

## Special Areas of Consideration:

### Proposed Interstate-4 Future Land Use Policies

**Purpose and Vision.** In the I-4 Corridor, Hillsborough County and its communities have the opportunity to attract high technology jobs that will capitalize on local educational resources, transportation infrastructure, utilities and a high quality of life. Through emphasis on sustainable development and the creation of high quality jobs in a wide range of target industries, Hillsborough County can establish Florida's "Green Technology Corridor" that serves as a model for long term regional economic vitality and environmental responsibility. The corridor will not be limited to businesses that focus on creation of green products, though they are encouraged. The corridor will include a broad range of technology related businesses that are located within sustainable developments.

The I-4 Corridor policies seek to leverage the corridor's resources, location, and infrastructure investments to facilitate economic development that attracts, retains, and cultivates high-quality jobs for the citizens of Hillsborough County. Comprehensive land use, infrastructure, and economic development policies will provide incentives to target industries to locate along the corridor and promote sustainable economic development. The plan will result in "permit-ready" and readily-developable sites to create strategically located employment centers within the corridor that:

- attract industries that capitalize existing local resources, including people, businesses, institutions and infrastructure;
- provide high-wage jobs near existing and planned population centers;
- strengthen existing businesses' and institutions' competitive advantages;
- are linked through a variety of transportation options;
- establish a regional model for sustainable development patterns and buildings;
- are aesthetically pleasing and environmentally responsible; and
- collectively create Florida's "Green Tech" corridor.

**Goal 50:** Diversify and expand the employment base in Hillsborough County to increase medium income and high quality employment opportunities that achieve economic development, environmental and sustainability objectives.

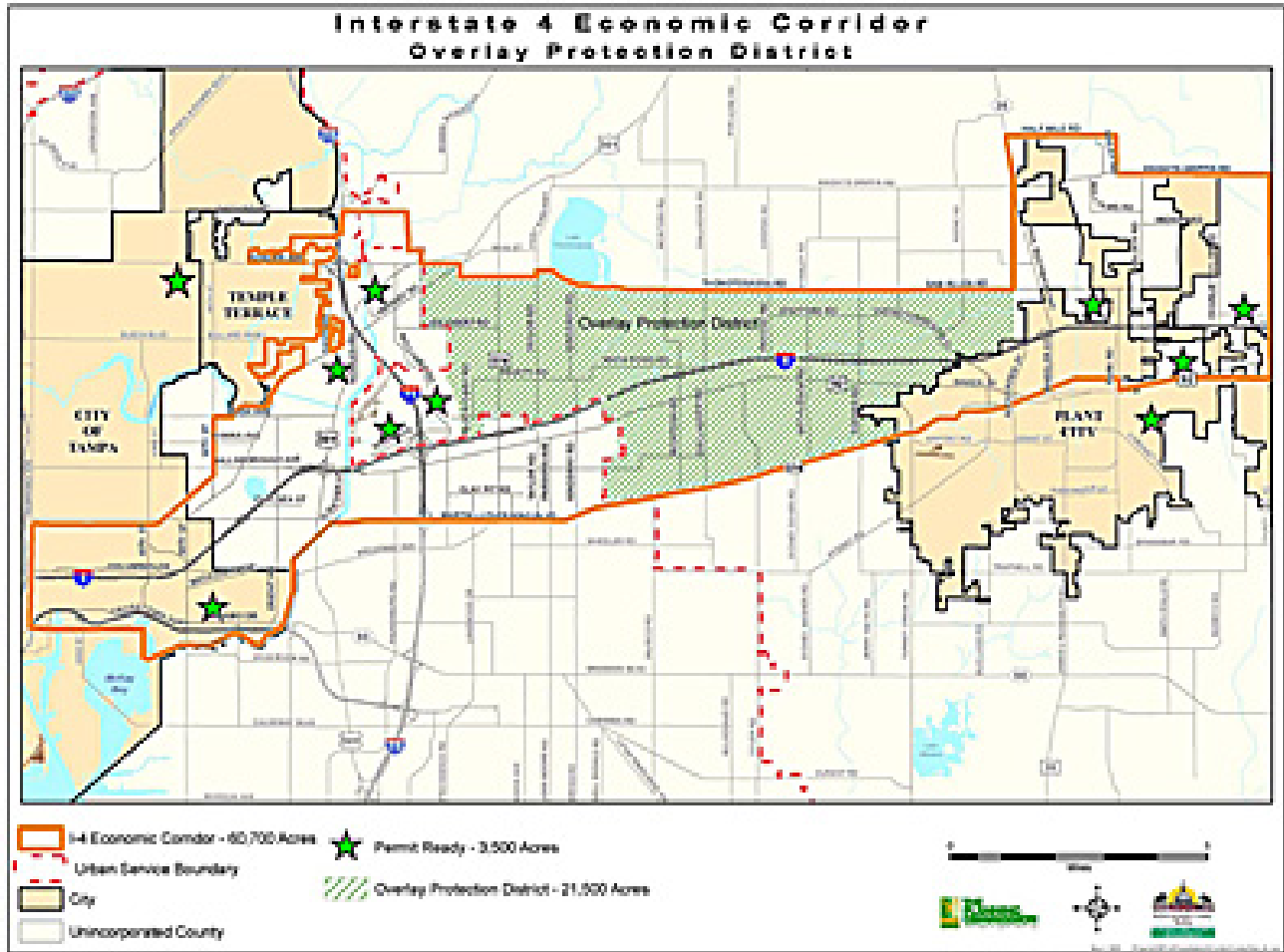
**Objective 50.1:** Increase the supply of land for light industrial, research, and office development within the I-4 Green Technology corridor with the aim of increasing the total number of jobs in the following target industries County-wide:

- Professional, Scientific & Technical Services;
- Bioscience and Research Facilities;
- Manufacturing Facilities;
- Finance & Insurance Services;
- Management Services;
- Administrative & Support Services.

**Policy 50.1.1: Target Development.** Encourage private investment that results in the “target development” that helps achieve Goal 50. Target development includes any of the patterns listed in **Exhibit X.X.1** that serve one or more of the above listed target industries. Preferred economic development areas include the areas within the **Urban Service Boundary**, the **Joint Planning Areas** or the **Green-Tech Expansion Area** shown in **Exhibit [map]**. **[HC policy]**

**Policy 50.1.2: Future Land Use Category.** The **Economic Development Overlay** future land use category shall be available as an overlay category to any land shown in **Exhibit [map]**. No future land use map amendments shall be required for development under this future land use category within the mapped areas, provided that is consistent with the policies established under **Goal 50**. For development within the **Urban Service Area (USA)**, the minimum area for this future land use category shall be five (5) acres of buildable upland, for land within the **Joint Planning Areas (JPA)**, the minimum area for this future land use category shall be twenty (20) acres of buildable upland. For land within the **Green-Tech Expansion Area (GEA)**, the minimum area to establish this future land use category shall be eighty (80) acres that encompasses at least 60 acres of buildable upland, except where an area of at least twenty (20) acres of buildable upland within 1,000 feet of the Urban Service Area (inclusive of road rights-of-way and riverine systems) and adequate public facilities and transportation capacity are available or funded. **[HC policy]**


**Policy 50.1.3: Permit-Ready Sites.** Through advance zoning, infrastructure improvements and coordination with economic development interests, create permit-ready sites in the Urban Service Area and Joint Planning Areas that are “permit-ready” and can be developed following ministerial approval of site and building plans (see asterisks in **Exhibit [map]**). In the Green-Tech Expansion Area, facilitate rezoning and site development for projects that are consistent with the policies under Goal 50. **[HC policy, modify for city]**





**Policy 50.1.4: Development Patterns.** Exhibit **[table]: Development Patterns**, lists the development patterns that are allowed within the **Economic Development Overlay** future land use category. The most appropriate development patterns will vary by site based on the location and proposed land uses. The County shall adopt land development regulations to provide more specific requirements and enable the development of each of the patterns in appropriate locations that avoid wetlands impacts. Floor area ratios provided in the exhibit are provided for reference purposes, allowable development intensities shall be guided by the Future Land Use category and applicable land development regulations. **[HC policy, modify for city]**


**Policy 50.1.5: Phasing.** Target development shall be encouraged first in the Urban Service Area, and Joint Planning Areas where water, sewer and transportation capacity is available or funded. Development in the Green-Tech Expansion Area will be allowed subject to compliance with land development regulations ensuring provision of adequate public facilities and transportation capacity, land use compatibility and other applicable policies under Goal 50.

