

The following is revised text of the proposed Future Land Use Element amendments based on the action of the Board of County Commissioners (BOCC) at the March 14, 2007 workshop. At that workshop, the BOCC directed that the Urban Service Area Tiers be deleted. The following pages reflect the removal of the USA Tiers from the proposed amendments to the Future Land Use Element.

### **Urban Development Area (UDA)**

~~Objective AA-2: The Urban Development Area is the preferred location for new residential development within the unincorporated County. Approved developments of an urban scale are located within the UDA. Priority shall be given to approving and building new developments in this area. It is the goal of Hillsborough County to direct 97% of all population growth that occurs within the USA, to the Urban Development Area (UDA).~~

#### **Policy AA-2.1:**

~~The County shall identify a zone which generally describes the area where water and sewer infrastructure are already in place, as well as where the supporting infrastructure for urban level development, such as transportation systems, emergency services, libraries etc. exist at urban levels. Incentives will be created to attract growth into this primary zone. Such incentives may include: utility pricing strategies, expedited review processes, retrofitting existing development, impact fee structuring and pre-zoning of vacant lands to achieve planned densities. Developers may be eligible for rebates or payback programs for utility extensions they provide.~~

#### **Policy AA-2.2:**

~~The County shall identify a secondary zone which is the area where the next logical extension of the primary zone should occur. Generally, these areas are adjacent to existing infrastructure and may already have development approvals for urban level growth in place. Development into the secondary area will occur through partnerships between the County and the development community. Developers may take the lead in expanding the public infrastructure but may be eligible for rebates or payback programs. Projects in the secondary areas may be able to create special infrastructure assessment districts to finance improvements. Interim treatment facilities may also be considered for use. The County will program additional public utilities in the secondary zone through the Capital Improvement Program (CIP).~~

~~[EAR Issue Based]~~

### **Objective 2: USA Tier Designation**

~~To designate geographic areas within the existing Urban Service Area as growth tiers based on projected growth/development patterns and community visioning. The tiered designation supports compact, contiguous, and sustainable urban development by adjusting intensity of development to match existing and future infrastructure and~~

~~transit provisions, and ensuring diversity of lifestyle choices. The 3 tiers are subsets of the USA for Hillsborough County. The 3 USA Tiers are as follows:~~

~~—USA Tier 1~~

~~—USA Tier 2~~

~~—USA Tier 3~~

~~The tiers are generally mutually exclusive in terms of development characteristics, where development densities, multimodal transportation solutions, and overall development criteria for each tier is hierarchical. USA Tier 1 is defined by higher intensity and urban density development, a high level of multimodal accessibility and infrastructure/service provision. USA Tier 2 is defined by suburban density community and neighborhood development patterns, while USA Tier 3 defines a lower density suburban development pattern with natural resource conservation areas.~~

~~*[EAR Issue Based]*~~

**Policy 2.1:**

~~The County shall delineate the USA Tiers based on existing physical characteristics, projected development patterns, and available and future infrastructure and transportation/transit provisions. The USA Tiers should be appropriately located and sized to accommodate population growth at projected densities/intensities consistent with the tier definitions.~~

~~*[EAR Issue Based]*~~

**Policy 2.2:**

~~A map of the USA Tiers shall be located in the Future Land Use Map Series in the Comprehensive Plan. Development standards shall be defined for each tier in the Comprehensive Plan and should coordinate with the standards with other Comprehensive Plan elements. The USA Tier definitions shall include detailed requirements/expectations for intensity of growth, urban typology, multimodal transportation/street connectivity, transit, public infrastructure, and special area designations for activity centers and/or redevelopment.~~

~~*[EAR Issue Based]*~~

**Policy 2.3:**

~~The USA Tiers areas are defined and shall guide development based upon the policies described in this section of the Future Land Use Element. The USA Tiers and defined tier areas will be refined over time through detailed planning analyses including policies identified in other sections of the Future Land Use Element, including the designation of Activity Centers, Redevelopment Areas, and~~

