



Board of County Commissioners
Agenda
Land Use Workshop – Sustainable Infrastructure Policy
January 22, 2020
1:30 – 3:00 p.m.

- | | |
|----------------------------------|---|
| I. Call to Order | Lesley “Les” Miller, Jr., Chair, BOCC |
| II. Overview | Michael S. Merrill, County Administrator |
| III. Policy Approach | Lucia E. Garsys, Deputy County Administrator |
| IV. Land Use Policy Continuation | Melissa Zornitta, Executive Director, Planning Commission |
| V. Board Discussion | Board of County Commissioners |
| VI. Closing Remarks / Adjourn | Lesley “Les” Miller, Jr., Chair, BOCC |

Attachments: Land Use Workshop – Sustainable Land Use Policy Presentation

Land Use Workshop - Sustainable Infrastructure Policy

BOCC Workshop

January 22nd, 2020



Hillsborough
County Florida



Plan
Hillsborough

Today's Workshop

- Population Projections and Distribution
- Approaches and Examples
- Next Steps

Proposed framework for policy approach

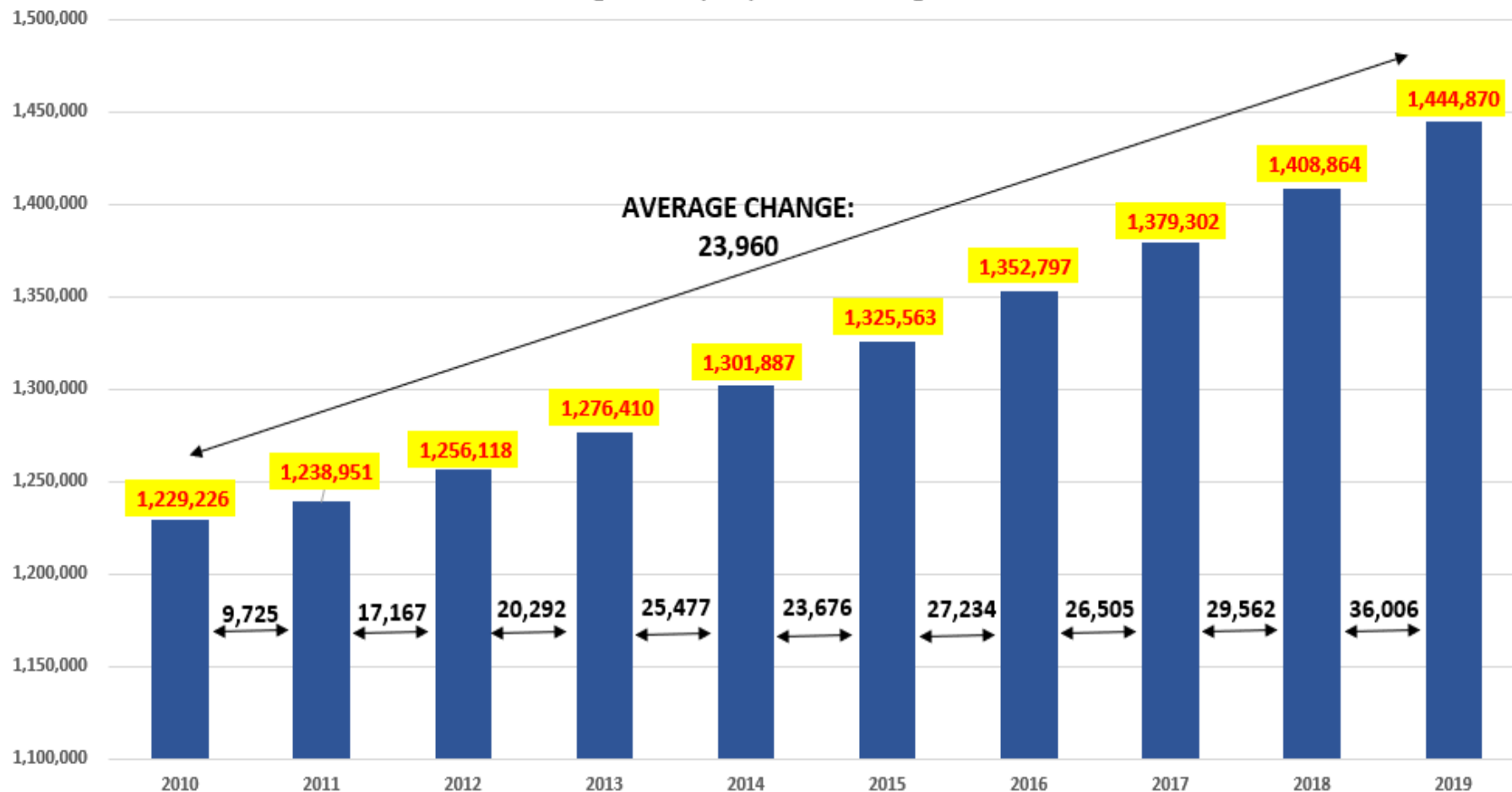
	Environmental Sustainability	Economic Sustainability	Social Sustainability
Financial Policies			
Land Use Policies			
Infrastructure Policies			

Follow-up from last workshop

Population /Employment growth

- Annual average growth
- Where are we now?
- Growth projections
- Population/employment distribution
- Minimum density performance

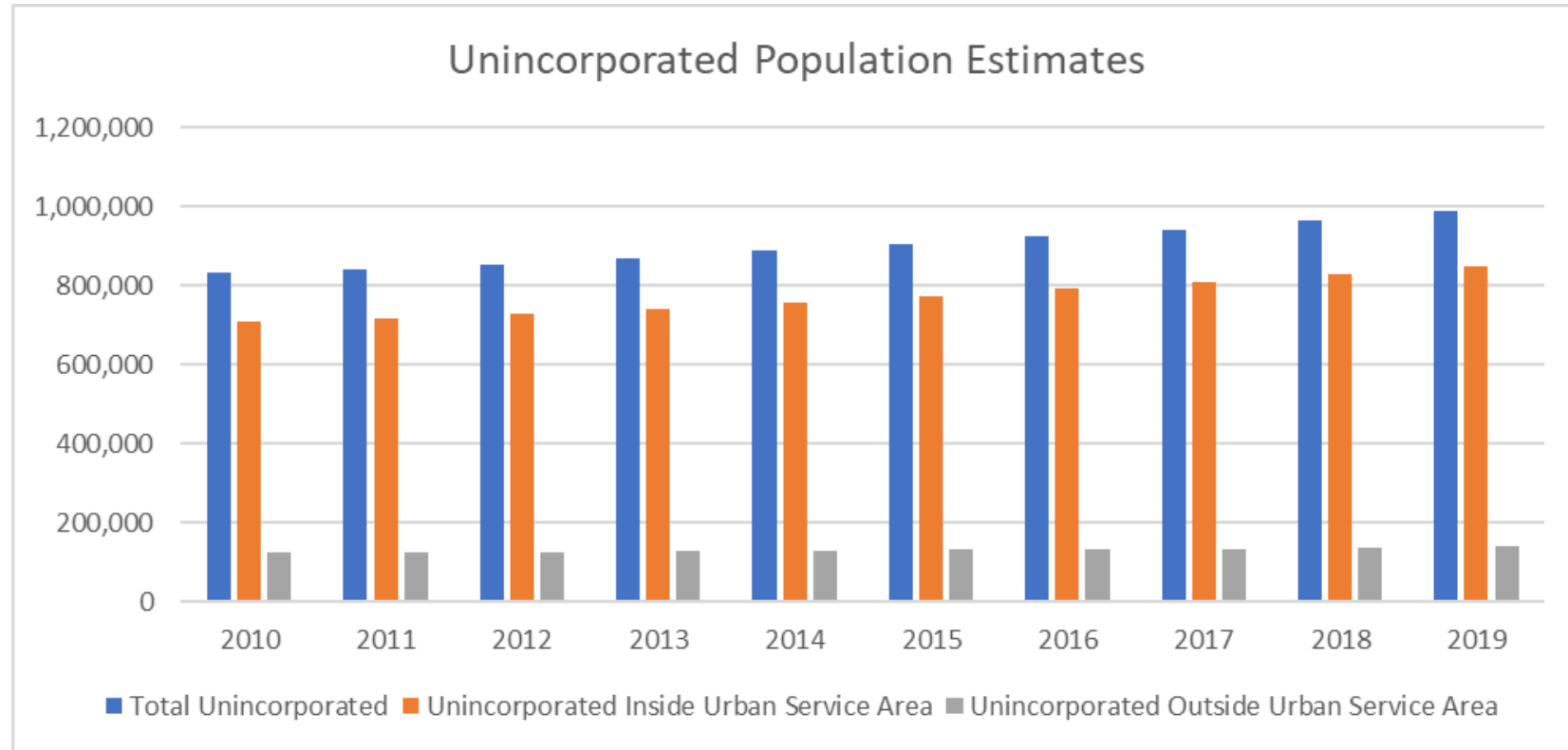
Hillsborough County Population Change 2010-2019



