

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
				EAR Issue Based, Administrative and Agency Review Comment	Changes to remove obsolete language and to reflect changes based on the Growth Management Issue relating to the Urban Development Area and Urban Expansion Area; Added the following to the "Purpose" based on comments by the Aviation Authority: • <u>Create compatible development patterns through the design and location of land uses.</u>
1	1		AA-1	No change	
1	1	1.1	AA-1.1	Staff Recommended	Updated policy to reflect that the County already has a build out plan for water and sewer in the USA; new language based on Water Department recommendation
1	1	1.2	AA-1.2	EAR Issue Based	Added minimum density in the USA for categories of 4 units per acre or greater; based on Growth Management and Paying for Growth Issues
1	1	1.3	AA-1.3	EAR Issue Based	Criteria for when minimum densities may not apply; based on Growth Management and Paying for Growth Issues
1	1	1.4	AA-1.4	Administrative	Grammatical
1	1	1.5	AA-1.5	No change	
1	1	1.6	AA-1.6	No change	
1	1	1.7	AA-1.7	EAR Issue Based and Administrative	Updated date and text based on transfer of development rights amendments based on the Rural Lands Issue; administrative - spelled out Urban Service Area
1	1	1.8		Staff Recommended	New policy to address areas where the USA splits properties and to provide guidance as to how they are to handled.
			AA-2	EAR Issue Based	Deleted based on Growth Management Issue - changing UDA and UEA to Growth Management Tiers concept

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			AA-2.1	EAR Issue Based	Deleted based on Growth Management Issue - changing UDA and UEA to Growth Management Tiers concept
			AA-2.2	EAR Issue Based	Deleted based on Growth Management Issue - changing UDA and UEA to Growth Management Tiers concept
1	2			EAR Issue Based	New objective on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	2	2.1		EAR Issue Based	New policy on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	2	2.2		EAR Issue Based	New policy on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	2	2.3		EAR Issue Based	New policy on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	2	2.4		EAR Issue Based	New policy on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	2	2.5		EAR Issue Based	New policy on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
			AA-3	EAR Issue Based	New objective on the USA Tier Designations based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
			AA-3.1	EAR Issue Based	Deleted objective & policies on UEA; replaced with USA Tier concept based on the Growth Management EAR Issue
			AA-3.2	EAR Issue Based	Deleted objective & policies on UEA; replaced with USA Tier concept based on the Growth Management EAR Issue

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			AA-3.3	EAR Issue Based	Deleted objective & policies on UEA; replaced with USA Tier concept based on the Growth Management EAR Issue
			AA-3.4	EAR Issue Based	Deleted objective & policies on UEA; replaced with USA Tier concept based on the Growth Management EAR Issue
1	3			EAR Issue Based, Staff Recommendation and Agency Review Comment	Issue relating to the evaluation of the UDA/UEA concept. Revised to add clarity to the definition of the Tier 1 designation: Objective 3: USA Tier 1 USA Tier 1 designations are priority areas for focused 'urban' density/intensity growth. <u>USA Tier 1 is defined by higher intensity and urban density development, a high level of multimodal accessibility and infrastructure/service provision.</u> Hillsborough County shall proactively direct new growth into USA Tier 1 with precedence for approving and building approximately 80% of new development in this tier, including higher density/intensity allowances and development incentives. Transit oriented development and multi-modal transportation improvements are expected in this tier. Besides new development, USA Tier 1 shall be targeted for focused and efficient mixed use development in activity centers, infill development, redevelopment, rehabilitation, and revitalization initiatives analogous to development objectives for the tier.

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	3	3.1		EAR Issue Based; Agency Review Comments	<p>New objective and policies on USA Tier 1; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept. Added transity oriented development language per HART comments: Policy 3.1: The County shall encourage a minimum density of 12 du/ga for residential development and a minimum FAR of 0.75 for non-residential development in USA Tier 1. New development or redevelopment should occur at a density/intensity of at least 75% of the allowable density of the land use category, unless the development meets the criteria for exception, as defined in Policy 1.3.</p> <p>The County shall encourage a variety of mixed-use developments, including traditional neighborhood developments, <u>transit oriented development</u> and mixed-use planned developments and promote street connectivity between development parcels.</p>
1	3	3.2		EAR Issue Based	New objective and policies on USA Tier 1; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	3	3.3		EAR Issue Based	New objective and policies on USA Tier 1; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	3	3.4		EAR Issue Based and Agency Review Comments	New objective and policies on USA Tier 1; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept. Revised to add date and incentive regarding "pre-zoning" based on Planning and Growth Management comments: Policy 3.4: <u>By 2009</u> , incentives shall be created to attract growth into this priority zone. Such incentives may include but are not limited to expedited review processes, retrofitting existing development, increased density bonuses, impact fee structuring and <u>pre-zoning of vacant, underutilized lands to achieve planned densities.</u>
1	4			EAR Issue Based	New objective and policies on USA Tier 2; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	4	4.1		EAR Issue Based and Agency Review Comments	<p>New objective and policies on USA Tier 2; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept. Added transity oriented development per HART Comment. Policy 4.1: The County shall encourage a minimum density of 6 du/ga for residential development and a minimum FAR of 0.35 in Tier 2. The County shall encourage higher residential densities, especially in areas adjacent to Tier 1. New development or redevelopment should occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria for exception, as defined in Policy 1.3.</p> <p>The County shall encourage a variety of mixed-use developments, including traditional neighborhood developments, <u>transit oriented development</u> and mixed-use planned developments and promote street connectivity between development parcels.</p>
1	4	4.2		EAR Issue Based	New objective and policies on USA Tier 2; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	5			EAR Issue Based and Agency Review Comments	New objective and policies on USA Tier 3; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept. Revised portion of objective to provide clarity on distinction between designations per Agency Review Comments: Objective 5: USA Tier 3 USA Tier 3 designations are primarily existing residential areas that support lower density suburban intensity development. Besides active support for agriculture, Tier 3 includes environmentally sensitive areas and natural preservation areas. Development activity in this tier shall be limited to that which is consistent with the tier <u>density and</u> development pattern and supported by the existing and planned infrastructure. <del>All development that is not supported in Tier 3 could be considered in Tier 2 conditional to meeting those criteria.</del> Tier 3 will provide a transition from suburban development within the USA and to rural development outside the USA.
1	5	5.1		EAR Issue Based	New objective and policies on USA Tier 3; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	5	5.2		EAR Issue Based and Agency Review Comments	New objective and policies on USA Tier 3; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept. Revised to add language per HART: Policy 5.2: The County shall, at the minimum, encourage para-transit services in Tier 3 <u>that will include coordinating with the Transportation Disadvantaged Board, Public Transportation Commission, Sunshine Line and HART.</u>