~~Community Plans. Adjustment of the USA Tier areas is described further in Objective AA 6—USA Tier Area Adjustments in this section.~~

~~[EAR Issue Based]~~

**~~Policy 2.4:~~**

~~The County shall consider Tier designations and necessary supporting infrastructure for ‘urban’ intensity development when prioritizing commitments for programmed improvements, including transportation systems, public facilities and services, emergency services, etc. This implies providing an ‘urban’ level of service for transportation/transit, infrastructure (potable water, drainage, sanitary sewerage, solid waste, and storm water), educational facilities and recreational facilities/open space within the Urban Service Area and considering the Tier designations when prioritizing the investment in targeted development areas.~~

~~Tier 1 shall be prioritized for public programmed improvements. The County will program additional public utilities in the tier area through the Capital Improvement Program (CIP).~~

~~Tier 2 and Tier 3 shall rely increasingly dependent upon a greater private share of improvement investment. Development in Tier 2 and Tier 3 will occur through partnerships between the County and the development community. Developers may take the lead in expanding the public infrastructure but may be eligible for rebates or payback programs. Projects in the secondary areas may be able to create special infrastructure assessment districts to finance improvements.~~

~~[EAR Issue Based]~~

**~~Policy 2.5:~~**

~~By 2008, the Hillsborough County City County Planning Commission, in conjunction with County staff, will evaluate the Land Development Code to ensure that the Land Development Code achieves and furthers the tiered approach to growth management.~~

~~[EAR Issue Based]~~

**Urban Expansion Area (UEA)**

**Objective AA 3:** The County will ensure that new development occurs within the UEA in a manner that supports future urbanization of this area with a goal that only 3% of all population growth within the USA will occur within the UEA during the planning horizon of this Plan.

**Policy AA-3.1:**

~~Prior to granting a rezoning in the UEA, each proposal shall be examined to determine: that the project is: a logical extension of an existing urban area or growth center; an adequate transportation system is in place to service the proposal (including an acceptable LOS), and related urban services such as schools, parks and emergency services are planned or programmed to provide adequate service to the area. If services are not planned to occur in a timely manner, the project will be deemed to be pre-mature and will not be approved.~~

**Policy AA-3.2:**

~~A third infrastructure zone will be identified. New development will occur on some type of publicly owned and operated water and wastewater systems. This may entail the County operating group septic tanks and community wells or other interim facilities to serve these developments.~~

**Policy AA-3.3:**

~~New development can cluster dwelling units permitted under the existing low density zoning but must file a plan that identifies a future build-out for the property on the remaining open space, including identification of environmental features and major transportation connections. Additional development on the open space cannot occur until all necessary urban infrastructure is in place, including water, sewer and a transportation system with an adequate LOS.~~

**Policy AA-3.4:**

~~The timeliness of development in the Urban Expansion Area shall be evaluated by the County. If the project is considered to be premature it shall not be approved. The presence of any of the following indicators indicate that a project is premature:~~

- ~~1)There is no functional and proximate relationship between the proposed development and any other development.~~
- ~~2)The proposed land use is incompatible with adjacent and adjoining land uses.~~
- ~~3)There is a lack of availability of urban services such as central water and sewer, schools, fire, and emergency services.~~
- ~~4)There are LOS deficiencies or an otherwise inadequate collector and arterial road network to serve the development.~~

~~The density of a development within the Urban Expansion Area, but which is unable to meet the criteria of these policies shall be limited to one dwelling unit per five acres. If a proposed development within the Urban Expansion Area can meet~~

~~this criteria, then the development will not be considered premature for the rezoning of the property.~~

~~*[EAR Issue Based]*~~

**Objective 3: USA Tier 1**

~~USA Tier 1 designations are priority areas for focused 'urban' density/intensity growth. USA Tier 1 is defined by higher intensity and urban density development, a high level of multimodal accessibility and infrastructure/service provision. 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.~~