Currently
adding
23,000+
people each
year

SOURCE: BUREAU OF THE U.S.
CENSUS; BUREAU OF
ECONOMIC & BUSINESS
RESEARCH

Unincorporated Population Distribution



SOURCE: BUREAU OF ECONOMIC AND BUSINESS RESEARCH, HILLSBOROUGH COUNTY PROPERTY APPRAISER PARCEL DATA

State Law on Population Projections for Comprehensive Plans

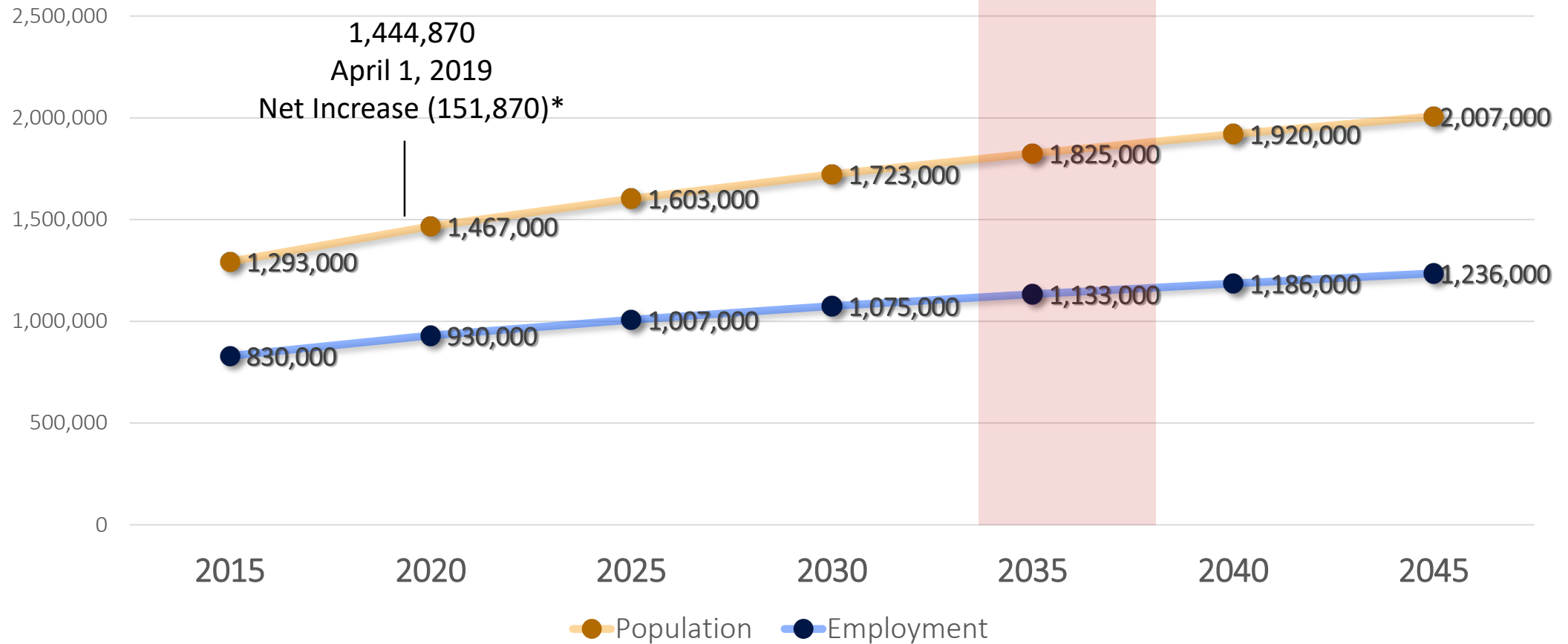
Florida Statutes 163.3177(1)(f)3.

The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology.

The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic research for at least a 10-year planning period unless otherwise limited under s. [380.05](#), including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

If we continue current trends, we are reaching “Buildout”

Approximate
Buildout of USA
& Cities



Bureau of Economic and Business Research. 2019 Population Estimates by County

Proposed Hybrid Population Growth

Unincorporated Growth

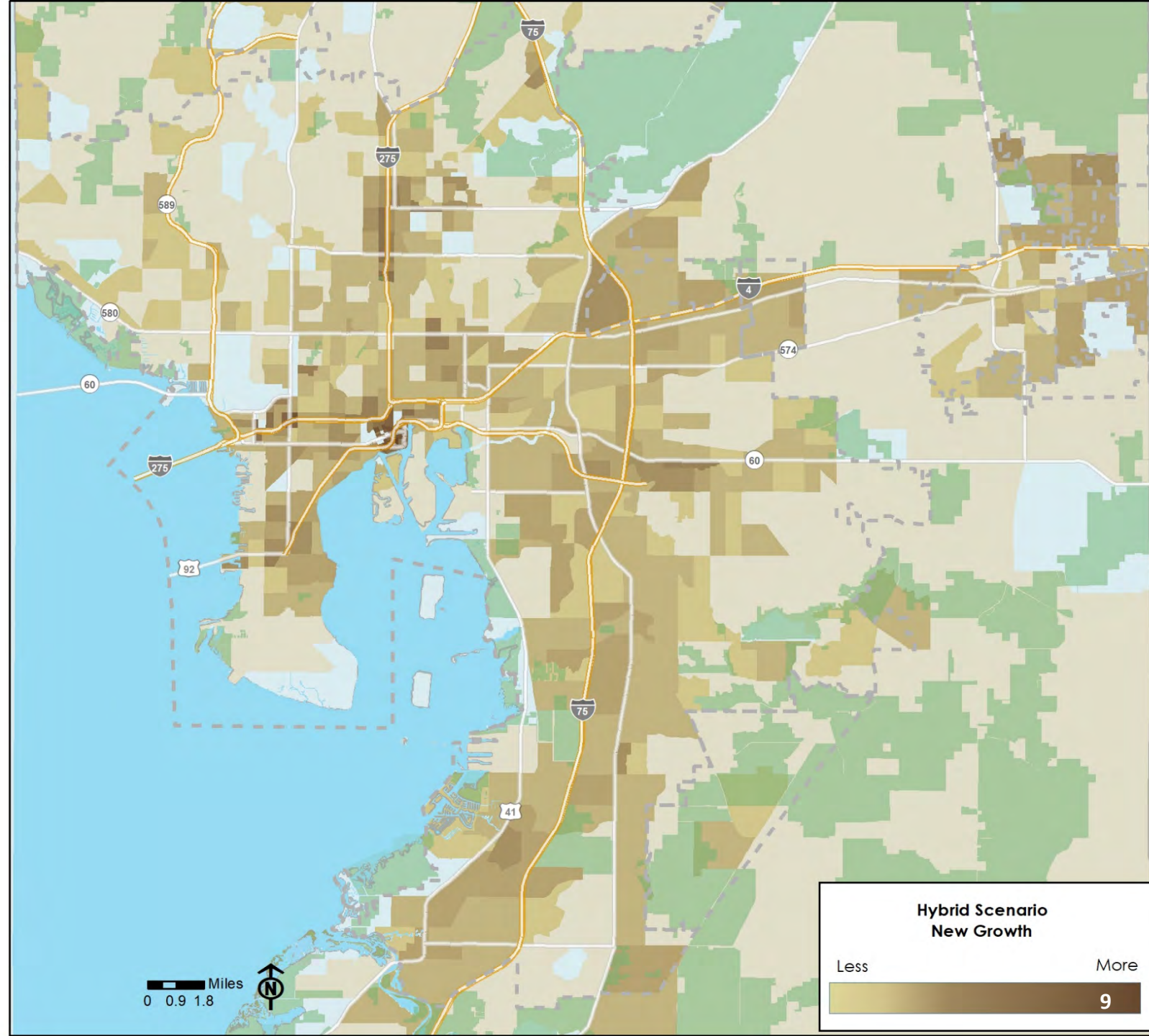
Inside Existing USA:

- Greenfield= 211,800 people
- Redevelopment= 82,900 people

Expansion Areas new growth:

- Plant City = 20,200 people
- I-4 = 32,700 people
- RP-2/WV-2 Buildout = 13,800 people