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	5	5.3		EAR Issue Based	New objective and policies on USA Tier 3; based on Growth Management Issue relating to the evaluation of the UDA/UEA concept
1	5	5.4		Staff Recommendation and Agency Review Comment	consistent with that application. Also modified language per School Board comment. Policy <del>6.2</del> <u>5.4</u> : Prior to granting a rezoning in areas within <u>USA Tier 3</u> , each proposal shall be examined to determine if the project is consistent with the <del>existing</del> <u>existing</u> Tier <u>3</u> criteria, <del>or a logical extension of an adjacent USA Tier and can meet the corresponding Tier requirements,</del> including an adequate multimodal transportation system is in place to service the proposal (including an acceptable LOS), and related urban services such as <del>multimodal transportation systems,</del> <u>water and sewer</u> , schools, parks and emergency services are planned or programmed to provide adequate service to the area <del>appropriate to the corresponding USA Tier.</del> If services are not provided or planned to occur in a timely manner, <del>at a minimum within the 5-year CIP schedule,</del> the project will be deemed to be pre-mature and shall not be approved.
1	6			EAR Issue Based	New objective and policies outlining the prioritization of tiers and criteria for appropriate timing of growth within the USA; based on Growth Management and Paying for Growth Issues
1	6	6.1		EAR Issue Based	New objective and policies outlining the prioritization of tiers and criteria for appropriate timing of growth within the USA; based on Growth Management and Paying for Growth Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	6	6.2		EAR Issue Based	New objective and policies outlining the prioritization of tiers and criteria for appropriate timing of growth within the USA; based on Growth Management and Paying for Growth Issues
1	7			EAR Issue Based	New objective and policies relating to expansion of the USA and of the Tiers; addresses Growth Management Issue
1	7	7.1		EAR Issue Based and Agency Review Comment	New objective and policies relating to expansion of the USA and of the Tiers; addresses Growth Management Issue. Changed to Planning Commission responsibility per agency comments. Policy 7.1: The <del>County</del> <u>Planning Commission</u> shall reevaluate tier boundaries and definitions annually to ensure calibration of growth management objectives and policies with growth patterns. Any redesignation of areas to a corresponding USA Tier should be contiguous and logically associated to that adjacent tier designation. The County shall establish procedures for succession over time as growth patterns evolve and density/intensity increases are realized.
1	7	7.2		EAR Issue Based	New objective and policies relating to expansion of the USA and of the Tiers; addresses Growth Management Issue

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	7	7.3		EAR Issue Based and Agency Review Comments	Moved original 7.3 to under Objective 8. Added new 7.3 relating to agency review comment from Planning and Growth Management. <u>Policy 7.3: The annual adjustment of the Urban Service Area Tiers should include ensuring that the Tier designations are aligned with existing and future adopted Community Plans and their policies regarding growth and development.</u>
1	8			EAR Issue Based	New objective and policies relating to the timing of growth; address Growth Management and Paying for Growth Issues as well as BOCC strategic plan

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	8	8.1		EAR Issue Based and Agency Review Comments	<p>New objective and policies relating to the timing of growth; address Growth Management and Paying for Growth Issues as well as BOCC strategic plan. Added language per HART agency comment. Policy 8.1:</p> <p>The timeliness of development within the Urban Service Area shall be evaluated by the County. A project is considered premature if any of the following indicators are present:</p> <ol style="list-style-type: none"> <li>1. There is no functional and proximate relationship between the proposed development and any other similar development.</li> <li>2. The proposed land use is incompatible with surrounding land uses.</li> <li>3. There is a lack of availability of urban services such as <u>multi-modal transportation systems</u>, central water and sewer, schools, fire, and emergency services.</li> <li>4. There are LOS deficiencies or an otherwise inadequate collector and arterial road network to serve the development.</li> </ol>

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	8	8.2		EAR Issue Based and Staff recommendation	more related to the topic. <u>Policy 8.2: In the review of plan amendment requests to expand the Urban Service Area, each proposal shall be examined to determine if the project is a logical extension of an existing USA Tier or growth center with corresponding Tier requirements, including an adequate multimodal transportation system is in place to service the proposal (including an acceptable LOS), and related urban services such as transportation and transit, schools, parks and emergency services are planned or programmed to provide adequate service to the area appropriate to the corresponding USA Tier. If services are not provided or planned to occur in a timely manner, the plan amendment will be deemed to be premature and shall not be approved.</u>
1	8	8.3		EAR Issue Based	New objective and policies relating to the timing of growth; address Growth Management and Paying for Growth Issues as well as BOCC strategic plan
1	9			EAR Issue Based	New objective and policies on implementation tools for the growth management strategy - including visioning, creation of USB and capital improvements planning; address Paying for Growth and Growth Management Issues
1	9	9.1		EAR Issue Based	New objective and policies on implementation tools for the growth management strategy - including visioning, creation of USB and capital improvements planning; address Paying for Growth and Growth Management Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	9	9.2		EAR Issue Based	New objective and policies on implementation tools for the growth management strategy - including visioning, creation of USB and capital improvements planning; address Paying for Growth and Growth Management Issues
1	9	9.3		EAR Issue Based	New objective and policies on implementation tools for the growth management strategy - including visioning, creation of USB and capital improvements planning; address Paying for Growth and Growth Management Issues
1	9	9.4		EAR Issue Based and Agency Review Comments	<p>improvements planning; address Paying for Growth and Growth Management Issues Revised to reflect responsibility of the Planning Commission per agency review comments. Policy 9.4:</p> <p><u>The County Planning Commission in conjunction with Hillsborough County and its municipalities shall identify an Urban Service Boundary (USB) zone in the Comprehensive Plan which is the area where compact, contiguous urban development is targeted. These areas are where the supporting infrastructure is either existing or is planned to be served with adequate public facilities and services that meet the County's adopted level of service standards (LOS), which include transportation, schools, utilities, emergency services, etc. The County shall demonstrate Financial feasibility shall be demonstrated for the projected development within a 10 year planning timeframe, including capital improvements in infrastructure, transportation, and transit consistent with the adopted level of service standards in the Capit</u></p>