~~*[EAR Issue Based, Staff Recommendation and Agency Review Comment]*~~

**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.~~

~~The County shall encourage a variety of mixed-use developments, including traditional neighborhood developments, transit-oriented development and mixed-use planned developments and promote street connectivity between development parcels.~~

~~*[EAR Issue Based and Agency Review Comments]*~~

**Policy 3.2:**

~~USA Tier 1 designation shall be limited to a ¼ mile radius from existing or planned fixed route transit service in areas designated as Primary Activity Centers and Redevelopment Areas as defined in the Future Land Use Element. USA Tier 1 sites located in designated Activity Centers, Redevelopment Areas shall be prioritized, as defined in Policy AA-5.2.~~

~~*[EAR Issue Based]*~~

**Policy 3.3:**

~~The County shall implement alternative approaches to transportation concurrency requirements, such as Multimodal Transportation Districts.~~

~~*[EAR Issue Based]*~~

**Policy 3.4:**

~~By 2009, 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 pre-zoning of vacant, underutilized lands to achieve planned densities.~~

~~*[EAR Issue Based and Agency Review Comments]*~~

**Objective 4: USA Tier 2**

~~USA Tier 2 designations serve as a logical extension of USA Tier 1 and are a second tier priority for development. USA Tier 2 is a transitional area with 'suburban' intensity development. Essentially, Tier 2 are areas adjacent to priority growth areas (Tier 1) and/or along transit and major transportation corridors connecting priority growth areas. The County shall redirect development from Tier 1 that do not meet the higher targeted criteria, and otherwise unsupported development or premature growth from Tier 3 to this tier. Other than new development, Tier 2 shall be considered for infill development, redevelopment, and revitalization initiatives with analogous intentions. Transit oriented development and multi-modal transportation improvements are preferred in this tier.~~

~~*[EAR Issue Based]*~~

**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.~~

~~The County shall encourage a variety of mixed use developments, including traditional neighborhood developments, transit oriented development and mixed-use planned developments and promote street connectivity between development parcels.~~

~~*[EAR Issue Based and Agency Review Comment]*~~

**Policy 4.2:**

USA Tier 2 area designation shall be defined as one or more of the following:

- A ¼ mile radius from existing or planned fixed route transit service and shall, at the minimum, be ensured para transit services.
- Along transit corridors outside activity/mixed use centers, the Tier 2 may be restricted to a ¼ mile radius from existing/planned fixed route transit service.
- Sites adjacent to Tier 1, thereby providing a transition between Tier 1 and Tier 3 development types and intensity.
- Demonstration that it is along an existing or planning transportation improvement to a collector or arterial roadway.
- A secondary activity center
- Redevelopment/revitalization areas

**[EAR Issue Based]**

**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 density and development pattern and supported by the existing and planned infrastructure. Tier 3 will provide a transition from suburban development within the USA and to rural development outside the USA.

**[EAR Issue Based and Agency Review Comment]**

**Policy 5.1:**

The County shall encourage a lower density residential pattern in Tier 3. New development or redevelopment should occur at a density of at least 65% of the allowable density of the land use category, unless the development meets the criteria.

Natural Preservation and Environmentally Sensitive Areas are excluded from any future expansion of tiers. Any development adjacent to these areas shall be consistent with ecosystem preservation, natural system restoration, and regional water resource management.

**[EAR Issue Based]**

**Policy 5.2:**

The County shall, at the minimum, encourage para transit services in Tier 3 that will include coordinating with the Transportation Disadvantaged Board, Public Transportation Commission, Sunshine Line and HART.

*[EAR Issue Based and Agency Review Comment]*

**Policy 5.3:**

The County shall create incentives to make sustainable, land intensive agriculture uses and protection of open space within Tier 3 desirable and cost affordable.

