

Evaluation and Appraisal Report



June, 2005

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City-County
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Executive Director

June 1, 2005

Chairman Jim Norman and Members
Board of County Commissioners
601 E. Kennedy Boulevard, 2nd Floor
P.O. Box 1110
Tampa, Florida 33601

RE: June 8, 2005 Public Hearing 6:00 PM
Evaluation and Appraisal Report (EAR)

Dear Chairman Norman and Members:

The attached Evaluation and Appraisal Report (EAR) is provided to you in advance of your scheduled public hearing on Wednesday, June 8, 2005 at 6:00 P.M. The purpose of the public hearing is to adopt and transmit the EAR to the Department of Community Affairs (DCA).

This document is an important planning resource, bringing forth issues that are facing our community over the next 20 years and recommending strategies to address them. The EAR identifies areas where the County has achieved success and will be moved forward toward reaching the goals set out in the Plan and areas where improvements need to be made in attaining those goals. The EAR will be the basis to prepare and process amendments to update the Comprehensive Plan.

The Board held a workshop on the draft EAR on February 23, 2005 and held a public hearing on March 9, 2005. The draft EAR was transmitted to the DCA and their preliminary comments were received and are included in this transmittal package. A subsequent meeting was held with the staff of DCA to get clarification on some of their suggestions and findings. The DCA staff's comments were very positive on the comprehensive nature of the EAR and the objective review of Hillsborough County's Plan's and its

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implementation. Changes have been made to the draft EAR in response to the DCA's comments. Their comments included providing greater specificity on the financial feasibility of the Comprehensive Plan, adding strategies for addressing stormwater and transportation deficiencies and providing more specific strategies for developing mixed-use developments.

At their public hearing on May 23, 2005, the Planning Commission reviewed the EAR. The attached resolution was adopted, which recommends to the BOCC that you adopt and transmit the EAR for official DCA review. During their discussion, the Planning Commission raised a concern about some specific wording proposed by the County Administrator to address the County's long-range transportation strategy. Specifically, the wording of concern was as follows:

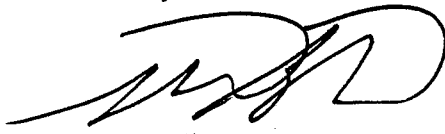
Seventh, the County is requiring that development provide rights of way and build roads in accordance with the adopted Corridor Preservation Plan. Many of the new planned road corridors in south Hillsborough County will be developed according to the Corridor Preservation Plan with developments being responsible for the design and construction of the transportation facilities. The County is adopting a right of way preservation ordinance providing for limitations on structures in locations where future roads and road widening may happen. This is a major cost savings program for transportation capacity improvements now and in the future. Currently, right of way may be up to 40 percent of the cost of a typical road widening project. (Section 2 of the EAR page 40)

The Planning Commission was concerned that this language might suggest that the County is requiring property owners to give up their property without just compensation and that an amendment to the Plan might be suggested to achieve that result. They suggested that the County modify that text in a manner that clarifies that that is not the case.

DCA has 90 days from the date of transmittal to issue a "Determination of Sufficiency" of the EAR. Plan amendments proposed to implement the EAR are due to DCA 12 months after a finding of sufficiency by the Department.

Should you have any questions, please contact Lorraine Duffy at 273-3774 ext. 360.

Sincerely

A handwritten signature in black ink, appearing to read "R. B. Hunter", with a large, sweeping flourish at the end.

