



Hillsborough County City-County Planning Commission

Memorandum

March 19, 2024

To: Board Members, Board of County Commissioners

From: Alexis Myers and Karla Llanos, Planning Commission staff

Re: Initial Consideration of HC/CPA 24-07, HC/CPA 24-09 and HC/CPA 24-13, Privately Initiated Comprehensive Plan 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 items 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:

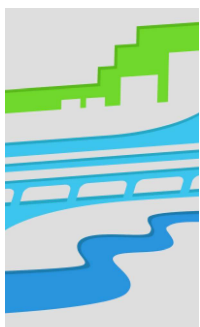
- a. A determination of resources needed for adequate review*
- b. A recommendation on the timeframe to review the amendment*
- c. A recommendation on additional public outreach to be conducted by the applicant beyond what is required by this manual.*

These three plan amendments are located adjacent to each other so one memo has been provided as the same resources, timeframe and outreach will be needed for all three.

A determination of resources needed for adequate review

The proposed amendments 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 USA Extension is initiated by three different applicants, and each is requesting to extend the USA boundary to include their property. The following items have been determined as needed in order to adequately review each of the proposed amendments:

- An applicant analysis of how the request is consistent with the Comprehensive Plan, including but not limited to, adopted Policy 2.2, Objective 3 and Policy 3.1 and other applicable Objectives and Policies in the Future Land Use Element;
- An applicant report analyzing the compatibility of the proposed USA Extension with the surrounding Future Land Use pattern;



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601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602

- 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 and 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 and a transmittal hearing with the BOCC.

If the Board so desires and directs a concurrent rezoning for any of the three properties, 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, Planning Commission staff has determined the following additional outreach be conducted by each of the applicants for the three plan amendments beyond what is already required by the Procedures Manual. Due to the geographic proximity of the properties, the applicants may choose to hold the community meetings together for all three applications :

- It is the applicant's responsibility to hold at least one additional 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. This meeting shall be open to the public and at an ADA-accessible location near to the subject sites, which are generally located south of State Road 674 and east of Bishop Road.
- The applicant will be responsible for mailed notice of the neighborhood meetings consistent with the Procedures Manual. These mailed notices 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.
- 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.
- The applicant shall follow the map amendment requirements outlined in the Procedures Manual for signage and mailed notices for Planning Commission public hearings. Additionally, a sign shall be posted at the following locations: (1) southeastern corner of Bishop Road and West Lake Drive; (2) northwestern corner of County Road 579 and Saffold Road; (3) southeastern corner of County Road 579 and State Road 674; (4) Facing both directions at the Saffold Road and Villa Toscana Street intersection; Photos of the signs at the specific locations should be submitted into the record.

Board Action

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

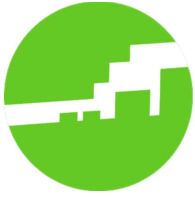
At the scheduled meeting, the applicant will be afforded time to make a presentation and public testimony will be permitted.

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 Alexis Myers (813) 386- 5983 at or Melissa Lienhard, AICP at (813) 547- 4364.

Attachments: Application and map



Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission (“Planning Commission”) Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting: _____ / _____
(Signature of Planning Staff) (Date)

Isabelle Albert

_____ / January 2nd, 2024
(Signature of property owner/agent representative) (Date)

Property Owner/Applicant Information

Land South Equities Llc / Clayton Properties Group Inc

Name(s)

1000 N Ashley Drive, Ste 900

Address

Tampa

FL

33602

City

State

Zip Code

ialbert@halff.com

813.331.0976

Email Address

Phone Number

Agent/Representative Information

William Molloy & Isabelle Albert

Name(s)

1000 N Ashley Drive, Ste 900

Address

Tampa

FL

33602

City

State

Zip Code

ialbert@halff.com

813.331.0976

Email Address

Phone Number

Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- Unincorporated Hillsborough County
- City of Tampa
- City of Temple Terrace
- City of Plant City

Type of request (check all that apply):

- Future Land Use Map Amendment**
 - Small-Scale Map Amendment (<10 acres)
 - Regular Map Amendment (>10 acres)
 - Urban Service Area Boundary Change

- Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)**
 Goal/Objective/Policy No. Policy 2.2

Description of Property (for map amendments only):

Property Information		Future Land Use Designation		
Folio Number	Address	Acres	Adopted	Requested

Total acres: _____

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

Yes No

Unincorporated Hillsborough County Plan Amendments Only:

Is the subject site located within the Urban Service Area (USA)?

Yes No

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Extension of the USA line.

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes: CPA 23-19

No

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

The proposal is to allow a similar development on the subject sites to create a cohesive development. The area to the southeast corner of folio 79672.0102, labeled as "S" and "RSU" on PD 18-1048 site plan are approved for residential / school site / residential support use. Per recent conversation with the school board, this site is no longer looked at due to environmental constraints.

Please see written request attached.

For Office Use Only:
Plan Amendment No.: _____

Date Received: _____

Received by: _____

Memorandum of Understanding

Between
Hillsborough County City-County Planning Commission
and

Applicant/Authorized Representative (Print): Isabelle Albert

1. **Purpose.** The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.

2. **Responsibilities of the Applicant.**
 - a. The applicant and/or their authorized representative (“Applicant”) shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
 - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
 - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an “Adequate Facilities Analysis”, upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
 - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.
 - e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.
 - f. The Applicant understands the procedures for a “Continuation of Plan Amendment Requests” and “Withdrawal, Denial, and Resubmittal of a Plan Amendment Application” set forth in the Plan Amendment Procedures Manual.

3. **City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination.** After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

Isabelle Albert / 12/22/2023
(Signature of property owner/agent representative) (Date)

