

1st Cycle 2009  
Amendment Summary

<b>Hillsborough County Comprehensive Plan Amendments</b> <b>1<sup>st</sup> CYCLE – 2009</b>
--

**CPA 08-09 Future Land Use Map change. Lutz Lake Fern Road and the Suncoast Parkway (Continued from 1<sup>st</sup> Cycle 2008)**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

<b>A. Description of Request</b>
----------------------------------

**Request:** Proposed land use designation change of 36.58 acres from Agricultural Rural (AR-1/5) and Residential-1 (RES-1) to Suburban Mixed-Use (SMU-6) plan category and to expand the Urban Service Area boundary to include this property. The subject property is located in the Keystone-Odessa Planning Area and Keystone-Odessa Community Plan Area, and in the Rural Area. A companion amendment, CPA 09-01, requests that the removal of the subject property be removed from the Keystone-Odessa Community Plan boundaries.

**Development Impact:** The proposed change will increase the allowable density of 1 unit per 5 acres and 1 unit per acre to a density of 6 units per acre under the SMU-6 category. Furthermore, the proposed change would allow a potential increase from an allowable 40,000 square feet of non-residential uses to 175,000 square feet maximum for non-residential uses under the SMU-6 category. The change would also allow for more intense non-residential uses including suburban scale retail commercial and office uses, research corporate park uses with a 0.35 Floor Area Ratio (FAR) and light industrial uses with an FAR of 0.50.

The addition of the property in the Urban Service Area will result in the ability of any new development on site to be serviced by public water and sewer.

**Location:** The property is located along Lutz Lake Fern Road, west of the Suncoast Parkway

**Folios# 12940.0000 and 12944.0000.** (Section 06, Township 27, and Range 18)

## B. Current and Proposed Future Land Use Categories

The potential impacts of the change from Agricultural Rural (AR-1/5) and Residential-1 (RES-1) to Suburban Mixed Use -6 (SMU-6) plan category are illustrated in the chart below. The total site consists of 36.58 acres.

CPA 08-09	From Agricultural Rural 1/5 (AR-1/5)	To Suburban Mixed Use-6 (SMU-6)
Acres: 34.74		
Maximum density	Up to a maximum of 1 dwelling unit per 5 gross acres.	Up to a maximum of 6 dwelling units per gross acre.
Development Potential	6 dwelling units	208 dwelling units
Typical Uses	Farms, ranches, feed lots, Residential, rural scale neighborhood commercial, office uses, industrial uses relating to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use.	Residential, suburban scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
Maximum Floor Area Ratio or Square Feet	Rural scale neighborhood commercial, office multi-purpose or mixed use projects limited to 40,000 sq. ft. or 0.25 FAR, whichever is less intense.	Up to 0.25 Floor Area Ratio (FAR) shall be allowed for any single (free-standing) use. The retail commercial component of a project cannot exceed 175,000 square feet. Office, research corporate park, light industrial multi-purpose and mixed-use projects can achieve a 0.35 FAR. Light industrial uses may achieve an FAR of 0.50.

	<b>From Residential-1 (Res-1)</b>	<b>To Suburban Mixed Use -6 (SMU-6)</b>
Acres: 1.84		
Maximum density	Up to a maximum of 1 dwelling unit per gross acre.	Up to a maximum of 6 dwelling units per gross acre.
Development Potential	1 dwelling unit	11 dwelling units
Typical Uses	Farms, ranches, residential, rural scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.	Residential, suburban scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
Maximum Floor Area Ratio or Square Feet	Rural scale neighborhood commercial, office multi-purpose or mixed use projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense.	Up to 0.25 Floor Area Ratio (FAR) shall be allowed for any single (free-standing) use. The retail commercial component of a project cannot exceed 175,000 square feet. Office, research corporate park, light industrial multi-purpose and mixed-use projects can achieve a 0.35 FAR. Light industrial uses may achieve an FAR of 0.50.

**CPA 08-11 Future Land Use Map change. Van Dyke Road and Gunn Highway  
(Continued from 1<sup>st</sup> Cycle 2008)**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

**Request:** Proposed land use designation change of 27.9 acres from Residential-1 (RES-1) to Neighborhood Mixed-Use (NMU-3) plan category. The subject property is located in the Keystone-Odesa Planning Area, the Keystone-Odesa Community Plan Area, and in the Rural Area.

