**Hillsborough County
City-County
Planning Commission**

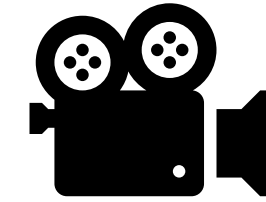# HOW SHOULD WE GROW?
LET US KNOW.

Unincorporated Hillsborough County
Comprehensive Plan –
Future Land Use Section Update
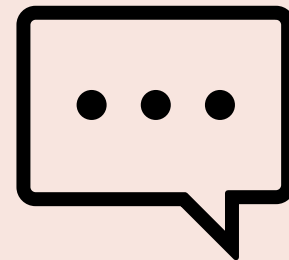
Public Meeting #1: April 25, 2023
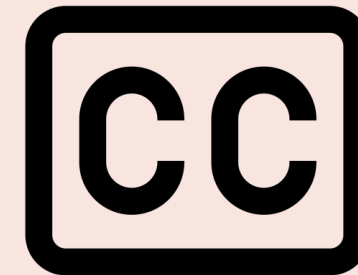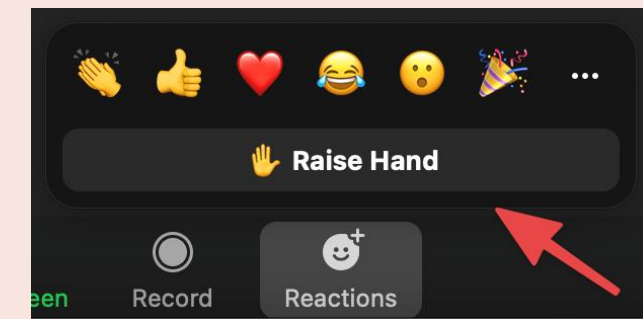
PlanHillsborough.org/hclanduse

HOUSEKEEPING

This meeting is being recorded.

Use the "Chat" feature for questions or comments to the presenters

Click the "Live Transcript" button to enable closed captioning

Use the "Raise Hand" button to ask a question

Please keep your mic and camera off unless you want to speak

Recording and slides will be shared after the meeting

Technical Issues? Email charlesc@plancom.org

AGENDA

- **Welcome & Introductions**
- **About the Comprehensive Plan & Land Use Section**
- **What changes are we anticipating?**
- **Breakout Groups**
- **Next steps & stay involved**
- **Q&A**

The Team

Melissa Lienhard, AICP
Project Manager/Executive Planner
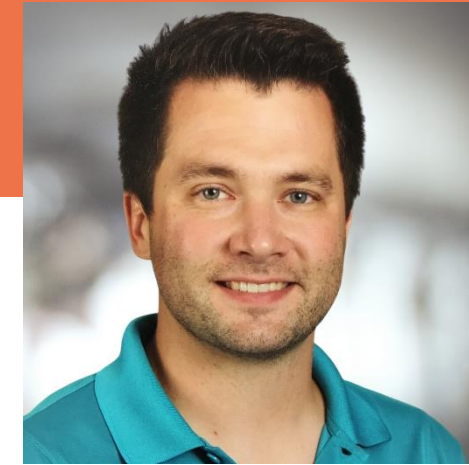
Andrea Papandrew, AICP
Senior Planner

Amy Elmore, AICP
Consultant Project Manager

Michelle Simmons
*Senior Community
Outreach Specialist*

Alex Burns
Community Planner

Hillsborough County
City-County
Planning Commission

TAKE THE SURVEY

Scan the QR Code or visit bit.ly/letusknowhc

What will Unincorporated Hillsborough County look like in 20 years?

How should we grow?
LET US KNOW.

Hillsborough County Departments

For Questions about:	Contact:	Phone:
Zoning or Development Code Violations	Code Enforcement	(813) 274-6600
Zoning, Permitting, Building Inspection	Development Services	(813) 272-5600
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Poll Question 1

What are the most noticeable changes you have seen in your neighborhood and community in the last 5 years?

What is the
Comprehensive Plan
& Future Land Use?