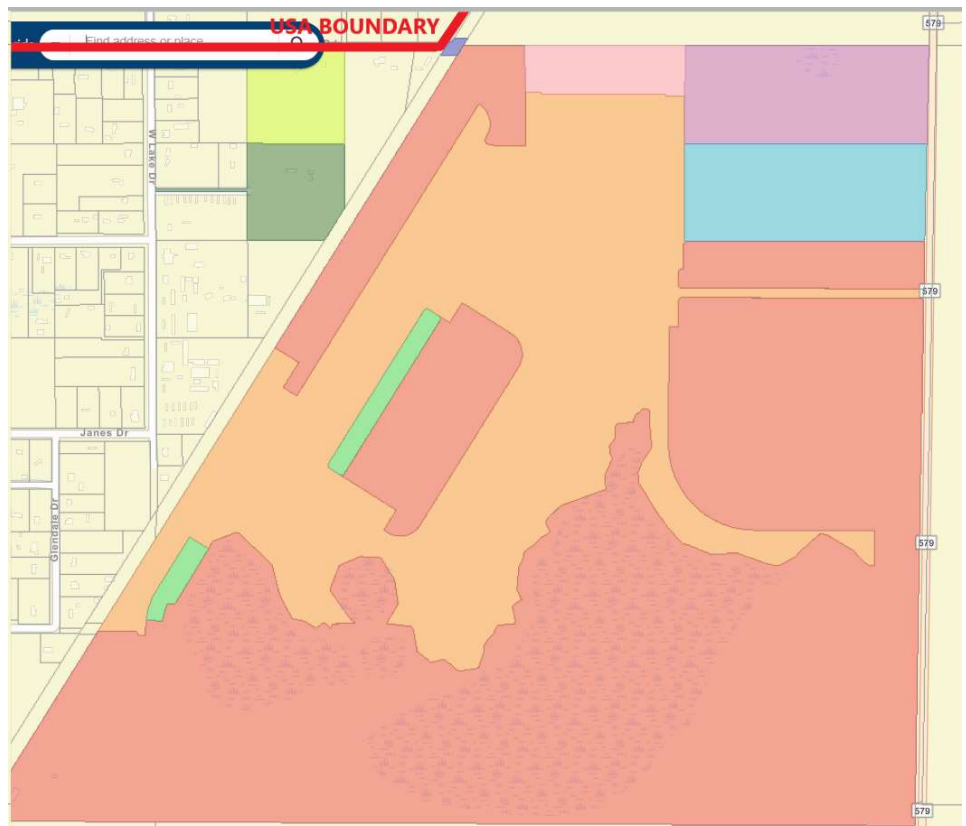
Comprehensive Plan Text Amendment

Extending the Urban Service Area Boundary

A Comprehensive Plan Text Amendment request is being submitted for approximately 575 acres in Wimauma, situated west of County Road 579, approximately 1-mile north of Saffold Road. The specific area in question received approval for a Planned Development encompassing 1,056 single-family units, and residential support uses.

The establishment of WVR-2 aimed to manage urban growth beyond the limits of the Urban Services Area (USA) boundary. This involved detailed Planned Development rezoning as self-sustaining villages equipped with public utilities and services provided by the developer. As per the guidelines for developments within the WVR-2 land use category, the extension of utilities from the Urban Services Area is mandatory, and the associated costs fall under the responsibility of the developer. Despite being outside the USA boundary, these development function much like any urban development.

A similar application to the north and south is being submitted by a different applicant. Extending the USA line to include the subject site will not impose a strain on the County as the existing infrastructure, including utilities, roads, and public services, is being constructed. To the right is an exhibit of the location (parcels) of the proposed expansion. Clayton Property Groups owns the orange parcel (79672.0100), the dark blue (79672.0020), the light green (79672.0103), the light blue (79672.0000), the purple (79672.0150), the dark green (79679.0000), and the lime one (79682.0000). Land South Equities owns the red parcel (79672.0102) and the pink one (79672.0101).



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A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:

2023-11-20

Property Owner Information

EPG Rood

111 S Armenia St, Suite 201, Tampa, FL 33609

ialbert@halff.com

813-331-0976

Agent/Representative Information

Isabelle Albert

1000 N Ashley Dr, Suite 900, Tampa, FL 66602

ialbert@halff.com; bpinson@halff.com

813-331-0976

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

Unincorporated Hillsborough County

Type of request:

Text Amendment

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)

Goal/Objective/Policy No. _____

Description of Property (for map amendments only):

Policy 2.2- Rood

Text

All included Folio's:

Adopted FLUE:

["N/A - Text Amendment"]

Requested FLU:

["N/A - Text Amendment"]

Total acres:

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

No

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

No

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

Applying for a map amendment in connection with this amendment

Memorandum of Understanding

Between

Hillsborough County City-County Planning Commission

and

EPG Rood

Isabelle Albert

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EPG Rood

Isabelle Albert

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Additional Notes:

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**Hillsborough County
City-County
Planning Commission**

Comprehensive Plan Amendment Revision Form

Date: 2/23/24

Plan Amendment Number: CPA 24-09

Applicant's Name: Isabelle Albert

Applicant's Email: ialbert@halff.com

In the box below, please provide a detailed description of the proposed change(s) to the initial plan amendment application. If adding or removing folio number(s), please list or attach separately a list of all folio number(s) in the amended application and the existing and proposed Future Land Use categories. Please attach any related supporting documentation.

Additional information request
supportive graphics/exhibits (School sites, Fire station, Road network, current PD's,
Parks & Rec)
Revised graphic (Proposed USA line)

