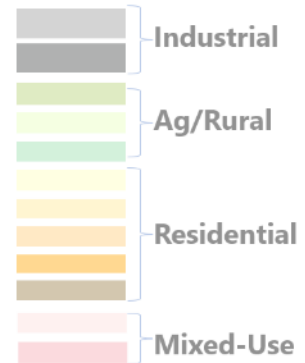
APPLICABILITY

FUTURE LAND USE

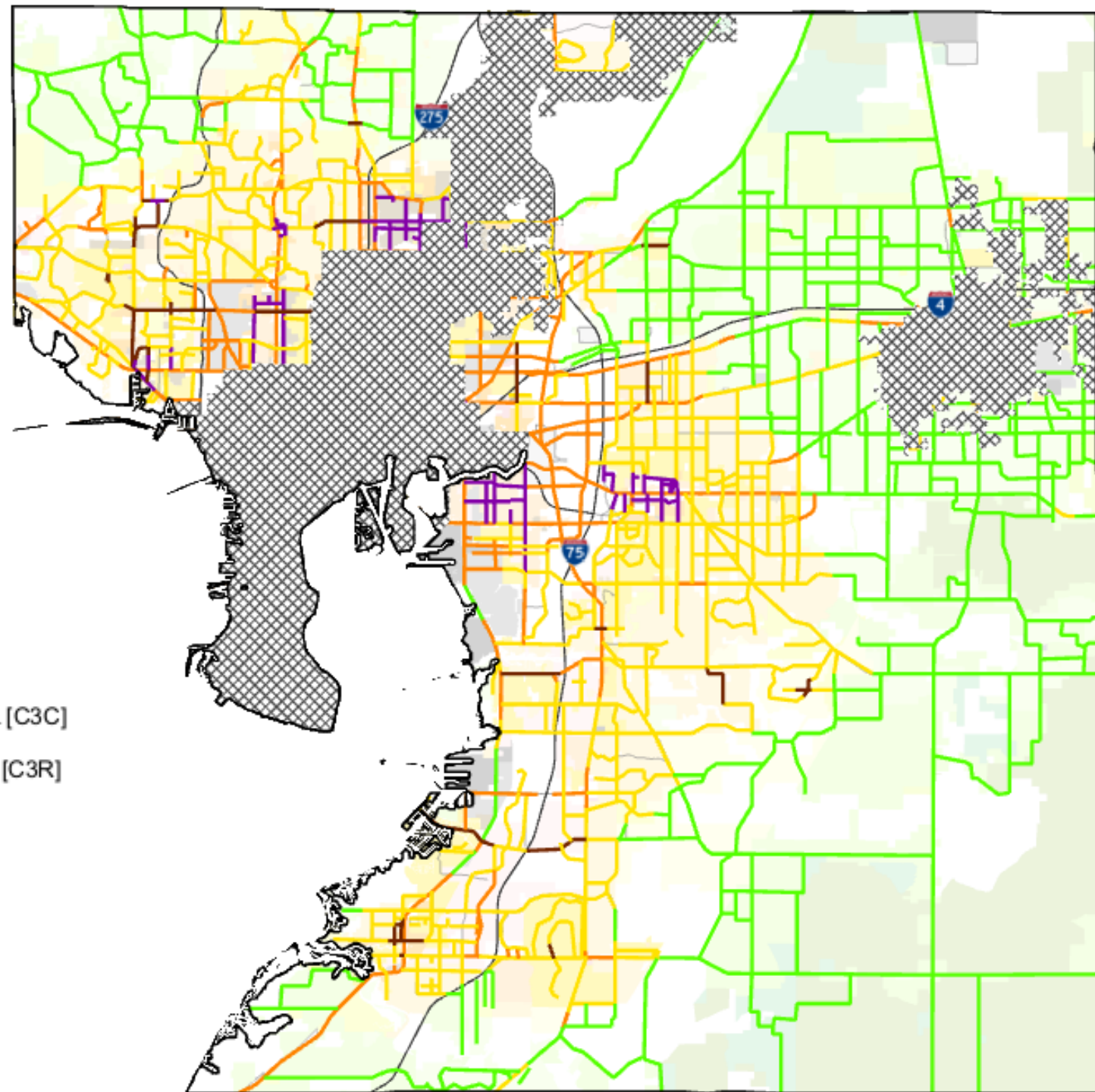
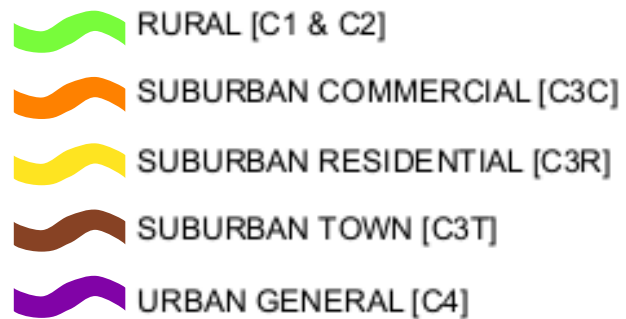