**Development Impact:** The proposed change will increase the allowable density of 1 unit per acre to 3 units per acre. Furthermore, the proposed change would allow a potential increase of an additional 80,000 square feet of retail commercial, an increase from 30,000 square feet to 110,000 square feet. The change would also allow for more intense non-residential uses including suburban scale retail commercial, research corporate park up and multi-purpose and mixed uses up to a 0.35 FAR. All non-residential uses must meet locational criteria.

**Location:** The property is located along Van Dyke Road, west of Gunn Highway

**Folios:** 976.0000 and 977.0000 (Section 14, Township 27, and Range 17)

**B. Current and Proposed Future Land Use Categories**

The potential impacts of the change from Residential - 1 (RES-1) to Neighborhood Mixed Use -3 (NMU-3) plan category are illustrated in the chart below.

CPA 08-11	From Residential-1 (RES-1)	To Neighborhood Mixed Use - 3 (NMU-3)
Acres: 27.9		
Maximum density	Up to a maximum of 1 dwelling unit per gross acre.	Up to a maximum of 3 dwelling units per gross acre.
Development Potential	27 dwelling units	81 dwelling units

<p>Typical Uses</p>	<p>Residential, rural scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.</p>
<p>Maximum Floor Area Ratio or Square Feet</p>	<p>Rural scale neighborhood commercial, office multi-purpose or mixed use projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense.</p>	<p>Up to 0.25 Floor Area Ratio (FAR) shall be allowed for any single (free-standing) use. The retail commercial component of a project cannot exceed 110,000 square feet. Office, research corporate park, multi-purpose and mixed-use projects can achieve a 0.35 FAR. Neighborhood commercial uses must meet locational criteria or be part of a mixed-use planned development.</p>

**CPA 08-12 Future Land Use Element Text change. Policies: A4.1, A4.7 and A4.9 (Continued from 1<sup>st</sup> Cycle 2008 and revised by applicant)**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

**Request:** The applicant is requesting to revise the following Fupolicies: A4.1 (previously AA-4.1). These policies limited densities in the rural area to no greater than 1 dwelling unit per 5 gross acres; Policy 4.7( previously Policy AA-4.8 (Public water and sewer shall not be permitted to extend in the rural areas), and AA-4.12 (Consideration criteria for connections to existing water/wastewater systems in the Rural Area). The rationale for revising these policies is to support the proposed map amendment at Van Dyke Road and Gunn Highway (CPA 08-11).

**Proposed Text:** See Attached

**CPA 08-15 Future Land Use Map change: McIntosh Road and U.S Highway 92  
(Continued from 1<sup>st</sup> cycle 2008)**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

**Request:** Proposed land use designation change of 58.51 acres from Residential-1 (RES-1) to Light Industrial-Planned (LI-P) plan category. The subject property is located in the Thonotosassa Planning Area and in the Rural Area.

**Development Impact:** The proposed change would eliminate the residential use of the property except for limited accessory residential (e.g. on site security guard). The current allowable residential density on site is 1 unit per acre. The site is designated Residential-1 (RES-1) Land Use category, which allows for one dwelling unit per acres. Currently 58 residential units could be considered for this site. Though the site currently does not meet locational criteria for office or commercial development, the proposed change would increase allowable square footage for office/commercial from 0.25 FAR to 0.50 FAR. Light Industrial uses are not subject to locational criteria and would also have up to a 0.50 FAR. The applicant is proposing a borrow pit and then a recreational water cable park or similar water sport uses on the site.

**Location:** North side of U.S Highway 92, west of McIntosh Road.

**Folio:** 061976.0020 (Section 25, Township 28, and Range 20)

**B. Current and Proposed Future Land Use Categories**

The potential impacts of the change from Residential-1 (RES-1) to Light Industrial Planned (LI-P) plan category are illustrated in the chart below.

CPA 08-15	From Residential-1	To Light Industrial Planned
Acres: 58.51		
Maximum density	1 dwelling units per gross acre.	No Residential allowed
Development Potential	58 dwelling units	0 dwelling units

<p>Typical Uses</p>	<p>Residential, rural scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p>	<p>Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. The Light Industrial-Planned category offers flexibility in permitted uses and in creativity for design of the required site plan to ensure that the proposed project operation creates minimal degree of impact on the surrounding environment.</p>
<p>Maximum Floor Area Ratio or Square Feet</p>	<p>Rural scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense.</p>	<p>Maximum Floor Rea Ratio allowed is 0.50 FAR.</p>

**CPA 09-01 Future Land Use Element Text and Map change. Keystone-Odessa Community Plan boundary revision** (Previously submitted in the 1<sup>st</sup> Cycle 2008 and identified as CPA 08-10. The proposed amendment was withdrawn by the applicant and resubmitted.)