Robert B. Hunter, FAICP
Executive Director

cc: Patricia G. Bean, County Administrator
Wally Hill, Deputy County Administrator
Bruce McClendon, Director Planning & Growth Management
Paula Harvey, Division Director, Planning & Growth Management
Joe Incorvia, Manager, Planning & Growth Management
Adam Gormly, Assistant County Attorney
Gail Letzring, Clerk, BOCC Records

HILLSBOROUGH COUNTY
Board of County Commissioners Evaluation and
Appraisal Report
Public Hearing



6:00 P.M. June 8, 2005

County Center, 2nd Floor

- I. CALL TO ORDER BY THE CHAIRMAN
- II. PRESENTATION OF THE EVALUATION AND APPRAISAL REPORT (EAR)
- III. PUBLIC COMMENT
- IV. DISCUSSION BY THE BOARD
- V. CONSIDERATION OF ORDINANCE - ADOPTION OF EAR
- VI. ADJOURNMENT



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DEPARTMENT OF COMMUNITY AFFAIRS

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THADDEUS L. COHEN, AIA
Secretary

April 14, 2005



Mr. Robert B. Hunter, AICP, Executive Director
Hillsborough County City-County Planning Commission
601 E. Kennedy, 18th Floor
P. O. Box 1110
Tampa, Florida 33601-1110

RE: Hillsborough County Proposed Evaluation and Appraisal Report

Dear Mr. Hunter:

On March 15, 2005, the Department received the proposed Evaluation and Appraisal Report (EAR) from the Hillsborough County City-County Planning Commission for Hillsborough County. The Department has completed a review of the proposed report and has enclosed comments and recommendations for your consideration, including review comments from other state and regional agencies.

The Department commends the Planning Commission for the work that has been done on the preparation of this EAR. The public participation process was outstanding, the report very well written, and the analyses and evaluations are balanced and objective. The Department supports many of the recommendations made in the report and is committed to working with Hillsborough County and the Planning Commission to ensure they are successfully implemented. While our attached report identifies several items which need to be further addressed in order to ensure full sufficiency, many of our recommendations are offered in the collaborative spirit of making a good document even better. It is our intent, once the Planning Commission staff has had an opportunity to digest our review, to schedule a one-on-one meeting with the staff to discuss our suggestions. Please note that at this time our review is not a formal sufficiency determination but rather an informal review intended to assist the Planning Commission as it finalizes the report. We look forward to continuing working with you throughout this process.

With respect to any suggested amendments included in the report, the Department's review does not constitute a compliance review of the proposed amendments. EAR-based amendments suggested in the EAR will be reviewed in accordance with the requirements of Chapter 163, Part II, F. S., and Rule 9J-5, Florida Administrative Code, when submitted to Department as proposed plan amendments.

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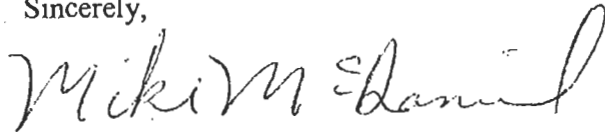
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Mr. Hunter
April 14, 2005
Page Two

As the Planning Commission prepares the adopted EAR, Department staff is prepared to further discuss the issues raised in the review comments. If you have any questions concerning this matter, please do hesitate to contact Ms. Anoch P. Lanh, Senior Planner, at (850) 922-1793 or via email to anoch.lanh@dca.state.fl.us.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, looped "M" and "D".

Mike McDaniel, Regional Planning Administrator
Office of Comprehensive Planning

MM/pal

Enclosures: Review Agency Comments

cc: Mr. Manny Pumariega, Executive Director, Tampa Bay Regional Planning Council
Mr. Bruce McClendon, Director, Hillsborough County Planning and Growth
Management Department

**DEPARTMENT COMMENTS
ON
HILLSBOROUGH COUNTY
PROPOSED EVALUATION AND APPRAISAL REPORT**

April 14, 2005

A. Major Issues Assessment

Please note that the Department combined the requirements of Subsections (g) and (i) in an effort to provide substantive, consolidated recommendations relating to the issues of growth management, transportation, paying for growth and rural lands. The Department's recommendations on Major Issues are based on the text of Appendix C.

Assessment of whether Plan objectives within each element, as they relate to major issues, have been achieved, and whether unforeseen and unanticipated changes in circumstances have resulted in problems and opportunities with respect to major issues in each element [Section 163.3191(2)(g)], F.S. Any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report [Section 163.3191(2)(i)], F.S.