Applicant's Signature: _____

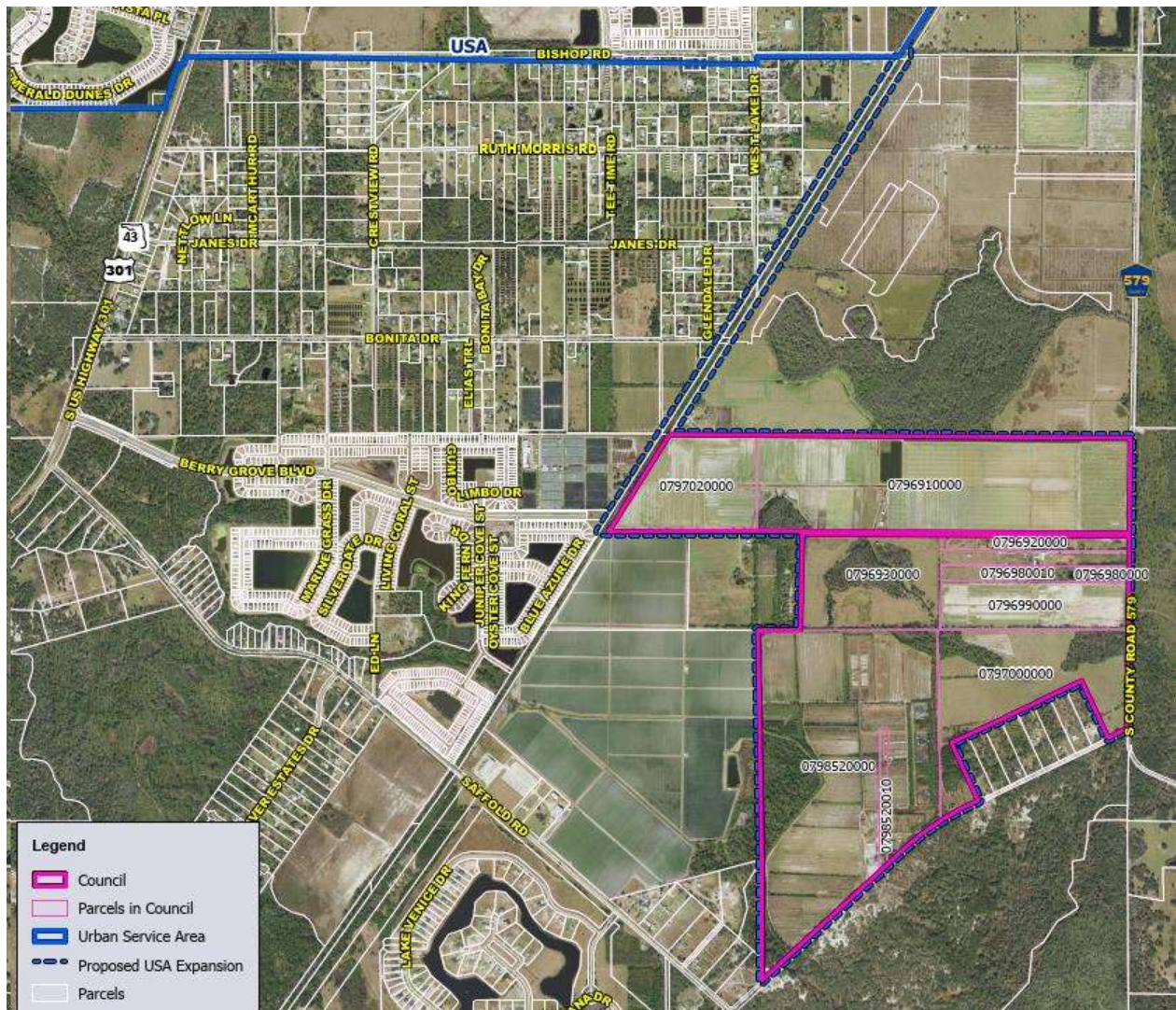
Date: _____

Comprehensive Plan Text Amendment - Council

Extending the Urban Service Area Boundary

Revised February 23, 2024

The Applicant, Eisenhower Property Group, LLC, seeks a Comprehensive Plan Text Amendment for approximately 600 acres of land in Wimauma, generally located at the northwest corner of County Road 579 and Saffold Road (collectively, the "Site"). The Site recently received approval for a Planned Development encompassing 1,277 units, a public school site, childcare center, churches, and government/public services facilities, including a fire station. The development incorporates various housing types, including single-family, duplex, and multi-family units. 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. Accordingly, in this report it is more pertinent to refer to the forthcoming Comprehensive Plan policies than the current Plan policies, which are soon to be replaced. This request is supported by the upcoming policies of 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 include 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 WVR-2 land use category, which is the current category of the Site, the extension of utilities from the USA to the areas outside of it is mandatory, and the associated costs fall under the responsibility of 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 WVR-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: the property to the north of the Site is also requesting extension of the USA line onto its property. This would be the extension of the USA onto the Site. In theory, there are three applications contiguous to each other creating one large area to be included in the USA line.

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 an extension of an existing approved development pattern to the west, as well as the approved PD to the north. The Site itself is located within the WVR-2 category area that 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: the 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.

These improvements are detailed in the attachments provided as exhibits. The "Planned Developments" graphic identifies nearby planned developments, including the subject site. The "Street Network" graphic illustrates the current road system approved as part of these planned developments in the area. Berry Grove Boulevard is being extended to County Road 579, creating a significant collector road between CR 579 and US Highway 301. West Lake Drive will also be extended through planned development districts to connect to Saffold Road. Developers are implementing this road network. Additionally, utilities are being installed in conjunction with these roads. The Master Utility Plan outlines the point of connections from the existing Urban Service Area (USA) to these planned developments and how utilities will serve future development. Furthermore, public services such as schools and fire stations are included in these planned developments. West Lake K-12 is slated for construction once all permits are in place, and to the south, a school location is approved with the Council site. Similarly, two approved fire stations are situated in Council and Berry Bay sites.

Proposed Comprehensive Plan policies that support this request include:

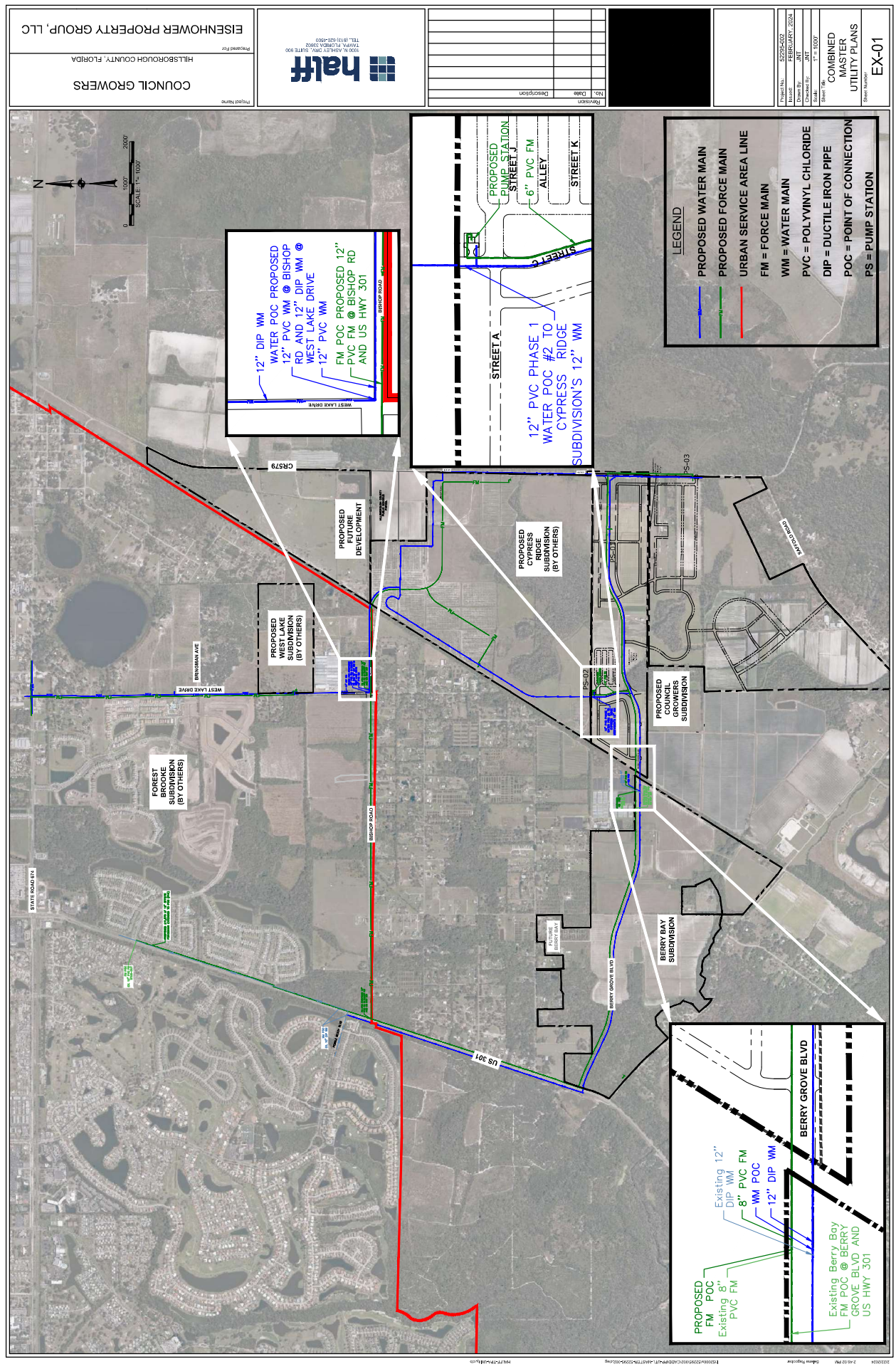
Objective 1.3 Policy 1.3.1: the proposed amendment of the USA boundary is appropriate in an area of the County that is currently in the Rural Service Area, but has already transitioned to a suburban development pattern and is an appropriate area in which to direct new growth so as to efficiently utilize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



