

## First Cycle of 2007 Plan Amendments –

- Evaluation and Appraisal Report (EAR) based amendments
- Non - EAR based Amendments

### **Introduction and Background:**

The Board of County Commissioners (BOCC) dedicated the First Amendment Cycle of 2007 for the consideration of Evaluation and Appraisal Report (EAR) based amendments, amendments that are consistent with EAR based amendments, amendments that involve parcels that are one-hundred (100) acres or less, small scale amendments and any emergency amendments as determined by the BOCC.

For ease of review, Comprehensive Plan amendments (CPA) have been grouped into two categories: Non-EAR based (NEB) amendments and EAR based (EARB) amendments.

### **Non-EAR based (NEB) Amendments** (Planning Commission Public Hearing January 22, 2007)

CPA 06-28, 07-01, 07-03 and 07-05 are proposed NEB amendments. The proposed amendments include privately initiated and staff initiated text and map amendments and will effect the Transportation and Future Land Use Elements. Individual Executive Summaries and Staff Reports and recommendations accompany each of the proposed plan amendment.

### **EAR based (EB) Amendments** (Planning Commission Public Hearing February 5, 2007)

Each Element, including the newly proposed “Livable Communities” Element, are assigned a Plan amendment number and are identified as CPA 07-06 through 07-19. The adopted portions of each Element and associated maps have been comprehensively updated and revised, as applicable, based on the recommendations stated in the Hillsborough County Evaluation and Appraisal Report adopted June 8, 2005. Below is an introduction and description of the EB amendment packet and staff recommendation.

## **I. Format**

### **A. Summary of Changes Matrix**

A matrix that identify and summarize all changes is provided for each of the Plan Elements. The matrix lists the goal, objective and policies that have been

revised, identifies what type of change is being made and a explanation about why the change is being made. There are generally four types of

changes being made to the adopted portions of each Plan Element. They are as follows:

- EAR Issue based - Changes made to address and implement recommendations for potential Plan amendments in the EAR.
- Administrative - Changes to update organization names, dates, and other “housekeeping information.”
- Staff Recommended - Changes made to address recommendation from implementing agencies and ensure internal consistency within the Plan.
- Regulatory - Changes made to address legislative changes.

#### **B. Amendments to Address EAR Issues**

Sixteen (16) major community issues were identified in the Hillsborough County EAR. The Goals, Objectives and Policies in each Element of the Comprehensive Plan were assessed to evaluate the Plans’ effectiveness in addressing these issues. Potential Plan amendments were identified to enhance the Plans’ effectiveness in addressing issues relevant to the current and future conditions of the County. The Plan Elements have been updated to address all the EAR Issues in the form of new and revised planning strategies articulated in the proposed amendments to the Goals, Objectives and Policies. It became apparent through the process of evaluating the Plan’s effectiveness in addressing the major issues, that multiple Plan Elements played a role in contributing to specific issues. As a result of this overlapping relationship of one issue to another, major issue may be addressed in multiple Plan Elements and also inspired the establishment of the proposed new “Livable Communities” Element.

In addition to text changes, amendments to the adopted Future Land Use Map and Future Land Use Map series are proposed based on recommendation in the EAR. Resulting from community input during the EAR public outreach process, a number of geographic areas in the County were identified for further review and assessment regarding the appropriateness of areas’ Future Land Use designations. Compatibility between existing and future growth potential, and growth management issues were the main areas of this assessment. Each map amendment is accompanied by a staff report and recommendation supporting changes to the Future Land Use Map.

#### Focused, Efficient and Balanced Growth

New maps are proposed to be included with the required the Future Land Use map series. These maps illustrate the comprehensive strategy of promoting “Focused, Efficient and Balanced Growth” articulated in proposed

goals, objectives and policies in the Future Land Use Element. These new maps include:

- Urban Service Area Tier Map – Which illustrates a growth management strategy based on prioritizing growth in a three tier system, creating greater capacity for growth. This strategy builds on the concept of timing and prioritizing growth to areas with supportive infrastructure and transit accessibility.
- Activity Center and Transit Map – Which generally locates, in coordination with the prioritized tiers in the USA Tier Map, various scale activity centers. This strategy supports efforts to focus growth in areas that are supported by infrastructure.
- Preliminary Definition of Redevelopment and Revitalization Areas Map – Which generally locates areas as candidates for special area studies and master planning for the purpose of redevelopment and revitalization.
- Transfer of Development Rights Sending and Receiving Area Map - Which illustrates a growth management strategy intended to redirect growth to appropriate areas within the USA.

## **II. Public Participation**

Recognizing the importance of collaboration and consensus in the process of updating the Hillsborough County Comprehensive Plan, an extensive effort has been put forth to work with the elected officials, the Planning Commission, and the public to develop EAR based amendment and planning strategies to implement EAR recommendations. In addition to meeting the legal public noticing requirements, presentations to the Planning Commission and Board of County Commissioners and community groups have been conducted.

### **Public Workshops**

A total of 14 workshops have been held, seven (7) workshops with the Planning Commission and seven (7) with the Board of County Commissioners, to review proposed planning strategies and EAR based amendments. Press releases and display advertisements were published in the Tampa Tribune to notice the public and to encourage participation in the Comprehensive Plan update process. Registered neighborhood groups were also noticed of each workshop in coordination with the newspaper advertisements.

### **Agency Review**

To solicit as much input as possible, draft revised Elements and Summary of Change Matrices were distributed to approximately 60 public and quasi-public agencies for review and comments. Recommendations received from these agencies have been incorporated into the final drafts of each Element.

### **Community Group Presentations**

Starting in January, Planning Commission staff has presented an overview the Comprehensive Plan update process and proposed changes to community groups throughout the County. These groups include, to list a few, the Tampa Homeowners Association Network, South Shore Rotary, SouthShore Roundtable, the Urban Land Institute, the Sierra Club of Tampa Bay, the Tampa Bay Builders Association, the Town N' Country Alliance and other groups requesting the presentation.

### **Website**

Throughout the process of presenting this information to the Planning Commission, Board of County Commissioners and the public, EAR related information, including draft revised Plan Elements, Summary of Change Matrices, workshop PowerPoint slideshows and agency comments have been posted and continually updated on the Planning Commission workshop ([www.theplanningcommission.org](http://www.theplanningcommission.org)) in an effort to make information accessible to the public.

### **Legal Advertisement**

The public hearing to consider all Plan amendments, EB and NEB, has been advertised in the format required by statute. A generalized map was include to geographically indicate areas where Future Land Use Map amendments may be considered.

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