APPLICABILITY

FUTURE LAND USE

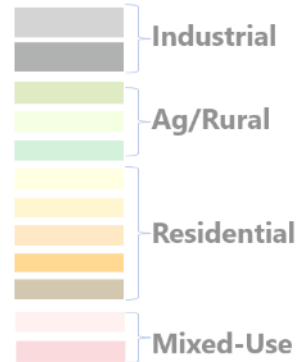


CONTEXT CLASSIFICATION

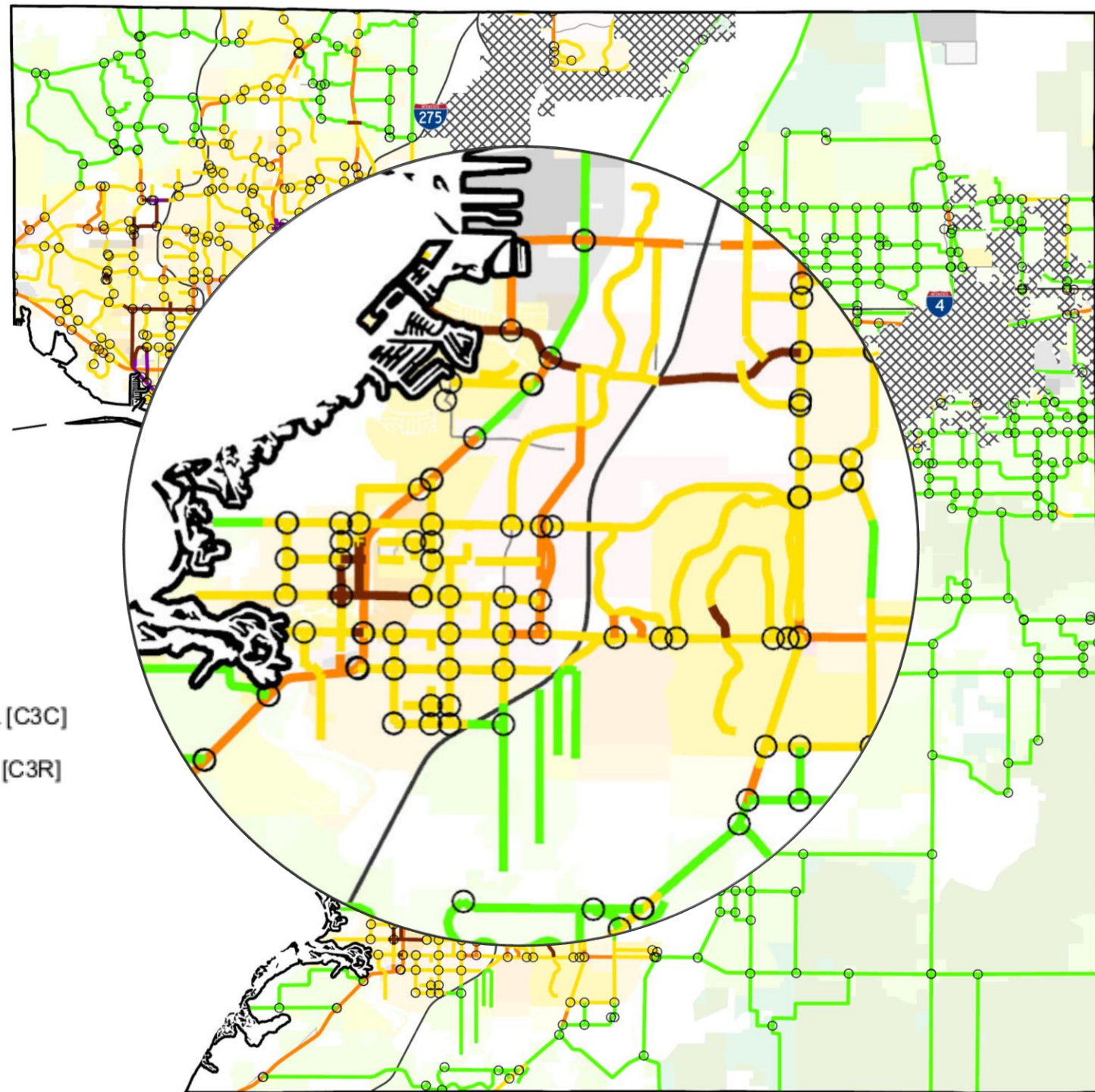
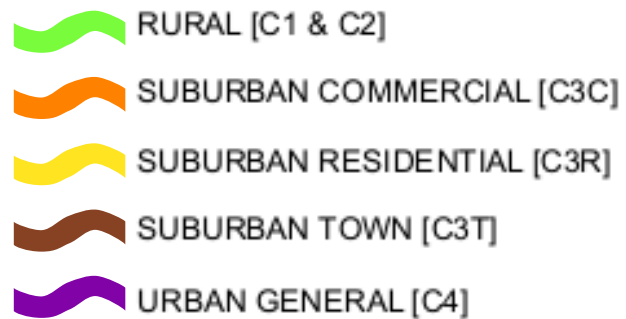