Project Name: COUNCIL GROWERS
 Hillsborough County, Florida
 Eisenhower Property Group, LLC



No.	Date	Description	Revision

Project No.: 2325-0402
 Drawing No.: UTILITY 2.02L
 Date: 01/11/2023
 Scale: 1" = 100'
 Sheet No.:
 Sheet Name:
 Project Name: COUNCIL GROWERS
 Project Location: Hillsborough County, Florida

Sheet Number: EX-01
 MASTER UTILITY PLANS
 COMBINED



12" DIP WM
 WATER POC PROPOSED
 12" PVC WM @ BISHOP
 RD AND 12" DIP WM @
 WEST LAKE DRIVE
 12" PVC WM
 FM POC PROPOSED 12"
 PVC FM @ BISHOP RD
 AND US HWY 301

12" PVC PHASE 1
 WATER POC #2 TO
 CYPRESS RIDGE
 SUBDIVISION'S 12" WM
 PROPOSED
 PUMP STATION
 STREET J
 6" PVC FM
 ALLEY
 STREET K

LEGEND

- PROPOSED WATER MAIN
- PROPOSED FORCE MAIN
- URBAN SERVICE AREA LINE
- FM = FORCE MAIN
- WM = WATER MAIN
- PVC = POLYVINYL CHLORIDE
- DIP = DUCTILE IRON PIPE
- POC = POINT OF CONNECTION
- PS = PUMP STATION

PROPOSED
 WEST LAKE
 SUBDIVISION
 (BY OTHERS)

FOREST
 SUBDIVISION
 (BY OTHERS)

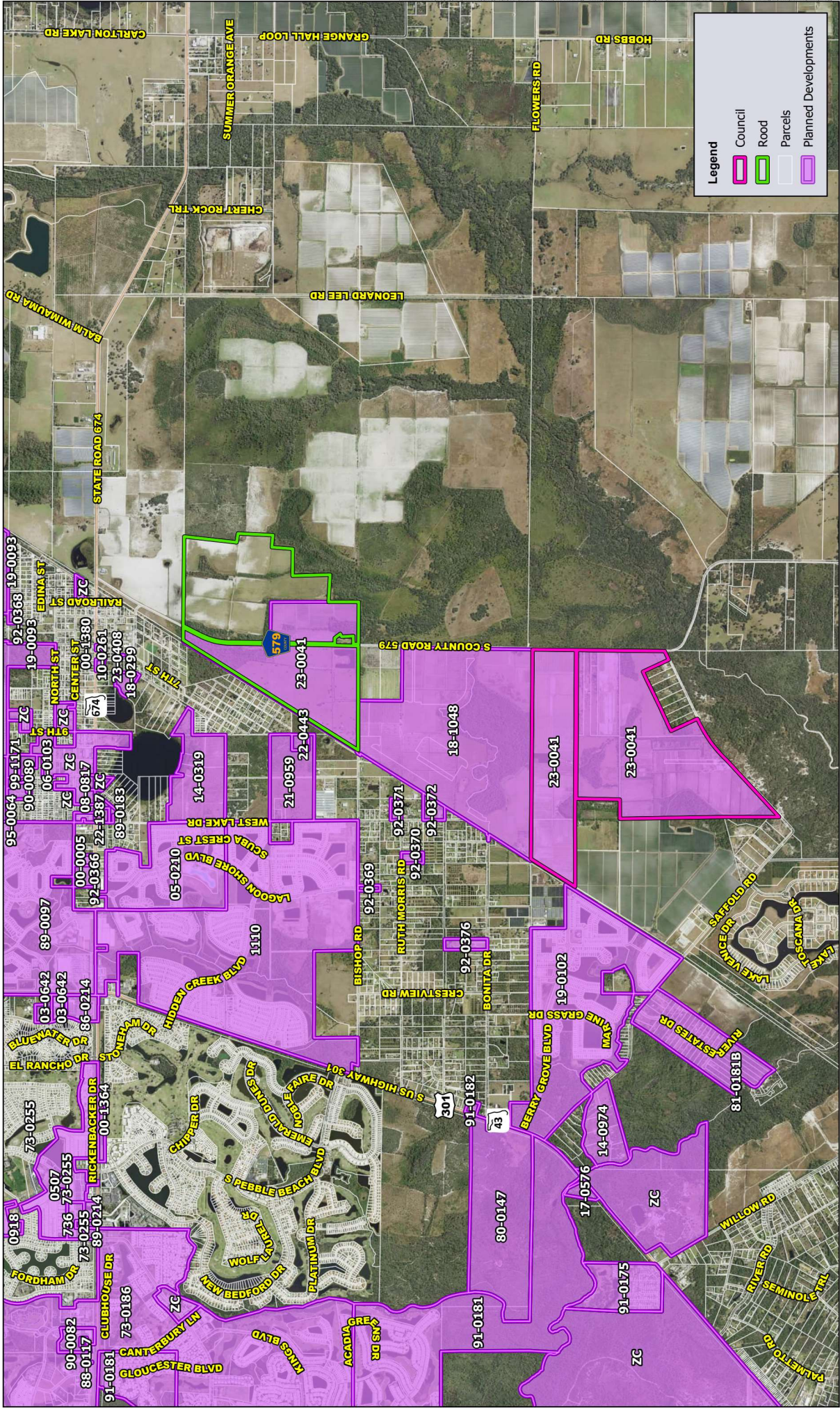
PROPOSED
 FUTURE
 DEVELOPMENT

PROPOSED
 CYPRESS
 RIDGE
 SUBDIVISION
 (BY OTHERS)

PROPOSED
 COUNCIL
 SUBDIVISION

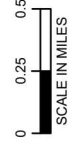
BERRY BAY
 SUBDIVISION

PROPOSED
 FM POC
 Existing 8"
 PVC FM
 Existing 12"
 DIP WM
 8" PVC FM
 WM POC
 12" DIP WM
 Existing Berry Bay
 FM POC @ BERRY
 GROVE BLVD AND
 US HWY 301



