

APPENDIX 10.5

LAND USE PLAN DESCRIPTIONS

APPENDIX 10.5.1

**POLK COUNTY
COMPREHENSIVE PLAN**

Polk County

COMPREHENSIVE PLAN



INTEGRATED DEVELOPMENT - MANAGEMENT SYSTEM

ARTICLE I : COMPREHENSIVE PLAN

Goals, Objectives and Policies

Volume 1 of 10

- b. Transportation Element
- c. Recreation and Open Space Element
- d. Capital Improvements Element
- e. Public School Facilities Element

POLICY 2.102-A7: TOPOGRAPHY CONSIDERATIONS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, existing topography. The County's Land Development Code shall specify necessary protection and/or mitigation requirements. Development standards shall include, but not be limited to, the following guidelines:

- a. Encourage the preservation the natural topographic features by preserving floodplains, streams, sinkholes and other water bodies in accordance with policies of this Plan.
- b. Where possible roads should be parallel to the contours and be placed on ridges or in valleys to minimize the need for cut and fill. All cut and fill banks should be stabilized with minimum maintenance materials to prevent continuing erosion problems.
- c. Where possible, cluster development should be used whenever sites contain steep slopes or other physiographic characteristics which would increase development costs or disrupt the natural system of the site
- d. Requirements to slow the erosion of a site during the construction stage, including but not limited to:
 - 1. the timely clearing of the site, and
 - 2. considerations of leaving existing seeding or providing temporary seedings until disturbance are necessary.

POLICY 2.102-A8: SOILS - Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, soils. The County's Land Development Code shall specify development/construction standards necessary to protect against soil erosion, provide for sound engineering construction techniques, and/or mitigate adverse impacts due to soil conditions. These development standards shall be guided by DEP's best management practices cited in Florida Development Manual, Chapter Six, and the Polk County Soil and Water Conservation District's Best Management Practices manual. Criteria for Polk County's inspection of development sites during construction activities shall include erosion-control standards.

POLICY 2.102-A9: PUBLIC FACILITIES AND UTILITIES - Public facilities and utilities shall be located to:

- a. maximize the efficiency of services provided,
- b. minimize their cost, and

- c. minimize their impacts on the natural environment.

POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:

- a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
- b. nearness to agriculture-production areas;
- c. distance from populated areas;
- d. economic issues, such as minimum population support and market-area radius (where applicable);
- e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;
 - 3. storm-water management;
 - 4. solid waste collection and disposal;
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 - 6. emergency medical service (EMS) provisions; and
 - 7. other public safety features such as law enforcement;
 - 8. schools and other educational facilities
 - 9. parks, open spaces, civic areas and other community facilities
- f. environmental factors, including, but not limited to:
 - 1. environmental sensitivity of the property and adjacent property;
 - 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 - 3. wetlands and primary aquifer recharge areas;
 - 4. soil characteristics;
 - 5. location of potable water supplies, private wells, public well fields; and

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density(1)	Maximum Planned Development Density(2)	Standard Non-residential FAR(3)	Maximum Planned Development FAR(4)
a Activity Centers					
1. Rural-Cluster Centers	RCC	2.0	2.0	0.30	0.30
2. Convenience Centers	CC	0.0	0.0	0.25	0.50
3. Neighborhood Activity Centers	NAC	0.0	5.0	0.25	0.70
4. Community Activity Centers	CAC	25.0	25.0	0.30	1.00
5. Regional Activity Centers	RAC	25.0	25.0	0.35	1.50
6. High-Impact Centers	HIC	0.0	0.0	0.50	0.50
7. Tourism-Commercial Centers	TCC	0.0	0.0	0.50	1.00
b Linear Commercial Corridor	LCC	0.0	0.0	0.35	0.35
c Commercial Enclave	CE	0.0	0.0	0.35	0.35
d Industrial / Business Park Center/Office Center					
1. Industrial	IND	0.0	0.0	0.75	1.50
2. Business Park Center	BPC	15.0	15.0	0.75	1.50
3. Office Center	OC	0.0	0.0	0.30	.30
e Phosphate Mining	PM	0.0	0.0	0.75	0.75
f Leisure/Recreation	L/R	10.0	10.0	0.25	0.25
g Institutional	INST	0.0	15.0	0.75	0.75
h Recreation and Open Space	ROS	0.0	0.0	0.25	0.25
i Preservation Areas	PRESV	0.0	0.0	0.0001	0.0001
j Residential					
1. Urban					
(a) Residential-Suburban	RS	0.2	3.0	0.25	0.25
(b) Residential-Low	RL	5.0	5.0	0.25	0.25
(c) Residential-Medium	RM	7.0	10.0	0.25	0.25
(d) Residential-High	RH	15.0	15.0	0.25	0.25
2. Agricultural/Residential-Rural	A/RR	0.2	2.0	0.25	0.25
3. Rural Cluster Center	RCC-R	2.0	2.0	0.25	0.25

- (1) Maximum Standard Residential Density is the highest number of dwelling units that may be achieved for residential development other than a Planned Development.
- (2) Maximum Planned Development Density is the highest number of dwelling units that may be achieved within a Planned Development.
- (3) Standard Non-residential FAR is the most intense floor to area ratio for non-residential buildings within development proposals that are not within a Planned Development.
- (4) Maximum Planned Development FAR is the most intense floor to area ratio for buildings within a Planned Development.

For properties within the Transit Supportive Development Areas (TSDA), higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

POLICY 2.109-A12: The purpose of the Interchange Activity Center (IAC) land use is to delineate a coordinated development area which, due to proximity to and/or direct access to the Polk Parkway and impact on surrounding uses, can achieve a high intensity of development activity necessitating the need for coordinated access, signage and other special development controls. The IAC land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A13: The purpose of the Leisure/Recreation (L/R) land use district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.