Exhibit **1**: Development Patterns

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p><b>TOD Employment Center</b></p>	<p>A relatively high-intensity place located adjacent to or within walking distance of a transit center with a mix of employment and civic uses. A TOD Employment Center offers a concentration of office uses and flex spaces for target industries with support retail, restaurant and lodging facilities that are secondary to office, research and production uses.</p> <p>FARs range from .60 to 2.5 depending on the mix of uses.</p>	<p>At potential station sites along proposed light rail, commuter rail and bus rapid transit lines. (USA / JPA)</p>	

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p><b>Corporate Village</b></p>	<p>A master-planned mixed use area that combines offices and flex spaces for target industries, with limited retail, restaurants and lodging as secondary support uses. Limited high density residential uses may be located on the periphery of the site in mixed use buildings.</p> <p>FARs range from .70 to 2.5. Employment-based Corporate Villages tend to be on the upper end of this range of intensities.</p> 	<p>Near the University of South Florida or near the I-75 interchange with I-4. (USA / JPA)</p>	

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p><b>Corporate Campus/ Business Park</b></p>	<p>A development that often is centered around and managed by a single corporate entity, which includes offices and flex spaces for target industries with limited support retail and restaurants located within buildings or at the edge of the development.</p> <p>FARs range from .50 to .80.</p> 	<p>More suitable in all areas outdoor production &amp; operations are limited and concealed from public view. (USA / JPA / GEA)</p>	 

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p><b>Industrial Park</b></p>	<p>A planned area that provides locations for production, distribution, and office uses.</p> <p>FARs range from .15 to .80. Lower FARs are generally represented by distribution centers and light industrial parks.</p>	<p>Suitable near the port and agricultural research areas where some outdoor production and/or operations is anticipated. (USA / JPA)</p>	

**Policy 50.1.6: Secondary Uses.** Ensure, through the Land Development Code, that support uses authorized in the Economic Development future land use category are not established until 50% of the primary uses in the category have been built. Support uses shall not exceed 20 percent of the existing floor area of primary uses at any time or 10 percent of the contiguous development acreage. For corporate village developments, the jobs to housing ratio shall not be less than 20 jobs per housing unit within the contiguous Economic Development area at the time of development of the dwelling units. Within the vicinity of the Port, there shall be provisions for outdoor storage and operations to support transportation of goods and manufactured products. Within the vicinity of Plant City, there shall be provisions for outdoor operations and storage to accommodate agricultural related research, and production. Within the vicinity of the University of South Florida, outdoor operations and storage should be concealed from public view through the use of landscape buffers and fencing. [HC policy, modify for city]

**Policy 50.1.7: Workforce Development.** Coordinate with the University of South Florida (USF), Hillsborough Community College (HCC), the Hillsborough County School District (HCSD) and all other applicable local and state economic development agencies in institutional strategic planning efforts to facilitate the creation of the required workforce to supply target industries and help grow the local economy. [HC and city policy]

**Policy 50.1.8: Compatible & Sustainable Design Objectives.** Ensure high-quality development through the Land Development Code design standards and the rules of independent authorities that result in sustainable development that is compatible with abutting land uses. Compatibility shall be achieved through standards that address the landscaping, height, scale, use and design of target development abutting residential development and environmental features (also see FLU policy 1.4). Sustainability shall be achieved through site and building standards that address low impact development, energy efficient building design/construction, improved mobility, and ecological conservation [insert sustainability reference here] [HC and city policy]

**Objective 50.2: Coordinated Development Incentives.** Coordinate with other public and private agencies and entities to develop a comprehensive toolbox of incentives to encourage target development within appropriate preferred economic development areas. Base incentives on the achievement of the performance measures implemented by a development or specific business. The toolbox may include, but is not limited to:

- a. Business Development Assistance, such as project marketing, workforce development and grants for high wage job creation;
- b. Site Development Assistance, such as energy efficiency grants, fee subsidies, tax relief;

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- c. Infrastructure Incentives, including transportation, water, sewer stormwater management assistance and capacity reservations;
  - d. Site Assembly Assistance;
  - e. Development Process Incentives, including streamlined permitting and site plan-review processes, advanced zoning, development entitlements, and/or similar incentives; and
  - f. Intensity Incentives, as provided in Objective 50.3. [HC and city policy]