Legend

- Council
- Road
- Parcels
- Planned Developments



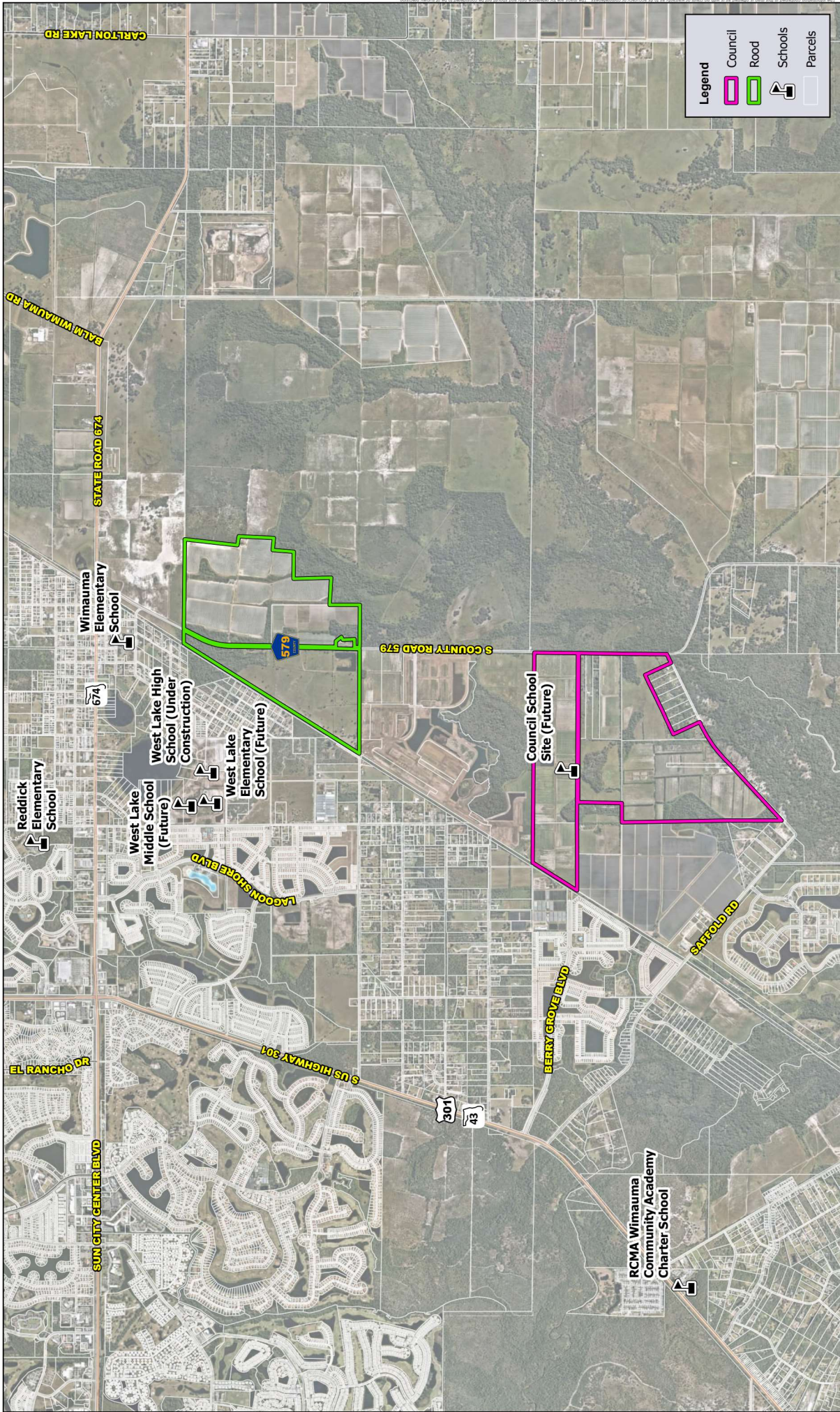
Council & Road Planned Developments



1000 N. Ashley Drive
Suite 900
Tampa, Florida 33602
813-620-4500



EPG



Legend	
	Council
	Road
	Schools
	Parcels

1000 N. Ashley Drive
 Suite 900
 Tampa, Florida 33602
 813-620-4500

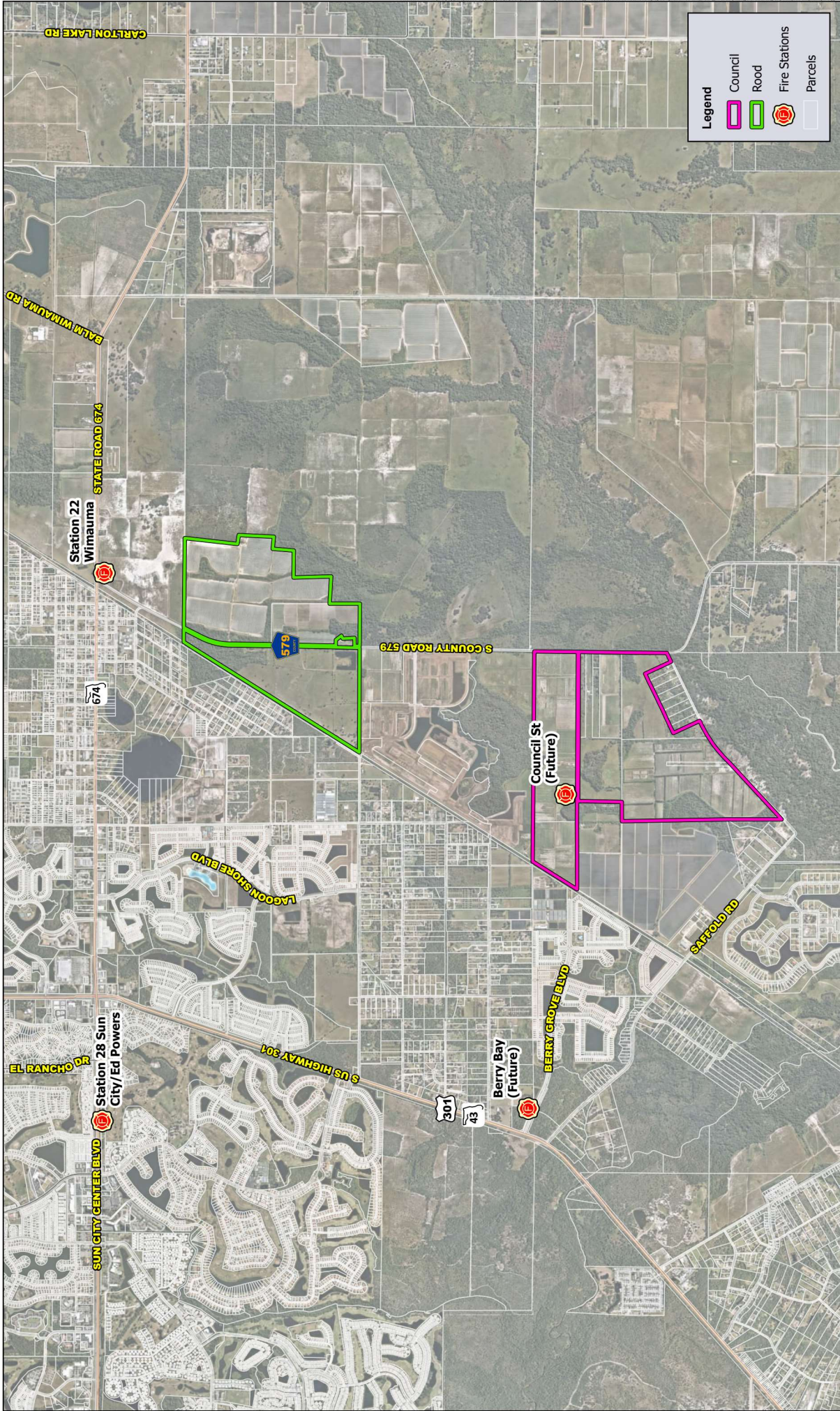
Council & Road
 Schools



SCALE IN MILES
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EPG