Purpose and Uses

- Required by State Law for each local government

- Sets long-range policy direction for a community

- Approved by the local elected officials (Board of County Commissioners)

- Provides high-level direction on land use, environmental protection, infrastructure, mobility, and public services

- Typically updated every 7-10 years

- Zoning and Land Development Code must be consistent with the Comprehensive Plan

Hillsborough County City-County Planning Commission

Natural Open Space
- Recreation and Open Space
- Coastal Management
- Environmental and Sustainability

One Water
- Stormwater
- Wastewater
- Potable Water
- Resource and Supply Protection

Creating Great Places

Community And Built Environment
- Future Land Use
- Mobility
- Housing

Governance
- Intergovernmental Coordination
- Capital Improvements
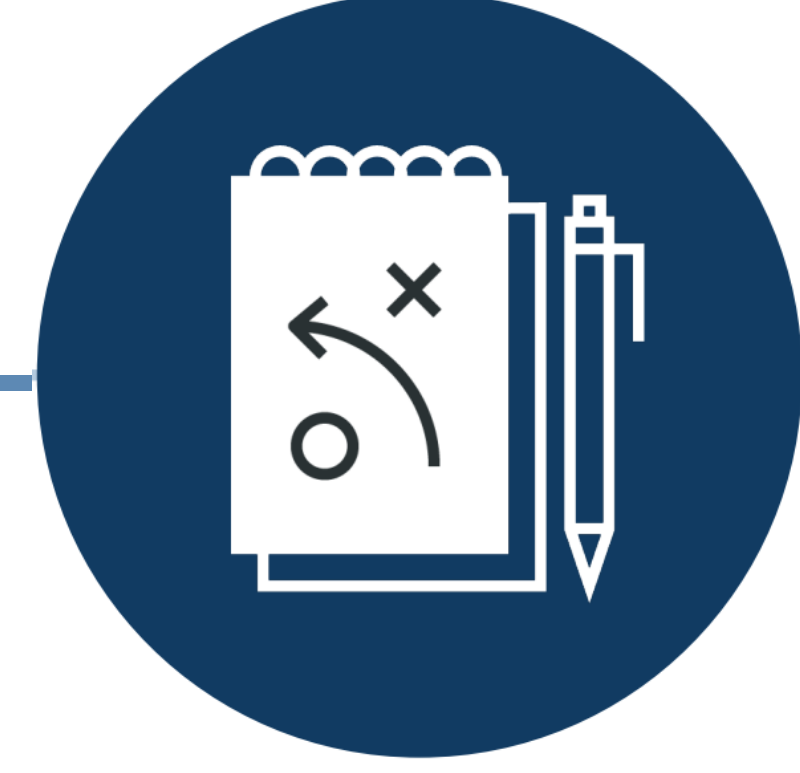- Solid Waste
- Public Schools

Purpose and Uses

GOAL

General statement about a desired future outcome. Provides long-term vision and serves as plan's foundation.

OBJECTIVE

More specific statement that provides direction to achieve a given goal.

POLICY

Specific course of action or rule of conduct used to achieve goals and objectives of the plan. Guides day-to-day decision making.

What a Comprehensive Plan can do

Envision Future Growth
Summarize community values and designate growth and preservation areas

Provide Consistency
Determine consistency of new development with community vision

Prioritize Funding
Guides funding toward infrastructure improvements in specific areas

Protect Resources
Separate incompatible land uses and protect resources to ensure a thriving community

What a Comprehensive Plan cannot do

Issue or manage permits

Enforce code regulations

Design roadway improvements or manage traffic and parking

Regulate specifications for building layouts, setbacks, or uses

Implement or change Zoning Districts

Identify engineering or stormwater specifications

What is Future Land Use?

Designates areas into broad categories

Separates incompatible land uses

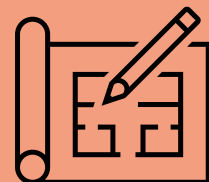New development must be consistent with FLU map

Outlines range of uses, maximum densities/intensities

Future Land Use vs. Zoning

Future Land Use

Zoning

Guides purpose and character of growth

Regulates building size, setbacks, specific uses, etc.

Separates land into general categories

Used to approve/deny developments and uses

Sets maximum density and range of uses
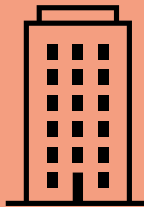
Defines specific districts within general categories

Maintain health, safety, and welfare by separating incompatible land uses

Urban Service Area

- Part of the adopted Future Land Use Element's Growth Management Strategy

- Pinpoints where current growth is focused

- Identifies urban/suburban development and rural areas

- Helps to create compatible development patterns that efficiently utilize land and county services