*[EAR Issue Based]*

**Policy 5.4:**

Prior to granting a rezoning in areas within Tier 3, each proposal shall be examined to determine if the project is consistent with the Tier 3 criteria including an adequate multimodal transportation system is in place to service the proposal (including an acceptable LOS), and related urban services such as water and sewer, schools, parks and emergency services are planned or programmed to provide adequate service to the area. If services are not provided or planned to occur in a timely manner, the project will be deemed to be pre-mature and shall not be approved.

*[EAR Issue Based, Staff Recommendation and Agency Review Comments]*

**Objective 6: USA Tier Prioritization Standards**

The ability for the USA Tier system to target and accommodate future growth in the County to appropriate locations and to meet the defined tier objectives shall require establishing criteria to ensure minimum densities and other prioritization criteria for new development.

*[EAR Issue Based]*

**Policy 6.1**

To promote development in targeted areas, USA Tier development shall be further prioritized when a site is located in a designated Activity Center, Redevelopment or Community Plan area. That is, if a site is located in a Tier 1 or Tier 2 as well as a Primary Activity Center, Redevelopment Area, and/or other approved designation, additional incentives, such as but not limited to density bonus allocations shall be applied.

Where sites are located in a lower class tier, contiguous and adjacent to a higher tier, USA Tier area adjustments may be applied, subject to meeting the criteria of that

~~corresponding tier, and the criteria listed in Objective AA 6 — USA Tier Area Adjustments.~~

~~*[EAR Issue Based]*~~

**Policy 6.2**

~~Where there are potential discrepancies between increased density or additional development characteristics provided by other implementation or prioritization policy or criteria, underlying Tier and Future Land Use criteria and standards shall apply. All development shall meet relevant County policies.~~

~~*[EAR Issue Based]*~~

**Objective 7: USA Tier Area Adjustments**

~~The ability for the USA Tier areas to be refined and adjusted to conform with detailed planning evaluations will be necessary to ensure consistency of growth and development over time in the County. The tier boundaries and definitions will require periodic re-evaluation and adjustment to respond to growth within the tiers, and if it can no longer be accommodated either within Urban Service Area tiers or existing boundary of the USA.~~

~~*[EAR Issue Based]*~~

**Policy 7.1:**

~~The Planning Commission 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.~~

~~*[EAR Issue Based and Agency Review Comment]*~~

**Policy 7.2:**

~~All expansion to the USA and adjustments to USA Tier area boundaries are subject to the underlying criteria and minimum standards for the corresponding tier.~~

~~*[EAR Issue Based]*~~

**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.~~

~~*[EAR Issue Based and Agency Review Comment]*~~

### **Objective 8: Timing of Growth**

To manage the timing of new development to coordinate with the provision of infrastructure, transportation, transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner.

*[EAR Issue Based]*

#### **Policy 8.1:**

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:

1. There is no functional and proximate relationship between the proposed development and any other similar development.
2. The proposed land use is incompatible with surrounding land uses.
3. There is a lack of availability of urban services such as multi-modal transportation systems, central water and sewer, schools, fire, and emergency services.
4. There are LOS deficiencies or an otherwise inadequate collector and arterial road network to serve the development.

*[EAR Issue Based and Agency Review Comment]*

#### **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:

- ~~if the project is~~ a logical extension of an existing development patterns and compatible to the surrounding development pattern;
- is in an areas where ~~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~~
- has ~~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.

*[EAR Issue Based]*

#### **Policy 8.3:**

The County shall coordinate with adjacent local jurisdictions and conduct joint planning efforts for infrastructure to manage the timing and location of

development. The inter-jurisdictional coordination will alleviate a potential “leap frog” effect and discourage creation of enclaves of public infrastructure.

[EAR Issue Based]

### **Urban Service Boundary**

The Urban Service Boundary (USB), as defined by Section 163.3177(14), F.S., is an optional tool that designates an area appropriate for compact, contiguous urban development within a 10-year planning timeframe. The area within the USB is targeted for development, revitalization, or redevelopment and is defined through a community visioning process. The USB targets development that is supported by the commitment of programmed infrastructure improvements through the Capital Improvements Element.

