



Hillsborough County
City-County
Planning Commission

HOW SHOULD WE GROW? LET US KNOW.

Unincorporated Hillsborough County
Comprehensive Plan –
Future Land Use Section Update

Project Advisory Team Meeting #1:
May 2, 2023

PlanHillsborough.org/hclanduse





AGENDA

- **Welcome & Introductions**
- **About the Future Land Use Update**
- **Goals for the future**
- **What changes are we anticipating?**
- **Guided discussion**
- **Next steps & stay involved**
- **Q&A**

The Team



Melissa Lienhard, AICP
Project Manager/Executive Planner



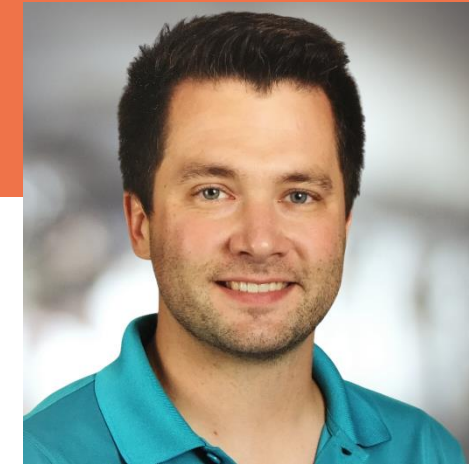
Andrea Papandrew, AICP
Senior Planner



Amy Elmore, AICP
Consultant Project Manager



Michelle Simmons
Senior Community Outreach Specialist



Alex Burns
Community Planner



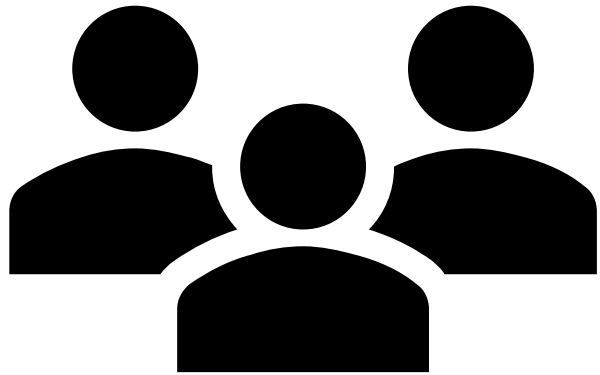
How should we grow?
LET US KNOW.

About the Future
Land Use Update



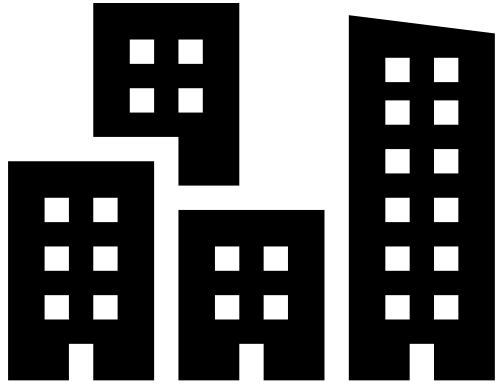
What will we look like in 20 years?

By 2045, Unincorporated Hillsborough County will see...



**350,000
MORE PEOPLE**

**107,000
MORE JOBS**



& Increasing demand for...