20%
Land that is vacant, developable or redevelopable within the Urban Service Area
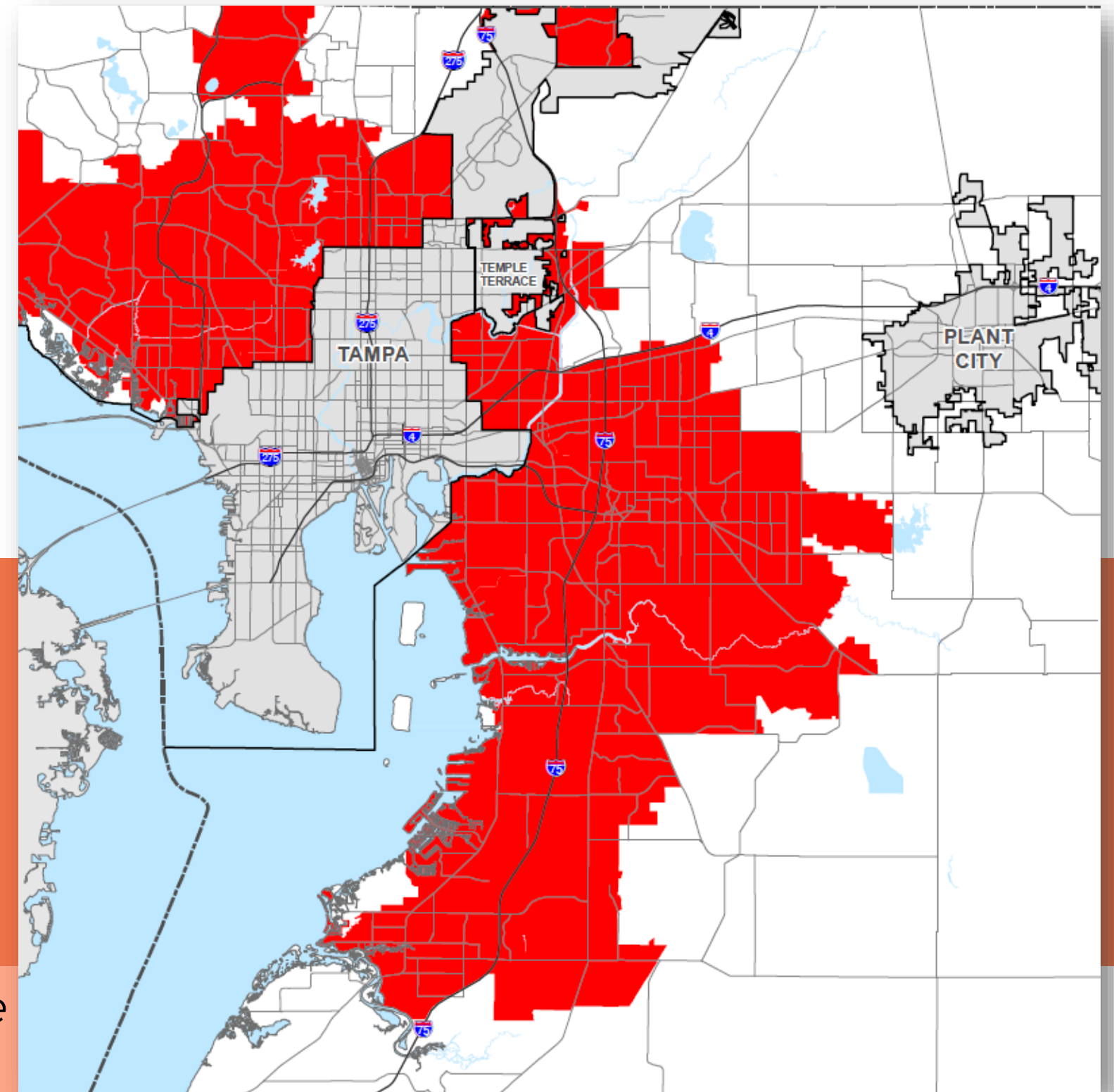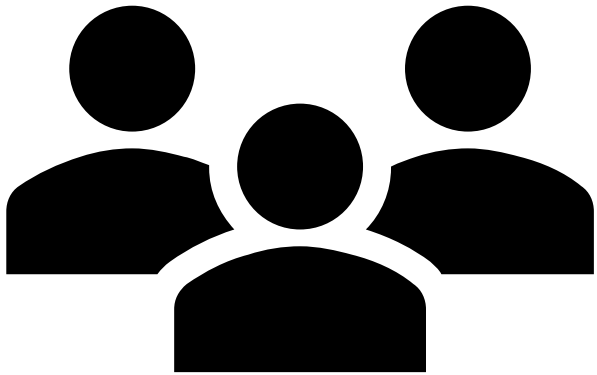

Source: Planning Commission, Jan. 2023
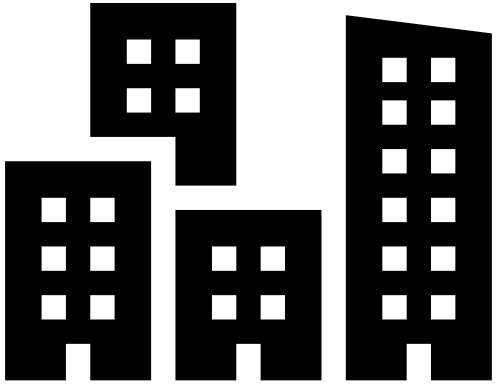*Note: 2,110 acres annexed by Plant City since 2015*

Why update the comprehensive plan?