A USB is a useful tool for communities and regions that want to encourage development to occur in a specific area during the coming 10 years. If implemented correctly, a USB can help a community limit contiguous urban development to the areas within the boundary, and, to a degree, discourage growth outside the boundary.

By funneling infrastructure and services toward the residential, commercial and industrial areas found within the USB, the locality is making a clear statement about its intentions to support growth in that area. Developers can count on avoiding many up-front costs for infrastructure and required services in the designated area, and they know they must foot the bill for infrastructure outside the area. This creates a much more positive environment for redeveloping existing urban areas, where infrastructure costs can otherwise tip the cost-benefit ratio out of favor.

In addition, local governments benefit from the discipline of establishing a funding program for a targeted USB area because it helps them set clear, consistent priorities for making the most efficient use of scarce public funds. This proactive approach is far less costly than constantly shifting direction and scattering public facilities throughout the community in an attempt to keep up with unplanned private development.

The newest incentive to establish a USB is the provision in the updated statute that allows localities to eliminate the time-consuming step of gaining DCA approval for major developments within the USB. If the boundary is established in response to a publicly supported vision, localities and developers can save a great deal of time and money on the development review process by earning the right to approve proposed projects without state intervention. Inside the USB, the state does not have the authority to review DRIs or comprehensive plan amendments. Outside the USB,

developments may be intense, but are subject to full state scrutiny and review per adopted growth management rules. Therefore, the USB is an attractive option for both local agencies and developers because of the removal of uncertainty and faster time for review/approval of projects.

The USB should be large enough to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning timeframe. At the same time the County must demonstrate through a financially feasible 10-year facilities plan in the Capital Improvements Element that the land included within the Urban Service Boundary is served or is planned to be served with adequate public facilities and services based on the local government's adopted level of service standards.

DCA also encourages cities and counties to coordinate the development of countywide USBs. Countywide USBs can strengthen the vision for growth across a region, and promote intergovernmental coordination while simplifying the task of joint facilities planning.

*[EAR Issue Based]*

#### **Objective 9: Tools for Implementation**

Implementation tools shall be provided to further support managing the timing of growth both inside and outside the USA, the rate of growth in the USA, directing growth to areas with existing infrastructure, and timing development with the provision of infrastructure.

*[EAR Issue Based]*

#### **Policy 9.1:**

Hillsborough County shall evaluate implementation tools for their ability to refocus and direct growth and development to areas where public infrastructure investments have been made, and where facilities and services are available. These tools should include proportionate fair share mitigation, where developers can pay a fair-share contribution to mitigate development impacts to allow their project to go forward as long as the local government includes the project in its CIE, Multimodal Transportation Districts, and Urban Service Boundary areas.

*[EAR Issue Based]*

#### **Policy 9.2:**

By 2009, the Hillsborough County City-County Planning Commission in coordination with Hillsborough County and its municipalities will define Urban

Service Boundary (USB) areas within the USA as an incentive tool for development to occur in targeted areas. The USB will be based upon a community visioning process where the community defines areas for development and is committed to the priority provision and funding of infrastructure. The USB should be prioritized to the USA Tier 1 area but may be in Tier 2, as defined during the process.

[EAR Issue Based]

**Policy 9.3:**

The Hillsborough County City-County Planning Commission in coordination with Hillsborough County and its municipalities shall conduct Community Visioning to clarify local growth issues, define quantitative and qualitative parameters for future growth and establish projections based on expectations about quality of life in neighborhoods and communities across Hillsborough County. The Community Visioning process shall be conducted consistent with state procedures and requirements.

[EAR Issue Based]

**Policy 9.4:**

The 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. 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 Capital Improvement Element. The commitment can rely on public funding or on a combination of public and private funding.

[EAR Issue Based]

**Policy 9.5:**

For Urban Service Boundary areas, the County shall develop the 5-year and 10-year Capital Improvements Element for all types of infrastructure and public services for which Level of Service standards have been established.

