



Hillsborough County City-County Planning Commission

Date: April 27, 2022

To: Board of County Commissioners

From: Melissa E. Zornitta, FAICP, Planning Commission

Handwritten signature of Melissa E. Zornitta in black ink.

Re: Evaluation and Appraisal Letter for Unincorporated Hillsborough County

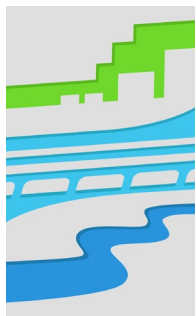
Florida Statute Chapter 163.3191 requires that “At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements in this part since the last update of the comprehensive plan and notify the state land planning agency as to its determination.” The outcome of this evaluation is to be articulated to the state in a letter. The last Evaluation and Appraisal Letter for Hillsborough County was submitted in May 2015; accordingly, the state has set a deadline of June 1, 2022 for the next letter to be submitted.

As the Local Planning Agency for Hillsborough County, the Planning Commission conducted such a review and finds that the adopted Comprehensive Plan complies with state statute and was amended to reflect all recent changes in state requirements. Most recently, the Private Property Rights Element was added in response to new requirements from the 2021 Legislative Session. Based on this determination, the attached letter was drafted for the Chair’s signature to inform the state of our finding that the adopted Comprehensive Plan is in compliance with state statute and addresses recent legislative changes.

The statute is clear that this Evaluation is separate from a more comprehensive “update...to reflect changes in local conditions.” That broader update of the plan is also occurring in partnership with County staff. Updates have been completed to the Mobility, Coastal Management, Environmental and Sustainability, Solid Waste, Parks and Recreation and One Water Sections of the Comprehensive Plan. Much has been accomplished and updated to better reflect the goals and objectives of the County. We continue in this comprehensive update with the Intergovernmental Coordination and Housing sections in the plan amendment process, and the Capital Improvements and Future Land Use Sections anticipated to begin the plan amendment process later this year.

At this time, it is our recommendation that the Board authorize the Chair to sign the attached letter outlining our finding that the unincorporated Hillsborough County Comprehensive Plan is in compliance with state statute and was updated to reflect changes in state statute.

Please let myself or Melissa Lienhard know if you have any questions; we can be reached at 813-272-5940. Thank you for your consideration on this matter.



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Bonnie M. Wise
County Administrator

Christine M. Beck
County Attorney

Peggy Caskey
County Internal Auditor

May 10, 2022

D. Ray Eubanks
Florida Department of Economic Opportunity
Division of Community Planning
Caldwell Building
107 E. Madison Street
Tallahassee, FL 32399

Re: Hillsborough County Evaluation and Appraisal Notification Letter

Dear Mr. Eubanks:

In accordance with Section 163.3191, Florida Statutes (2021), please consider this to be Hillsborough County's official notice to the State Land Planning Agency for the purpose of the required evaluation of the comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan. Hillsborough County, is completing a multi-phased, multi-year project, led by the Hillsborough County City-County Planning Commission, that will ultimately lead to in-depth revisions to the County's Comprehensive Plan and updating it to the 2045 horizon. This planning process has included extensive public engagement.

In early 2022, Hillsborough County adopted a Property Rights Element in accordance with Section 163.3177 which requires such element be included in each local government's comprehensive plan. As of April 2022, Hillsborough County updated and adopted multiple elements of its Comprehensive Plan including Mobility, One Water, Environment & Sustainability, Coastal Management, Recreation & Open Space, and Solid Waste. All have been reviewed as part of the Comprehensive Plan amendment process by Hillsborough County and Hillsborough County City-County Planning Commission staff for compliance with the applicable Florida Statutes. Hillsborough County is currently in the process of updating the remaining elements of its Comprehensive Plan.

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Therefore, please consider this to be the official notice to the State Land Planning Agency that the adopted Hillsborough County Comprehensive Plan is in compliance with current State requirements.

To learn more about the process undertaken by Hillsborough County, please visit our webpage: [Comprehensive Plan for Unincorporated Hillsborough County | Plan Hillsborough](#). If you have any questions, please do not hesitate to contact Melissa Zornitta, Executive Director Hillsborough County City-County Planning Commission, or Adam Gormly, Director of Development Services Department at your convenience.

Sincerely,

Kimberly Overman, Chair
Hillsborough County Board of County Commissioners