POLICY 2.109-A14: The purpose of the Linear Commercial Center (LCC) land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. The LCC land use also allows for multi-family residential development on the second floor or higher of new or redeveloped buildings.

POLICY 2.109-A15: The Mixed Use land use district is intended to promote master planned developments of areas suited to a unified community including office, retail, and single family detached where minimum of two different uses have to be constructed rather than single use. The MU land use is only available in the I-4/NE Parkway Selected Area Plan.

POLICY 2.109-A16: The purpose of the Neighborhood Activity Center (NAC) land use district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores, banks and community facilities. A typical NAC is approximately five (5) to twenty (20) acres with approximately 20,000 to 150,000 square feet of retail space

POLICY 2.109-A17: The purpose of the Office Center (OC) land use district is to provide for areas for small, professional offices, other similar uses, and a small percentage of retail uses.

POLICY 2.109-A18: The purpose of the Phosphate Mining (PM) land use district is for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.

POLICY 2.109-A19: The purpose of the Preservation (PRESV) land use district is to provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.

POLICY 2.109-A20: Professional/Institutional (PI) land use is intended to accommodate the employment and functional needs of the medical community, as well as associated retail and commercial uses to serve the employees within the PI land use and surrounding areas. The PI land use, generally, is approximately ten (10) acres or more with a support population of more than 2,500 people. The PI land use is only available in the adopted Selected Area Plans.

POLICY 2.109-A21: The purpose of the Recreation and Open Space (ROS) land use district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors

POLICY 2.109-A22: The purpose of the Regional Activity Centers (RAC) land use district is to provide for the regional shopping needs of residents. The RAC land use permits special residential development, regional shopping centers, other regional attractors and community facilities. A typical RAC is approximately sixty (60) or more acres with approximately 500,000 to 2,000,000 square feet.

POLICY 2.109-A23: The purpose of the Residential-High (RH) land use district is to provide areas for high-density residential development within urban areas. The RH land use permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A24: The purpose of the Residential Low (RL) land use district is to provide areas for the low density residential development in the urban areas of unincorporated Polk County.

POLICY 2.109-A25: The purpose of the Residential-Medium (RM) is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

POLICY 2.109-A26: The purpose of the Residential-Suburban (RS) is to provide for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS land use permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.

POLICY 2.109-A27: The purpose of the Rural Cluster Center (RCC) land use district is to provide locations in the rural area for the placement of retail and service establishments to accommodate the daily shopping needs of rural residents. The RCC land use permits residential, commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities.

POLICY 2.109-A28: The purpose of the Tourism-Commercial Center (TCC) land use is to provide areas for tourism activities, recreation, and tourist-related commercial establishments. The TCC land use permits commercial amusement activities, lodging facilities, service stations, restaurants, gift shops, and ancillary non-residential uses to the tourism industry.

POLICY 2.109-A29: The purpose of the Town Center (TC) land use is to provide the citizens of unincorporated Polk County with an urban lifestyle through the promotion of mixed uses in a single structure or through a combination of clustered buildings with uniformed design characteristics and features that encourage pedestrian activity between uses. The TC land use is designed to allow dining, cafes, bars and pubs, retail, boutiques, music venues, professional office, and multi-family residential (i.e., townhomes, condominiums or apartments), parks, plazas and lakefront views. The TC land use is only available in the adopted Selected Area Plans.

OBJECTIVE 2.109-B: Polk County shall provide for the reduction and/or elimination of incompatible land uses, and shall further control land use intensities, through the establishment of revised land use regulations as a part of the Land Development Code the County under Section 163.3202(1), FS.

POLICY 2.109-B1: INCONSISTENCIES - Polk County shall encourage the elimination or reduction of uses inconsistent with the County's character and future land uses by implementing the provisions included in the "Implementation" section (2.129-A2.c.1).

- e.) Local Hazard Mitigation Strategy
- b. Resource-Protection Districts: The Polk County Plan shall define those areas of the County that require special care in order to maintain, develop, or enhance an existing resource(s) through the establishment and mapping of Resource-Protection Districts as part of the Future Land Use Map Series and described in Policy 2.124.
 - 1. CHARACTERISTICS - Resource-Protection Districts are characterized by areas which contain a man-made or natural resource which requires protection due to general public value.
 - 2. DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map the boundaries for the following Resource-Protection Districts (if currently applicable):
 - a Transit corridors and Centers Overlay
 - b. Airport-Impact Districts
 - c. Mineral Resource-Protection Districts
 - d. Wellhead-Protection Districts
 - e. PolkGreen Districts
 - f. Redevelopment Districts
 - g. Historic-Preservation Sites
 - h. SR 17 Ridge Scenic Highway

POLICY 2.122-A2: DEVELOPMENT CRITERIA - When an area is included within more than one special-area overlay district or area, the most restrictive policies of the applicable special-area overlay district(s) or areas shall apply to any development within that area. Any development occurring on or within an area which is within a special-area overlay district or area shall be reviewed by the Planning Division for compliance with the policies of that district or area, and the Land Development Code regulations

SECTION 2.123: DEVELOPMENT-LIMITATION AREAS

OBJECTIVE 2.123-A: The previous Objective and Policies for 2.123-A (Development Limitation Areas) was moved to section 2.122 by CPA 10B-003 (Ord. 11-038) Adopted by BoCC 12-8-11.