[EAR Issue Based]

- (2) an individual room of a Community Residential Home where kitchen facilities are accessory or cooking facilities are auxiliary to the required main kitchen;
- (3) ~~Commercial—apartments~~Residential units within a single ~~residential/commercial/office~~ mixed use structure on parcels zoned for mixed uses or office or commercial uses. Such sites must be located within land use categories permitting 4 du/ga or higher. The commercial or office portion of the project must not exceed applicable intensity (FAR) limitations of the Plan.

[Administrative]

**Policy 27.4**

In vertically integrated mixed use developments, residential units that are located above office or commercial uses may be calculated on the basis of Floor Area Ratio as opposed to units per acre.

[Staff Recommendation]

**Policy 27.5:**

In certain areas of the county, veritically integrated mixed use development is encouraged to occur and as such can be considered for a bonus to the FAR. The bonus can be achieved through a rezoning to a planned development. The bonus is outlined as follows:

- ~~—Property within a Mapped Primary Activity Center—Increase in existing FAR by .25~~
- ~~—Property within a Mapped Secondary Activity Center—Increase in existing FAR by .10~~
- Property within Tier 1—a Future Land Use Category of 9 units per acre and/or .5 FAR and higher and within the of the USA – Increase in existing FAR by .25
- Property within Tier 2 of the- a Future Land Use Category of 4 units per acre and/or .25 FAR and higher and within the USA – Incease in existing FAR by .10
- ~~—Property within Mapped Commercial Redevelopment and Revitalization Areas:~~
  - ~~—Increase in existing FAR for Land Use Categories of Res 9 and higher by .25~~
  - ~~—Increase in existing FAR for Land Use Categories of less than Res 9 by .10~~

[EAR Issue Based]

agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.  
[Administrative]

**Policy B-28.95:**

During the Zoning Conformance process, the Board of County Commissioners recognized the existence of neighborhood serving commercial uses or zoning which did not comply with the Locational Criteria for Neighborhood Serving Commercial uses. These sites are exempt from further review under the locational criteria, (location and specific square footage limitations outlined in the Chart) but are not exempt from review under all other policies of the Comprehensive Plan.

**Policy 28.10:**

The Locational Criteria outlined in Policy B-6.1 will not apply where proposed neighborhood commercial uses are proposed as part of a Traditional Neighborhood Development meeting the requirements of this plan and the adopted land development regulations for Traditional Neighborhood Development.<sup>xiv</sup>  
[Administrative]

**Policy 28.11:**

By 2009, the Planning Commission will evaluate the locational criteria for opportunities to provide greater flexibility for locating commercial uses within activity centers and along transit emphasis corridors. in the Tier 1 area of the Urban Service Area.

[EAR Issue Based]

**Objective 29:**

To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.

[Staff Recommendation]

**Policy B-29.16:**

The County shall work to consolidate and reduce the number of curb cuts in strip commercial areas through such methods as cross access agreements.

**Policy B-5.729.2:**

Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.

Landmarks are not identified on the TDR Sending and Receiving Areas Map; locations of landmarks can be obtained from Hillsborough County. 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:

- a) Lands designated on the Adopted Future Land Use Map as Agricultural/Mining, Agricultural, or Agricultural/Rural, or any other designation that allows residential density less than one dwelling unit per five acres;
- b) Lands adjacent to properties nominated for the Environmental Lands Acquisition and Protection Program;
- c) Lands that meet the criteria for but that have not been nominated for the Environmental Lands Acquisition and Protection Program;
- d) Lands identified on the Greenways Master Plan;
- e) Lands adjacent to active farming or mining uses that could serve as a buffer between such uses and residential areas;
- f) Lands with designated historic or archaeological sites; and/or
- g) Lands included in the Environmental Overlay on the Adopted Future Land Use Map.