## **I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

### **A. Description of Request**

**Request:** This is a privately initiated text amendment to change the Future Land Use Element by requesting to remove 36.58 acres from the boundaries of the Keystone-Odessa Community Plan. The property is located within the Keystone-Odessa Planning Area and is in the Rural Area. The property's land use designation is Agricultural Rural (AR-1/5) and Residential-1 (RES-1).

**Development Impact:** The immediate impact would remove the property from the Keystone-Odessa Community Plan and therefore, the property would not have to follow the Vision, Goals and Strategies of the adopted Keystone-Odessa Community Plan. This would be a revision to the Keystone-Odessa Community Plan without involving the Keystone-Odessa community stakeholders and/or committee members using the typical community-based public participation process.

A portion of this site is also the subject of a concurrent/companion proposed amendment (CPA 08-09) for the portion located at the southeast corner along the Lutz Lake Fern Road frontage is also in this cycle. CPA 08-09 requests a land use designation change for 36.58 acres from Agricultural Rural (AR-1/5) and Residential-1 (RES-1) to the Suburban Mixed-Use (SMU-6) plan category.

**Location:** The site is located north of Lutz Lake Fern Road near the northwest corner of the Keystone-Odessa Community Plan area and approximately 400 feet west of the Lutz Community Plan boundary which is also the Suncoast Parkway.

**Folios:** 12940.0000 and 12944.0000

## **CPA 09-02 Livable Communities Element Text change. East Lake Orient Park Community Plan**

### **I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

#### **A. Description of Request**

The proposed text change includes text amendment to the Livable Communities Element. The proposed text amendment will add text in the Livable Communities Element to include the vision statement, goals and strategies related to the adoption of the East Lake –Orient Park Community Plan. The proposed text amendment will establish a boundary for the area being affected by the amendment. The community’s Vision is graphically represented on the East Lake –Orient Park Concept Map which is included for adoption

Proposed Amendment:

### **EAST LAKE - ORIENT PARK COMMUNITY PLAN**

#### **Introduction**

The East Lake - Orient Park Community Plan area lies in unincorporated Hillsborough County adjacent to the City of Temple Terrace and the City of Tampa. The community is comprised of urban, suburban, and rural residences, commercial corridors, and industrial uses. Portions of major corridors within the Plan area include I-4, I-75, US 92, and US 301 Highways. Major water features include the Hillsborough River, the Tampa By-Pass Canal, East Lake, and the Harney Flats wetlands. Major regional attractions include the Hard Rock Hotel and Casino, the Florida State Fairgrounds, the Ford Amphitheater, the Vandenberg Airport, NetPark Office Park, and Eureka Springs Park. Busch Gardens and the University of South Florida are neighbors to this community.

#### **Community Plan Boundaries**

The East Lake - Orient Park Community Plan area generally is bounded on the north by Fowler Avenue, on the east by I-75, on the south by Columbus Drive and Broadway Avenue, and on the west by the corporate boundaries of the Cities of Tampa and Temple Terrace.

## **Vision**

The East Lake – Orient Park Community Plan includes a number of vastly diverse communities that provide a variety of residential lifestyles, from highly-urbanized to suburban to rural. Residents are able to choose which intensity of development is most suitable for their needs. Our residential streets are quiet safe and suitable for all lifestyles.

New development in our communities does not adversely impact the existing neighborhoods. Residents are actively involved in the development decision making process. Developers meet with community representatives in advance of land use decisions. Commercial activities are compatible with and designed to serve the community.

Amenities, such as parks, libraries, public safety facilities, and shopping are accessible to and adequate for the needs of all residents. Public infrastructure is properly maintained and updated.

## **Goals**

To ensure the implementation of the plan formulated by the residents of the East Lake – Orient Park community, the following goals and strategies will guide future growth and redevelopment within its boundaries. The plan's vision is supported by the following eight goals with accompanying strategies (all listed in priority order):

Community Improvement – Enhance the appearance of the East Lake - Orient Park community.