1000 N. Ashley Drive
 Suite 900
 Tampa, Florida 33602
 813-620-4500

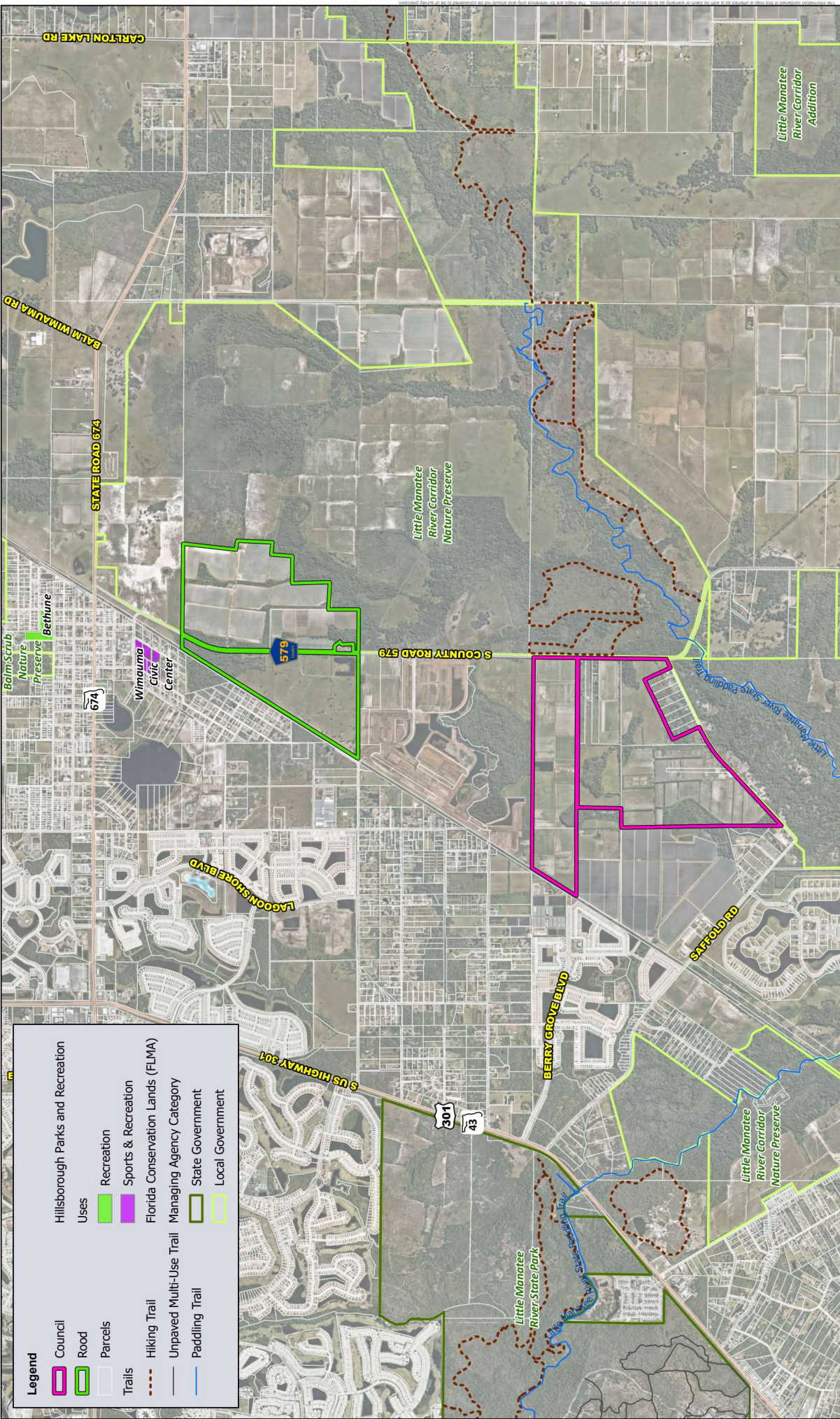
**Council & Road
 Fire Stations**

EPG

0 0.25 0.5
 SCALE IN MILES



25



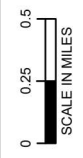
Legend	
	Council
	Road
	Parcels
	Hiking Trail
	Unpaved Multi-Use Trail
	Paddling Trail
	Recreation
	Sports & Recreation
	Florida Conservation Lands (FLMA)
	Managing Agency Category
	State Government
	Local Government