*[EAR Issue Based and Workshop Based]*

**Policy 38.4:**

Appropriate receiving areas on the Future Land Use Map series, TDR Sending and Receiving Areas Map will include lands designated as RP-2 on the Adopted Future Land Use Map, areas identified as such in adopted Community Plans, lands within designated activity centers, and lands located within the Tier 1-land use categories of 9 units per acre or greater and within close proximity to transit lines of the urban service area. Sufficient infrastructure (water, sewer, transportation, and parks) must be available for the transfer of development rights to any of these receiving areas to occur. Additional receiving areas may be identified based on the following:

- a) Proximity to (within ¼ to ½ mile) an identified fixed guideway transit station (such fixed guideway facility shall be part of the adopted Long Range Transportation Plan);
- b) Ability to achieve workforce or affordable housing goals;
- c) Designation as a redevelopment and infill area;
- d) Designated for mixed use on the Adopted Future Land Use Map; and/or

e) Joint Planning Area where additional density is desired.

[EAR Issue Based]

**Policy 38.5:**

Adopted Community Plan TDR sending and receiving areas will be incorporated in the County TDR Sending and Receiving Area map as appropriate. In the event designate County sending and receiving areas map and policies conflict with adopted Community Plans related TDR programs, the Community Plan map and policies will supersede the County TDR program and related regulations and prevail in identifying specific sending and receiving areas.

[EAR Issue Based]

**Policy 38.6:**

When the use of transferable development rights in a receiving area has not been previously approved by the County as part of a master plan, small area plan or adopted Community Plan, the County may require additional review of the proposed development to ensure the additional density is compatible with the area.

[EAR Issue Based]

**Policy 38.7:**

The County, with assistance from the Planning Commission, will complete an analysis of the sending and receiving areas to determine the appropriate number of density and floor area ratio credits that are available for transfer and that are necessary to meet development goals in the receiving areas. Depending upon the outcome of this analysis, the County may elect to assign a higher credit value to one transferable development right than may be permitted under the current regulations. For example in the Agricultural/Rural land use category where five acres are required for one unit, one acre may represent five credits. In completing the analysis, the County should try to achieve a minimum 2:1 ratio of receiving credits required to sending credits available, in order to create an effective market for the transfer of development rights.

[EAR Issue Based]

**Policy 38.8:**

To encourage the transfer of development rights and create an effective market for their use, the County may establish multipliers that can be applied to specific density transfers. The value of the multiplier should be weighted based upon the desired public benefit and the ability to encourage sustainable development patterns. Criteria to consider when establishing multipliers include:

- a) Dedication of the sending area to a state or federal environmental agency;
- b) Preservation of land adjacent to existing conservation or preserve areas, such as Environmental Land Acquisition and Protection Program properties, State or Federal Wildlife Management Areas, Water Resource Protection Areas, Significant Wildlife Habitat, or Surface Water Protection Areas;
- c) Preservation of an entire parcel designated as Significant Wildlife Habitat;
- d) Use of credits to develop affordable or workforce housing units;
- e) Use of credits as part of redevelopment or infill projects located within the ~~Tier 1~~ urban service area; and/or
- f) Use of credits in a designated activity center.

In coordination with the County's schedule to revise and implement the TDR program, the County will determine the value of any multipliers prior to revising its land development regulations.

*[EAR Issue Based]*

**Policy 38.9:**

In addition to or instead of the multipliers described in Policy #, the County may consider revising its Land Development Code to provide incentives by allowing for example, density increases by right or for the waiver of certain bulk regulations (i.e. setbacks, landscaping, height limits, etc.) when transferred development rights are utilized.

In coordination with the County's schedule to revise and implement the TDR program, incentives will be established by revising its Land Development Code.

*[EAR Issue Based]*

**Policy 38.10:**

The County shall maintain its current policy of prohibiting the transfer of all development rights from a parcel that has existing residential or non-farm uses on site.

*[EAR Issue Based]*

**Policy 38.11:**

Transferable development right credits that are not applied in a built project within 10 years of their creation shall sunset in value and shall no longer be available for use in development.

*[EAR Issue Based and Staff Recommendation]*