SECTION 2.123-B FLOODPLAIN-PROTECTION AREAS

OBJECTIVE 2.123-B: The Polk County Plan shall limit development and redevelopment within areas subject to flooding, as designated in the Floodplain Protection Areas overlay, to development activities and intensities which will not enlarge the off-site floodplain, alter the natural function of the floodplain and for which the risk of loss of property and life is minimal by:

- a. the designation and mapping of a Floodplain-Protection Area overlay;
- b. the establishment of density-transfer provisions; and
- c. the establishment of criteria applicable to the development of lands within the Floodplain-Protection Areas.

POLICY 2.123-B1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Floodplain-Protection Area" overlay the Special Flood Hazard Areas and Regulatory Floodways identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for Polk County, originally dated January 19, 1983, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by the reference and declared to be a part of this ordinance.

POLICY 2.123-B2: DEVELOPMENT CRITERIA - Development within a "Floodplain-Protection Area" shall conform to the following criteria:

- a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.
- b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:
 - 1. enlarge the off-site floodplain;
 - 2. alter the natural function of the floodplain; nor
 - 3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.

POLICY 2.123-B3: LAND-DEVELOPMENT REGULATIONS - Polk County shall implement the land development standards adopted in the Land Development Code for establishing standards and procedures to:

- a. provide for construction techniques which protect the planned and existing development from flood hazards, and maintain the floodplain's natural flow functions;
- b. control unnecessary project-related site alteration, erosion, sedimentation, and storm-water runoff;
- c. prohibit development activities that are incompatible with the Special Flood Hazard Area unless acceptable mitigation techniques are utilized, which may include utilizing FDEP's Florida Development Manual or the applicable water management district's mitigation standards;
- d. require that all permits for an agency with jurisdiction (i.e. U. S. Corps of Engineers, Water Management Districts, Florida Department of Environmental Protection, etc.) be approved prior to, or concurrently with, the County issuing a final development order; and

- e. provide development criteria for riverine, lake and other floodplains to specifically address encroachment and buffering

POLICY 2.123-B4: TRANSFER OF DEVELOPMENT RIGHTS - The County shall investigate techniques - such as transfer of development rights THAT:

- a. target the Floodplain Protection Areas as a “sending area” for the transfer of density or intensity to off-site locations, and/or
- b. target the transfer of density or intensity to on-site locations further removed from the floodplain.

POLICY 2.123-B5: KISSIMMEE RIVER FLOOD-PROTECTION AREA – Polk County shall coordinate the development of specific land-development regulations for this area with Osceola County so that, as necessary or appropriate, uniform development standards can be adopted within each county.

SECTION 2.123-C WETLAND-PROTECTION AREAS

OBJECTIVE 2.123-C: The Polk County Plan shall limit development and redevelopment within wetlands areas, as generally designated in the Wetland-Protection Areas overlay, to development activities and intensities which will have minimal impact upon the natural functions of the County's wetland areas by:

- a. the designation and mapping of a Wetland-Protection Area overlay,
- b. the establishment of density transfer provisions;
- c. the establishment of criteria applicable to the development of lands within the Wetland Protection Areas; and
- d. the establishment of cooperative arrangements with regulatory agencies to assist in wetlands protection and ensure the enforcement of permit terms and conditions.

POLICY 2.123-C1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as "Wetland-Protection-Area" overlay those areas generally described as wetlands by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and/or as determined to be jurisdictional by appropriate regulatory agencies. These agencies include the Water Management Districts, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and Polk County.

POLICY 2.123-C2: DEVELOPMENT CRITERIA - Development within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:

- a. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.

POLICY 2.123-C6: - The County shall partner with resource and permitting agencies, other local governments, and the private sector to identify opportunities and evaluate the feasibility of establishing wetland mitigation banks within Polk County. These efforts shall include the evaluation of opportunities to establish mitigation banks to implement the Water Resource Sustainability Plan for the Peace Creek Watershed; to complement the Habitat Conservation Plan and the PolkGreen District; and protection of drainage basins of special concerns.

SECTION 2.123-D AQUIFER-PROTECTION AREAS

OBJECTIVE 2.123-D: The Polk County Plan shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by:

- a. the future designation and mapping of a Aquifer-Protection Area overlay areas; and
- b. the establishment of criteria applicable to the development of lands within Aquifer-Protection Areas.

POLICY 2.123-D1: DESIGNATION AND MAPPING - The Polk County Plan establishes the overlay-area category of "Aquifer-Protection Area" for those areas classified by Florida Department of Environmental Protection (FDEP) as being "high recharge areas" (above 12 inches of recharge per year) within the Florida Aquifer Vulnerability Assessment (FAVA) data model.

POLICY 2.123-D2: DEVELOPMENT CRITERIA - Development and redevelopment within Aquifer-Protection Areas shall conform to the Land Development Code and shall implement the following requirements:

- a. Land uses shall be regulated so as to minimize the threat of contamination to the Floridan Aquifer, or other potable-water supplies, through restrictions on the storage, generation, and/or use of hazardous materials (as defined by applicable Federal or state regulations) within Aquifer-Protection Areas.
- b. Aquifer recharge volumes shall be protected by requiring that post-development runoff volumes not exceed pre-development runoff volumes for a design storm at least as stringent as those determined by the applicable water management district and/or FDEP. Pervious ground cover shall be encouraged.
- c. All surface waters and storm-water runoff shall be treated as required by the applicable water management district and the FDEP.
- d. All new development and redevelopment within a "high recharge area" shall not reduce the aquifer recharge quality or quantity (volumes and rates). Subsurface storage and flow shall simulate pre-development natural conditions.

POLICY 2.123-D3: PLAN AMENDMENT AND LAND-DEVELOPMENT REGULATIONS REVISIONS - Polk County shall transmit a Comprehensive Plan amendment if the applicable water management districts provide new delineation of prime recharge areas, recommended regulations for protecting those areas, and other information required by Section 373.0391, FS, and shall amend its development regulations after the adoption of the transmitted Plan amendment.