Recommendations: The requirements of Subsections (g) and (i) were sufficiently addressed; however, the Department offers a few comments and recommendations that would help in making the EAR more comprehensive and effective as follows:

a) Growth Management

- The focus of this major issue is the use of an integrated approach to growth management that results in directing growth to areas where public investments in infrastructure have been made. The analysis consists of a discussion and evaluation of how discrete components of that approach have worked but does not leave the reader with an appreciation of how they have functioned interrelatedly or synergistically, or how these components could be adjusted so that they complement and reinforce one another. Recommend that the EAR expand the analysis and discussion in this section to also cover how the county's different growth management strategies can operate in conjunction with one another more effectively.
- Recommend expanding the discussion on page 7 regarding the public concern of the appropriateness of land use designations as they relate to land use compatibility. If possible, provide a map identifying the areas of concern;
- The analysis reflects the need to establish a single central clearinghouse for concurrency and a need for an annual, consolidated concurrency report that would be used as one of the basis for the annual update of the Capital Improvements Plan. Recommend that this be included as one of the EAR's recommendations for a potential plan amendment.

- The EAR indicates that the UEA has not functioned effectively as originally intended and recommends that this growth management strategy be reviewed in terms of its application and need. The EAR could be strengthened and made more useful if specific suggestions on how to improve the UEA were included. The same is also true regarding the recommendation to strengthen infill and redevelopment policies. Specific suggestions would help to set the direction for how the County can improve.
- Recommend revising those potential plan amendments that recommend establishing “minimum densities” and “minimum percentages” of mixed-use developments to include suggested standards; for example, minimum density shall not be less than 80% of the maximum density permitted or the mix of commercial shall not be less than 100 square feet per 1 residential dwelling unit.
- While the proposed EAR has provided data regarding the changes in land area resulting from annexations, it did not discuss the impacts of annexations on the County’s growth management strategy. Recommend expanding the EAR to discuss and evaluate the impacts of annexations on the County’s growth management strategy, to include discussions regarding impacts on urban sprawl, transportation, and public facilities and services.

b) Paying for Growth

- Expand the discussion on whether adopted levels of service are rising (pages 14 –17) to discuss any unforeseen and/or unanticipated changes in circumstances that may have resulted in the changed or changing standards;
- Much of the discussion in this section focuses on identification of current problems without much emphasis on suggested solutions to problems.
- Broaden the first potential plan amendment to suggest more specific actions that can be taken to accomplish this goal. To say “another option, and perhaps more effective, is to successfully plan for a more mixed use and pedestrian-oriented development pattern” does not provide sufficient guidance or ideas about how to go about planning more successfully. More specific recommendations for how to do things differently are needed.

c) Transportation Planning

- This discussion could be strengthened by including an evaluation of the efficacy of transportation analysis and planning at the Comprehensive Plan amendment stage to answer the question – how effective is the upfront transportation planning. Most of the discussion seems to center on the permitting phase of the development approval process.

d) Rural Lands

- Recommend that the EAR suggest a potential plan amendment to define Transfer of Development Rights sending and receiving areas by measurable criteria and to identify potential sending and receiving areas.

B. Community-wide Assessment

1. *Population growth and changes in land area [Section 163.3191(2)(a)]*

Comment: This requirement was partially addressed. The proposed EAR did not discuss the accuracy of the population projections from the 1998 EAR as they relate to current 2004 population figures. Also, the proposed EAR did not provide a population projection for the next 20-year planning horizon (Plan 2025).

Recommendation: Revise the EAR to include an analysis of the accuracy of population projections of the 1998 EAR. If current population significantly differs from the population that had been projected, clearly explain why there is a difference and indicate whether there is a need for a change in the methodology to be used for this EAR. Revise the adopted EAR to provide population projections for the next 20-year planning horizon by five and ten year increments. Because Hillsborough County has planning areas, as identified by the various Community Plans, population projections will be most useful if also broken down by planning areas.