- Increase code enforcement activity in order to improve community appearance, eliminate trash and loud noises. Target areas for increased code enforcement should commence in area north of Columbus Drive, east of Kenly Elementary School, south of Martin Luther King, Jr. Boulevard, and west of the Tampa By-Pass Canal.
- Future subdivisions should have Home Owner Associations registered with the County to facilitate resident communication and to maintain subdivision infrastructure.
- Required roadway improvements shall be designed and built consistent with the Livable Roadway Guidelines.
- Flooding is a recurrent problem throughout the community especially the

area along Harney Road north of Hillsborough Avenue. Implement master storm water plans to correct flooding problems including erosion and silt control. It is desired that storm water standards be updated and that extra focus be given to storm water designs on new development.

Public Safety - Create a safer environment for the East Lake - Orient Park Community.

- Target areas for crime sweeps a minimum of two times a year.
- Neighborhood Watch and Certification Programs are important to maintaining public safety. Encourage community awareness and participation in these programs and other community supported safety programs.
- Encourage adequate street lighting throughout the community by supporting the creation of special lighting districts. Target Dale Rey Estates on 50<sup>th</sup> Street and the area adjacent to 53<sup>rd</sup> Street and Sligh Avenue as priority areas.
- Increase hurricane shelter capacity and the provision for special needs shelters to serve the community. The plan area has no hurricane shelters within its boundaries. The area borders the Tampa Bypass Canal and Hillsborough River which are prone to flooding in hurricane events.

Neighborhood Identity - Promote development that recognizes the needs and distinct identities of the East Lake - Orient Park neighborhoods and enhances the quality of life.

- Assist neighborhood groups to establish and maintain associations.
- Preserve the rural character (R-1) of the Eureka Springs area.
- Preserve existing single family residential (R-6) and allow no further expansion of Residential - 20 (R-20) in the area west of North 56<sup>th</sup> Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.
- Prepare guidelines to allow community entry signs for East Lake - Orient Park.

Transportation - Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.

- Seek additional mass transit routes, improved frequency of service and providing additional stops within the community as necessary to properly serve the area. Additional service is desired on Sligh Avenue east of Orient Road to US 301 and south along US 301 to Breckenridge with connection to the NetPark Transfer Station.
- New development shall include pedestrian and bicycle access when meeting concurrency requirements.
- In addition to the improvements identified in the Long Range Transportation Plan, the community desires the following improvements listed in order of priority:
  1. Provide improvements to the intersection of East Hillsborough Avenue and Orient Road.
  2. Improve Harney Road from MLK Boulevard to US 301 as a four-lane enhanced roadway.
  3. Improve Falkenburg Road from MLK Boulevard to US 92 as a four-lane enhanced roadway.
  4. Improve US 92 from I-4 at Tampa By-Pass Canal to I-75 as a four-lane enhanced roadway.
  5. Improve Orient Road from Sligh Avenue to Columbus Drive as a four-lane enhanced roadway with bike lanes.
  6. Improve Sligh Avenue from 56<sup>th</sup> Street to US 301 as a four-lane enhanced roadway with bike lanes.

Parks, Recreation, and Natural Resources - Protect and enhance East Lake-Orient Park's natural environment.

- Expand and maintain recreational programs and activities especially for youth and seniors, such as after school and non-school day programs for youth.
- Wetlands shall be protected to the fullest extent of the law.
- Seek new park and recreation facilities in conjunction with the approval of new residential development.

- The Hillsborough River and the Tampa By-Pass Canal are key community assets that should be enjoyed by all. Public access should be maintained in all new developments adjacent to these resources.
- The Hillsborough County Greenways Master Plan within the East Lake-Orient Park Community is strongly supported. The Community has identified the following desired recreational corridors listed in order of priority:
  1. Connection of the Tampa Bypass Canal Trail with the Old Fort King Trail
  2. New trail system from All People's Life Center to Tampa Bypass Canal Trail
  3. Completion of the Tampa Bypass Canal Trail along portions of the Canal

Economic Development - Provide opportunities for business growth and jobs in the East Lake - Orient Park community.

- Establish higher density mixed use employment/activity center as identified along Harney Road adjacent to Davis Road and US 301.
- Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.
- Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.
- Create a commercial redevelopment area along 56<sup>th</sup> Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56<sup>th</sup> Street to Orient Road.
- Existing industrial uses and employment should be preserved and protected.
- Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.

Housing - Create housing opportunities.

- Developers shall meet with the community prior the County scheduling a zoning action or major modification before the Zoning Hearing Master to

coordinate the proposal's consistency with the community's plan. Modification to existing review procedures contained in the Land Development Code will be necessary to effectively implement this action.

