



Hillsborough County City-County Planning Commission

Memorandum

September 10, 2024

To: Board Members, Board of County Commissioners

From: Jay Collins, AICP, Planning Commission staff

Re: Initial Consideration of HC/CPA 24-35 and HC/CPA 24-37, Privately Initiated Comprehensive Plan Text Amendments to expand the Urban Service Area boundary

Pursuant to the Comprehensive Plan Amendment Procedures Manual for Unincorporated Hillsborough County (Procedures Manual), once a privately initiated text amendment to the *Unincorporated Hillsborough County Comprehensive Plan* is applied for, Planning Commission staff will schedule the item for initial consideration at a meeting of the Board of County Commissioners (BOCC). The Procedures Manual further states:

The Planning Commission will prepare a report to accompany the application that shall include, at a minimum, the following information:

- a. A determination of resources needed for adequate review*
- b. A recommendation on the timeframe to review the amendment*
- c. A recommendation on additional public outreach to be conducted by the applicant beyond what is required by this manual.*

A determination of resources needed for adequate review

The proposed amendment can be adequately reviewed with existing staff resources. The following items have been found appropriate due to the fact that the proposed USA Extension applies to a specific geographical area rather than applying to properties countywide. The following items have been determined as needed in order to adequately review the proposed amendment:

- An applicant analysis of how the request is consistent with the Comprehensive Plan.
- An applicant report analyzing the compatibility of the proposed USA Extension with the surrounding Future Land Use pattern. Additional data may be requested if necessary to provide for an adequate review.

A recommendation on the timeframe to review the amendment

Per applicable requirements, Planning Commission staff has determined a recommended timeframe to review the amendment. It is recommended that once all the supplemental items listed above are submitted, PC staff have found it sufficient, the additional community meeting occurs, then the item will be scheduled into a plan amendment cycle and dates set for a public hearing with the Planning Commission



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and a transmittal hearing with the BOCC. The Planning Commission staff is in the process of developing a publicly initiated amendment to expand the Urban Service Area in the same geographic area. Therefore, it is also recommended that the Board consider these amendments run concurrent to the extent feasible so that that relevant data, analysis and other information can be gathered to better understand the proposed text implications.

If the Board so desires and directs a concurrent rezoning for the property, and the zoning application is submitted and found sufficient, this may result in an extension to the recommended timeframe based on the need to coordinate the overall review.

A recommendation on additional public outreach to be conducted by the applicant

Per the Procedures Manual requirements, the Planning Commission staff has determined the following additional outreach be conducted by the applicant beyond what is already required by the Procedures Manual:

- It is the applicant's responsibility to hold at least one neighborhood meeting in addition to what is required by the Procedures Manual for map amendments. This meeting shall be open to the public and at an ADA-accessible location near to the subject site, which is generally located south and west of the intersection of Balm Road and Balm Wimauma Road.
- The applicant will be responsible for mailed notice of the neighborhood meeting consistent with the Procedures Manual. This mailed notice will be sent out at least 10 days prior to the meeting date.
- Once the applicant has determined the date, time, and location of the additional community meeting, the applicant shall provide this information to Planning Commission staff no later than 20 calendar days prior to the community meeting date. Please note it is expected that the attendance will be above average based upon community interest, so the applicant should accommodate accordingly.
- Planning Commission staff will notify, on behalf of the applicant via email 10 days prior to the meeting date, any party who has signed up to receive updates pertaining to the Board directed USA Expansion Study.
- The applicant will be responsible for all costs associated with all mailed notices and all costs associated with the neighborhood meetings, including but not limited to, venue reservation costs.
- Planning Commission staff shall provide a sign-in sheet template that the applicant will use at the community meeting. The applicant shall provide Planning Commission staff with a scanned version of the original and completed sign-in sheet from the meeting, as well as a summary of topics discussed, and a summary of comments made by the public.
- Signs announcing the neighborhood meeting shall be posted at the following locations: (1) The intersection of Balm Road and Balm Wimauma Road one at each stop sign aligned with stopping traffic; and (2) at the neighborhood meeting location. Photos of the signs at the specific locations should be submitted to Planning Commission staff upon posting.
- The applicant shall follow the map amendment requirements outlined in the Procedures Manual for signage and mailed notices for Planning Commission and BOCC public hearings.