2. *Location of existing development in relation to the location of development as anticipated in the Plan [Section 163.3191(2)(d)]*

Comment: This requirement was partially addressed. While it provided a thorough assessment of the residential growth patterns, the proposed EAR did not discuss the trends and conditions of non-residential growth within the County.

Recommendation: Revise the EAR to include an evaluation of the trends and conditions of non-residential growth within the County, clearly indicating whether non-residential growth and development occurred as anticipated in the Plan.

3. *The extent of vacant and developable land [Section 163.3191(2)(b)]*

Recommendation: The proposed EAR sufficiently discussed this requirement; however, the assessment of vacant and developable lands provided in the proposed EAR could be more comprehensive if the criteria were revised to indicate why non-residential lands and residential portions of all developments of regional impact and planned developments were not included as possible developable lands. This exclusion would seem to omit significant developable areas. Additionally, while the table on page 3 of Section 2 is complete in terms of identifying total developable acreage, given growth trends and projected growth, it would be useful to assess how much development these different categories could support and given population projections, how much additional land in the various categories would be needed over the 20-year planning period.

4. *The financial feasibility of providing needed infrastructure to achieve and maintain adopted levels of service standards and sustain concurrency through capital improvements as*

well as the ability to address infrastructure backlogs and meet the demands of growth and public facilities [Section 163.3191(2)(c)]

Comment: This requirement was partially addressed. The proposed EAR sufficiently addressed whether the Comprehensive Plan was financially feasible over the past evaluation period; however, the proposed EAR did not contain sufficient detail to enable a determination of whether the Plan will be financially feasible in the coming five years and throughout the long range planning timeframe. Additional issues identified in the discussion of financial feasibility that need to be clarified are as follows:

- a) With regards to potable water, the financial feasibility discussion in Section 2 and the Paying for Growth major issue discussion in Section 3 would indicate that the adopted level of service is not currently being met, but with planned improvements, the LOS for potable water will be met in the future. However, the Water Resources major issue discussion in Section 3 and Appendix C states that “meeting our potable water supply needs has been successfully addressed by Tampa Bay Water, Southwest Florida Water Management District and Hillsborough County. The water supply responsibilities of Hillsborough County, under the guidance of the Comprehensive Plan, have been largely successful”. It should be noted that the 10-Year Water Supply Facilities Work Plan indicated that Hillsborough County was meeting its adopted level of service for potable water.
- b) With regards to solid waste, the proposed EAR did not discuss trends and conditions in terms of the amount of solid waste generated since the previous 1998 EAR, current solid waste facility capacities/operating level of service and whether the County is currently meeting its solid waste adopted level of service. The level of service for solid waste should be expressed in terms of pounds per person per day, and non-residential uses (i.e. commercial, office, industrial, etc.) should have their own level of service. The proposed EAR should provide an evaluation of current capacities and current usage rates of the different solid waste facilities listed in the proposed EAR in order to estimate the amount of additional growth that can be accommodated.
- c) The proposed EAR provided a summary for each of the six facility types in terms of number of projects and total capital funding. However, the proposed EAR did not provide information with regards to when these projects would become operational, how much additional capacities would become available as a result of each project and what existing or anticipated deficiencies these projects are intended to remedy.

Recommendation: Revise the EAR to provide a population projection through the 2025 planning horizon by planning area and clearly identify where current deficiencies exist for all six facility types. Based on projected residential and non-residential growth, revise the EAR to indicate where future needs will occur, when the necessary improvements will be scheduled and expected to become operational, what additional capacities will result from these improvements and what the funding sources will be. This analysis should be for major facility improvements, not the intricate details of each specific project or improvement (i.e. not water line by water line or road link by road link). It is important that the County develop a realistic financial strategy to provide the infrastructure that will be needed.

5. ***Relevant changes in growth management laws [Section 163.3191(2)(f)]***

Comment: This requirement was partially addressed. The proposed EAR provided an incomplete evaluation of the changes in growth management laws within the Florida Statutes (F.S.). The proposed EAR listed the changes by year from 1998 through 2002 that have been made to Chapter 163, Part II, F.S., since the last Comprehensive Plan EAR update in 1998; however, there were statutory changes made in 2003 and 2004 that were not addressed in the proposed EAR.