Rural area growth = 96,400 people



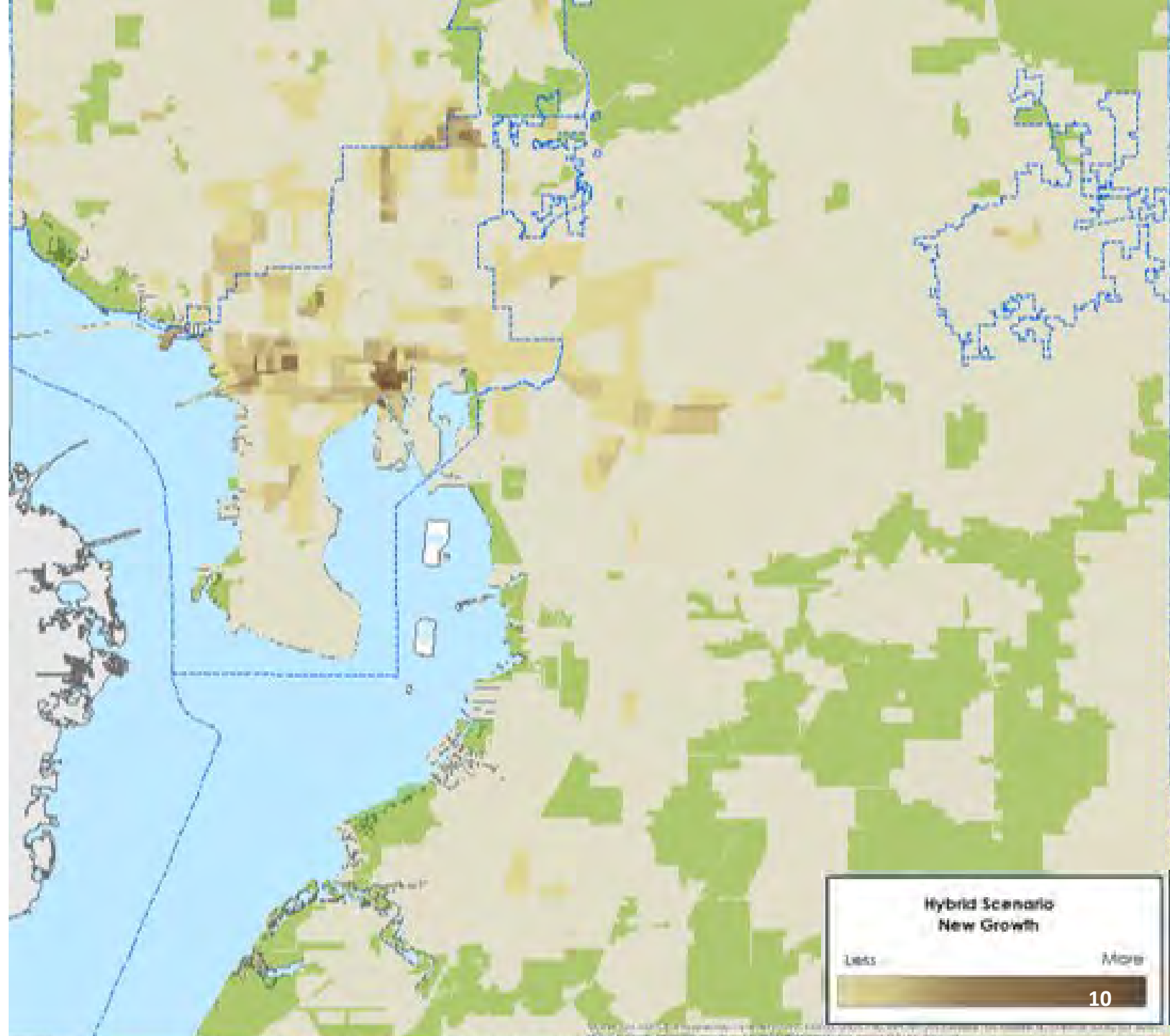
Proposed Hybrid Employment Growth

Proposed Hybrid Employment growth

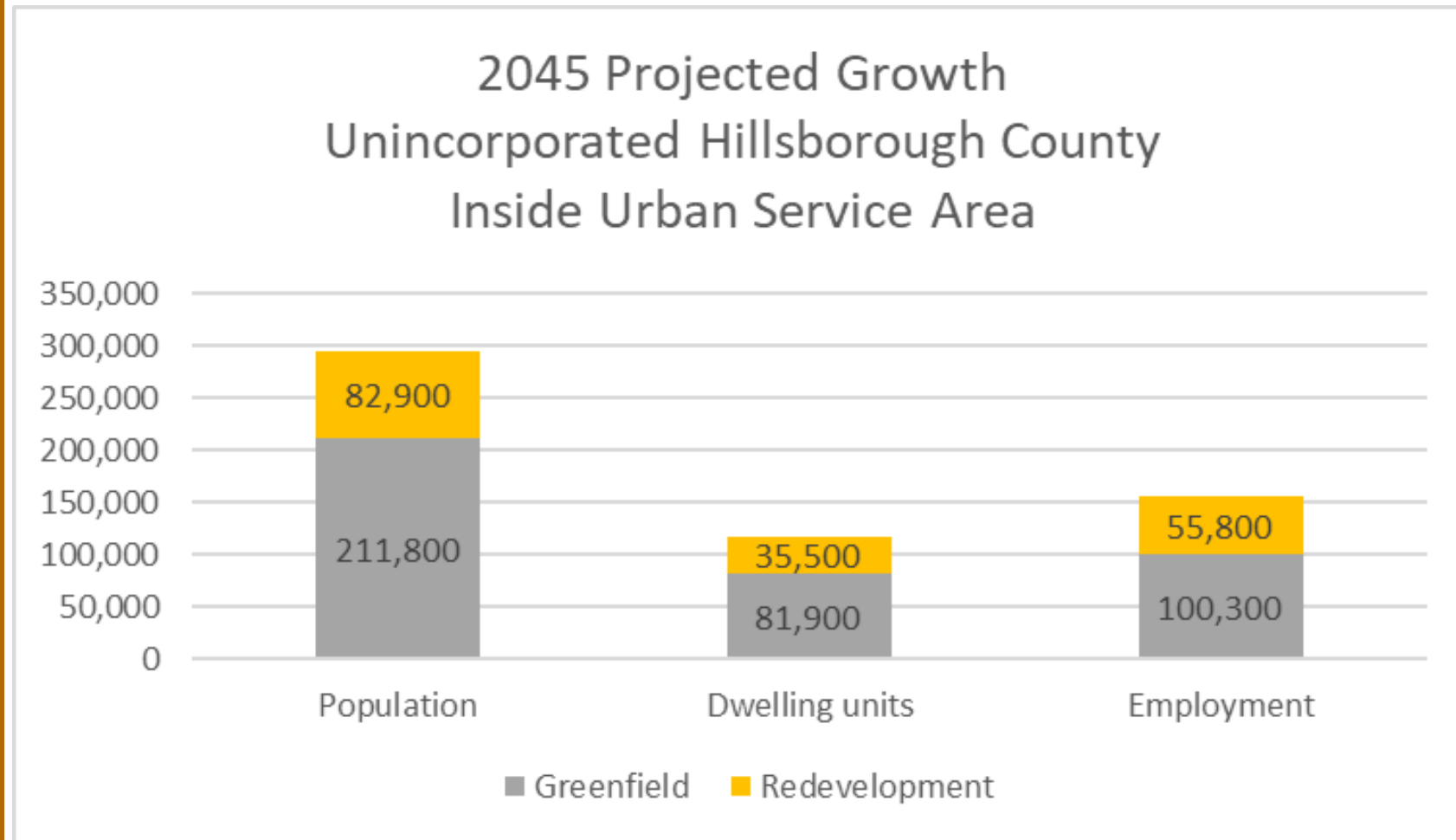
Unincorporated job growth = 171,600

County-wide projected job growth
= 406,000

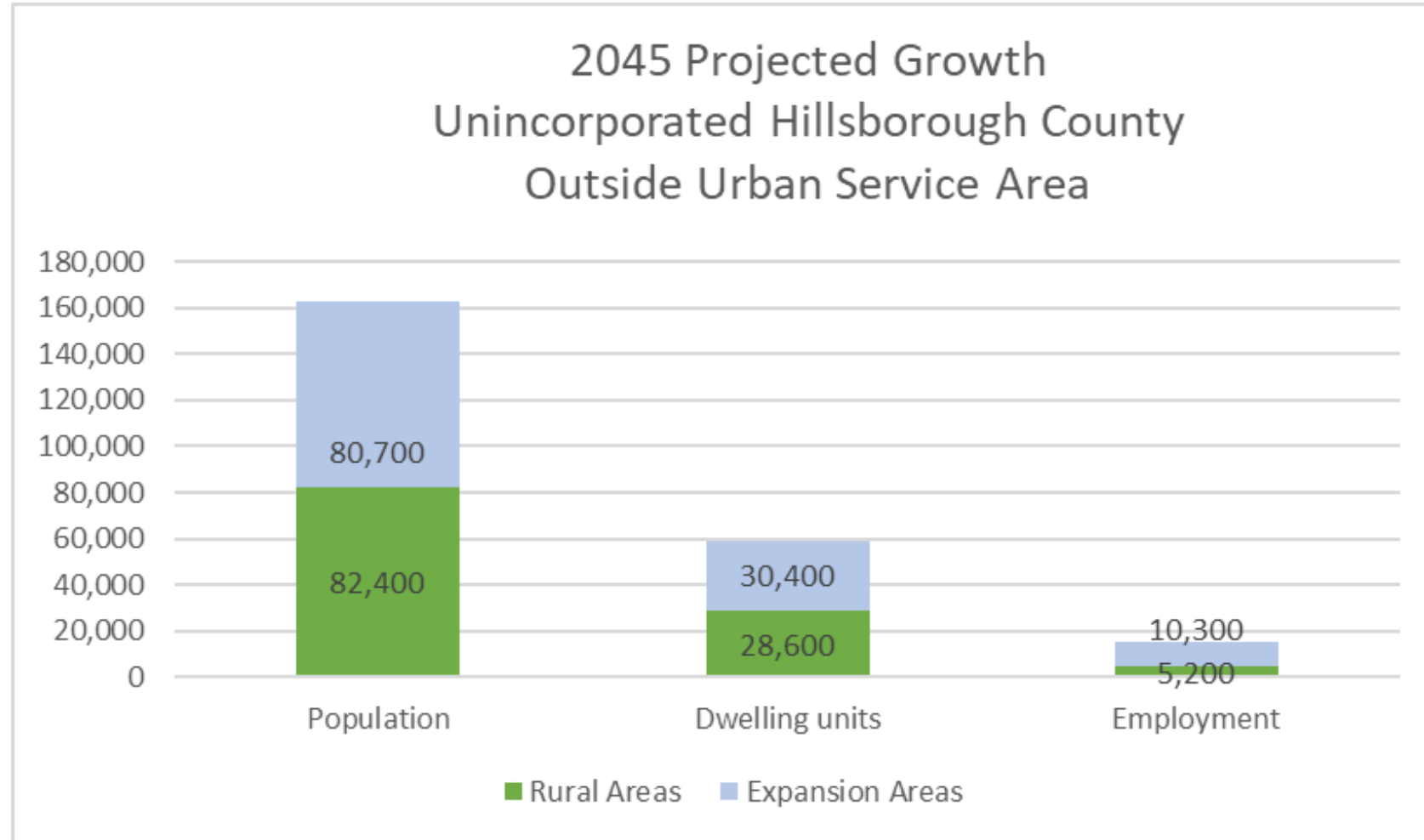
Jobs Per Capita Inside USA
2015=.50 2045=.51