APPLICABILITY

FUTURE LAND USE



CONTEXT CLASSIFICATION

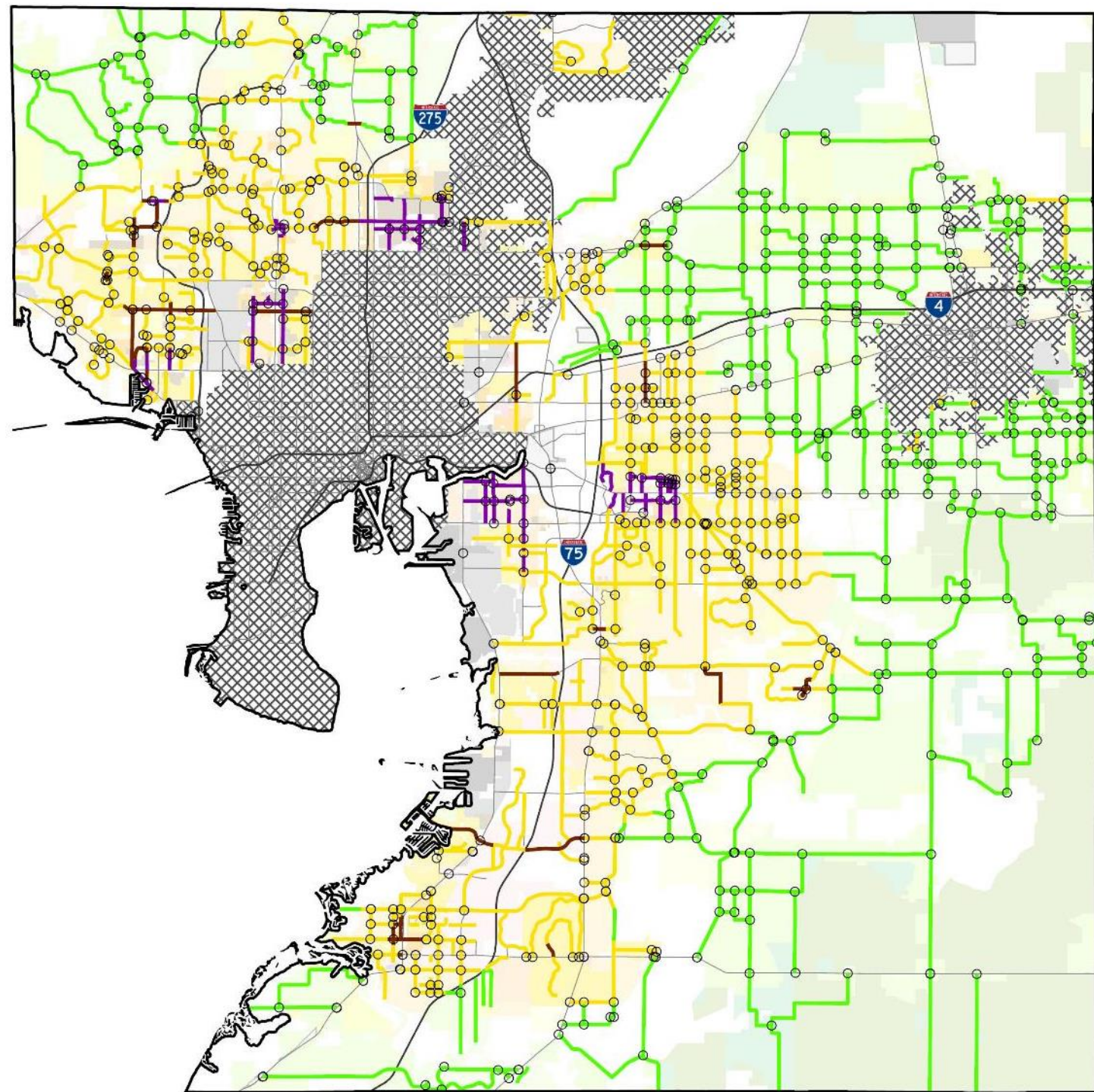


+ 345 INTERSECTIONS

APPLICABILITY