Recommendation: Revise the EAR to reflect the changes in growth management laws within Chapter 163, Part II, F.S., that occurred in the years 2003 and 2004.



8 3/23/05

Chair
Commissioner Jane von Hahmann

Vice-Chair
Robert Kersteen

Secretary/Treasurer
Jill Collins

Executive Director
Manny Pumariega

21 March 2005

Mr. Robert B. Hunter, FAICP
Executive Director
Hillsborough County Planning Commission
601 East Kennedy Boulevard, 18th Floor
P.O. Box 1110
Tampa, FL 33601-1110

Dear Bob:

Thank you for the opportunity to review and provide comments on Hillsborough County's Draft Evaluation and Appraisal Report (EAR). Council staff did not identify any problems or conflicts with the draft EAR and the Council's adopted Strategic Regional Policy Plan (SRPP).

The following comments are provided as points of interest:

- The providing greater opportunities for the development of mixed-use and pedestrian-oriented projects set forth under the growth management and paying for growth issue areas would be in keeping and serve to further the goals and policies of the SRPP.
- Redevelopment is an important issue and one that should be pursued in the unincorporated county. In doing so it is important to ensure that the housing component of such efforts do not result in creating areas which are no longer affordable to the average worker.
- Concerning the economic development issue, the County's comprehensive plan should recognize and endorse the role Hillsborough County plays as the economic center of the Tampa Bay area. It should also reflect the interrelationship of the county's economy with the remainder of the bay area both in terms of commerce and employment.
- The discussion of affordable housing should recognize that the issue is no longer applicable to the very low-, low-income. It is now an issue facing a much wider income audience. There should be discussion of the relationship between the relationships

Mr. Robert B. Hunter, FAICP

Page 2

21 March 2005

between affordable housing and transportation, employment, health care, and education. The discussion should reflect the fact that savings on monthly housing cost could be eliminated by the rising cost of gasoline and other related expenses.

An item the County might wish to incorporate into the final EAR is a discussion of a recommended plan amendment which addresses the principles associated with FIREWISE.

As a point of clarification, it was noted that Council's Strategic Regional Policy Plan was cited incorrectly as the Comprehensive Regional Policy Plan and Tampa Bay Regional Policy Plan in several places in the draft EAR.

Council staff looks forward to working with the County during the finalization of the EAR and the development and review of the EAR-based comprehensive plan amendments. Please do not hesitate to call should you require clarification on the above comments.

Sincerely,



H. Gerald Smelt, AICP
Governmental Services Coordinator

cc: Lorraine Duffy, HCPC
Ray Eubanks, DCA
Mike McDaniel, DCA



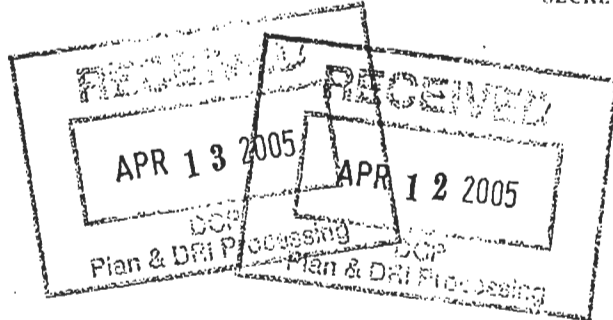
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8 MM
4/13/05
JOSÉ ABREU
SECRETARY

April 5, 2005



Mr. Charles Gauthier, AICP
Chief, Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Hillsborough County Proposed Evaluation and Appraisal Report

Dear Mr. Gauthier:

The Department has reviewed the proposed Hillsborough County Evaluation and Appraisal Report (EAR). We support the County's efforts to assess the comprehensive plan, and the extensive public involvement accomplished. The EAR makes numerous broad statements about what could be done or might be done. However, focused statements of intent are needed in order to provide excellent guidance for future efforts to update the comprehensive plan through EAR-based amendments. We recommend consideration of the following actions in a number of areas for inclusion in the EAR:

Update Policies and Tables in the Transportation and Capital Improvements Elements including, but not limited to, the following:

- CIE Table 2, and Transportation Table 9, High Transit Level of Service (HTLOS) Corridors in the Unincorporated County. The 02-2 Response to ORC indicated that these tables would be updated and included within the Transportation and Capital Improvements Elements, but we have not received proposed changes since that time.
- CIE Table 3 A, and Transportation Table 8, Temporary Exceptions to Normal LOS Standards. The exceptions on these tables expired on 12/31/03. The tables and associated policies that reference them should be deleted or revised.
- CIE Table (not numbered in the EAR), Deficient LOS County Road Segments Without Identified Transportation Improvement Project Funding for FY 2004-2009, should be revised to remove segments of state roads. Please remove segments of Bearss Ave/SR 678 and Fletcher Ave/SR 579 extending from Florida/US 41 to Nebraska/US 41.

Mr. Charles Gauthier
April 5, 2005
Page Two

- Update roadway classifications if needed. The Plant City proposed amendment 05-1 suggested reclassifying Charlie Taylor Road to a Collector facility.

Funding for Transportation/Paying for Growth

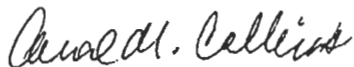
The EAR states that current deficiencies as measured against adopted LOS continue to exist for transportation, but no funding sources have been identified for these. This is a major issue in Hillsborough County; the EAR needs to identify actions and corrective measures related to major issues (such as lack of funding). The EAR indicates that a re-evaluation of LOS standards should be made to assess the relevance of the standards to the County Comprehensive Plan and to establish location-specific criteria when appropriate. Also, to establish in the Plan a requirement to accurately identify the contributing source(s) of deficiencies as originating from new or existing development or a mix of both. We encourage the County to continue efforts to fund roadways, to identify the best potential revenue sources (or cost reduction options) and strategies to deal with this need. Plan policies could be expanded to lend support to these efforts.

Concurrency Management

The EAR states that the concurrency review system could be enhanced further, and includes tentative statements indicating that the LOS standards and the assessment methods may need revision. Many potential changes are mentioned, including multi-modal transportation districts (MMTD). The EAR indicates that the County's annual report on the Concurrency Management System, required by Ordinance, was last submitted in September, 2000 (some web-based information has been available). We would encourage the County to complete a CMS update report as soon as is feasible to provide information regarding the timing of infrastructure concurrent with growth, and to support a clear commitment to amend the CMS as needed.

The Department appreciates the opportunity to review and comment on the County's EAR. Please call me at SunCom 512-7801, or (813) 975-6444, if you have questions.

Yours truly,



Carol M. Collins
LGCP and CMS Coordinator

cc: Bob Romig, Director of Policy Planning, FDOT
Robert Hunter, Director, The Hillsborough City-County Planning Commission
Bruce McLendon, Director, Hillsborough County Growth Management



Jeb Bush
Governor

Department of Environmental Protection

Marjory Stoneman Douglas Building
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April 11, 2005

Colleen M. Castille
Secretary

Mr. D. Ray Eubanks
Plan Review and DRI Processing Team
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Hillsborough County EAR Comments and Recommendations

Dear Mr. Eubanks:

The Office of Intergovernmental Programs has reviewed the proposed preliminary Draft Evaluation and Appraisal Report under the procedures of Chapter 163, *Florida Statutes*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code (F.A.C.)*. We offer the following comments and recommendations.

The Hillsborough County EAR identified Water Resources and Environmental Protection as two major issues to be analyzed during the EAR process. The report identified several indicators to be used to analyze the issue of Environmental Protection and includes: preservation of natural areas, open space, and wildlife corridors as part of growth management; creation of a regional system of environmentally sensitive lands; funding of the ELAP Program with increased emphasis on connecting sites; and funding for parks and recreational facilities and land management including linear parks (greenways). Ensuring adequate infrastructure and access to natural resources are important issues for rapidly growing counties such as Hillsborough County. The Department of Environmental Protection concurs with Hillsborough County in identifying these topics as important issues for evaluation and appraisal.