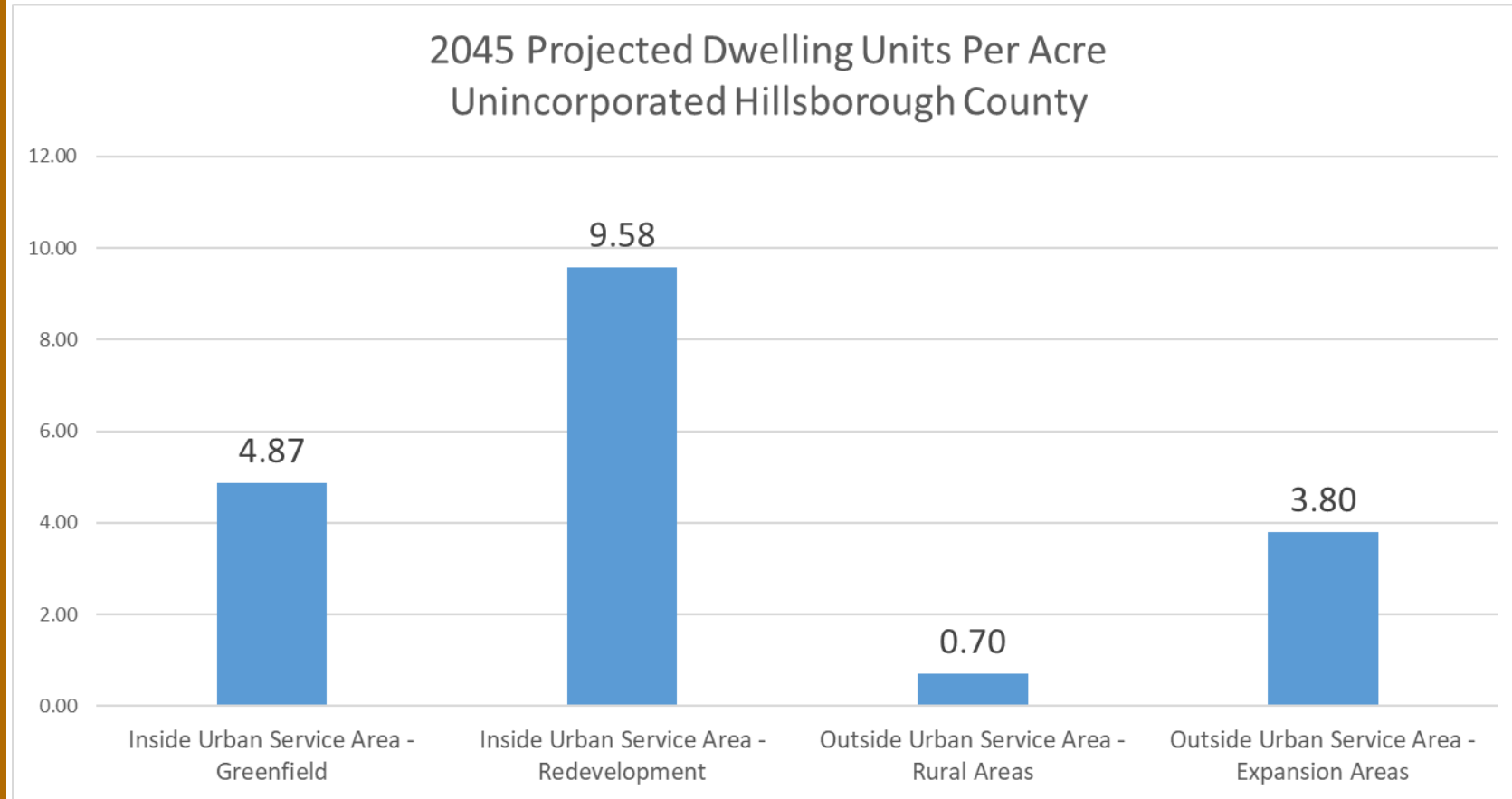
Unincorporated Hillsborough County Projected Growth Inside Urban Service Area



Unincorporated Hillsborough County Projected Growth Outside Urban Service Area



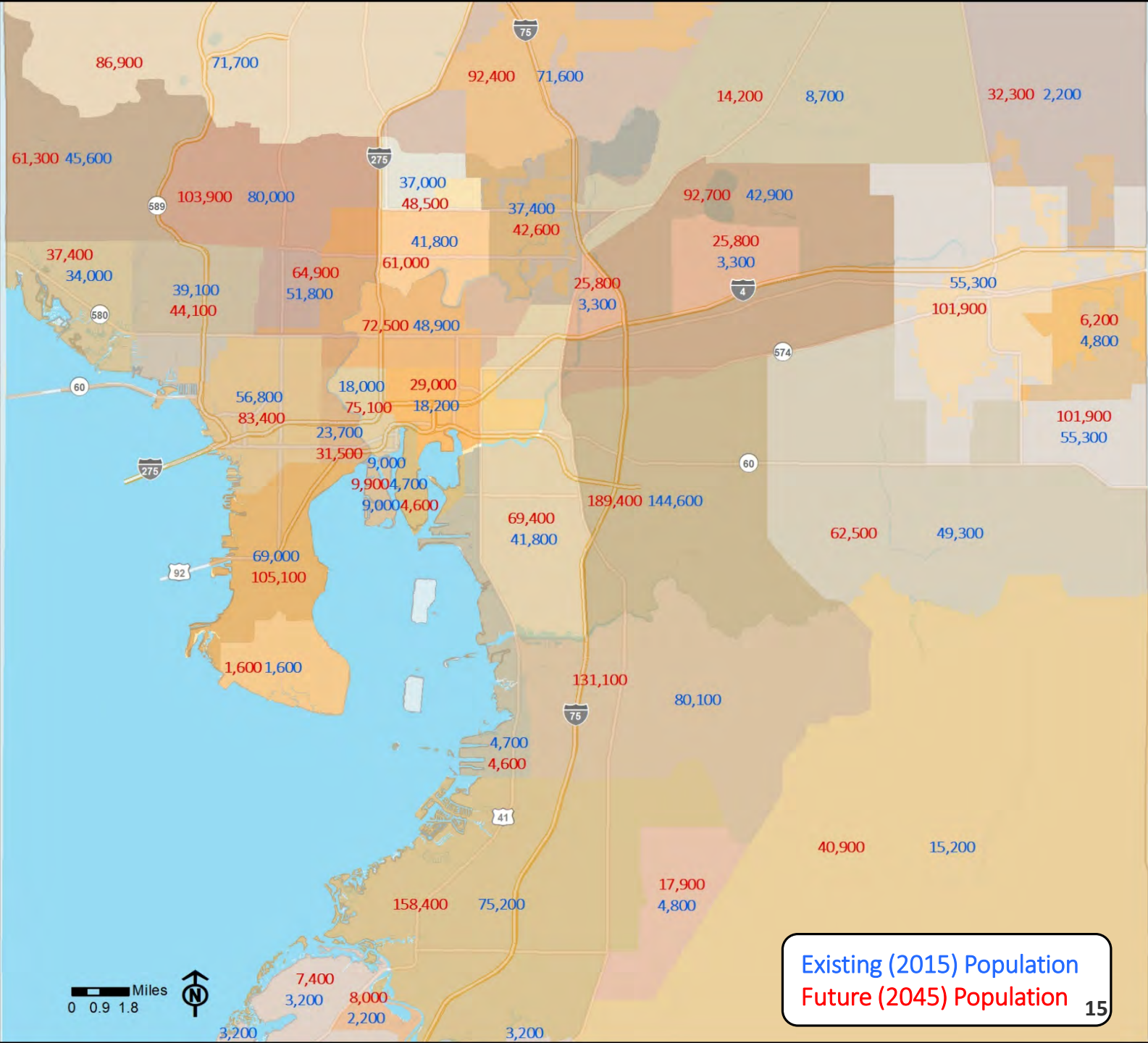
Unincorporated Hillsborough County Projected Dwelling Unit Density