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	9	9.5		EAR Issue Based	New objective and policies on implementation tools for the growth management strategy - including visioning, creation of USB and capital improvements planning; address Paying for Growth and Growth Management Issues
1	10		AA-4	No change	
1	10	10.1	AA-4.1	No change	
1	10	10.2	AA-4.2	No change	
1	10	10.3	AA-4.3	No change	
1	10	10.4	AA-4.4	No change	
1	10	10.5	AA-4.5	No change	
			AA-4.6	Administrative	Deleted - Rural Design guidelines are addressed in policies in the new Livable Communities Element
1	10	10.6	AA-4.7	No change	
1	10	10.7	AA-4.8	No change	
			AA-4.9	Administrative	Deleted - policy has been accomplished.
1	10	10.8	AA-4.10	No change	
1	10	10.9	AA-4.11	No change	
1	10	10.10	AA-4.12	No change	
Narrative on land use allocation				Staff Recommendation	Converted concepts in Objective 11
1	11			Staff Recommended	New objective to address review of land use allocation and future visioning efforts

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	11	11.1	AA-5.1	Staff Recommended	Updated policy to evaluate the land use allocation for the population through 2025 on an annual basis concurrent with CIE update
1	11	11.2		Staff Recommended	New policy to incorporate future visioning efforts by the Planning Commission, County and three cities
1	12		A-5	No change	
1	12	12.1	A-5.1	No change	
1	12	12.2	A-5.2	Administrative	Clarification of distinction between employment areas and activity centers
1	12	12.3	A-5.3	No change	
1	13			Administrative	Incorporation of Implementation Section relating to Future Land Use Map, its use and its boundary lines
1	13	13.1		Administrative	Incorporation of Implementation Section relating to Future Land Use Map, its use and its boundary lines
1	13	13.2		Administrative	Incorporation of Implementation Section relating to Future Land Use Map, its use and its boundary lines
1	13	13.3		EAR Issue Based and Administrative	language for clarification on application of flex; based on Rural Lands and Growth Management Issue, changed to prohibit future flexes in the Rural Area
1	13	13.4		Staff Recommended	Policy to outline criteria for consideration of a flex; puts into writing the current practice of review of flexes
1	13	13.5		Staff Recommended	Policy to require tracking of flexes by Planning Commission and annual review of flexes to incorporate those that are appropriate into the Future Land Use Map

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	14			Administrative	Incorporation of Implementation Section relating to land use categories into the Objectives and Policies
1	14	14.1		Administrative	Incorporation of Implementation Section relating to land use categories into the Objectives and Policies
1	14	14.2		Administrative	Incorporation of Implementation Section relating to land use categories into the Objectives and Policies
1	14	14.3		Administrative and Agency Review Comments	<p>Policy 14.3:                      The compatibility of new development in relation to existing development, community plans and future development plans as well as the availability of public facilities, <u>impact on airport master plans</u> and the presence of environmentally sensitive areas will be taken into account in determining if the maximum densities permitted can be achieved on any particular parcel of land. Compatible densities and intensities need not be interpreted as "comparable" or "the same as" surrounding developments, if adequate provision for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, and graduated height restrictions. Compatibility issues should be addressed through more stringent review of site plans and application of site specific land development regulations, such as buffering rather than simply making new development be compatible with the existing development densities and uses</p>
1	14	14.4		Administrative	Incorporation of Implementation Section relating to land use categories and density into the Objectives and Policies

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	14	14.5		Administrative	Incorporation of Implementation Section relating to land use categories and intensity into the Objectives and Policies
1	14	14.6		Administrative	Incorporation of Implementation Section relating to land use categories, density and intensity into the Objectives and Policies
1	14	14.7		Administrative	Incorporation of Implementation Section relating to land use categories, density and intensity into the Objectives and Policies
1	14	14.8		Administrative	Incorporation of Implementation Section relating to land use categories, density and intensity into the Objectives and Policies
1	14	14.9		Administrative	Incorporation of Implementation Section relating to blending land use categories into the Objectives and Policies
1	15		A-2	No change	
1	15	15.1	A-2.1	No change	
1	15	15.2	A-2.2	No change	
1	15	15.3	A-2.3	No change	
1	15	15.4	A-2.4	No change	
1	15	15.5	A-2.5	Staff Recommended	New policy to address properties that were created prior to 1989 and have been impacted by public action such that they are now less than the minimum needed to subdivide; provides for a variance to be requested to allow that subdivision if property meets certain requirements

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
				Agency Review Comment	<u>Development must meet or exceed all airport zoning regulations, as established by the Land Development Code and by the the Aviation Authority, unless such requirements are waived through established procedures.</u>
1	15	15.6			
1	16		A-1	No change	
1	16	16.1	A-1.1	No change	
1	16	16.2	A-1.2	No change	
1	16	16.3	A-1.3	No change	
1	16	16.4	A-1.4	No change	
1	16	16.5		Regulatory	New policy as required by DCA regarding CPA 06-03
1	16	16.6		Staff Recommended	New policy to address coordination of development in utility easements; requested by TECO staff
1	16	16.7		Staff Recommended	New Policy to address easements needed for utility provision; requested by TECO staff.
			A-1.5	Administrative	Deleted - Implemented through LDC; also covered in other elements.
			A-1.6	Administrative	Deleted - policy duplicative of the Coastal Management Element.
			A-2.5	Administrative	Deleted - parking addressed in the new Livable Communities Element
			A-2.7	Administrative	Deleted - incentives are in other areas of the element based on the type of development (affordable housing, activity centers, etc.)
1	17		A-3	No change	
1	17	17.1	A-3.1	No change	
1	17	17.2	A-3.2	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	17	17.3	A-3.3	No change	
1	17	17.4	A-3.4	No change	
1	17	17.5	A-3.5	No change	
1	18		A-4	Administrative	Updated to reflect that the transportation system includes roads and transit
1	18	18.1	A-4.1	No change	
1	18	18.2	A-4.2	No change	
1	18	18.3	A-4.3	No change	
1	18	18.4	A-4.4	No change	
1	18	18.5	A-4.5	No change	
1	18	18.6	A-4.6	No change	
1	18	18.7	A-4.7	Administrative	Clarification of language.
			A-4.8	Administrative	Deleted - duplicative of policies in the Livable Communities Element relating to roadway design
1	19		A-6	Agency Review Comment	development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan. <u>To protect sensitive areas from adverse environmental impacts, scientifically based ecological buffers shall be incorporated into all land development plans, as outlined in Policies 4.11 and 4.15 of the Conservation and Aquifer Recharge Element.</u>
1	19	19.1	A-6.1	Administrative	Incorporated portion of the Implementation Section relating to the Upland Forest Density/Intensity Bonus into the policy relating to that subject