- a. Land uses shall be regulated so as to prevent or minimize the threat of contamination of the potable-water supply through restrictions on the storage, generation, or use of hazardous materials (as defined by applicable Federal or state regulations) within areas designated as Wellhead-Protection Districts.
- b. Consistent with applicable law, all development or redevelopment occurring within Wellhead Protection Districts shall be processed through the County's development-review process.
- c. Land uses shall be regulated so as to prohibit the handling or storage of hazardous wastes within the Wellhead Protection District.
- d. All hazardous waste handling and storage within high-recharge areas shall meet all applicable federal and state requirements prior to issuance of any development orders.

SECTION 2.124-E POLKGREEN DISTRICTS

OBJECTIVE 2.124-E: The Polk County Plan shall promote and integrate public and private investments in green infrastructure (interconnected network of open spaces, natural areas and agricultural lands) by:

- a. the designation and mapping of a PolkGreen District overlay; and**
- b. the establishment of incentives and standards applicable to the development of lands within the PolkGreen.**

POLICY 2.124-E1: PURPOSE—The PolkGreen District overlay is established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands. The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;
- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

POLICY 2.124-E2: DESIGNATION AND MAPPING— The PolkGreen shall be generally shown on the Future Land Use Map Series. It shall be based on best available data and at a minimum shall include, but not limited to:

- a. parcels designated as Preservation or Recreation Open Space on the Future Land Use Map Series;

- b. properties purchased under Polk County’s Environmental Lands Program;
- c. properties identified in the Polk County Habitat Conservation Plan;
- d. properties acquired or pending acquisition under a Florida conservation or recreation land program such as Florida Forever and Save our Rivers;
- e. properties identified at the latest Archbold Biological Station Scrub Conference as worthy of public acquisition;
- f. the Florida Department of Environmental Protection’s Integrated Habitat Network;
- g. Florida’s Statewide Trail and Ecological Greenway Network Opportunity Maps;
- h. State, County and municipal parks and recreational facilities;
- i. “greenway corridors” established within a Development of Regional Impact (Appendix 2.130), Selected Area Plan (Appendix 2.131), or the Critical Area Resource Management Plan (Appendix 2.132);
- j. existing and proposed municipal greenway systems;
- k. existing and proposed multi-use trails as identified in the Polk Transportation Planning Organization’s (TPO) Long Range Transportation Plan; and
- l. potential network connections and corridors between the open spaces, natural areas, and agricultural lands listed in this policy.

POLICY 2.124-E3: IMPEMENTATION COORDINATION– Polk County shall coordinate with public and private agencies, municipalities, property owners of lands within PolkGreen and adjacent areas, and surrounding counties to establish a process for the maintenance and update of the PolkGreen overlay, as well as, the development and implementation of policies to acquire, conserve, manage or construct green infrastructure.

POLICY 2.124-E4: GREEN INFRASTRUCTURE ON PRIVATE PROPERTY — Polk County shall provide incentives to encourage conservation of green infrastructure assets located on private property in order to promote a network of public and privately-held open space and natural areas.

POLICY 2.124-E5: SENDING AREAS FOR TRANSFER OF DEVELOPMENT RIGHTS — The PolkGreen shall provide a basis for the identification of “sending areas” under existing and future provisions for the transfer of development rights.

POLICY 2.124-E6: CONSERVATION DEVELOPMENT — Polk County shall provide incentives to encourage the use of conservation planning principles in the development of land within the PolkGreen overlay. The Conservation Development Program established under Objective 2.1251-C shall include

special incentives for parcels contiguous to existing environmental lands in order to promote an interconnected network of open space and to reduce fragmentation of wildlife habitat.

POLICY 2.124-E7: ANCIENT SCRUB - The Land Development Code shall include provisions to protect ancient scrub resources as identified by the Archbold Biological Station. These regulations shall require development to be clustered and located on the non-scrub portions of a site.

POLICY 2.124-E8: TOURISM — Polk County shall coordinate with the Central Florida Development Council to identify and implement incentives to promote the development of tourism and related activities within the PolkGreen overlay.

OBJECTIVE 2.124-E2: Polk County shall expand the PolkGreen network by 20,000 acres by the year 2030.

POLICY 2.124-E9: DEDICATION OF LAND — Conservation of lands intended to expand the PolkGreen network may be accomplished by either fee simple (sale) or less than fee simple (transfer of development rights and conservation easements) transfers of rights and/or ownership interests. In order to be included as part of the network, the follow shall apply:

- 1) The land to be dedicated shall be suitable for the intended purpose;
- 2) The dedication shall ensure the perpetual conservation of the lands;
- 3) Fee simple ownership, conservation easements, purchase of development rights, and transfer of development rights are suitable legal instruments and mechanisms to ensure the long term conservation;
- 4) Public access of lands within the PolkGreen is preferred, but not required;
- 5) Dedications shall be consistent with the Habitat Conservation Plan;
- 6) Allowable uses within less than fee simple transactions shall contain a clause which permanently restricts the land from future development or subdivision.
- 7) All dedications to the PolkGreen shall be consistent with the PolkGreen policies and standards, the Habitat Conservation Plan, and mitigation bank standards.
- 8) If listed endangered or threatened species are found on site, a mitigation plan shall accompany the proposed conservation easement;

POLICY 2.124-E10: MULTI-USE TRAILS — On an annual basis, Polk County shall provide the Polk TPO a prioritized list for the funding and construction of multi-use trails within the PolkGreen overlay. Special consideration will be given to multi-use trails that connect population centers to natural areas. The design of multi-use trails shall be consistent with State regulations as well as the Polk TPO long range transportation plan or “Transportation Improvement Plan” as amended. Motorized vehicles shall be prohibited on any multi-use trails within the Green Swamp Area of Critical State Concern except for necessary maintenance purposes.