The EAR noted wetland mitigation ratios in Objective 4 of the Conservation and Aquifer Recharge Element and Objective 2 of the Coastal Management Element of the Comprehensive Plan. Since the previous Hillsborough County EAR was completed, the Unified Mitigation Assessment Methodology (UMAM), Chapter 62-345, *Florida Administrative Code (F.A.C.)* became effective. UMAM establishes a uniform mitigation assessment method to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and to award and deduct mitigation bank credits. Chapter 62-345(2), *F.A.C.*, states, "This rule supersedes existing ratio guidelines or requirements concerning the amount of mitigation required to offset an impact to wetlands or other surface waters." DEP recommends that Hillsborough County remove any language inconsistent with UMAM in their Comprehensive Plan and refer to Chapter 62-345, *F.A.C.*, for mitigation assessment methods.

Thank you for the opportunity to comment on this proposal. If I may be of further assistance, please call me at (850) 245-2169.

Sincerely,

SED

Sarah E. Daugherty
Environmental Specialist
Office of Intergovernmental Programs

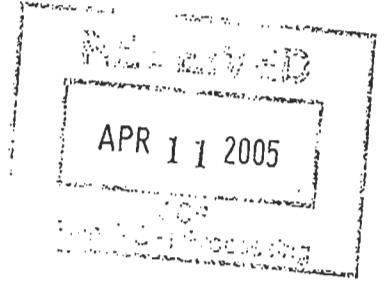
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Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Robert B. Hunter
Executive Director
Hillsborough County
P. O. Box 1110
Tampa, Florida 33601-1110

April 5, 2005

Re: Historic Preservation Review of the Hillsborough County Evaluation and Appraisal Report

Dear Mr. Hunter:

According to this agency's responsibilities under sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document. Our cursory review indicates that historic resources are addressed in the EAR as part of the larger topic of cultural resources. The document indicates that historic resources, particularly structures, are being lost because of the rapid development of the county. Greater public awareness of these resources needs to be addressed. There also need to be greater incentives for private property owners to preserve historic resources. Furthermore, the historic resource survey should be updated to include resources previously overlooked, or those resources which did not meet the age requirements during past surveys, but have now reached the fifty year threshold.

Hillsborough County participates in the National Park Service's Certified Local Government (CLG) program, and therefore, has an ordinance, preservation board, and procedures in place to help protect and preserve historic resources. Updating the survey information may be possible by the county applying for survey grants from this agency. Cultural resource assessment surveys prior to land development or redevelopment would certainly assist in the recording and preservation of significant resources. Furthermore, public awareness and participation in historic resource programs is one of the requirements for our CLG program, and should help in the preservation of not only historic structures, but also archaeological resources.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

for

Frederick Gaske, Director

Xc: Mr. Eubanks, DCA

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Hillsborough County Evaluation and Appraisal Report Draft

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- Table B: Unincorporated Hillsborough County Population Growth By Urban Service Area And Rural Service Area 1995 And 2004
- Table C: Total And Unincorporated Hillsborough County Population Projections
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EXECUTIVE SUMMARY

Comprehensive planning is a continuous and dynamic process. Periodic evaluation and appraisal reports of Comprehensive Plans and subsequent plan updates are integral to the ongoing process and are required by state law. The preparation EAR represents the first step in updating the adopted *Future of Hillsborough County Comprehensive Plan*. Pursuant to Chapter 163.3191, Florida Statute, the preparation of the EAR is required every seven (7) years. The last Plan update took place in December, 1998. The current EAR is scheduled for submission to the Florida Department of Community Affairs (DCA) July 01, 2005. Following a DCA review and determination of "Sufficiency", the County is required to adopt the EAR and move to the EAR based amendment process to update the Plan.