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	19	19.2	A-6.2	EAR Issue Based and Administrative	Clarification that environmental lands credit is for density and intensity; based on Rural Lands and Growth Management issues, environmental lands credit will not apply in the Rural Area
1	19	19.3		Administrative	Incorporated portion of the Implementation Section relating to significant wildlife habitat and how that is treated relating to density and intensity
1	19	19.4		Administrative	Incorporation of the environmentally sensitive lands credit language from the Implementation Section into policy language
1	19	19.5	A-6.3	No change	
1	19	19.6	A-6.4	No change	
1	19	19.7	A-6.5	No change	
			A-6.6	Administrative	Deleted - Duplicative of policies in the Conservation and Aquifer Recharge Element
			A-6.7	Administrative	Deleted - Duplicative of policies in the Conservation and Aquifer Recharge Element
1	19	19.8	A-6.8	No change	
1	19	19.9	A-6.9	No change	
			A-6.10		Deleted - Duplicative of policies in the Conservation and Aquifer Recharge Element
1	20		A-7	and Administrative	Clarification of language; other changes based on Development Design Issue relating to creation of more open space and recreation areas in development
1	20	20.1	A-7.1	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	20	20.2	A-7.2	EAR Issue Based	Add definition of functional recreation and civic space; clarify the design of storm water ponds in order to counted as open space; based on Development Design and People Friendly Community Design Issues
1	20	20.3	A-7.3	No change	
1	20	20.4		EAR Issue Based	New policy requiring functional recreation and civic spaces in all residential development and redevelopment; based on Development Design and People Friendly Community Design Issues
1	20	20.5	A-7.4	EAR Issue Based	Requires % open space and recreation space in new development and redevelopment; based on Development Design and People Friendly Community Design Issues
1	20	20.6		Staff Recommended	Policy to define the Clustering 50% provision on the Future Land Use Map
1	20	20.7	A-7.5	Administrative	Clarification of language.
1	20	20.8	A-7.6	Administrative	Addition of recreation space to policy.
1	20	20.9		EAR Issue Based	New policy to explore incentives for developer to provide greater recreation and open space by 2011; based on Development Design and People Friendly Community Design Issues
1	21		A-8	No change	
1	21	21.1	A-8.1	Recommended and EAR Issue Based	Updated policy based on Planning and Growth Management recommendation for language changes; added update of historic property survey per Cultural EAR Issue.
1	21	21.2		EAR Issue Based	New policy relating to education on historic landmark designations per Cultural EAR Issue.

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	21	21.3	A-8.2	No change	
1	22		B-1	No change	
1	22	22.1	B-1.1	No change	
1	22	22.2	B-1.2	No change	
1	22	22.3	B-1.3	No change	
1	22	22.4	B-1.4	No change	
1	22	22.5	B-1.5	No change	
1	22	22.6	B-1.6	No change	
1	22	22.7	B-1.7	No change	
1	22	22.8	B-1.8	No change	
1	22	22.9		Administrative	Incorporation of provisions in Implementation Section relating to clustering of residential development.
1	22	22.10		and Administrative	Incorporation of language for implementation section on compatibility; addressing Development Design Issue
1	22	22.11		EAR Issue Based	Addressing lot size variety and compatibility based on Development Design Issue
1	22	22.12	B-1.9	No change	
1	22	22.13		EAR Issue Based	New policy encouraging higher density residential development along major corridors; addressing Growth Management, Paying for Growth and Rural Lands Issue relating to focusing growth to appropriate areas
1	23			Staff Recommendation	permitted in residential areas such as residential support uses and public facilities

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	23	23.1	A-2.8	Agency Review Comment	Added language to address Aviation Authority comment; the language provided would include all airport regulations as adopted in LDC as well as any other applicable regulations. Policy 23.1: Residential support uses (child care centers, adult care centers, churches, etc.) are an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:  a) The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning; <u>b) The facility shall comply with all Land Development Regulations for location and design of uses, unless a waiver of those regulations is found to be warranted.</u>
1	23	23.2	A-2.6	No change	
1	23	23.3	A-2.9	No change	
1	23	23.4		EAR Issue Based	New policy relating to planning community facilities to serve the population; based on People Friendly Community Design Issue
1	23	23.5		EAR Issue Based	New policy on scale and integration of community facilities into neighborhoods; based on People Friendly Community Design Issue
1	23	23.6		EAR Issue Based	New policy on collocation of community facilities; based on People Friendly Community Design Issue
1	24		B-2	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			B-2.1	Administrative	Deleted as section on community planning has moved to Livable Communities Element
1	24	24.1	B-2.2	Administrative	Added reference to the community plans and policies being located in the Livable Communities Element
			B-2.3	Administrative	Deleted as section on community planning has moved to Livable Communities Element
			B-2.4	Administrative	Deleted; mixed use percentages were developed and incorporated in Objective 25 and its policies
1	25		B-2.5	EAR Issue Based and Administrative	Deleted non-applicable sections and updated based on creation of mixed use categories per the Growth Management, Paying for Growth and Development Design EAR Issues
1	25	25.1	B-2.6	EAR Issue Based	Updated size requirement for mixed use development; based on changes made per the Growth Management, Paying for Growth and Development Design EAR Issues
1	25	25.2	B-2.7	EAR Issue Based	Mixed use percentages developed for Mixed use land use categories; based on the Growth Management, Paying for Growth and Development Design EAR Issues
1	25	25.3		EAR Issue Based	New policy to require evaluation and update of percentages by 2010; based on the Growth Management, Paying for Growth and Development Design EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	25	25.4	C-26.3	EAR Issue Based and Agency Review Comments	Revised old policy C-26.3 to update LDC with standard zoning district(s) allowing for mixed use; based on Growth Management, Paying for Growth and Development Design Issues; Revised responsibility for implementation per agency review comments: Policy C-25.4: By 2009, the County, <u>with assistance from the Planning Commission</u> , will update the Land Development Code to permit mixed use development in standard or "Euclidean" zoning districts.
1	26		B-3	Administrative	Grammatical
1	26	26.1	B-3.1	EAR Issue Based	Explore further incentives for affordable housing by 2009; based on Affordable Housing EAR Issue
1	26	26.2	B-3.2	Administrative	Incorporation of Affordable Housing Density Bonuses from Implementation Section into policy language
1	26	26.3	B-3.3	Administrative	Updated terminology
1	26	26.4	B-4.2	Staff Recommendation	Added date per Affordable Housing Task Force by which study will be done
1	26	26.5	B-3.4	No change	
1	26	26.6	B-3.5	No change	
1	26	26.7		Administrative	Incorporation of portion of the Implementation Section relating to farm worker housing into policy language.
1	26	26.8		Administrative	Incorporation of portion of the Implementation Section relating to farm worker housing into policy language.
narrative on Residential Development Incentiv				Administrative	Incorporated into previous section
			B-4	Administrative	Combined with Objective 26