Exempt intersections along **Suburban Commercial Roadways** from:

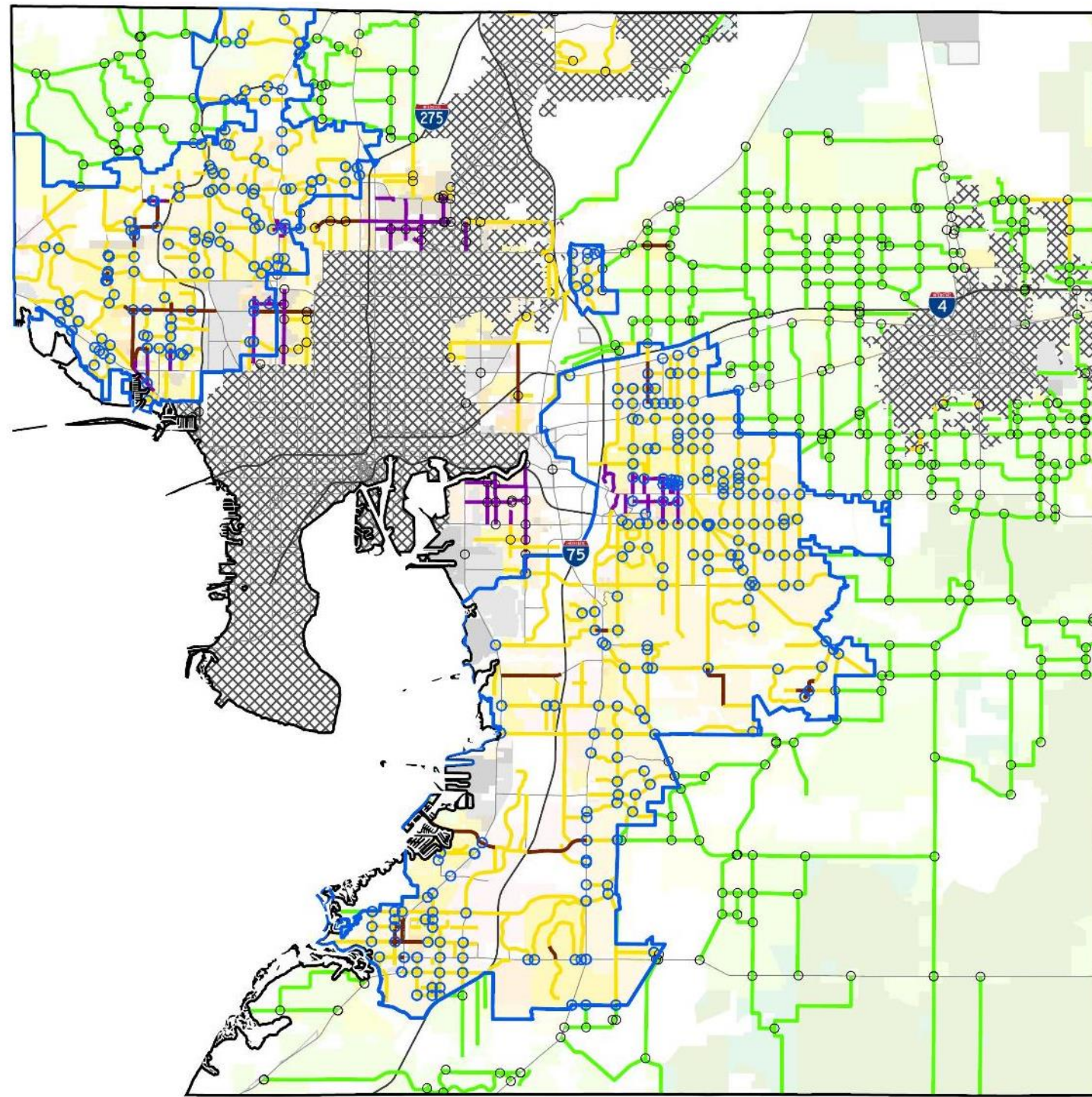
- Building placement
- Maximum tenant size
- Auto-related use limitations