APPENDIX 10.5.2

**HILLSBOROUGH COUNTY
COMPREHENSIVE PLAN**

FUTURE LAND USE ELEMENT



Future of Hillsborough

Comprehensive Plan for Unincorporated Hillsborough County Florida

FUTURE LAND USE

**As Amended by the Hillsborough County Board of County
Commissioners June 5, 2008 (Ordinance 08-13)**

Department of Community Affairs Notice of Intent to Find
Comprehensive Plan Amendments in Compliance published August 4,
2008 {DCA PA No. 08-1ER-NOI-2901- (A)-(I) }

August 26, 2008 Effective Date

proposed within the Coastal High Hazard Area must also be in conformance with the Goals, Objectives and Policies found in the Coastal Management Element.

Provision of Public Facilities To Serve Development

Objective 11: All new development and redevelopment shall be serviced with potable water, sewerage, stormwater management facilities, solid waste disposal and parks that meet or exceed the adopted levels of service established by Hillsborough County.

Policy 11.1:

New development or redevelopment must meet adopted levels of service for public facilities as established by the Future of Hillsborough Comprehensive Plan.

Policy 11.2:

The County shall promote partnerships among state government, local governments and the private sector to identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.

Policy 11.3:

The County shall support the development of innovative, cost effective potable water and wastewater treatment techniques, facility designs, and reclaimed water reuse programs which will allow for maximum flexibility in the design and construction of regional and sub regional systems.

Policy 11.4:

Recreational development must be compatible with and sensitive to the surrounding natural systems.

Policy 11.5:

For public facilities which can be designed in a linear fashion, such as utilities, drainage improvements, and parks, the County shall seek opportunities for combining the objectives and funding of these projects with the objectives of the Hillsborough Greenways Master Plan, particularly when doing so would provide a connection to an existing or planned greenway on adjacent land.

Community Development and Land Uses

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve and protect neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1:

Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2:

Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3:

Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.4:

To prevent the bisecting of established communities, the impact of major roadway and similar corridor projects on existing communities shall be evaluated by citizens and other affected parties through their inclusion in the pre-design evaluation of alternatives, including route selection.

Policy 44.6:

The Board of County Commissioners shall not approve any rezoning for an electrical power generating facility that does not demonstrate adequate protection and preservation of natural resources, including air, water, plant and animal life, and adequate protection of human health, safety and welfare.

Policy 44.7:

An application for rezoning for the purpose of utilizing land for an Electrical Power Generating Facility may only be filed after submission of an application to the State under the Power Plant Siting Act. Further said zoning application shall include all information required by the State Department of Environmental Protection for initial submission in accordance with the Power Plant Siting Act and any additional studies required by the County. For the purposes of rezoning review the standard time requirements for processing an application shall be waived or otherwise altered to allow appropriate consideration of all information. Any rezoning shall be conditioned upon the issuance of a written order approving in whole, or approving with conditions, the application for power plant siting by the Governor and Cabinet sitting as the Siting Board. If the Siting Board denies the siting, then the zoning shall revert to Agricultural or the zoning in existence at the time of rezoning application if other than Agricultural.

Bulk Electric Transmission Corridors and Large Facilities

Objective 45: Any negative effects of bulk electric transmission corridors upon environmentally sensitive lands and residential areas shall be minimized through the use of locational criteria.

Policy 45.1:

The location and placement of bulk electric transmission corridors through environmentally sensitive lands and resources shall be in compliance with all applicable federal, state and local environmental regulations.

Policy 45.2:

The location of bulk electric transmission corridors shall be discouraged through existing residential neighborhoods.

Policy 45.3:

Bulk electric transmission corridors shall be encouraged to locate at the fringe of urban and urbanizing areas.

Policy 45.4:

Electric utilities shall be encouraged to use utilized shared utility corridors, wherever feasible.

Policy 45.5:

Electric utilities shall be encouraged to locate bulk electric transmission corridors adjacent to other utility and road corridors.

Policy 45.6:

New residential uses shall be discouraged in close proximity to bulk electric transmission corridors and minimum separation distances between these uses should be established based on best available information. When reviewing the relationship between residential uses and bulk transmission lines the following aspects shall be evaluated:

- a) The voltage rating of the transmission line
- b) The vertical and horizontal distance of the line to adjacent property lines

Policy 45.7:

Pursuant to the Hillsborough County Utility Accommodation and Rights of Way Use Ordinance, “large facilities” are defined as electric/power facilities, which when installed, will exceed 75 feet in height or poles greater than 24 inches in diameter at the finished grade. Such facilities shall be reviewed by County in a public hearing as part of a rights-of-way use permit application.

Policy 45.8:

The preferred location for large facilities are along roadways of 4 lanes or more that are listed on the Metropolitan Planning Organizations Long Range Transportation Map and in non-residential (Commercial and Industrial) zoned areas. Large facilities are encouraged to be co-located with other public infrastructure facilities.

Policy 45.9:

Large facilities that are requested in areas of existing or planned residential development should be compatible (as defined in Policy 1.4) with the surrounding area with regards to design, scale and location. The installation of these facilities should not create adverse impacts on adjacent property owners, scenic corridors, parks or historic properties. Setbacks, buffering and other measures should be considered as means to mitigate impacts.

Telecommunications Facilities

Objective 46: To ensure that telecommunications facilities are located in a manner that is compatible (as defined in Policy 1.4) with surrounding land uses and compliant with State and Federal law.