TRANSPORTATION



COUNTY SERVICES



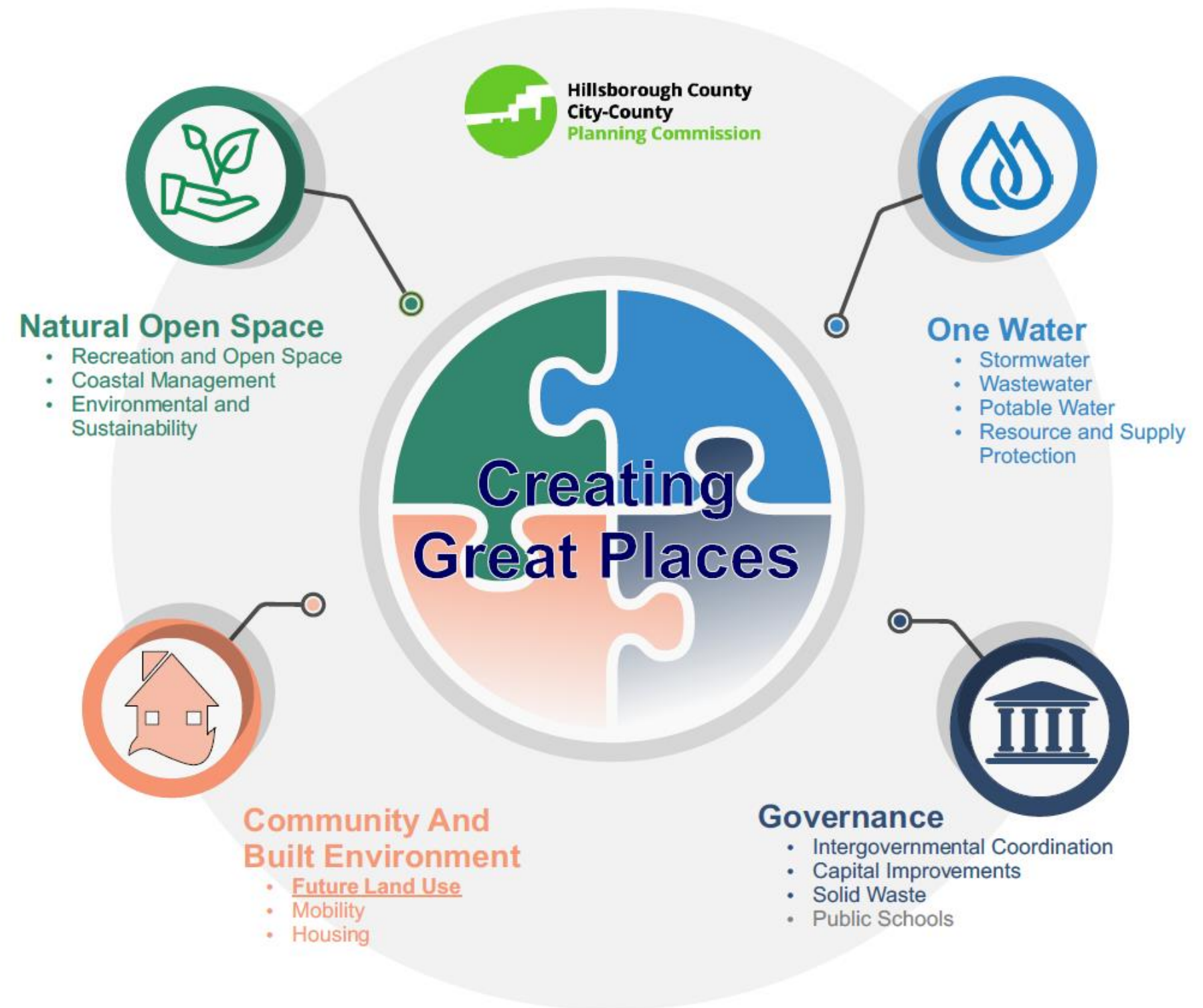
SCHOOLS



RECREATION

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

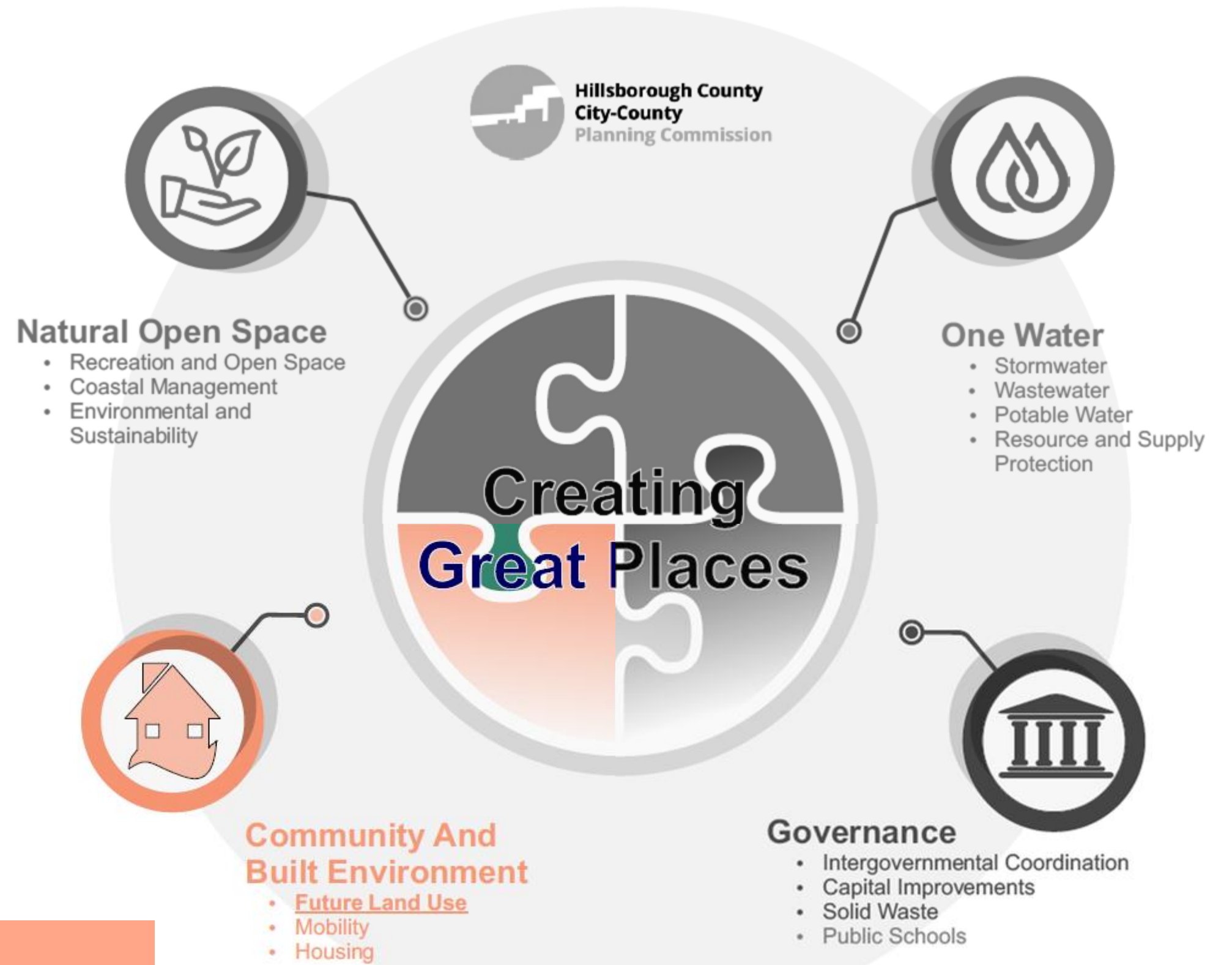


Current Updates

- Natural Open Space
- One Water
- Governance
- Community and Built Environment
 - Mobility
 - Housing



The Future Land Use Section is the last major piece of the puzzle.



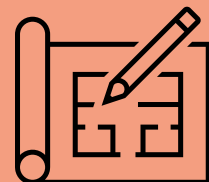
Future Land Use vs. Zoning



Future Land Use



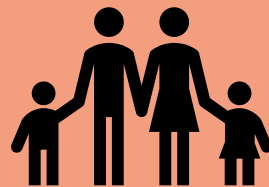
Guides purpose and character of growth



Separates land into general categories



Sets maximum density and range of uses



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



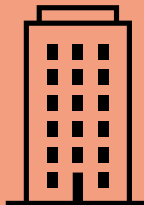
Zoning



Regulates building size, setbacks, specific uses, etc.