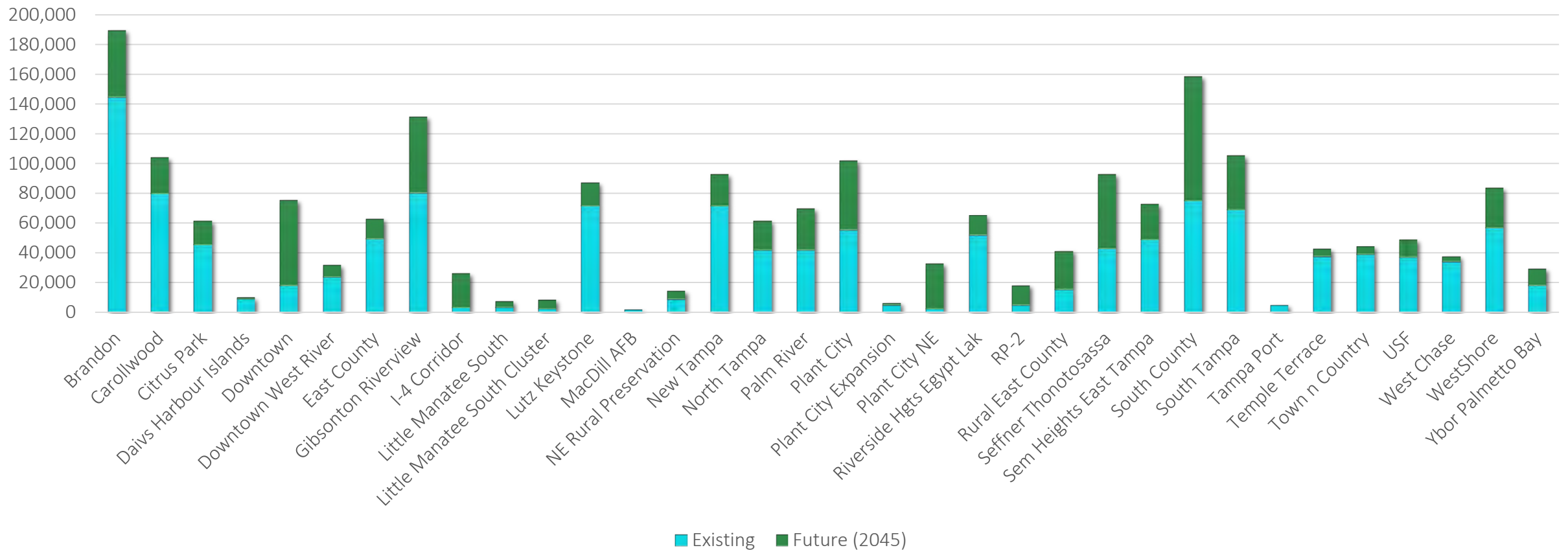
Sub Areas



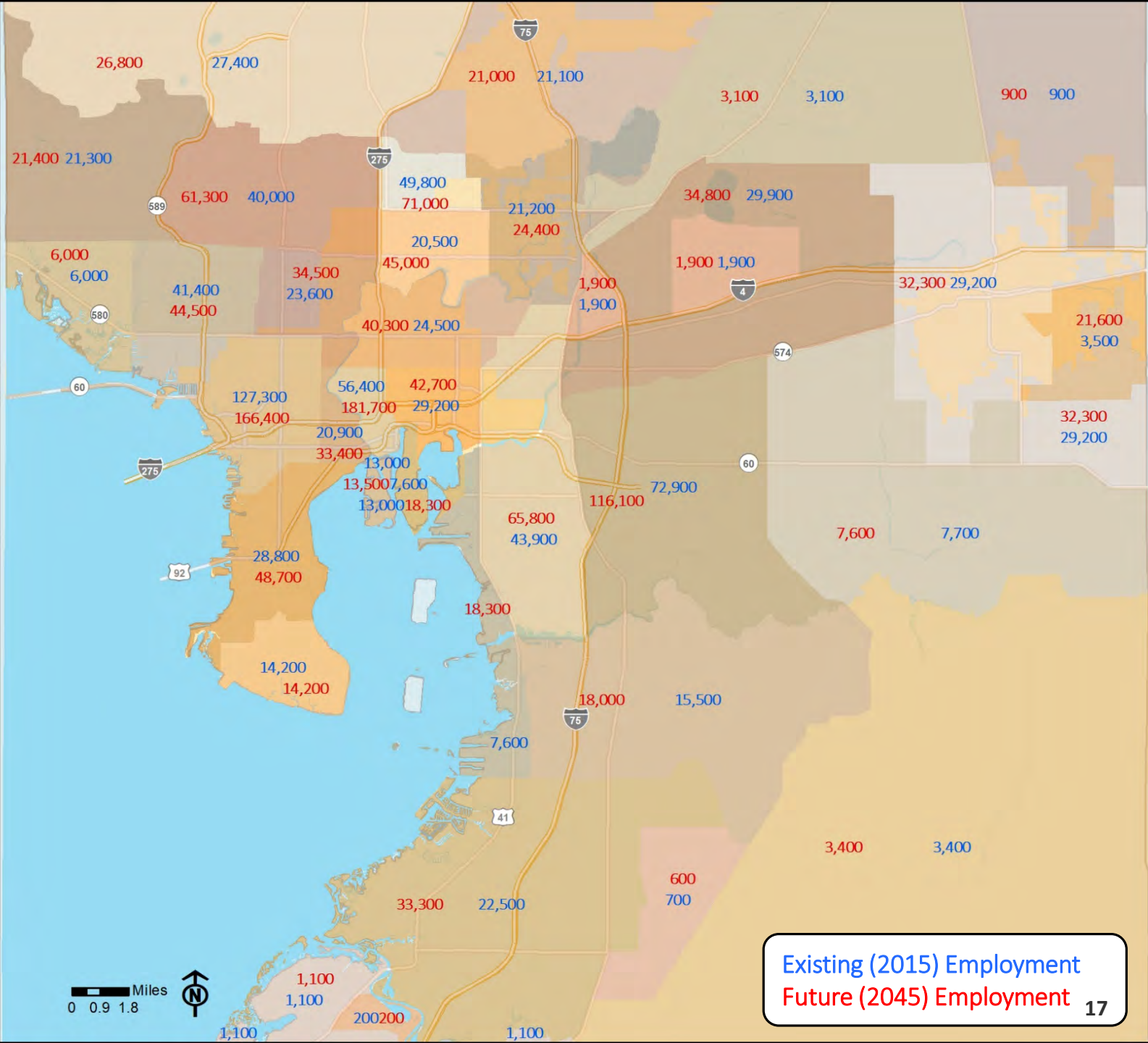
Sub Areas: Population



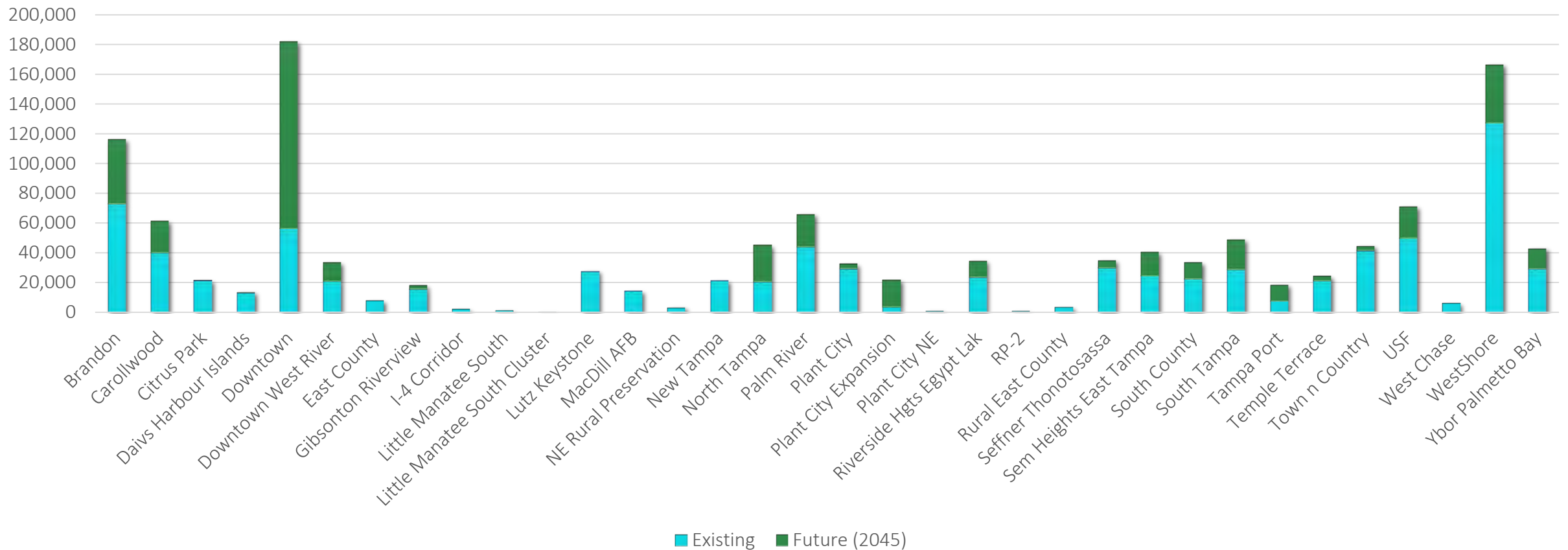
Subarea Population Growth



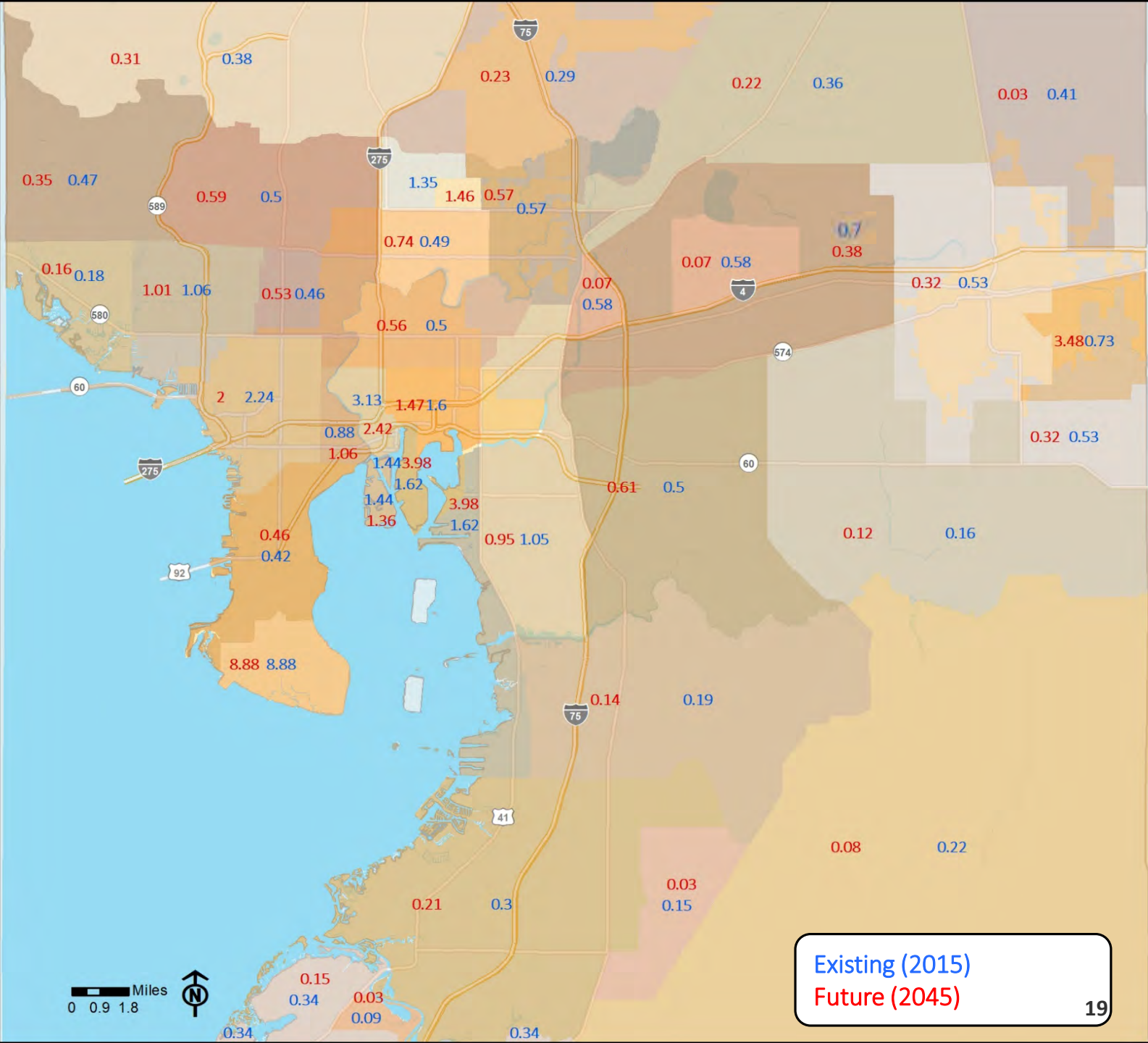
Sub Areas: Employment



Subarea Employment Growth



Sub Areas: Jobs per Person



Minimum Density Track Record

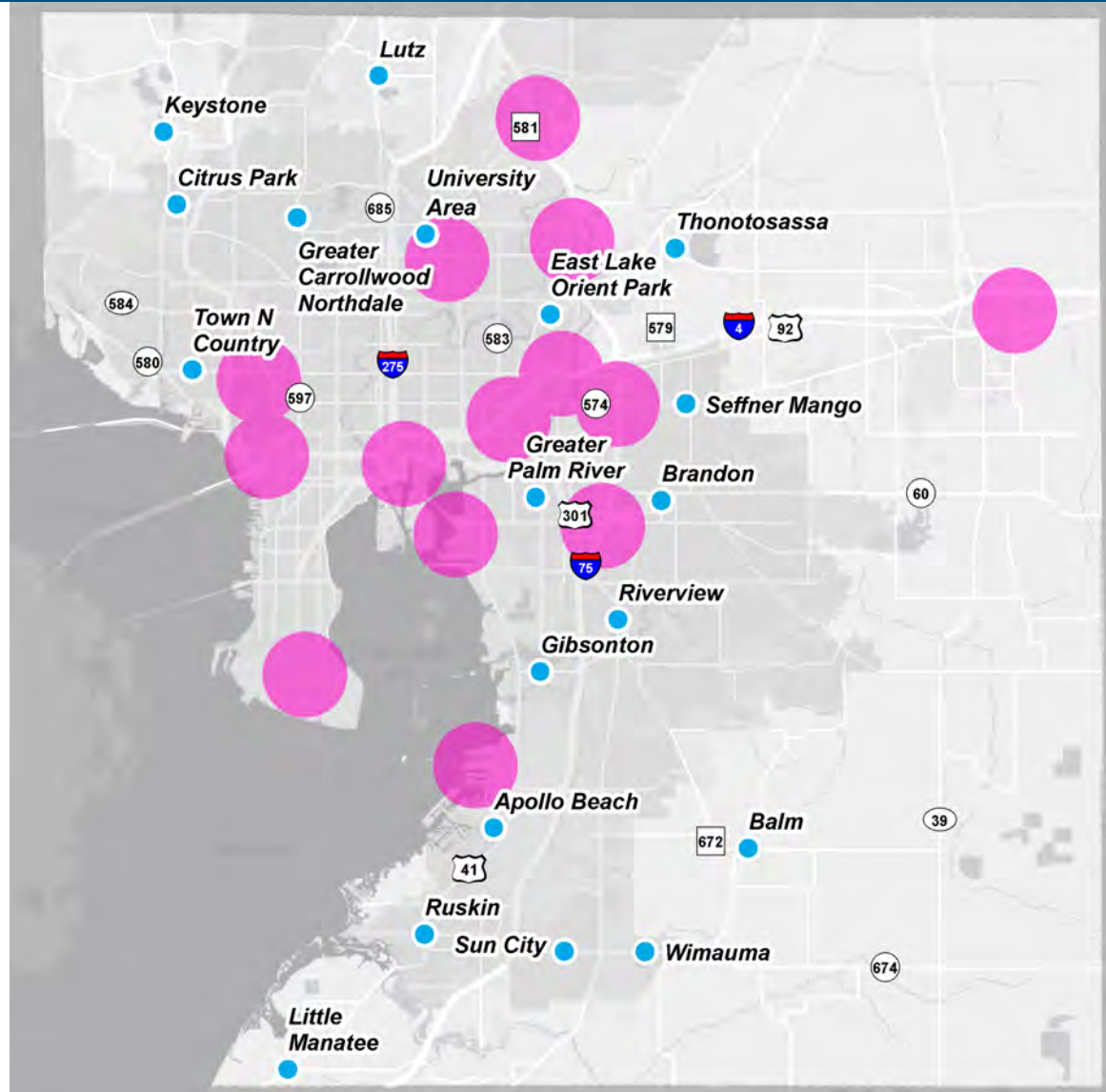
Minimum density = 75% of the Land Use Category

- Applied in the Urban Service Area
- Applies to rezonings
- Several criteria for exceptions are permitted

Analysis of rezonings for residential development that were approved in 2019:

- 21 of rezonings for residential approved
- 16 or 76% were approved meeting minimum density

Nodes



- Potential Nodes (based on Community Plans)
- Key Economic Spaces
- Urban Service Area Boundary

What we heard – *January 9th Workshop*

Environmental Sustainability

- Protect wildlife diversity
- Encourage the transfer of density from agricultural and environmentally sensitive areas
- Mandate minimum density and connectivity
- Provide incentives to encourage growth where we want it and limit it where we don't want it

Economic Sustainability

- Encourage density inside the urban service area
- Encourage population growth near job centers
- Encourage growth in redevelopment areas
- Encourage development near transit
- Preserve agricultural lands
- Have enough ready to build land for employment to meet future job growth
- Ensure access to jobs and housing is accommodated in a fiscally neutral way that produces a sound tax base
- Ensure that new growth pays for itself
- Direct infrastructure investment to redevelopment nodes
- Use impact fees to incent desired growth