## Economic Development Performance Measures for Potential Incentives

FACTOR	PERFORMANCE MEASURES	COMMENTS
Job Production	Number of new high wage jobs in target industries produced for minimum duration	High wage jobs have annual incomes at least 125% of current median income. Incentives may include grants, tax relief or fee subsidies that would only be available to new job creation or spinoffs from a Technology Incubator in County, not relocation from within the County.
Job Training	Number of internships or job trainees	Grants or tax relief
Target Site Development	Compliance with standards in creating development sites meeting acreage thresholds	Availability of incentives should depend on location, developer commitment and end user commitments: <ul style="list-style-type: none"> <li>• Accelerated development review</li> <li>• Tax incentives to reduce holding costs</li> <li>• Public participation in infrastructure</li> </ul>
Sustainable Building Development	Percent reduction in base energy use below adopted energy conservation standards  Provision of green roofs	Potential incentives include grants and utility-based incentives
Sustainable Site Development	<ol style="list-style-type: none"> <li>1. Trip reduction</li> <li>2. Runoff reduction</li> <li>3. Bike/Transit/Pedestrian improvements</li> <li>4. Water conservation</li> <li>5. Low impact development methods</li> </ol>	<ol style="list-style-type: none"> <li>1. Reduced traffic impact or related mobility fees</li> <li>2. Reduced stormwater fees</li> <li>3. Reduced water impact fees</li> </ol>
<i>Note: impact fee reductions should be based on projected demand reductions or available subsidies.</i>		

**Objective 50.3: Development Intensity Bonuses.** Within the Economic Development future land use category, create following development intensity bonuses where contributions exceed minimum standards. Floor Area Ratio (FAR) intensity bonuses may be combined to exceed the base FAR and achieve the maximum FAR established for the Economic Development future land use category. The County shall adopt land development regulations establishing the standards to earn up to the maximum intensity bonuses established in the following table. [HC and city policy]

## Development Intensity Bonuses

DEVELOPMENT AMENITY	MAXIMUM INTENSITY BONUS (FARs)	COMMENTS
Transit Shelter	0.25	This would need to be approved by the transit provider
Bicycle Parking and Employee Showers	0.25	
Shaded Carpool Parking	0.25	
Structured Parking	0.50	Bonus should be based on parking footprint reduction
On-site Wellness Center	0.25	
On-site Child Care	0.25	
Sustainable Building Development	0.50	Criteria should be based on the percentage that the building reduces base energy use below adopted minimum energy conservation standards
Sustainable Site Development	0.50	Criteria should, at a minimum address: 1. Walkability/Connectivity 2. Transit Access 3. Low Impact Drainage Design 4. Environmental Protection 5. Xeriscape 6. Rainwater Capture/Reuse 7. Albedo reduction
Public Green Spaces and Outdoor Recreation Areas	0.25	These are intended to be privately owned & maintained public spaces
On-Site Renewable Energy Production	0.50	Sliding scale based on amount of energy produced
On-site Educational Facilities	0.25	Link intensity bonuses to provision of classroom space to public schools, colleges or universities providing internships or training for target industry jobs

**Objective 50.4 : Target Development Performance Criteria in the Green Tech Expansion Area.** In addition to achieving standards for compatible and sustainable design, target development must satisfy the following criteria:

- a. Consistency with the policies established under Goal 50;
- b. Compliance with Section 6.0 of the Community Design Component of the Future Land Use Element that discusses Roadway Level Design;
- c. Compliance with the Vision, Goals and Strategies of Community Plans within the Livable Communities Element and the Community Design component of the Future Land Use Element of the comprehensive plan; [*Note: update to Thonotosassa Community Plan required for consistency with this policy*]

- d. Provision of adequate public facilities (including, but not limited to water, sewer and stormwater capacity) by the applicant concurrent with development. County may consider opportunities for innovative financing technique and public/private partnerships to achieve infrastructure concurrency.
- e. Availability of adequate transportation system capacity;
- f. Consistency with standards for one or more of the approved development patterns.

[HC and city policy]

**Policy 50.4.1: Transportation Concurrency.** Modify trip generation criteria as appropriate for specific development patterns to account for increased internal trip capture, increased transit use and reduced trip generation. [HC and City policy]

**Policy 50.4.2: Transportation Planning Coordination.** Coordinate with the MPO in planning for and providing adequate transportation capacity to serve economic growth along I-4 and the adjacent roadway network.