APPLICABILITY

Exempt intersections within the **Urban Service Area** from:

- Maximum development size (use FAR instead)



CHANGES NOT MADE*

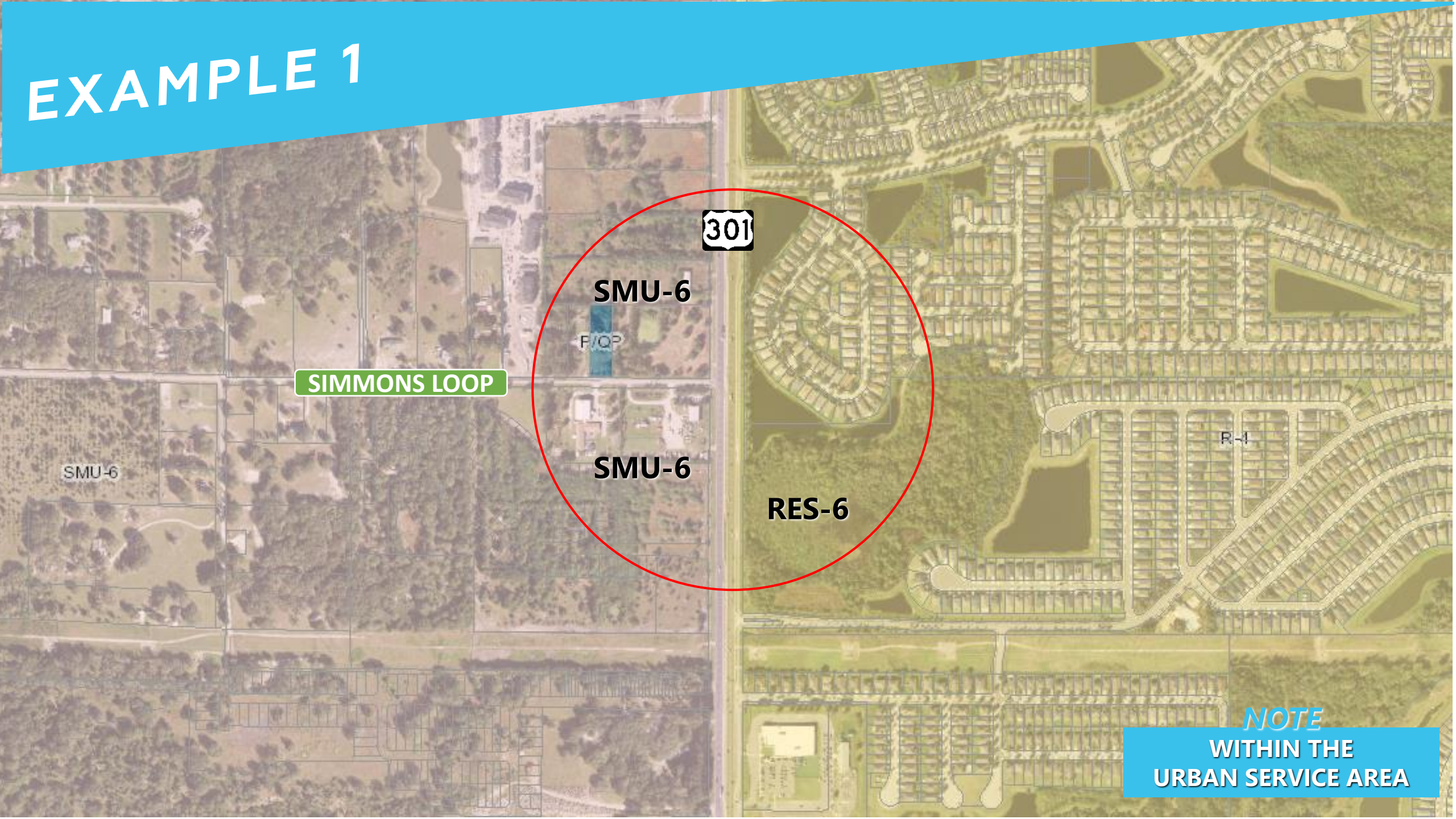
- ❑ Request to **waive tenant size and building design requirements** for sites along Suburban **Residential** road
- ❑ Request to allow **drive-through establishments** within CN *limited* by right
- ❑ Eliminate **minimum separation** between commercial nodes as the requirement could encourage more driving
- ❑ Waive **building location and design standards** for existing suburban areas