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION
Natural Preservation (N)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Open space or passive nature parks	Not Applicable	To recognize public or privately owned lands of significant environmental importance set aside primarily for conservation purposes. If land is privately owned, the owner(s) and all other persons having an interest in such lands shall execute an easement, declaration of restrictions or similar instrument restricting the uses of such land to those which are consistent with this land use category. The applicable instrument shall be recorded in the Public Records of Hillsborough County, Florida. No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational or environmental property. All other development is prohibited in these areas except for compatible recreational/educational development. Educational uses should be limited to those which utilize the natural amenities found on the site i.e. the study of flora, fauna or wildlife.

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural - 1/10 (A-1/10)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling unit per 10 gross acres. 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. No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural/Mining -1/20 (AM-1/20)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling unit per 20 gross acres. 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. No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Mining and related activities, farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, and industrial uses related to agricultural uses. Neighborhood serving commercial uses shall meet established locational criteria for specific land use.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character or those areas currently involved in agricultural and mining productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural/Rural - 1/5 (AR-1/5)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 1 dwelling units per 5 gross acres. 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. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.	Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate either those areas of long term agricultural character or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.

FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION
Residential Planned-2 (RP-2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 2.0 dwelling units per gross acre, provided that the development demonstrates a Planned Village Concept, on at least 160 acres. A Planned Village, of at least 160 acres, may utilize transfer of development rights to achieve up to 4 units per gross acre. For parcels of less than 160 acres, the gross residential density may not exceed 1 dwelling units per 5 gross acres, unless the requirements of Policy 39.2 are met, which would allow up to 2 dwelling units per gross acre. 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. 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 provide shopping and job opportunities, significant internal trip capture and appropriately scaled residential uses. Land development regulations shall specify the thresholds for non-residential uses appropriate to the scale of the project. Clustering for the purposes of this category will be demonstrated through higher than typical residential net densities. Land development regulations shall provide thresholds for net densities required relative to project size and location, and will be used to determine allowable gross density.	Agriculture, Residential, suburban scale neighborhood and community commercial, office uses, multi-purpose and clustered mixed use projects. Non-residential uses shall meet locational criteria for specific land use.	Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual space footage limit is dependent on classification of roadway intersection where project is located. Mixed use projects utilizing the Planned Village Concept are not limited by square footages but may develop up to .35 FAR. Square footages will be limited by the scale relationship within the project. In addition, mixed use projects utilizing the Planned Village Concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses. Mixed use projects shall demonstrate internal relationships and pedestrian integration among uses.	To designate areas that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for planned villages as described in this plan, in order to avoid a pattern of single dimensional developments that could create urban sprawl. Other uses including rural scale neighborhood and community commercial, office, clustered mixed use, and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION

Residential-2 (RES-2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Up to 2.0 dwelling units per gross acre. 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. No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.	To designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Some areas, because of environmental or soil conditions, would be appropriate for only public water and sewer in this designation. In addition, suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use.

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Public/Quasi-Public (P)

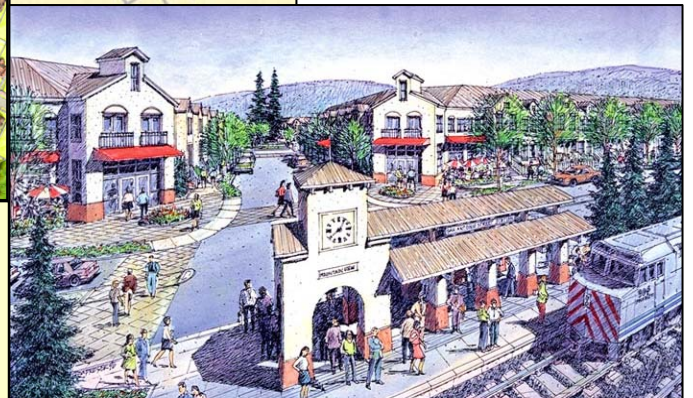
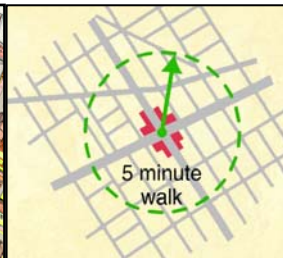
RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Major existing and programmed government-owned facilities, and other public uses. This category also accommodates quasi-public uses such as private establishments generally available to the public for use; for example, churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, and utility and transportation facilities. The Land Use Plan Map generally shows major existing or programmed facilities.	Public facilities and uses are located throughout the county. Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to insure compatibility with surrounding development. For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.	To recognize areas where, public facilities, public structures or grounds, regional, district or community recreation uses or facilities and other private establishments generally available to the public are located.

LIVABLE COMMUNITIES ELEMENT



Future of Hillsborough

Comprehensive Plan for Unincorporated Hillsborough County Florida



Livable Communities Element

As Amended by the Hillsborough County Board of County Commissioners June 5, 2008 (Ordinance 08-13)

Department of Community Affairs Notice of Intent to Find Comprehensive Plan Amendments in Compliance published August 4, 2008 {DCA PA No. 08-1ER-NOI-2901- (A)-(I) }