The EAR is intended to evaluate the successes and shortcomings of the Plan, to address changing and unanticipated conditions in the community, and to evaluate the effectiveness of the Plan to address the [major issues](#) facing the community currently and in the future.

A countywide approach was taken in identifying and reviewing the major issues through an extensive [public participation](#) process. Through coordination and collaboration with Hillsborough County and the Cities of Tampa, Temple Terrace, and Plant City, the Hillsborough County City-County Planning Commission worked together with other agencies and the public to develop a list of countywide, locally important issues. Over 3,000 comments were collected and analyzed to develop the sixteen (16) thematic issue statements. Using proprietary software designed for survey analysis, a method called text mining was used to categorize and reflect the context of the comments received. This method facilitated a comprehensive assessment of the major issues across all elements and illustrated the thematic relationship that one Element has to one another.

With this list of major issues in hand, the assessment of the Plan was conducted. Pursuant to EAR guidelines, an issue based approach for evaluating the adopted *Future of Hillsborough County Comprehensive Plan* was taken. This presented a holistic review and evaluation of the effectiveness of the Plan, as each issue may be addressed by multiple Elements of the Plan. In addition, each Element is evaluated individually in terms of achieving topically goals.

The EAR identifies and presents an assessment of the Plan's effectiveness to address sixteen (16) Major Issues. The Major Issues list contains five (5) issues not included in the Letter of Understanding. These issues were thought to be more local in nature and not necessarily of state concern. The asterisk (*) identifies the local issues. They are as follows:

- [Growth Management](#)

The need to refocus and direct growth and development to areas where public infrastructure investments have been made, facilities and services are available, and to do so using an integrated approach that efficiently supports a sustainable, high quality of life

- [Paying For Growth](#)

Inadequate funding and the need for additional funding methods to address shortfalls in infrastructure and services particularly transportation and stormwater facilities

- [Schools And Education](#)

The need to improve school funding, planning and facility design and encourage greater integration of the school in the neighborhood, and as a focal point in the community

Decisions regarding public school operations, curriculum, educational policies and most financial authority are the responsibility of the School District of Hillsborough County and the State of Florida

- [Transportation Planning](#)

The need to improve the efficiency of the transportation system, roads, transit service and associated public safety facilities (i.e., sidewalks, bike lanes, shelters, traffic calming techniques)

- [Redevelopment](#)

The need to overcome obstacles and maximize opportunities to use residential and commercial redevelopment as a growth management tool

- [Intergovernmental Coordination](#)

The need for better support, coordination and cooperation between public agencies and governments in the provision of services and the promotion of public safety (i.e., law enforcement presence, efficient emergency services, etc.)

- [Water Resources](#)

The need to balance water resources and growth

- [Economic Development](#)

Improve the foundations that support a sustainable economy, including infrastructure, and workforce development, (job training, education, and childcare)

- [Affordable Housing](#)

The need for more affordable housing for everyone, particularly for special needs populations including the elderly, low income, homeless and handicapped persons

- [Rural Lands](#)

The loss of the rural and environmental aspects of the county

- [Environmental Protection](#)

There is an imbalance between environmental sustainability and growth

- [People Friendly Community Design *](#)

The need for improved pedestrian friendly community design that allows for greater connectivity and the ability for people, especially the youth, to walk and bike between public facilities such as schools, parks and community centers

- **Development Design Standards ***

A need to establish adequate development “design” and “aesthetic” standards for development

- **Public Involvement ***

The need for more meaningful opportunities for effective local influence in (1) development decisions and (2) in the community's appearance

- **Cultural Resources And Enrichment ***

A need for more cultural resources and enrichment in the community and educational curriculums

- **Delivery Of Public And Social Service ***

A need to establish an effective, coordinated approach to delivery of service which may include health care, social services and other community services

In summary, the EAR is intended to describe the way the County is growing and changing and to determine whether the Plan is achieving the goals that define the quality of life desired by the residents. The contents of the EAR draw the “big picture” and give guidance in setting goals for the future of Hillsborough County.