* Requests made by some members of the development community



EXAMPLE 1



301

SMU-6

F/CP

SIMMONS LOOP

SMU-6

RES-6

R-1

SMU-6

NOTE
WITHIN THE
URBAN SERVICE AREA

EXAMPLE 1 (EXISTING)

SIMMONS LOOP (Major Local)

5,000 sf
max.



(6-Lanes)
301

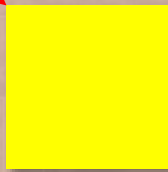
NOTE
WITHIN THE
URBAN SERVICE AREA

EXAMPLE 1 (PROPOSED)

SIMMONS LOOP

(Suburban Residential)

250,000 sf (.25 FAR)



1,000'

1,000'

(Suburban Residential)

301

NOTE
WITHIN THE
URBAN SERVICE AREA

EXAMPLE 1 COMPARISON

US 301 and Simmons Loop

Standard	Current	Proposed
Uses Permitted	CN, CG, CI, & M	CN, CG, CI, & M
Max. Distance from Intersection	300 ft.	1,000 ft.
Maximum Intensity	5,000 sf (no size waiver allowed)	0.25 FAR
Waiver Required?	No	Yes (node separation)

EXAMPLE 2



RES-6

RES-6

R-12

BLOOMINGDALE AVE

RES-6

RES-4

WATSON RD

NOTE
WITHIN THE
URBAN SERVICE AREA

EXAMPLE 2 (EXISTING)



BLOOMINGDALE AVE

(4 Lanes)

300'

300'