August 26, 2008 Effective Date

SOUTHSHORE AREAWIDE SYSTEMS PLAN

Location

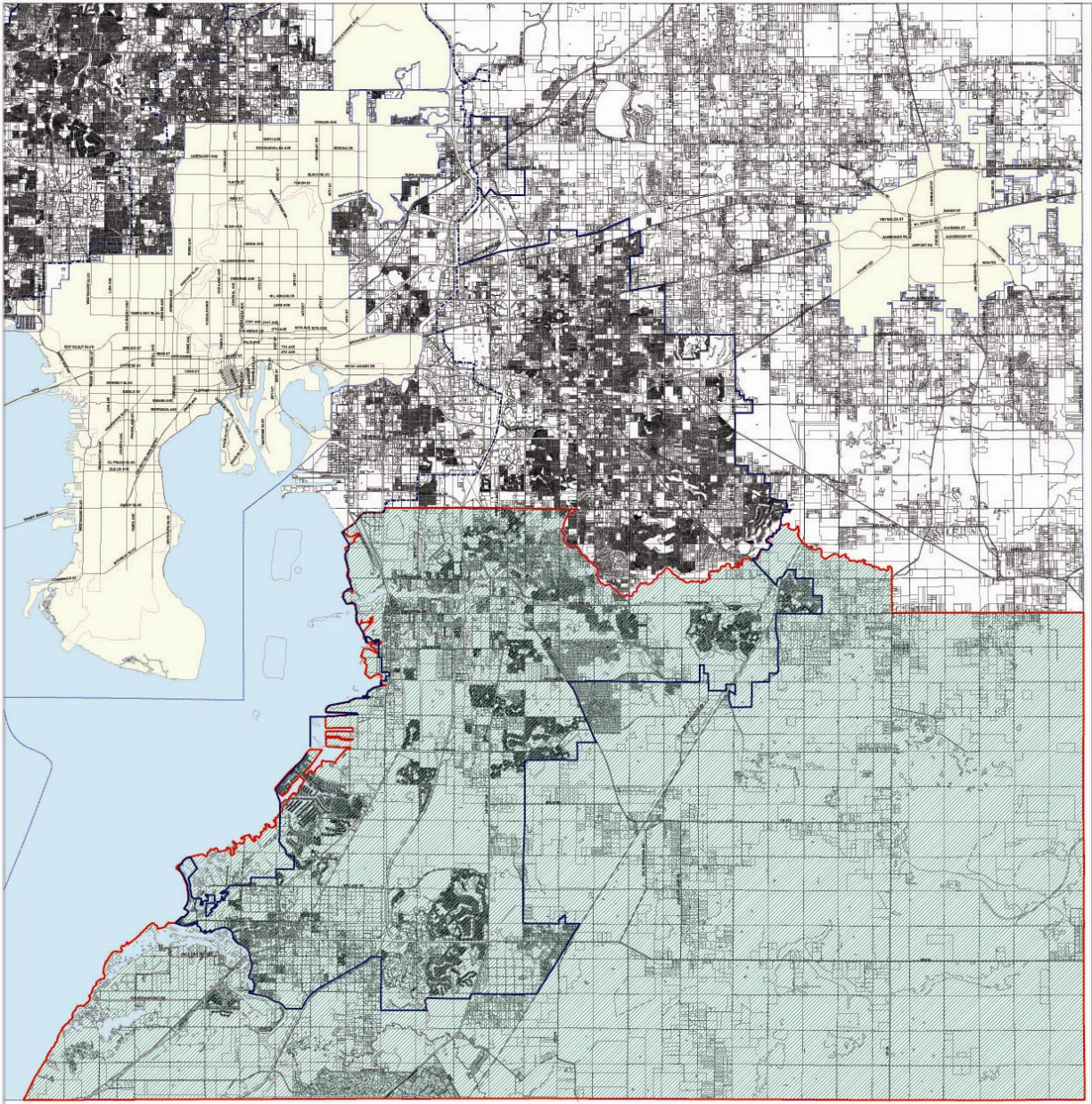


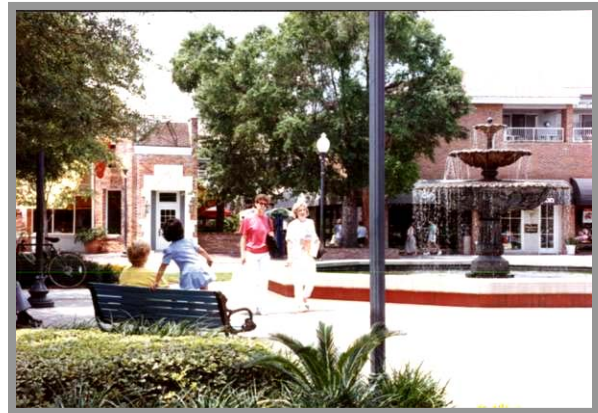
Figure 9 - SouthShore Areawide Systems Plan

Community Vision

In this year of 2003 we look forward accounting for past decades of growth and change in our community and see that much has occurred in Apollo Beach, Gibsonton, Riverview, Ruskin, Sun City Center, Wimauma, Balm and all of SouthShore. See Figure 19.

Our community's cultural diversity is celebrated. We are proud of our reputation for good government. We have a diverse and healthy economy in which our citizens and businesses prosper.

We have mastered the balance of growth with conservation and preservation. The results have produced compact and livable communities surrounded by protected natural environments. Our good neighborhoods are served by a balanced transportation system, efficient utilities, and neighborhood-oriented goods and services.



Our citizens feel secure in their neighborhoods and our children can look forward to a future with opportunity, thanks to the excellence of their educational experiences from a variety of area institutions. Because we value the well being of all our citizens, we have widespread quality health care, and social services are available to those in need.

Much of the quality of life we have achieved has come about as the result of a vision for the future, which we set in place back in 2002. This vision has given us direction and motivation. It has been the key factor in the building of our prosperous and livable community.

Preface

The recommended strategies contained in this plan are designed to achieve the Vision and are not necessarily constrained by current funding or resources. Like other Comprehensive Plan policies, they are intended to establish a framework for decisions about growth and development, and will be implemented over time by both public and private actions as resources become available. The strategies respond to regional issues divided into three distinct systems: transportation, environmental/natural, and cultural/historical. The vision and implementing strategies do not propose to change allowable land use, maximum densities or transfer of density. They advocate compatibility among subsequent future community planning efforts and a desired

future for the SouthShore area. One of the greater achievements of the Strategies is the interconnectivity of each system. Strategies developed for transportation systems reflect provisions to recognize cultural/ historical resources and environmental/natural resources. Likewise, strategies developed for environmental/natural resources reflect provisions to recognize the two other distinct resource systems.