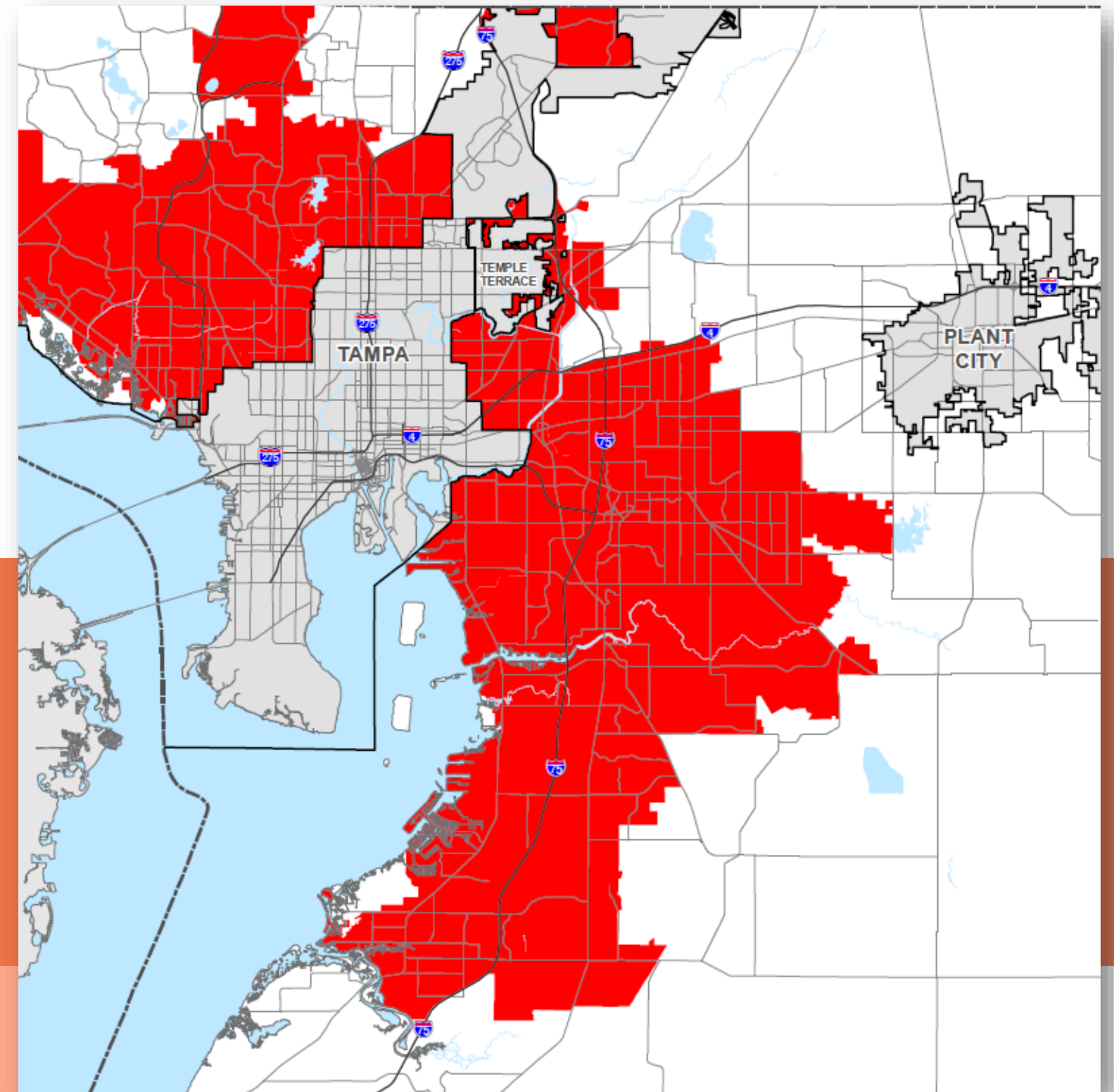
Used to approve/deny developments and uses



Defines specific districts within general categories

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



Goals for the future

- **Identifying goals, objectives, and policies that set our community up for success**
- **Currently 1 goal for 700+ policies**
- **More user friendly**
- **8 goals to reflect main sections**
- **Draft reviewed by BOCC and PC**

Growth Management

GOAL 1

Maintain a land use pattern that **concentrates growth in the Urban Service Area and in strategic expansion areas** that is supported by existing or planned public facilities and services.

GOAL 2

Ensure that the character, compatibility and location of land uses **optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture**. Ensure density and intensities are maintained through the Future Land Use Map.

Community Context

GOAL 3

Ensure that land use decisions **consider local context, impacts on disadvantaged/underserved communities** promote cohesion between new development and existing communities, reinforce community identity and promote an overall more livable community.

Development

GOAL 4

Create safe, livable, and sustainable communities serving the needs of all residents which **provide opportunities for housing, jobs and services** in close proximity with a variety of mobility choices.

GOAL 5

Provide for a variety of agricultural and rural residential land uses to meet the needs of a diverse population and support sustainable, **thriving and quality rural communities.**

Development

GOAL 6

Provide for a built environment with the goal of fostering a prosperous community, **increase business activity and improving public health, safety and welfare.**

... Balance with Natural Resources ...

GOAL 7

Seek a balance between the preservation of natural systems and the built environment, while simultaneously being prepared for adverse natural events. Provide an environment where people naturally interact with each other and their community, including streets, parks and other public facilities.