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			B -4.1	Administrative	Incorporated into Policy 26.1 where incentives will generally be explored
1	27			Staff Recommended	New Objective to frame policies relating to commercial apartments and mixed use developments
1	27	27.1	B-4.4	Administrative	Minor wording change
1	27	27.2	B-4.5	Administrative	Clarification of language relating to commercial apartments and FAR.
1	27	27.3	B-4.6	Administrative	Clarification of language on residential in mixed use structures
1	27	27.4		Staff Recommendation	New policy to make clear that in vertically integrated projects, residential development is calculated on FAR
1	27	27.5		EAR Issue Based	New policy to allow a FAR bonus for vertically integrated mixed use in certain areas; implements Growth Management, Paying for Growth and Development Design EAR Issues
1	27	27.6		EAR Issue Based	New policy on need for LDC refinements relating to mixed use; based on Growth Management, Paying for Growth and Development Design Issues
1	28		B-5	No change	
1	28	28.1		Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.2	B-5.1	Administrative	Incorporation of Locational Criteria and Table from Implementation Section in to policy language
1	28	28.3		Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.4	B-5.2	Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type and	Comment
1	28	28.5	B-5.3	Administrative	policy language, and clarification relating transitions per Development Design issue
1	28	28.6		Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.7	B-5.4	Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.8		Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.9	B-5.5	No change	
1	28	28.10		Administrative	Incorporation of Locational Criteria from Implementation Section in to policy language
1	28	28.11		EAR Issue Based	New policy to explore opportunities to allow greater flexibility for locating commercial uses in Tier 1 areas as an incentive to create more mixed use development patterns. Addresses Growth Management and Paying for Growth EAR Issues.
1	29			Staff Recommendation	New policy to frame the policies relating to discouraging strip commercial development.
1	29	29.1	B-5.6	No change	
1	29	29.2	B-5.7	No change	
1	29	29.3	B-5.8	No change	
1	29	29.4	B-5.9	Staff Recommendation	To encourage higher density residential along corridors as an alternative to commercial strip development

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
				Staff Recommendation	Objective to frame policies relating to appropriate locations for higher intensity uses
1	30			Administrative	Updated policy #'s
1	30	30.1	B-5.10	Administrative	Clarification of language
1	30	30.2	B-5.11	Administrative	
1	30	30.3	B-5.12	No change	
1	30	30.4	B-5.13	No change	
1	30	30.5	B-5.14	Administrative	Clarify reference to definition of affordable housing
1	31		B-6	No change	
1	31	31.1	B-6.1	Administrative	Incorporation of the Infill Residential Density Bonus language from the Implementation Section into policy language
1	31	31.2	B-6.2	EAR Issue Based	Added flexibility to bonus FAR for redevelopment of infill projects based on Redevelopment EAR Issue
1	31	31.3	B-6.3	No change	
1	31	31.4	B-6.4	Administrative	Incorporation of Infill Exception of Locational Criteria from Implementation Section into policy language
Economic Development Narrative				and Administrative	revised to better frame the economic development issues
1	32		B-7	EAR Issue Based	Updated based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	32	32.1	B-7.1	EAR Issue Based	Updated based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	32	32.2	B-7.2	and Administrative	Combined concept of B-7.2 and B-7.3 into one policy; added economically disadvantaged to criteria based on Economic Development EAR Issue

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			B-7.3	Administrative	Combined concept into 32.2
1	32	32.3		EAR Issue Based	New policy on day care facilities per Economic Development Issue
1	32	32.4	B-7.4	EAR Issue Based	Updated based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	32	32.5	B-7.5	EAR Issue Based	Updated based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	32	32.6	B-7.6	No change	
1	32	32.7	B-7.7	No change	
1	32	32.8	B-7.8	Administrative	Updated terminology
1	32	32.9		EAR Issue Based	New policy based on Economic Development EAR Issue
1	33		B-8	No change	
1	33	33.1	B-8.1	Administrative	Minor wording change
1	33	33.2	B-8.2	No change	
1	34			Regulatory	New objective and policies to address state legislation relating to working waterfronts
					waterfronts; changed date based on Planning and Growth Management comments: Policy 34.1
					By <u>2010</u> <del>2008</del> , the County shall identify locally define and identify existing and threatened recreational and commercial working waterfronts areas and develop design standard standards to mitigate the impact of surrounding uses.
1	34	34.1		Regulatory and Agency Review Comment	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	34	34.2		Regulatory	New objective and policies to address state legislation relating to working waterfronts
1	34	34.3		Regulatory	New objective and policies to address state legislation relating to working waterfronts
1	35		B-9	No change	
1	35	35.1	B-9.1	Administrative	Deleted specific references to make policy applicable to more locations
1	35	35.2	B-9.2	No change	
1	35	35.3	B-9.3	Staff Recommendation	Addition based on AEDC staff recommendation
1	35	35.4	B-9.4	Administrative	Incorporation of Implementation Section language into policy
			B-9.5	Administrative	Deleted previously deleted policy #'s
			B-9.6	Administrative	Deleted previously deleted policy #'s
1	35	35.5	B-9.7	No change	
1	35	35.6	B-9.8	No change	
1	35	35.7	B-9.9	EAR Issue Based	Change to reflect TDR policy changes; based on Rural Lands and Paying for Growth Issues
			B-9.10	Recommendation and Administrative	Deleted as completed, per AEDC staff recommendation.
1	35	35.8		Staff Recommendation	New policy to address new Agricultural Stewardship Program; recommended by AEDC staff
1	36		B-10	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	36	36.1	B-10.1	EAR Issue Based	Update based on TDR program changes per EAR Issue on Rural Lands and Paying for Growth
1	36	36.2	B-10.2	No change	
1	36	36.3	B-10.3	No change	
1	36	36.4	B-10.4	No change	
1	36	36.5	B-10.5	No change	
1	36	36.6	B-10.6	No change	
1	36	36.7	B-10.7	No change	
1	36	36.8	B-10.8	No change	
1	37		B-11	No change	
1	37	37.1	B-11.1	No change	
1	37	37.2	B-11.2	No change	
1	37	37.3	B-11.3	No change	
1	37	37.4	B-11.4	No change	
1	37	37.5	B-11.5	Administrative	Minor wording change
1	37	37.6	B-11.6	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	38			EAR Issue Based, Agency Review Comments and Workshop Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues. Added language on responsibility for implementation based on Agency Review Comments and Planning Commission Workshop discussion: Objective 38: By 2011, the County, <u>with assistance from the Planning Commission</u> , will revise its transferable development rights regulations in order to promote development in planned growth areas, preserve the unique character of established communities, support the agricultural industry, preserve environmental lands, <u>preserve historical landmarks</u> and promote the development of a recreational greenway system. The revisions to the transferable development rights regulations may be phased in over time in order to ensure an effective market exists.