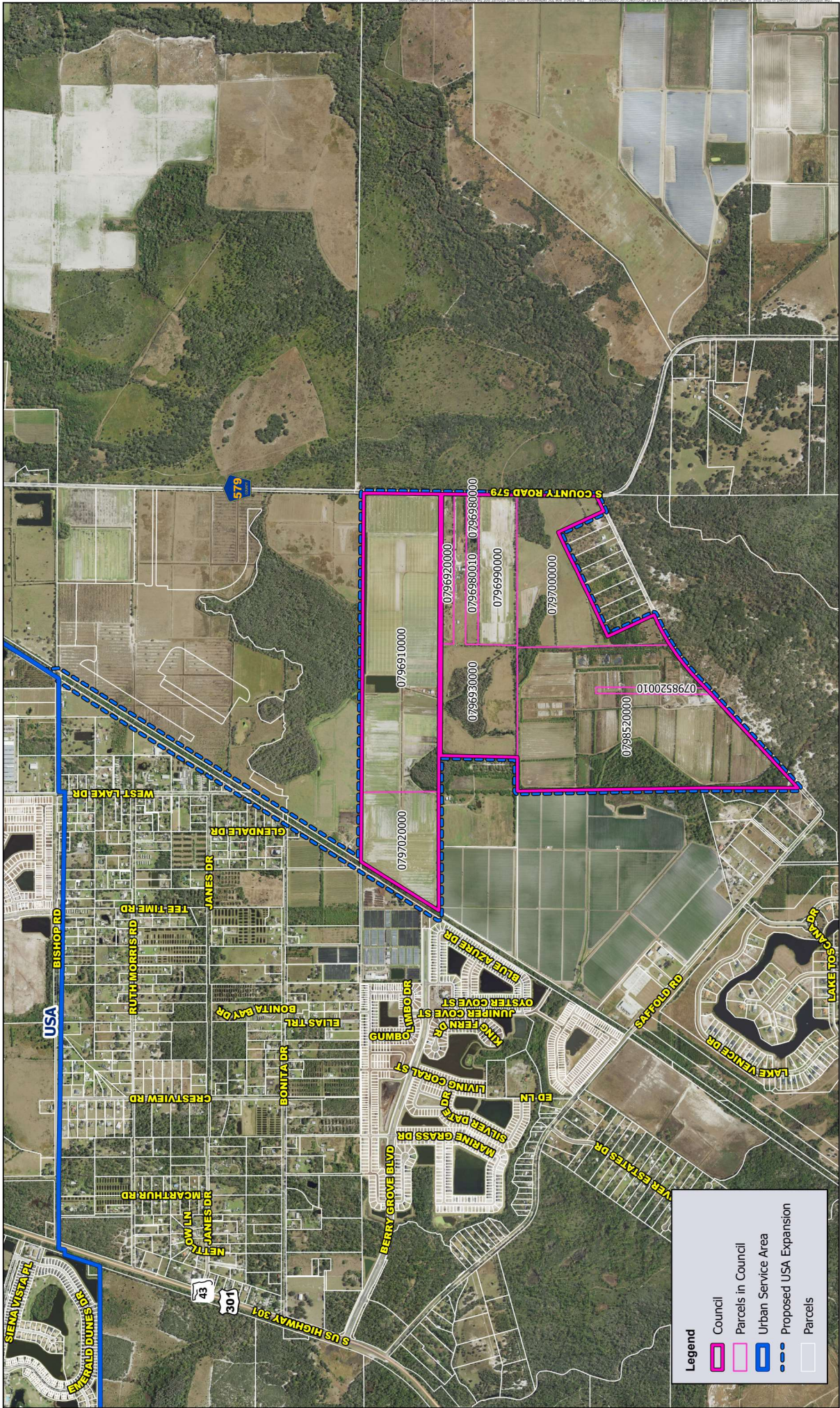
1000 N. Ashley Drive
 Suite 900
 Tampa, Florida 33602
 813-620-4500



Council & Road Parks and Recreation

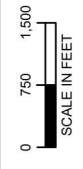


EPG



Legend

- Council
- Parcels in Council
- Urban Service Area
- Proposed USA Expansion
- Parcels



Council
Proposed USA Expansion

1000 N. Ashley Drive
Suite 900
Tampa, Florida 33602
813-620-4500



EPG

Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission (“Planning Commission”) Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:

2023-11-20

Property Owner Information

EPG Rood

111 S Armenia St, Suite 201, Tampa, FL 33609

ialbert@halff.com

813-331-0976

Agent/Representative Information

Isabelle Albert

1000 N Ashley Dr, Suite 900, Tampa, FL 66602

ialbert@halff.com; bpinson@halff.com

813-331-0976

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

Unincorporated Hillsborough County

Type of request:

Text Amendment

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)

Goal/Objective/Policy No. _____

Description of Property (for map amendments only):

Policy 2.2- Rood

Text

All included Folio's:

Adopted FLUE:

["N/A - Text Amendment"]

Requested FLU:

["N/A - Text Amendment"]

Total acres:

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

No

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

No

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

Applying for a map amendment in connection with this amendment

Memorandum of Understanding

Between

Hillsborough County City-County Planning Commission

and

EPG Rood

Isabelle Albert

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.

2. Responsibilities of the Applicant.
 - a. The applicant and/or their authorized representative (“Applicant”) shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
 - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
 - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an “Adequate Facilities Analysis”, upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
 - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.

e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.

f. The Applicant understands the procedures for a “Continuation of Plan Amendment Requests” and “Withdrawal, Denial, and Resubmittal of a Plan Amendment Application” set forth in the Plan Amendment Procedures Manual.

3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination. After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

EPG Rood

Isabelle Albert

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Additional Notes:

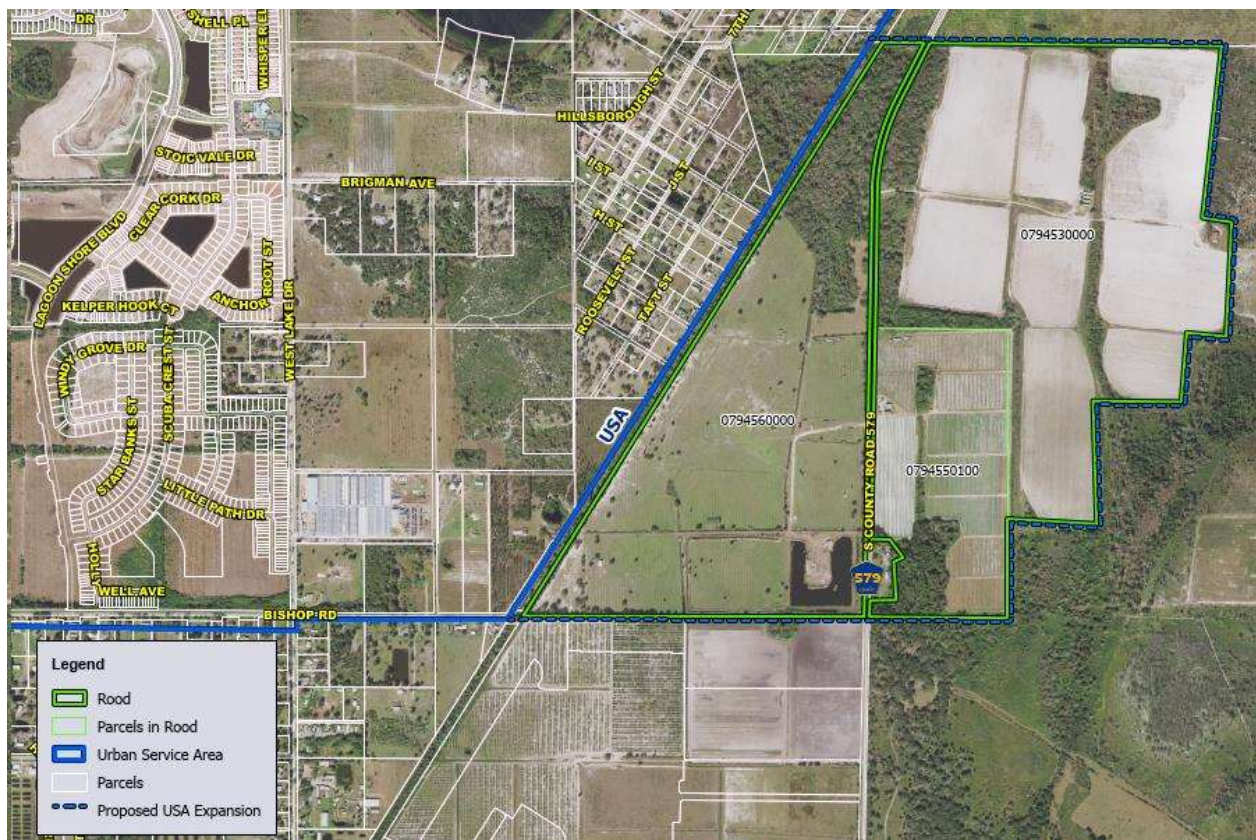
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Comprehensive Plan Text Amendment - Rood