Board Action

The Procedures Manual also addresses the process for the meeting wherein the initial consideration by the BOCC is to be made:

At the scheduled meeting, the applicant will be afforded time to make a presentation and public testimony will be permitted.

Following board discussion, the BOCC shall take one of the following actions after review of the report by the Planning Commission and testimony provided by the applicant:

- a. Motion to take no further action on the application. A refund of 80% of the amount of the application fee will be provided should this occur.*
- b. Motion to allow the application to proceed for review and public hearing in accordance with the procedures outlined herein. Said motion shall address the Planning Commission's recommendations on the review timeframes, public outreach and provision of additional resources (if applicable).*

If you have any questions regarding this assessment or need further information, please contact Jay Collins, AICP at (813) 582-7335 or Melissa Lienhard, AICP at (813) 547- 4364.

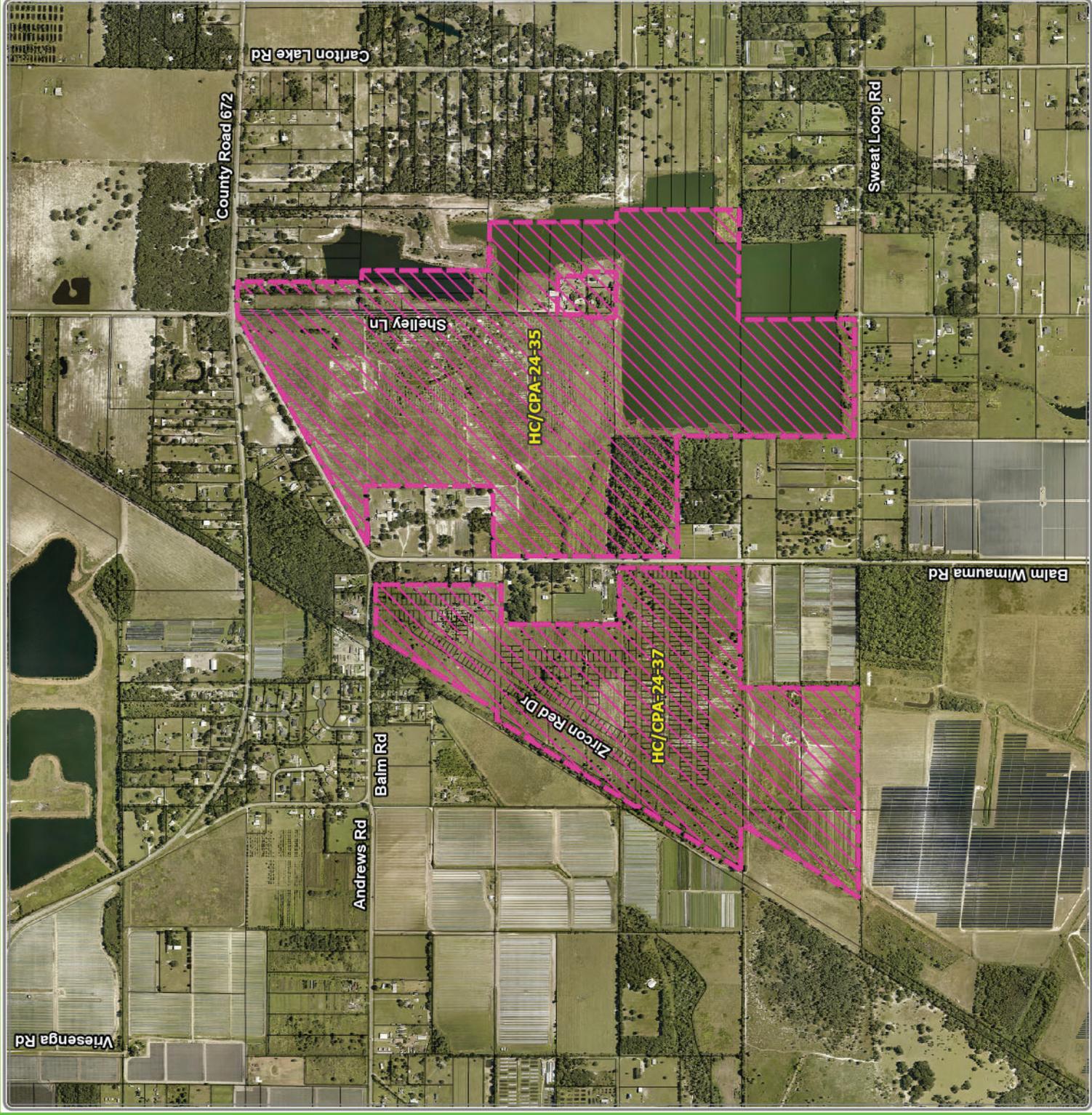
Attachments: Application and Map

FIGURE 2
 UNINCORPORATED HILLSBOROUGH COUNTY
 AERIAL PHOTOGRAPHY
 HC/CPA 24-35 & 24-37

PROPOSED USA EXPANSION AREA

LEGEND

-  PLAN AMENDMENT AREA
-  PROPOSED EXPANSION AREA
-  JURISDICTION BOUNDARY
-  COUNTY BOUNDARY
-  URBAN SERVICE AREA



AERIAL PHOTOGRAPHY 2017: Hillsborough County Property Appraiser
 PARCELS: Hillsborough County Property Appraiser
 JURISDICTION BOUNDARIES: Hillsborough County City/County Planning Commission
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, no accuracy is warranted by Hillsborough County City/County Planning Commission.



Comprehensive Plan Text Amendment

Extending the Urban Service Area Boundary

The Applicant, Eisenhower Property Group, LLC, seeks a Comprehensive Plan Text Amendment for approximately 177 acres in Wimauma, situated southeast of County Road 672 and Balm Wimauma Road (collectively, the “Site”). The specific area in question received approval for a Planned Development encompassing 356 single family units and shown below outlined in blue.

The Applicant seeks to expand the Urban Service Area (“USA”) boundary to include the Site.