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	38	38.1		EAR Issue Based and Workshop Based	revised policy to reflect discussion at Planning Commission Workshop: Policy 38.1: The transferable development rights regulations will be revised to facilitate the desired development pattern. The regulations will be revised to create incentives that direct the use of transferable development rights to areas with adequate infrastructure and where additional density or more intense development is desired; thereby preserving the environmentally sensitive lands, <u>historical landmarks</u> , the rural character and encouraging the retention of agricultural areas. Density increases not associated with the transferable development rights program, another County development strategy (e.g. activity centers, mixed use, redevelopment and infill) or adopted Community Plan shall not be permitted outside of the Urban Service Area.
1	38	28.2		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	38	38.3		EAR Issue Based and Workshop Based	Growth Management, Paying for Growth and Rural Lands EAR Issues. Added language based on Planning Commission Workshop discussion: Policy 38.3: Initially, lands located within the Coastal High Hazard Area, designated as Significant Wildlife Habitat, nominated for the Environmental Lands Acquisition and Protection Program, <u>designated as historical landmarks</u> , or identified in a Community Plan as sending areas shall be designated sending areas on the Future Land Use Map series TDR Sending and Receiving Areas Map. <u>Historical Landmarks are not identified on the TDR Sending and Receiving Areas Map; locations of landmarks can be obtained from Hillsborough County.</u> At such time as these development rights are depleted, the County adopts a vision plan, or the market for development warrants the expansion of the program, the County's regulations may be revised to protect additional rural and agricultural lands. The criteria for identifying additional sending areas are...
1	38	38.4		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.5		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.6		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.7		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	38	38.8		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.9		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.10		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.11		EAR Issue Based and Staff recommendation	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues. Staff recommendation for language clarification: Policy 38.11: Transferable development right credits that are not applied in a built project within 10 years of their creation <del>and transfer</del> shall sunset in value and shall no longer be available for use in development.
1	38	38.12		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.13		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.14		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.15		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
1	38	38.16		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	38	38.17		EAR Issue Based	Objective and policies relating to Transfer of Development Rights; based on Growth Management, Paying for Growth and Rural Lands EAR Issues
Narrative on Planned Villages				Administrative	Grammatical/clarifications
1	39		C-13	No change	
1	39	39.1	C-1.1	EAR Issue Based	Revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	39	39.2	C-1.2	EAR Issue Based and Staff recommendation	<p>Revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues. Modified language to be more clear and consistent with TDR program: Policy 39.2: RP-2 Designated Parcels Less Than 160 Acres</p> <p>2. If the property is less than 160 acres and cannot meet the requirements for mixed use or aggregation criteria in section 1 of this Policy, densities and intensity credits may be transferred from qualified sending areas, <u>identified in the Transfer of Development Rights Program</u>. <del>Qualified sending areas include lands:</del></p> <ul style="list-style-type: none"> <li><del>• Designated as Significant Wildlife Habitat</del></li> <li><del>• Nominated for the Environmental Lands Acquisition and Protection Program</del></li> <li><del>• Within Coastal High Hazard Areas;</del></li> <li><del>• Within Community Plan boundaries in which the Plan calls for the reduction of density in specific areas;</del></li> </ul> <p>Developments utilizing the TDR option may achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements consistent with Policy 39.9 <del>C-1.10</del>.</p>
1	39	39.3	C-1.3	EAR Issue Based	Revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
					<p>Revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues; Revised policy to allow up to 4 du/ga if TDR's are utilized: Policy 39.4:</p> <p>As the size of the Planned Village increases from the 160 acre minimum, the density of the clustered area, and the amount of neighborhood and retail shopping provided must also increase. The minimum requirements for the Planned Village to achieve densities in excess of 1 du/5ga are given in the Table of Minimum Requirements For Planned Villages. Planned Villages which meet the minimum requirements may develop at 2 du/ga in RP-2. <u>Planned Villages may utilize Transfer of Development Rights to achieve a density of 4 du/ga, consistent with the Transfer of Development Rights Program outlined in the Comprehensive Plan and Land Development Code.</u></p>
1	39	39.4	C-1.4	EAR Issue Based; Staff Recommendation	Land Development Code (LDC) adopted to implement this Plan may provide clustering and mixed use criteria for a range of Planned Village
1	39	39.5	C-1.5	EAR Issue Based	Revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues
1	39	39.6		EAR Issue Based	New policy relating to revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues
1	39	39.7		EAR Issue Based	New policy relating to revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	39	39.8		EAR Issue Based and Agency Comments	New policy relating to revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues; Revised policy to add schools per agency comments: Policy 39.8: All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, <u>schools</u> , parks and libraries shall be the responsibility of the developer of a Planned Village and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided concurrent with the development.
1	39	39.9		EAR Issue Based	New policy relating to revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues
1	39	39.10		EAR Issue Based	New policy relating to revised RP-2 Land use category based on working group recommendations; based on Growth Management and Rural Lands EAR Issues
1	40		C-26	Staff Recommendation	Change based on recent CPA initiated by Economic Development Department
1	40	40.1	C-26.1	No change	
1	40	40.2	C-26.2	No change	
			C-26.3	EAR Issue Based	Moved to Mixed Use Land Use Category Section and Revised.
1	40	40.3	C-26.4	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	41		C-27	No change	
1	41	41.1	C-27.1	No change	
1	41	41.2	C-27.2	No change	
1	41	41.3	C-27.3	No change	
1	41	41.4	C-27.4	Administrative	Deleted obsolete reference
1	41	41.5	C-27.5	No change	
1	41	41.6	C-27.6	No change	
1	41	41.7	C-27.7	No change	
1	41	41.8	C-27.8	No change	
1	41	41.9	C-27.9	Agency Review Comment	Added language per HART comments: Policy 41.9: Require handicap accessibility as an important consideration in all aspects of development including structural designs, recreational areas, sidewalks, housing, <u>transit accommodation</u> , transportation systems and other amenities.
1	41	41.10	C-27.10	No change	
			C-27.11	Administrative	Deleted - provision no longer applicable; same review standard applied in I-75 corridor as other areas of county.
1	41	41.11	C-27.12	No change	
1	42		C-28	EAR Issue Based	Updated based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	42	42.1	C-28.1	No change	
1	42	42.2	C-28.2	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	42	42.3	C-28.3	EAR Issue Based	Added incentive regarding child care facilities based on Economic Development EAR Issue
1	42	42.4	C-28.4	No change	
1	42	42.5		EAR Issue Based	New Policy based on Economic Development Issue and recent CPA initiated by the Economic Development Department
1	43		C-29	Administrative	Clarification of "transit"
1	43	43.1	C-29.1	Administrative	Clarification of language
1	43	43.2	C-29.2	Administrative	Updated terminology
1	43	43.3	C-29.3	Administrative	Clarification of language
1	43	43.4	C-29.4	No change	
1	44		C-30	No change	
1	44	44.1	C-30.1	No change	
1	44	44.2	C-30.2	No change	
			C-30.3	Administrative	Deleted - completed through Corridor Plan and 2025 LRTP
1	44	44.3	C-30.4	No change	
1	44	44.4	C-30.5	No change	
1	44	44.5	C-30.6	No change	
1	45		C-31	No change	
1	45	45.1	C-31.1	No change	
1	45	45.2	C-31.2	No change	
1	45	45.3	C-31.3	No change	
1	45	45.4	C-31.4	No change	
1	45	45.5	C-31.5	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
			C-31.6	Administrative	Deleted - policy addressed in Conservation Element
1	45	45.6	C-31.7	No change	<p>reclassification of activity centers based on new criteria and incentives for development in those areas; based on Growth Management and Paying for Growth Issues. Revisions by staff to ensure relationship to transit stations:</p> <p><i>Description of Primary Regional Activity Centers</i></p> <ul style="list-style-type: none"> <li>• Primary activity centers must be located <u>either</u>:</li> <li>• Within TAZ's where existing or potential regional uses have a minimum of 1,000 regional commercial or service employees and represent scale mixed use activity centers shown on the Future of Hillsborough land use plans by the designation of appropriate land use categories reflecting the desired future intensities <u>and/or</u>:</li> <li>• <u>Within ½ mile of a fixed guideway transit station.</u></li> <li>• Regional Primary Activity centers should must be located along potential transit emphasis corridors <del>or any fixed guideway transit system being planned.</del></li> </ul> <p><i>Description of Secondary Activity Centers: Community Activity centers</i></p> <ul style="list-style-type: none"> <li>• Secondary Activity Centers must be located <u>either</u>:</li> </ul>
				<p>EAR Issue Based, Administrative and Staff Recommendation</p>	<p>Narrative on Activity Centers</p>
1	46			EAR Issue Based	New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	46	46.1		EAR Issue Based	New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues
1	46	46.2		EAR Issue Based	New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues
1	46	46.3		EAR Issue Based and Staff recommendation	<p>New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues. Revisions made for clarification based on staff recommendation: Policy 46.3:</p> <p>The Activity Center Special Area Plan process will be either the County, <u>the Planning Commission</u> or developer initiated analysis that demonstrates:</p> <ul style="list-style-type: none"> <li>• the location of uses,</li> <li>• ensures adequate mixture of uses <u>on site and</u> within the area,</li> <li>• multi-modal accommodation,</li> <li>• pedestrian oriented design,</li> <li>• <u>alternative development standards, if applicable (such as parking, stormwater, building design, etc.),</u></li> <li>• <u>accommodation of open space,</u></li> <li>• resource protection, and</li> <li>• appropriate community context.</li> </ul>