Social Sustainability

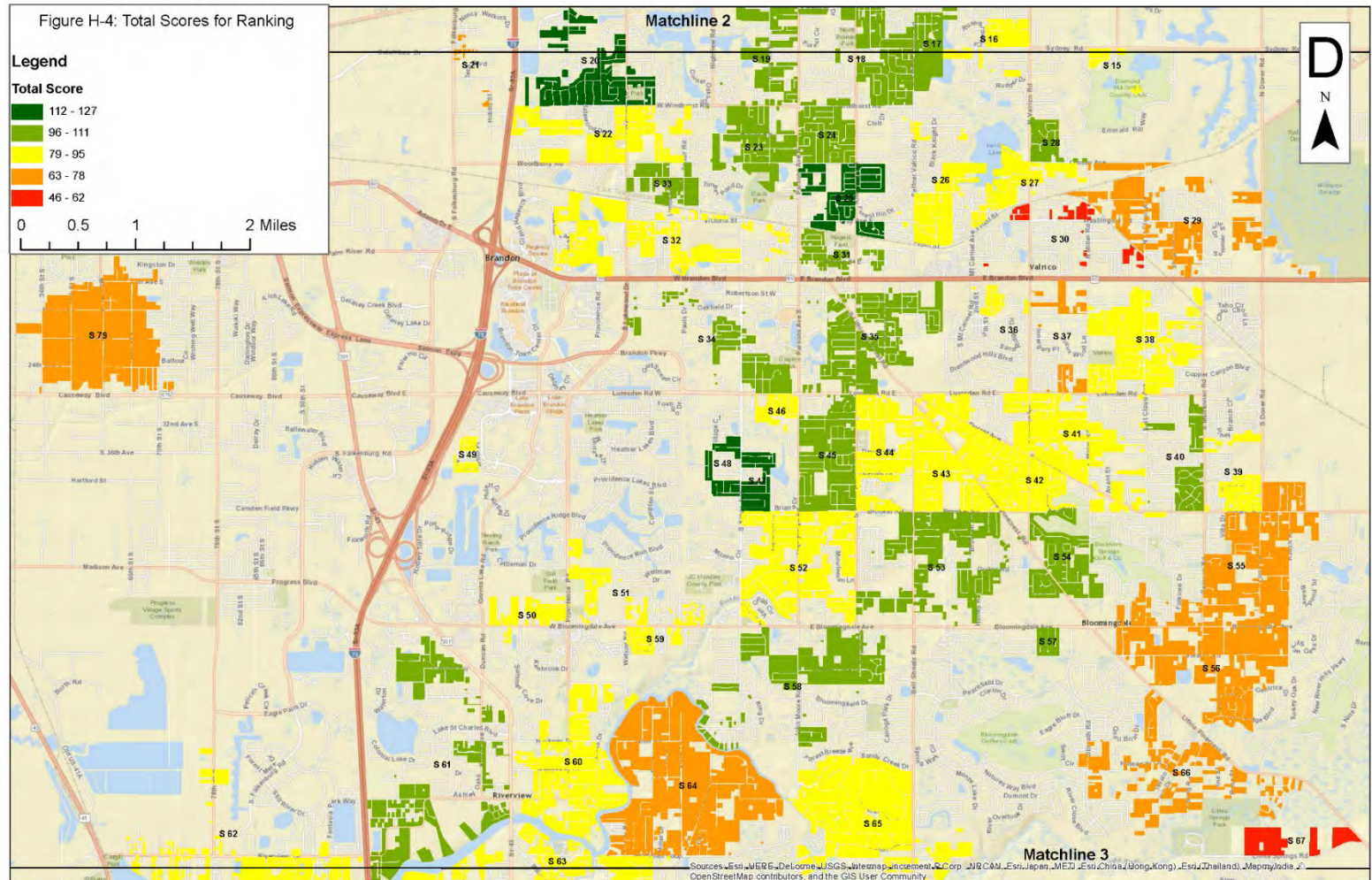
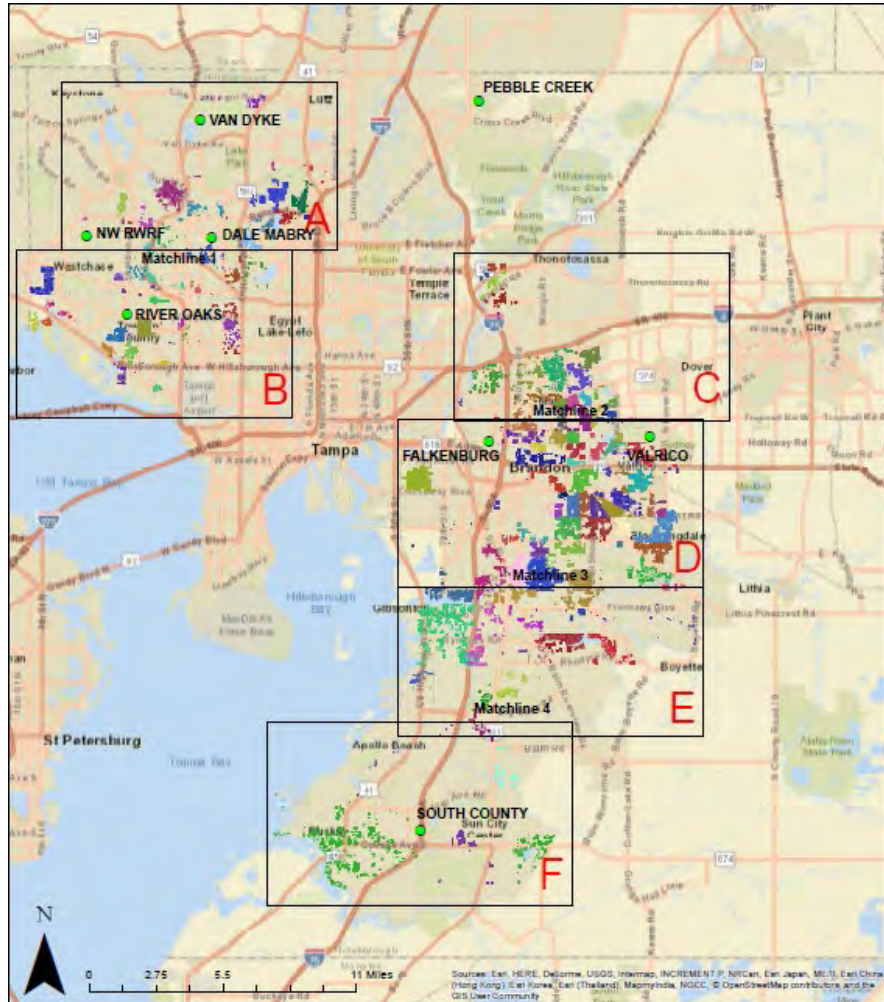
- New growth must not lower quality of life or access to essential services for existing residents
- Provide a sense of place in all areas, from agricultural to urban
- Provide adequate affordable housing for the existing population
- Direct infrastructure investment to provide house burdened populations access to employment
- Nodes should incorporate jobs and transit
- Create affordable housing where we have invested in infrastructure and transit
- Maintain affordable housing stock for future population
- Reduce reliance on arterials and collectors for neighborhood trips

Approaches and Examples: Environmental Sustainability

Ensure that infrastructure investments improve safety, and public and environmental health

- Protect the **integrity of environmental resources** through approaches such as green infrastructure, Low Impact Development, and water supply alternatives
- **Limit new septic tanks** in the Urban Service Area by reducing opportunities for variances to mandatory sewer connection requirements
- **Minimize, and/or mitigate the hazards of land development and public facilities** in coastal high hazard areas
- Encourage mixed-use town centers **in activity centers (nodes)**
- Make Infrastructure investments in a manner that protects the **diversity of wildlife**

Environmental Sustainability: Septic Tank Conversion



Approaches and Examples: Economic Sustainability

Provide infrastructure that supports a growing, diverse economy that sustainably optimizes median income, job creation, business development, and taxable value

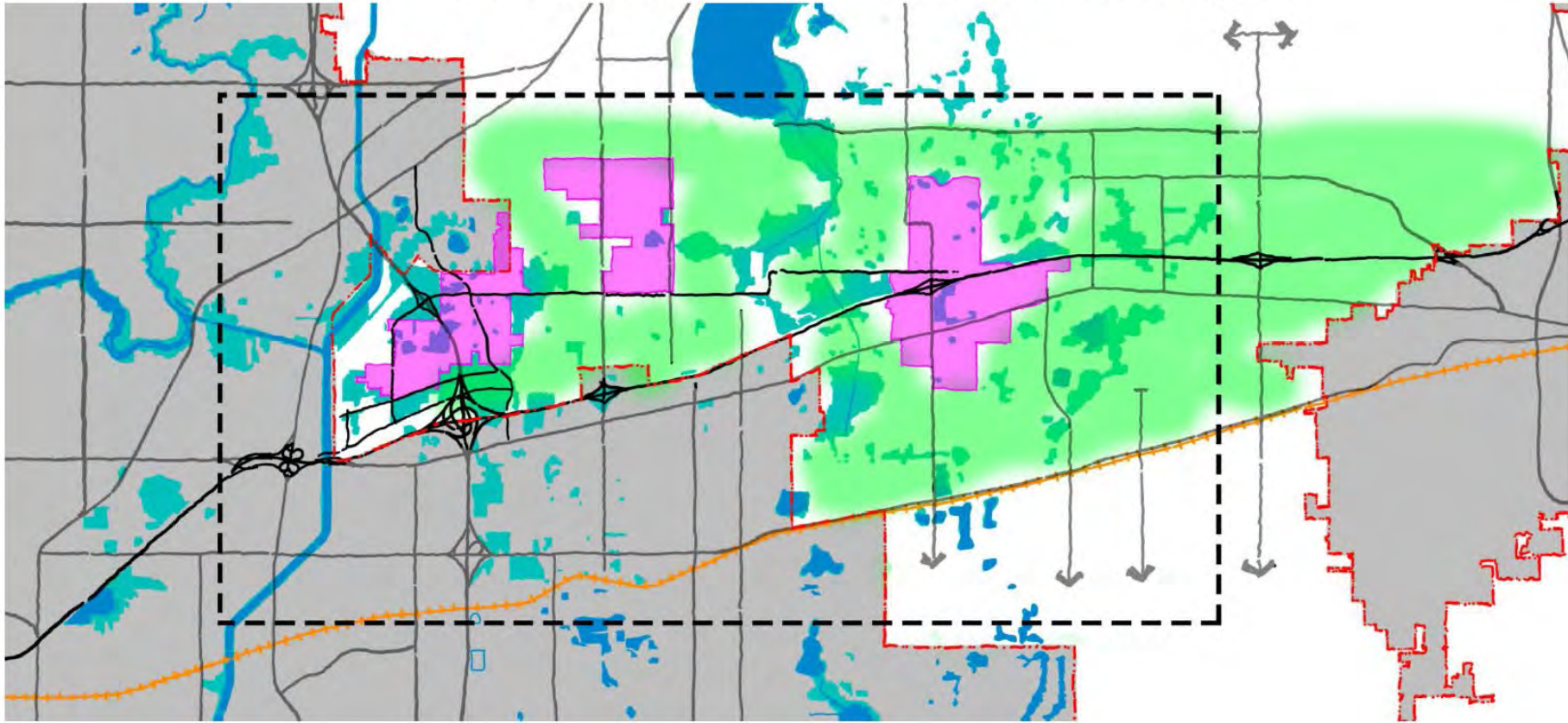
- **Direct infrastructure investment** to encourage redevelopment of existing vacant/underutilized property in **targeted nodes**
- Use **operational and intersection improvements** along with **improved cross parcel connectivity** to relieve peak period congestion
- Build a **multimodal transportation network** that connects Hillsborough County residents and visitors to activity and employment centers
- Create **transportation/mobility** and land use options that shorten trips
- Maximize return on infrastructure investment using **place-based or impact-based approaches**