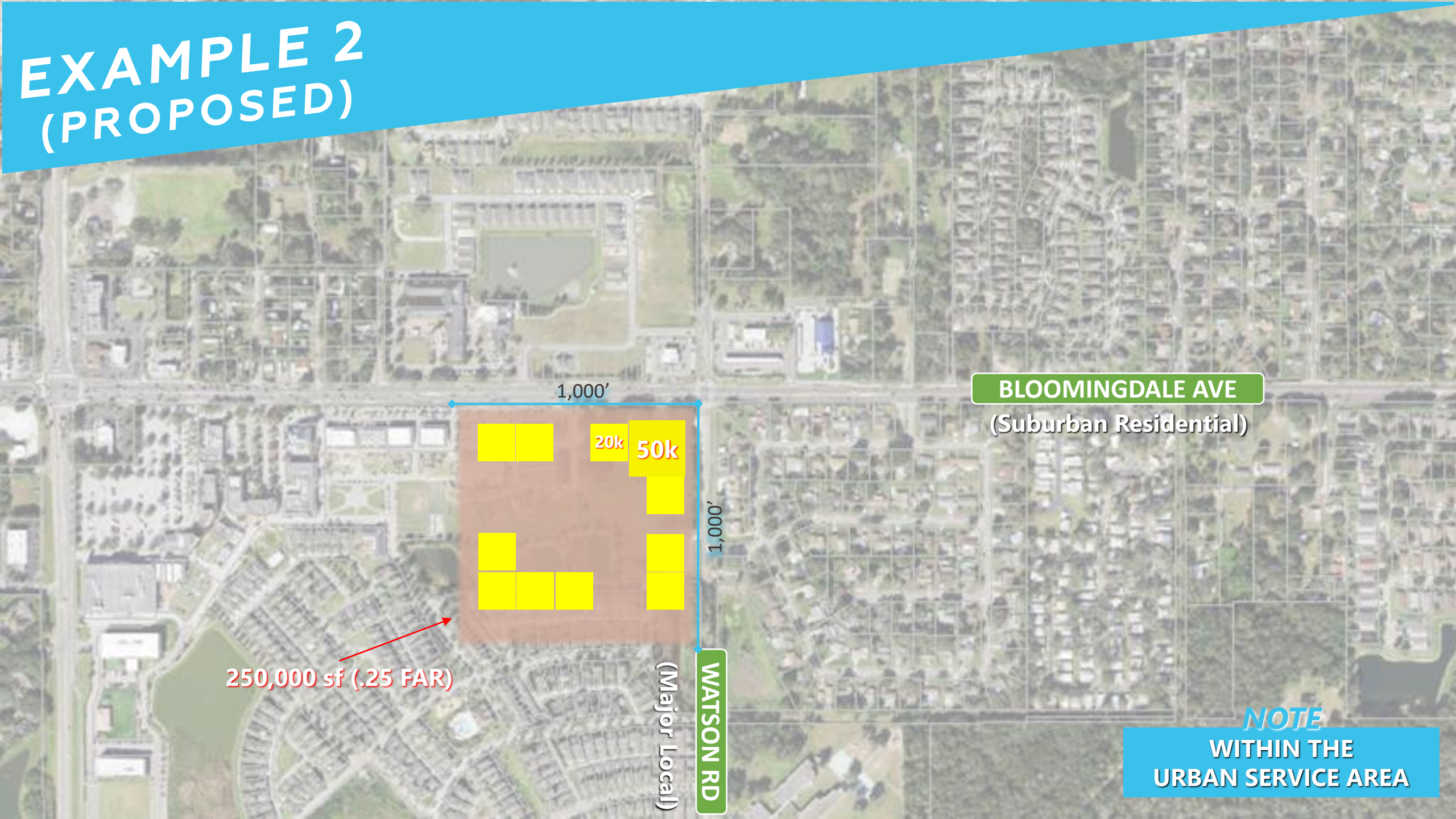
5,000 sf

WATSON RD

(Major Local)

NOTE
WITHIN THE
URBAN SERVICE AREA

EXAMPLE 2 (PROPOSED)



BLOOMINGDALE AVE

(Suburban Residential)

1,000'

20k 50k

1,000'

WATSON RD

(Major Local)

250,000 sf (.25 FAR)

NOTE
WITHIN THE
URBAN SERVICE AREA

COMPARISON

Bloomington Av / Watson Rd

Standard	Current	Proposed
Uses Permitted	CN & CG*	CN Limited
Max. Distance from Intersection	300 ft.	1,000 ft.
Maximum Intensity	5,000 sf	0.25 FAR
Waiver Required?	No	Yes (node separation)
Other Considerations	n/a	Tenant size limited to 20,000 sf (50,000 sf for grocery stores); Building placement & design considerations

An architectural rendering of a city street scene. The scene features several multi-story buildings with brick and stone facades, balconies, and awnings. A street with a car and pedestrians is visible. A large orange diamond shape is overlaid on the center of the image, containing the text 'AGENCY COMMENTS/CONSISTENCY'.