Extending the Urban Service Area Boundary

Revised February 23, 2024

The Applicant, Eisenhower Property Group, LLC, seeks a Comprehensive Plan Text Amendment for approximately 505 acres of land in Wimauma, generally located along the east and west side of County Road 579, approximately 3000 feet south of State Road 674 (collectively, the "Site"). Directly west from the western portion of the Site is the Urban Service Area boundary, with a swath of Residential-4 designated land. 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. Accordingly, in this report it is more pertinent to refer to the forthcoming Comprehensive Plan policies than the current Plan policies, which are soon to be replaced. This request is supported by the upcoming policies of 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 include 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 WVR-2 land use category, which is the current category of the Site, the extension of utilities from the USA to the areas outside of it is mandatory, and the associated costs fall under the responsibility of 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 WVR-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: the Site is adjacent to the USA boundary across the railroad on its western boundary. Accordingly, an Expansion Area to incorporate the Site is a contiguous expansion of the USA.

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 an extension of an existing approved development pattern to the west. The Site itself is located within the WVR-2 category area that 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 conditions of approval.

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

1.1.9.7: the 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.

These improvements are detailed in the attachments provided as exhibits. The "Planned Developments" graphic identifies nearby planned developments, including the subject site. The "Street Network" graphic illustrates the current road system approved as part of these planned developments in the area. Berry Grove Boulevard is being extended to County Road 579, creating

a significant collector road between CR 579 and US Highway 301. West Lake Drive will also be extended through planned development districts to connect to Saffold Road. Developers are implementing this road network. Additionally, utilities are being installed in conjunction with these roads. The Master Utility Plan outlines the point of connections from the existing Urban Service Area (USA) to these planned developments and how utilities will serve future development. Furthermore, public services such as schools and fire stations are included in these planned developments. West Lake K-12 is slated for construction once all permits are in place, and to the south, a school location is approved with the Council site. Similarly, two approved fire stations are situated in the Council and Berry Bay sites.

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.

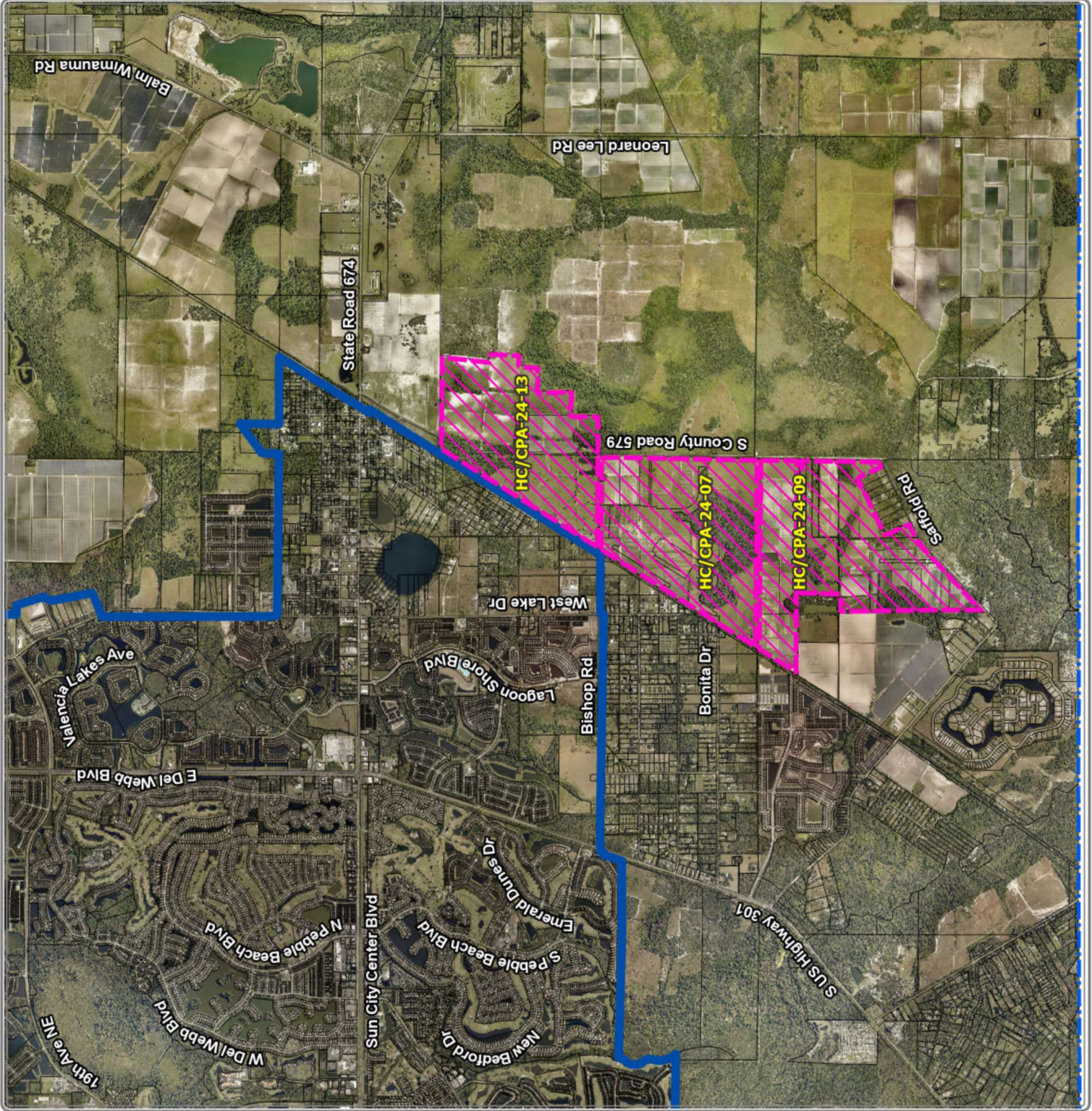
Objective 1.3 Policy 1.3.3: the necessary infrastructure currently planned or developed will be privately funded as per the existing WVR-2 category and other mechanisms for funding of infrastructure in the Comprehensive Plan and through the Land Development Code.

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.

FIGURE 2
UNINCORPORATED HILLSBOROUGH COUNTY
AERIAL PHOTOGRAPHY
HC/CPA 24-07, HC/CPA 24-09, HC/CPA 24-13
PROPOSED USA EXPANSION AREA

LEGEND

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



AERIAL PHOTOGRAPHY 2021: Hillsborough County Property Appraiser.
 PARCELS: Hillsborough County Property Appraiser.
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
 ACCURACY: It is warranted that the accuracy of this base map complies with U.S. map accuracy standards. However, no warranty is made or guaranteed by Hillsborough County City-County Planning Commission.