- East Lake - Orient Park is experiencing problems with poorly managed apartment complexes and rental properties. East Lake - Orient Park seeks annual inspections of rental units for compliance with the health and housing codes.
- New residential developments that provide home ownership are preferred.
- Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.
- Create a neighborhood redevelopment and rehabilitation program to revitalize the area south of US 92 in the vicinity of Falkenburg Road.
- Evaluate land uses along Orient Road to allow higher density quality residential dwelling units.

Education - Improve educational opportunities.

- After school programs are desired to involve youth in constructive activities.
- Co-location of schools, parks, libraries and/or fire stations and sheriff substations are highly desired with new construction or expansion of public facilities.

**CPA09-03 Future Land Use Element Text change. Capital Improvement Plan Update**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

**Request:** This is an update to the Hillsborough County Capital Improvements Plan FY 2009-13.

**CPA 09-04 Future Land Use Element Text change. Rural Commercial Future Land Use Category.**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

The proposed text amendment would create a new land use category entitled Rural Commercial (RC). The proposed text amendment is intended to amend certain provisions of the Future Land Use Element (FLUE). The purpose of creating the RC land use categories is to allow rural commercial land uses in the Rural Area where existing commercial uses exist as well as having direct proximity to collector roadway intersections. This text amendment further provides for the connection to public water and public sewer services where non-residential uses are proposed greater than 40,000 square feet.

**Proposed Revised Text:** Rural Commercial Land Use Category (RC)

**Per Applicant:** This land use category is used to recognize rural areas of the county where there are existing commercial/office activities with potential for future commercial/office opportunities at collector roadway intersections within Rural Area Plan Categories. This category will be implemented through the PD (Plan Development) zoning districts for general conformance with rural design Plan Policies and land use compatibility standards and shall preclude all residential uses . Notwithstanding any applicable Comprehensive Plan Policies to the contrary, this category shall further require connection to public water and sewer if available within 2,000 feet for projects over 40,000square feet.

**Proposed Text:** See Attached

**CPA 09-05 Future Land Use Map change. Van Dyke Road and Gunn Highway**

**I. PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

**Request:** Proposed land use designation change of 27.9 acres from Residential-1 (RES-1) to newly created Rural Commercial (RC) Land Use Category. The subject property is located in the Keystone-Odesa Planning Area, the Keystone-Odesa Community Plan Area, and in the Rural Area.

**Development Impact:** The proposed change to newly created land use category is intended to permit consideration of future commercial/office development opportunities on newly those parcels where existing development trends are already established at major intersections with approved zoning and public water and sewer facilities in close proximity. A companion text amendment is also being filed to amend certain Future Land Use Element (FLUE) Tables, Definitions and Charts

**Location:** The property is located along Van Dyke Road, west of Gunn Highway

**Folios:** 976.0000, 977.0000 (Section 14, Township 27, and Range 17),and 2108.0000 (Section 23;Township27;Range 17)

**B. Current and Proposed Future Land Use Categories**

The potential impacts of the change from Residential - 1 (RES-1) to Rural Commercial (RC) plan category are illustrated in the chart below.

<b>CPA 09-05</b>	<b>From Residential-1 (RES-1)</b>	<b>To Rural Commercial (RC)</b>
Acres: 27.9		
Maximum density	Up to a maximum of 1 dwelling unit per gross acre.	N/A
Development Potential	28 dwelling units	N/A

Typical Uses	Residential, rural scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use.	N/A
Maximum Floor Area Ratio or Square Feet	Rural scale neighborhood commercial, office multi-purpose or mixed use projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense.	N/A

**CPA09-06 Coastal Management Element and Transportation Text change .**  
**Tampa Port Authority Master Plan**

**PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**A. Description of Request**

This text amendment to the Coastal Management Element and the Transportation Element is being proposed to officially incorporate the Tampa Port Authority Master Plan, adopted by the Tampa Port Authority Board on July 17, 2008, into the Hillsborough County Comprehensive Plan. This amendment will satisfy requirements in the Florida Statutes and the Florida Administrative Code for port master plans and comprehensive plans. The Tampa Port Authority Master Plan, including its Objective and Policies, was determined to be consistent with the Hillsborough County Comprehensive Plan on June 9, 2008. The Master Plan calls for the coordination of future land use amendments between the Planning Commission, Hillsborough County and the Tampa Port Authority within a defined Port Activity Center. Establishing the Port Activity Center boundaries and outlining the coordination process requires the text of the Comprehensive Plan to be amended.