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	46	46.4		EAR Issue Based	New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues
1	46	46.5		EAR Issue Based	New Objectives and Policies relating to creating higher density/intensity mixed use activity centers as a means for focusing growth; based on Growth Management and Paying for Growth Issues
1	47			EAR Issue Based and Agency Review Comments	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue. Added language per HART comment: Objective 47: The County shall implement commercial redevelopment strategies to concentrate commercial uses, revitalize older commercial areas, improve walkability, accommodate increases in transit service including transit connections, and encourage mixed use projects that include commercial development.
1	47	47.1		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	47	47.2		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	47	47.3		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	47	47.4		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	47	47.5		EAR Issue Based and Agency Review Comments	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue. Added language on responsibility for implementation per agency comments: Policy 47.5: The County, <u>with the assistance of the Planning Commission</u> , will conduct a review of the LDC to identify and remove regulatory constraints to reinvestment in older commercial properties by 2012. The review will focus on the identification of code provisions limiting reinvestment in properties with site and building non-conformities.
1	47	47.6		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	47	47.7		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	47	47.8		EAR Issue Based	New objective and policies relating to commercial redevelopment; based on Redevelopment EAR Issue
1	48			EAR Issue Based and Agency Review Comments	on Redevelopment EAR Issue. Added language regarding responsibility for implementation per agency comments: Objective 48: The County, with the assistance of the Planning Commission, shall implement neighborhood redevelopment and revitalization strategies in order to improve the condition of blighted areas and promote neighborhood enhancement and stabilization.
1	48	48.1		EAR Issue Based	New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	48	48.2		EAR Issue Based	New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue
1	48	48.3		EAR Issue Based	New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue
1	48	48.4		EAR Issue Based	New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue
1	48	48.5		EAR Issue Based	New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue
1	48	48.6	B-4.3	EAR Issue Based	Revised policy to incorporate a number of redevelopment tools that may be pursued; based on redevelopment EAR Issue
1	48	48.7		EAR Issue Based and Agency Review Comments	on Redevelopment EAR Issue. Added language per HART comment: Policy 48.7: Prior to or as a first step in the development of Community Plans or Small Area Plan, the County will initiate discussions with major institutions and employers such as USF, HCC, private industries, governmental entities <u>and infrastructure and transit providers</u> located within or adjacent to the study area and identify strategies to ensure their active engagement in revitalization and redevelopment focused planning efforts.