**Policy 50.4.3: Transit Coordination.** Coordinate with the Tampa Bay Area Regional Transportation Authority (TBARTA), Hillsborough Area Regional Transit (HART), and other transportation agencies to ensure transit needs of future employment centers are met. Transit should connect the I-4 employment centers with residential areas within and outside of the corridor. [HC and city policy]

**Policy 50.4.4: Water and Sewer Extensions.** Coordinate with public water providers to facilitate the extension of water and sewer facilities to serve target development. Water and sewer lines may be extended to serve development in joint planning areas in accordance with the terms of adopted plans and agreements. Water and Sewer lines may be extended to a target development in the Green Tech expansion area under the following conditions:

- a. Adequate transportation capacity exists or has been funded to maintain adopted levels of service;
- b. Excess capacity in the lines is reserved for target industries;
- c. Excess road capacity created to support the development is reserved for target industries;
- d. In approving the zoning to authorize the development the Board of County Commissioners finds that the development is not premature due to a surplus of undeveloped land in the Economic Development future land use category, or the requirement for water or sewer line extensions of more than a mile to serve the proposed development.
- e. The proposed development is consistent with the policies established under goal 50.

- f. **Policy 50.1.5: Capacity Reservation.** The County will use development agreements where applicable to limit sprawl, by assigning new capacity created by public or private investment in facilities to target development that is consistent with the **Economic Development Overlay** future land use category in the Green-Tech Expansion Areas. [HC policy]

## Water and Sewer Extension Policy Amendments

### Policy 4.7: Extension of Water and Sewer in Rural Area

Public water and sewer lines shall not be permitted to be extended into rural areas unless this extension occurs to:

- Serve a planned village (RP-2 or WVR-2) or Planned Environmental Community ½ as described in this Plan;
- Serve a project that has established vested rights for the use of these facilities;
- Serve a development in the Economic Development future land use category that is located within the Green Tech Expansion area, meets the criteria set forth in Objective 50.4 and developed in accordance with the policies under Goal X.X.
- Address a public health hazard documented by the Health Department or other regulatory agency;
- Provide for the extension of centralized water or wastewater facilities to serve a school facility so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the School Interlocal Agreement.

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FUTURE OF HILLSBOROUGH  
LAND USE CLASSIFICATION

## Economic Development Overlay

### RESIDENTIAL GROSS DENSITY

Residential uses may be allowed only in support of target employment development as part of a mixed use building in the corporate village development pattern in the Urban Service or Joint Planning Areas at densities ranging from 12 to 24 dwellings per acre in accordance with policies 50.1.4 and 50.1.6. No other residential development is allowed with the exception of units for security guards and commercial apartments.

### TYPICAL USES

**Primary Uses:** Research and development activities (including, but not limited to biotechnology and bioscience uses), related educational facilities, electronic components production, manufacturing, port-related freight activities, offices, corporate headquarters, and accessory daycare and recreational facilities.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

**Support Uses:** Neighborhood commercial uses limited to 30,000 sq. ft., accommodations and restaurants may be allowed as part of the larger development provided that the total floor area of support uses does not exceed 20% of the floor area of primary uses at any time and that it does not exceed 10% of planned project floor area. No free standing neighborhood commercial is permitted.

### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Urban Service Area - 0.75 or up to 2.5 FAR with intensity bonuses

Joint Planning Area – 0.4 or up to 2.5 FAR with intensity bonuses

Green Tech Expansion Area – 0.4 or up to 1.0 FAR with intensity bonuses

### SPECIFIC INTENT OF CATEGORY

To provide opportunity for research and high technology and similar manufacturing and light industrial/ uses to serve Hillsborough County and the Tampa Bay region. Development in this category is intended to occur as an overlay on the Future Land Use Map and to be subject to internal and external design requirements, including heavy buffering and landscaping, high visibility linear footage on arterials, interstates, and expressways, and locations adjacent to employment markets. The Economic Develop Overlay category will be permitted to be developed throughout the County provided they meet the requirements of the Goals, Objectives, and Policies of the Land Use Element, and applicable development regulations.

Proposed developments at locations not shown on the Land Use Plan Map may be considered through the Plan Amendment process. Support neighborhood commercial uses may be permitted for up to 20% of the total site area. The development of the neighborhood commercial uses shall be integrated and appropriately scaled to other project uses.