By 2045, Unincorporated Hillsborough County will see...
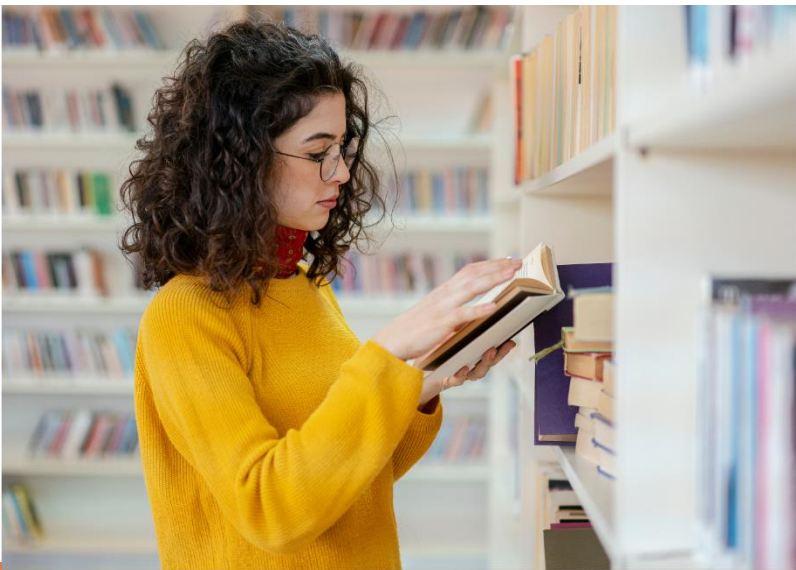
350,000 MORE PEOPLE

107,000 MORE JOBS

& Increasing demand for...
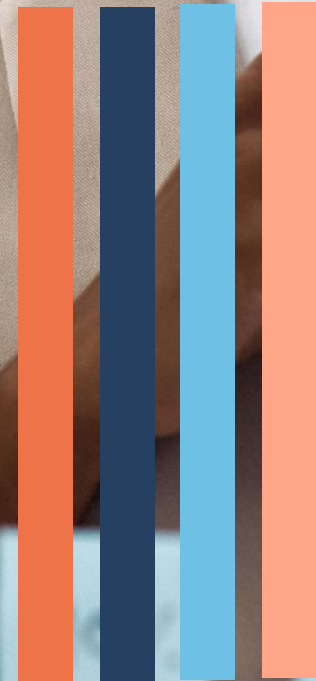
TRANSPORTATION

COUNTY SERVICES

SCHOOLS

RECREATION

Poll Question 2

What are your most important priorities for your neighborhood and/or community as Hillsborough County continues to grow?

What changes are
we anticipating?

Anticipated Changes

Minor streamline process changes
Typographical fixes

MAY

- Mixed Use
- Centers & Connections
- Commercial Location Criteria
- Transit Oriented Development

JUNE

- Timing of Growth & Expansion Area
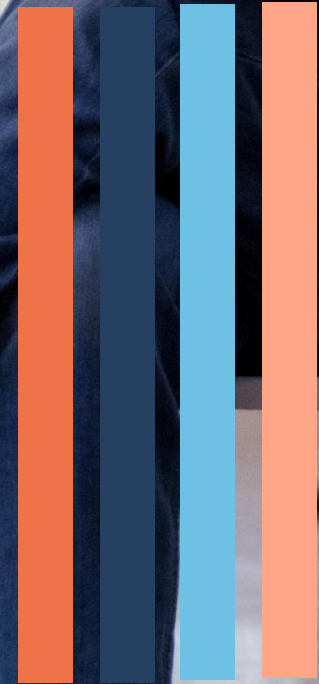- Preliminary feedback

JULY

- Wrap-up & final feedback

Poll Question 3

What characteristics of your neighborhood and/or community do you feel need to be preserved as we continue growing?

Break Out & Discussion

Break Out Groups

Unincorporated Hillsborough County is growing. What are your priorities?