It is important to mention that the Hillsborough County Comprehensive Plan is currently undergoing updates to align with the needs of the County up to the year 2045, particularly in response to population growth. In this report, it is more pertinent to refer to the forthcoming Comprehensive Plan policies rather than the current one, which is soon to be replaced. This request is supported by upcoming policies in the Comprehensive Plan revision, and by the pattern of development of and around the Site. In a concurrently submitted application, the Applicant seeks a map amendment to designate the Site under the Residential-4 (RES-4) future land use category.

The Comprehensive Plan update contemplates that by 2045, the projected growth of the County will be over 350,000 additional residents. The Plan provides policies to guide the additional growth in newly appropriate regions of the County. The current suburban development patterns extend to areas previously characterized as rural due to past necessity and demand. The pending Plan seeks to ensure that “new growth occurs in a manner that fits in with existing communities . . . and efficiently utilizes infrastructure.” As per the guidelines for

developments within the RP-2 land use category during the time of the rezoning, the development is required to be on a central sewer system provided by the developer.

The USA boundary itself aligns with public and private infrastructure investments, and therefore, as private investments have been made by way of the RP-2 villages and suburbanization, it is appropriate to expand that boundary to include them.

Accordingly, the goals of the Comprehensive Plan update to facilitate the direction of new growth in the County align with the proposed text amendment to create an Urban Expansion Area for the Site:

- *Guide future growth through the placement of an Urban Service Area (USA) and identification of Urban Expansion Areas, allowing for urban, suburban and rural communities* – In this case, the Site is suited for suburban development, with necessary infrastructure already in place and a map amendment application concurrently submitted to allow for suburban scale density.
- *Identify new residential growth opportunities aligned with infrastructure service through the planning for and establishment of Urban Expansion Areas* – as described above and herein, the Site is a prime location for an Urban Expansion Area, and recognizing this through a formal expansion will efficiently utilize available infrastructure and allow for growth that is consistent with the developing suburban pattern already present.