**AGENCY
COMMENTS/
CONSISTENCY**

AGENCY COMMENTS

- Hillsborough County Development Services Department
- Hillsborough County Attorney's Office
- Hillsborough County Economic Development Department
- Hillsborough County Community and Infrastructure Planning Department
- EPC
- Transportation Planning Organization

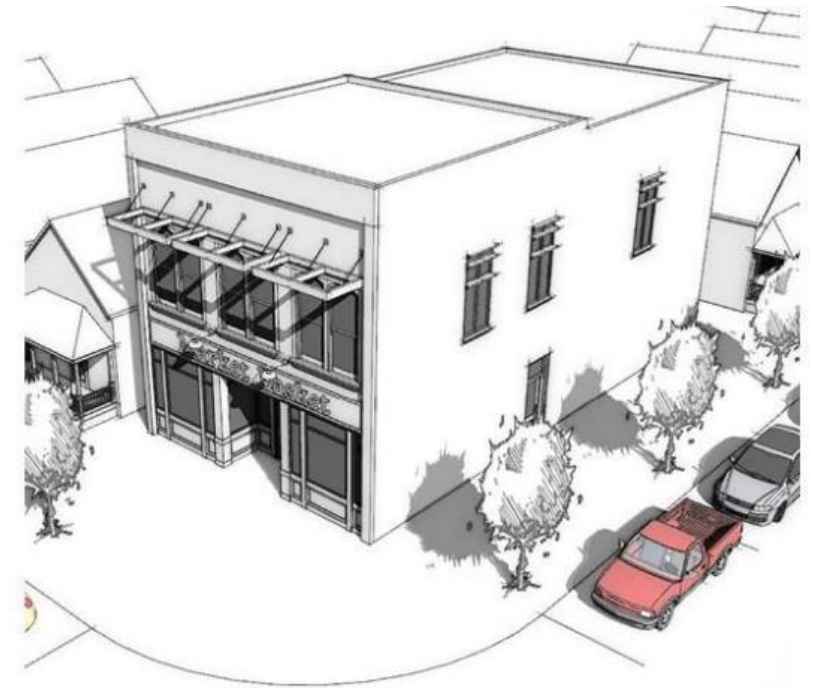


CONSISTENCY REVIEW

Consistent with the following Comprehensive Plan goals, objectives, and policies:

Future Land Use Element

- Rural Area (*Objective 4*)
- Neighborhood/Community Development (*Objective 16 & Policies 16.1, 16.2, 16.3 & 16.5*)
- Community Planning (*Objective 18 & Policy 18.1*)
- Commercial Locational Criteria (*Policy 22.5*)
- Discouraging Strip Commercial Development (*Objectives 23 & 24 & Policies 23.2, 23.3, 23.4, 23.5 & 24.2*)
- Commercial Character (*CDC Goal 9 & Policies 9-1.1, 9-1.2, 9-1.3 & 9-1.4*)
- Suburban Residential Character (*CDC Goal 8*)



CONSISTENCY REVIEW

Consistent with the following Comprehensive Plan goals, objectives, and policies:

Mobility Section

- Promote Connectivity (*Goal 4, Objective 4.1 & Policies 4.1.1, 4.1.2 & 4.1.3*)
- Provide Choices When Not Driving (*Goal 5, Objective 5.7 & Policies 5.7.1, 5.7.2, 5.7.3, 5.7.4, 5.7.5 & 5.7.9*)
- Ensure Compatibility with Context (*Goal 7, Objective 7.1 & Policies 7.1.1 & 7.1.3*)



Neighborhood

Recommendation

Planning Commission recommends that the proposed Text Amendment be found **CONSISTENT** with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*



**Hillsborough County
City-County
Planning Commission**

NEXT STEPS

- State Review
- Adoption Hearing

DRAFT AVAILABLE FOR REVIEW:

<https://planhillsborough.org/commercial-locational-criteria-study>



CONTACT US

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Executive Planner



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Public Input Website

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

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County Project Website

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

THANK YOU!



THANK YOU!