- What do you think are our communities' strengths?

- What types of development do you want to see?

- What do you want to preserve (i.e. open space, way of life, etc.)?

- What should we try to avoid as we continue to grow?

- What community needs will increase with more growth?

Report Back

- What do you think are our communities' strengths?

- What types of development do you want to see?

- What do you want to preserve (i.e. open space, way of life, etc.)?

- What should we try to avoid as we continue to grow?

- What community needs will increase with more growth?

What's next?

Get Involved

PUBLIC MEETINGS

April 25	6PM	Virtual 🌐
May 16	6PM	In-Person
May 23	6PM	Virtual 🌐
June 22	6:30PM	In-Person
June 26	6:30PM	Virtual 🌐
July 18	6:30PM	In-Person
July 19	6:30PM	Virtual 🌐

PROJECT ADVISORY TEAM MEETINGS

May 2, June 13, & Aug 8 From 5PM, In-Person

All meetings are free & open to the public.

TAKE THE SURVEY

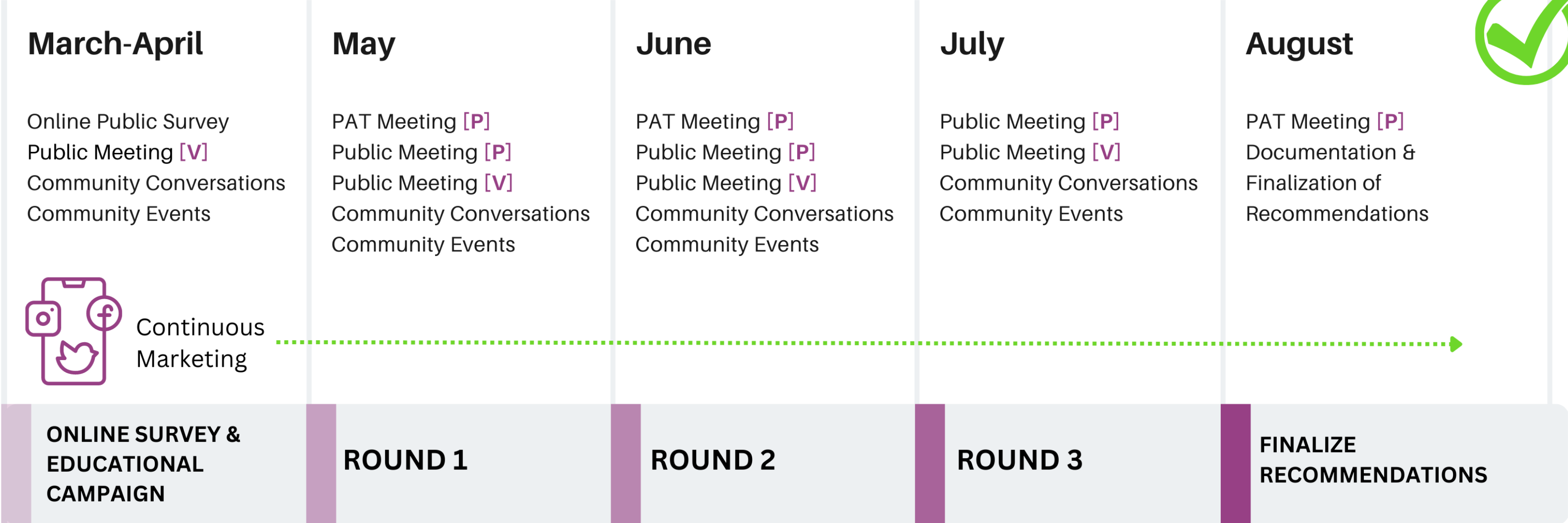Scan the QR Code or visit bit.ly/letusknowhc

Schedule

METROQUEST
ONLINE PUBLIC SURVEY

March-April

Online Public Survey
Public Meeting [V]
Community Conversations
Community Events

May

PAT Meeting [P]
Public Meeting [P]
Public Meeting [V]
Community Conversations
Community Events

June

PAT Meeting [P]
Public Meeting [P]
Public Meeting [V]
Community Conversations
Community Events

July

Public Meeting [P]
Public Meeting [V]
Community Conversations
Community Events

August

PAT Meeting [P]
Documentation & Finalization of Recommendations

Continuous Marketing

ONLINE SURVEY & EDUCATIONAL CAMPAIGN

ROUND 1

ROUND 2

ROUND 3

FINALIZE RECOMMENDATIONS

[V] Virtual   [P] In-Person

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