Economic Sustainability: The I-4 Corridor

Hillsborough County, Florida
December 10 - 15, 2017

Strategic Economic Development Nodes

- Dense Nodes Preserve 90% of the Unincorporated Land within the Study Area



Approaches and Examples: Social Sustainability

Ensure that adequate infrastructure is equitably provided across the county, economic sectors, and populations

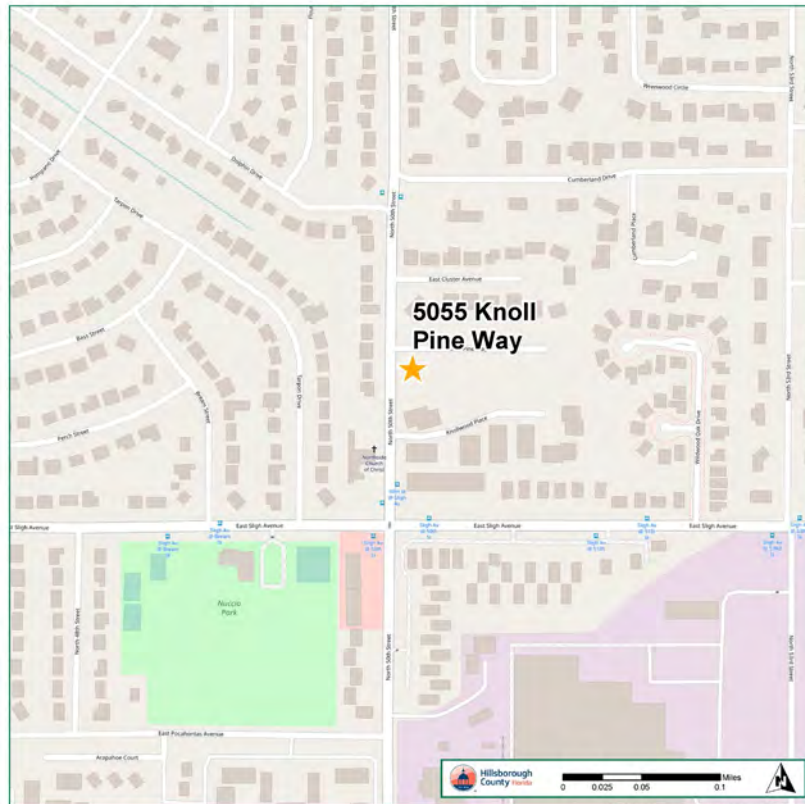
- Implement **safety and capacity improvements** through **context-sensitive roadway design**
- Provide a network of **safe pedestrian and bicycle infrastructure** for users of all ages, abilities, and incomes
- **Connect people** to jobs, entertainment, shopping, recreation and transit **through a network of trails, and bicycle and pedestrian facilities**
- Improve **fixed-route transit** serving the greater Hillsborough County region
- Improve **transit service to economically disadvantaged** communities
- **Mitigate natural hazards** such as storm surge and sea level rise and ensure the long-term sustainability and resilience of the community

Social Sustainability: Affordable Housing

**5055 Knoll
Pine Way:**

3.1 Acres

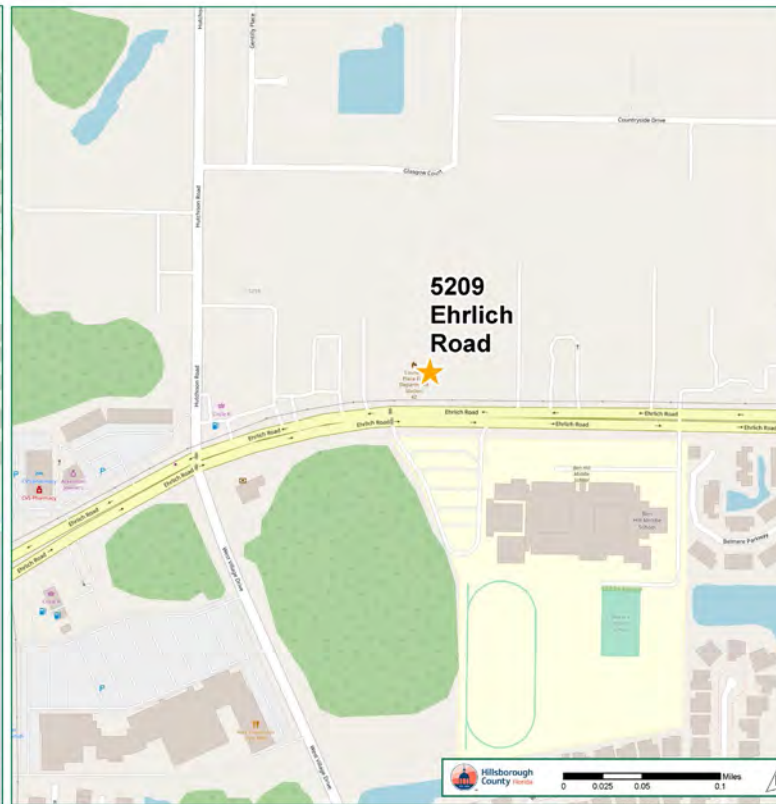
Near a park, schools and
community center



**5209
Ehrlich Rd**

3.2 Acres

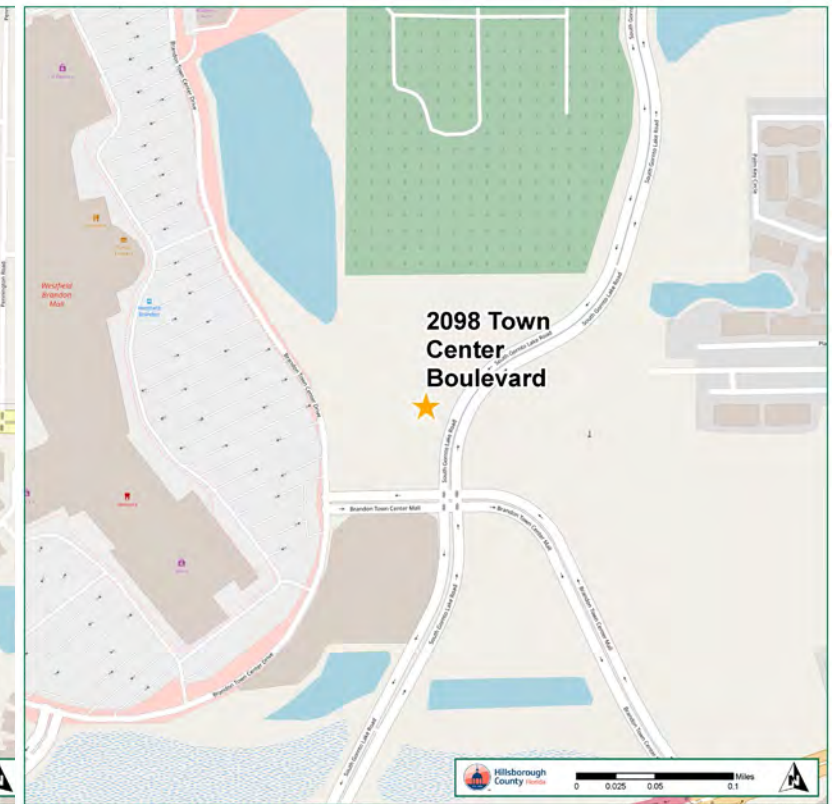
Close to Veterans
Expressway, hospitals,
shopping and restaurants



**2098 Town
Center Blvd**

2.58 Acres

Close to Brandon Mall
Close to hospitals, I-75,
and Jobs



Understanding Consequences and Setting Direction

- The population projections prepared by Cambridge Systematics have been accepted as a basis for the MPO's LRTP which sets the direction for the construction of the County's transportation assets. If the assumptions underlying the projections and the LRTP are to be accepted, then the BOCC's land use decisions must be aligned accordingly.
 - The consequences may result in much higher densities in the USA than the BOCC and communities are willing to accept
- The Approaches and Examples presented in the prior slides have significant financial and budgetary consequences that could result in higher taxes and/or the need to utilize general revenue to incentivize the desired sustainability outcomes.
- A more thorough understanding of these consequences is necessary in order to answer tough questions about setting direction for where growth will take place and the taxation/funding decisions necessary to achieve sustainability.
 - Cambridge Systematics ought to provide the BOCC with a detailed understanding of the assumptions behind the population projections and distributions
 - That information can then be combined with the work of the Urban Economist and Tischler Bise to give the BOCC a more complete picture of choices and consequences before making important land use and budgetary decisions

Next Steps

- **February 6th**
 - Summary of policy guidance and outreach
- **February 20th**
 - Tischler Bise and Urban Economist presentation and update
- **March**
 - Guest speakers on TDRs, Development Incentives, and Affordable Housing