Accordingly, the Applicant's request to expand the USA boundary to include the Site is consistent and compatible with the goals of the Comprehensive Plan in ensuring responsible and timely growth. The pending policies in the Comprehensive Plan which contemplate allowing for expansion of the USA expressly recognize that the primary areas in which the USA may be expanded will "provide the opportunity for new suburban residential development" and that a "focus in expansion areas will be to plan infrastructure needed to serve the new proposed development." Therefore, where the growing suburban pattern of development in this area of the County has already begun to address the need for this suburban-scale infrastructure, an Urban Expansion Area to include the Site and recognize its suburban scale opportunity is wholly appropriate.

The request will satisfy the criteria for a privately initiated amendment of the USA boundary under the Comprehensive Plan update, more specifically the policies and procedures under 1.1.9.

1.1.9.1: as part of the rezoning approval, the developer was required to extend the water and sewer utilities onto the Site, which is constructed along County Road 672, connecting the site to the USA boundary.

1.1.9.2: the Site contains developable land, and its location is suited to contribute to addressing the population and employment projections contemplated in the pending Comprehensive Plan update.

1.1.9.3: the proposed extension of the USA onto the Site is recognizing the approved planned development within the RP-2 which was intended for directing future growth.

1.1.9.4: during the review of the PD, impacts on infrastructure and services have already been analyzed and addressed through approved conditions of approval.

1.1.9.5: during the review of the PD, environmental elements were identified and protected through approved conditions of approval.

1.1.9.6: during the review of the PD, environmental, natural, historical, and / or archeological resources were analyzed and addressed through approved conditions of approval.

1.1.9.7: Hillsborough County Comprehensive Plan is currently undergoing updates to align with the needs of the County up to the year 2045, particularly in response to population growth. The Comprehensive Plan update contemplates that by 2045, the projected growth of the County will be over 350,000 additional residents and over 100,000 more jobs. Now, with the concurrent pending request to RES-4, and this request to expand the USA boundary to include the Site, the data reviewed by the County in connection with the pending Comprehensive Plan update (per Policy 1.3.2) proves a need for an expansion of the USA boundary to further ensure and recognize the suburban scale growth taking place. The companion RES-4 map amendment reflects the suburban nature of the Site and the need for the Expansion, by proposing a suburban future land use category to replace its former rural one.

1.1.9.8: the proposed extension of the USA line for the Site will promote the efficient use of land and the provision of services/infrastructure and will not compromise the preservation of rural areas.

Proposed Comprehensive Plan policies that support this request include:

Objective 1.3 Policy 1.3.1: the proposed amendment of the USA boundary is appropriate in an area of the County that is currently in the Rural Service Area, but has already transitioned to a suburban development pattern and is an appropriate area in which to direct new growth so as to efficiently utilize all infrastructure and improvements that is already present and expanding.

Objective 1.3 Policy 1.3.2: the Site is a prime area for accommodating population and job growth through 2045, as the infrastructure and mix of appropriate uses are already developing by way of the WVR-2 category requirements. The goal to accommodate the necessary growth through 2045 *by 2025* can only be realistically accomplished if areas

where a suburban pattern of development has already emerged and is supported by necessary infrastructure is utilized.

Objective 1.3 Policy 1.3.3: the necessary infrastructure currently planned or developed will be privately funded as per the existing WVR-2 category and other mechanisms for funding of infrastructure in the Comprehensive Plan and through the Land Development Code.

Objective 1.3 Policy 1.3.4: the proposal to include the Site with the USA boundary will allow for an efficient pattern of development that ensures goods, services, recreation, and community facilities will meet daily needs located proximate to residential areas. As described herein, these goals have been implemented by virtue of the suburbanization of this area of the County.

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