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	48	48.8			<p>New objective and policies relating to neighborhood redevelopment; based on Redevelopment EAR Issue. Added language for clarification per School Board Comment: Policy 48.8:</p> <p>The County will evaluate and the revise the Public/Quasi-Public land use classification to allow limited amounts of commercial and residential land uses for the purpose of provide workforce housing and to support redevelopment initiatives, consistent with the recommendations of an adopted Community Plan or Small Area Plan <u>if applicable</u>, and only in areas where sufficient infrastructure capacity exists.</p>
1	49		C-32	No change	
1	49	49.1	C-32.1	No change	
1	49	49.2	C-32.2	No change	
1	49	49.3	C-32.3	No change	
1	49	49.4	C-32.4	Staff Recommendation	<p>Revision to combine policies 49.4 and 49.5 which are related. Policy 49.4: <del>Land use decisions shall remain flexible to encourage market bidding on adjacent land for complementary projects to station development.</del> The location of the station and the function of the proposed station shall dictate the development policy in the area of influence. <u>Density and intensity ranges for land development shall reflect the intent of the station type, expected population growth and market conditions.</u></p>

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	49	49.5	C-32.5	Staff Recommendation	Combined with Policy 49.4. New policy based on staff recommendation to link activity centers to transit stations: Policy 49.5: <del>Density and intensity ranges for land development shall reflect the intent of the station type, expected population growth and market conditions.</del> <u>Based on the station type and compatibility with the surrounding development pattern, stations and the area within ½ mile from the station may be designated as a Primary or Secondary Activity Center and be eligible for all of the benefits and incentives of the Activity Center designations.</u>
1	49	49.6	C-32.6	No change	
1	49	49.7	C-32.7	No change	
1	49	49.8	C-32.8	Staff Recommendation	Added language to clarify based on linkage to activity centers: Policy 49.8: Mixed use development incentives shall be developed <del>and encouraged</del> to implement the intent of the station type <u>for those stations that are not designated Primary or Secondary Activity Centers.</u>
1	49	49.9	C-32.9	No change	
1	49	49.10	C-32.10	No change	
1	50		C-33	No change	
1	50	50.1	C-33.1	No change	
1	50	50.2	C-33.2	No change	
1	50	50.3	C-33.3	No change	
1	50	50.4	C-33.4	No change	
1	50	50.5	C-33.5	No change	
1	50	50.6	C-33.6	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	50	50.7	C-33.7	No change	
1	51		C-34	No change	
1	51	51.1	C-34.1	No change	
1	51	51.2	C-34.2	No change	
1	51	51.3	C-34.3	No change	
1	51	51.4	C-34.4	No change	
1	51	51.5	C-34.5	No change	
1	51	51.6	C-34.6	No change	
1	51	51.7		Staff Recommendation	New policy to address "large facilities" to be consistent with county ordinance on Utility Accommodation and Rights of Way Use
1	51	51.8		Staff Recommendation	New policy to address "large facilities" to be consistent with county ordinance on Utility Accommodation and Rights of Way Use
1	51	51.9		Staff Recommendation	New policy to address "large facilities" to be consistent with county ordinance on Utility Accommodation and Rights of Way Use
1	52			Staff Recommendation	New objective to address new technological facilities not previously addressed in the plan - telecommunications facilities
		52.1		Staff Recommendation	New policy to address new technological facilities not previously addressed in the plan - telecommunications facilities
		52.2		Staff Recommendation	New policy to address new technological facilities not previously addressed in the plan - telecommunications facilities
1	53		C-36	No change	
1	53	53.1	C-36.1	No change	
1	53	53.2	C-36.2	No change	

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
1	53	53.3	C-36.3	No change	
1	53	53.4	C-36.4	No change	
1	53	53.5	C-36.5	Administrative	Updated date to reflect upcoming adoption in 2008 of Public School Facilities Element which will address these issues.
1	53	53.6	C-36.6	No change	
Community Design Component - Goal, Objectives and Policies E-1 through E-4				Administrative	All Goals, Objectives and Policies relating to community design have moved to the Livable Communities Element
Lutz Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Keystone Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Northwest Area Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Citrus Park Village Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
University Area Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Brandon Main Street Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Southshore Areawide Systems Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element
Thonotosassa Community Plan				Administrative	All Community Plans have been moved to the new Livable Communities Element

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
				Administrative	All Community Plans have been moved to the new Livable Communities Element
				Administrative	All Community Plans have been moved to the new Livable Communities Element
				Administrative	All Community Plans have been moved to the new Livable Communities Element
				Administrative	All Community Plans have been moved to the new Livable Communities Element
				Administrative	The entire Implementation Section has been folded into the Goals, Objectives and Policies of the Future Land Use Element.
				Administrative	Incorporated from Implementation Section
				Administrative	Incorporated from Implementation Section

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
					<p>Revised to allow 4 du/ga for a planned village if TDR's are purchased; also revised to allow alternatives for parcels less than 160 acres to achieve a density greater than 1 du/ 5ga. Up to 2.0 dwelling units per gross acre, provided that the development demonstrates a Planned Village Concept, on at least 160 acres. <u>A Planned Village, of at least 160 acres, may utilized transfer of development rights to achieve up to 4 units per gross acre.</u> For parcels of less than 160 acres, <del>Otherwise</del> the gross residential density may not exceed 1 dwelling units per 5 gross acres, <u>unless the requirements of Policy 39.2 are met, which would allow up to 2 dwelling units per gross acre.</u> Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>Clustering and Mixed Use are required to obtain the maximum gross density per acre. Mixed use for the purposes of this category must demonstrate integration, scale, diversity and internal relationships of uses on site as well as</p>
Residential Planned-2				Staff Recommendation	
Neighborhood Mixed Use-4 (3)				EAR Issue Based	Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

## Summary of Changes To Hillsborough County Future Land Use Element

Goal (New)	Objective (New)	Policy (New)	Old Policy or Objective #	Change Type	Comment
					Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories
				EAR Issue Based	Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories
				EAR Issue Based	Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories
				EAR Issue Based	Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories
				EAR Issue Based	Added language relating to required mix of land uses in properties greater than 10 acres; based on Growth Management, Paying for Growth and Development Design Issues relating to mixed use land use categories
				Administrative	Clarification of definition
				EAR Issue Based	New definition based on policies relating to Redevelopment Strategies
				Staff Recommended	Recommended change per EPC
				Staff Recommended	New definition to reflect County ordinance
				EAR Issue Based	New definition based on policies relating to Redevelopment Strategies
				Staff Recommended	Recommended change per EPC
				EAR Issue Based	New definition based on policies relating to Activity centers; Growth Management, Paying for Growth EAR Issues

Shaded rows indicated revisions to the text based on agency comments, staff recommendations and workshop discussions. These revisions were made following the workshops held by the Planning Commission.