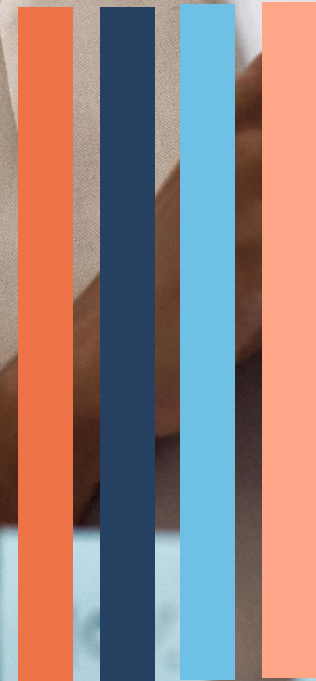
Economic Development

GOAL 8

Seek land use and development patterns which will **promote employment and economic growth.**



What changes are we anticipating?



What's Staying the Same?



AGRICULTURE

- Minor revisions to reflect current programs
 - Input from County staff, EPC and AEDC

OPEN SPACE

- Not changing community gathering space or clustering policies
 - Protects natural resources and retains character

RURAL COMMUNITIES

- Residential Planned - RP-2
- Wimauma Village - WVR-2
- Planned Environmental Community - PEC 1/2

COMPATIBILITY

- Neighborhood protection (compatible land uses)
- Waterfront policies –
 - Application of Density for lands fronting water bodies

What's Staying the Same?



DENSITY/INTENSITY

- No changes to calculations
- No changes to wetland density credit
 - 25%+ wetlands calculation
- Infill bonus to remain
 - Incentivize along major corridors and mixed use
 - Commercial uses, revitalizing older areas, mixed-use

BUILDING DESIGN

- Reorganizing community design component
- Keeping site design policies
 - Access management, pedestrian network, landscaping (LDC)

COMMUNITY PLAN

- Enables 22 community plans in the Livable Communities Element

MIX OF USES

Anticipated Changes



Minor streamline process changes
Typographical fixes

JUNE 13:

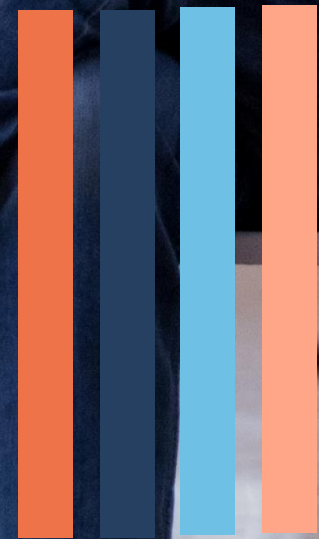
- Discussion of potential updates
 - Centers & Connections
 - Commercial Location Criteria
 - Transit Oriented Development

AUG 8:

- Timing of Growth & Expansion Area
- Economic Development (PAT Only)
- Equity (PAT Only)
- Discussion of recommended updates



Discussion



GUIDELINES

- **Allow everyone a chance to speak**
- **Listen respectfully, without interrupting**
- **Do not use inflammatory language**
- **Ideas not related to this discussion will be placed in our “Parking Lot”**

Discussion

- What are the strengths of the Comprehensive Plan?
- What are areas where the Comprehensive Plan can be improved?
- Out of the areas remaining the same, is there anything under those topics areas you feel is missing?

Discussion

- What topics should we examine more closely for future PAT meetings?
- Are there other topics that haven't been discussed yet?
- How can we improve our public outreach?




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

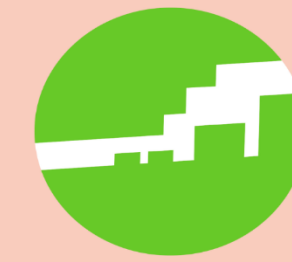
All meetings are free & open to the public.

Spread the word

Please encourage friends, family, and anyone else who lives, works, and/or plays in Unincorporated Hillsborough County to get involved!



PUBLIC MEETING



Hillsborough County
City-County
Planning Commission

Let's talk about our future!
How should we grow?
Let us know!



IN PERSON

TUESDAY, MAY 16

FROM 6PM

Brandon Park & Rec Center
502 E Sadie St.
Brandon, FL 33510

VIRTUAL

TUESDAY, MAY 23

FROM 6PM

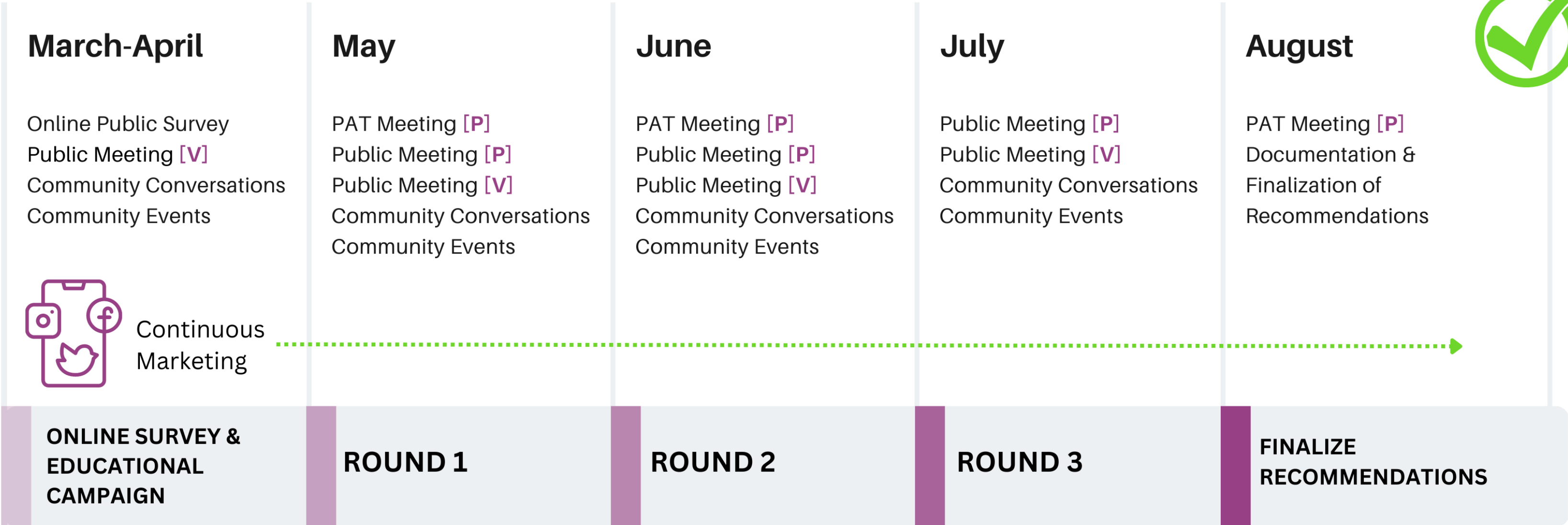
REGISTER HERE:

bit.ly/howdowegrow2

Schedule



METROQUEST
ONLINE PUBLIC SURVEY



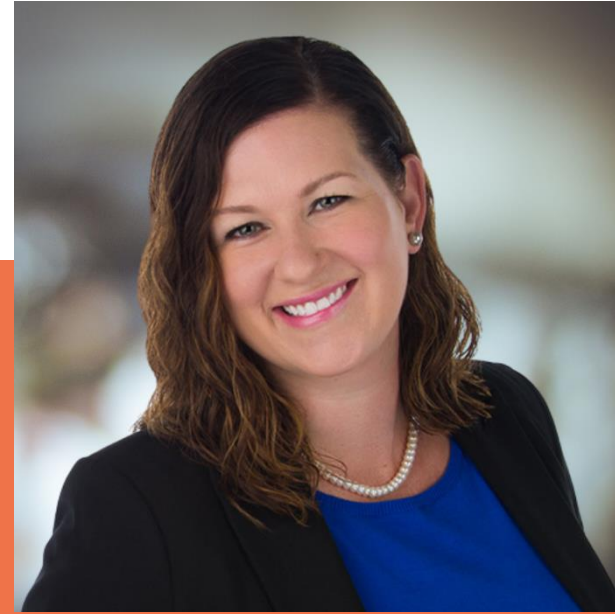
[V] Virtual [P] In-Person

Get in Touch



Hillsborough County
City-County
Planning Commission

Contact us for more information.



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Visit our website and follow us on social media.



planhillsborough.org/hclanduse



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
Community, Transportation, or Infrastructure Studies	Community and Infrastructure Planning	(813) 635-5400
Roads/Transportation	Public Works	(813) 635-5400