Transportation Vision Statement

Looking forward into the future, our communities are served by a balanced transportation system. A thoughtfully planned system of roadways accommodates automobile traffic and is complemented by strategically placed activity centers, connected by mass transit. Community groups actively participated in planning transportation facilities, resulting in a harmonious integration of roads and communities. People have choices in how to get around; they can safely walk, bicycle, drive a car, take the bus or rail transit line. The whole array of transportation options is designed to be user-friendly with sidewalks, bike lanes, and tree-shaded environments everywhere.



- Identify, where appropriate, “co-location” of greenways and corridor co-existence is achievable.
- Pursue an enhanced transportation funding package for an integrated transportation system as a result of collegial commitments from local, state, and federal agencies.
- Reserve and acquire reservations and acquisitions that reflect current and future rights-of-way shall meet our transportation system needs and accommodated pedestrian traffic (i.e. sidewalks, trails and bike paths). The reserved corridors will be acquired, as needed, supplementing the established system in place in 2003.
- Water-borne craft connections between St. Petersburg, Tampa and Sarasota.
- Create of efficient Emergency Management Plans, which include directionally controlled evacuation routes, emergency medical services and shelters.
- Accelerate the planning/design/construction process; enabling the “Areawide Systems Plan,” before development segmented our region, thereby losing the opportunity for the “Plan” to be implemented. (This is considered to have been one of our greatest achievements.)

1. Implementation Strategy – Incorporate the transportation corridor plan with the Comprehensive Plan. Use the Capital Improvements Program to schedule improvements that keep pace with growth within SouthShore.
 - a. Implement the system plan with recognition of local values and conditions.
 - b. Implement intelligent transportation systems (ITS) that are consistent with adopted County ITS plans and regional architecture to better utilize existing and proposed corridors.

2. Coordination Strategies - Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection to accommodate future development. In order to protect the rights-of way needed to implement the Countywide Corridor plan map and to avoid encroachment into such rights-of-way by buildings, parking area and other types of developments, acquiring the needed rights-of-way in advance of development.
 - a. Implement the SouthShore Corridor Plan as shown on Map 25 of the Transportation Element.
 - b. Provide adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors.
 - c. Review new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes.
 - d. Assure that the integrity of established communities is protected through accepted techniques and principles of land use transition expressed in the Comprehensive Plan.
 - e. Ensure additional buffering and wildlife undercrossing(s) are considered for the following roadways:
 - Rhodine Road Extension
 - Big Bend Road Extension.

3. Livable Roadways Strategies –Reflect in future and improved roadway corridors their surrounding character, neighborhood and/or historical and environmental features (e.g. rural roads in rural areas).
 - a. Design roadways of appropriate scale to preserve the scenic characteristics of the surrounding area,



such as neighborhood identity, historic or environmental features, points of interest, and other aspects of community character.

- b. Discourage roadway design that encroaches upon or adversely affects environmentally sensitive areas or publicly owned natural preserves.
- c. Develop roadway corridor landscape guidelines that represent the visual identity the community desires to achieve for specific road segments. Guidelines should utilize but shall not be limited to, the principles of landscape design defined in Florida Friendly Landscape and Florida Yards and Neighborhood procedures. In some cases, low volume irrigation can be considered in medians, to accommodate special features or special areas within SouthShore.
- d. Encourage appropriate roadway design and/or traffic calming methods to minimize neighborhood traffic intrusion and to protect neighborhoods from adverse impacts of through-traffic. Such designs may include, but are not limited to, rotaries, roundabouts, signage, traffic diverters, on-street parking, bulb-outs, and medians.
- e. Implement the Neighborhood Traffic Calming Program, when needed.
- f. Provide for, as development occurs and where possible, the interconnection of internal neighborhood streets, and interconnection to the surrounding transportation network by establishing a basic grid network of access and open space, as identified in "Principles for Good Neighborhoods" endorsed by the BOCC in April 1992.
- g. Increase and encourage participation in the "Adopt a Road" programs.
- h. All currently designated truck routes and proposed new collectors and arterials shall be available for consideration to continue as or as potential new truck routes with the exception of the following roads:
 - 19th Ave. N.E. from US 41 to US 301
 - 24th St. extended from SR 674 to Big Bend Rd.
 - Big Bend Rd. from US 301 to its eastern terminus
- i. To achieve a balance between the need for future road capacity and the need to preserve the community character and environmental resources, the following corridors will be subject to a more detailed examination of alternatives to expansion as community-based planning occurs:
 - SR 674 between I-75 and Westlake Dr. (Sun City Center, Wimauma and Ruskin)
 - US 41 between 19th Ave. N.E. and SR 674 (Ruskin)



- US 41 between Elsberry Rd. and Leisey Rd. (Apollo Beach)

4. Public Transit Strategies—Increase public transportation in SouthShore. Consider, and when appropriate encourage, a light rail system, exclusive transit lanes, and water borne transportation as well other alternative modes, to serve major employment destinations.



- a. Evaluate bus ridership demand within parts of SouthShore that can be efficiently and effectively served by transit, as development occurs and population increases. This includes the potential need for evening or late shift transit service.
- b. Evaluate the effectiveness of a potential light rail ridership serving SouthShore.
- c. Study the potential of water borne craft connections between SouthShore and neighboring places of interest such as St. Petersburg, Tampa, and Sarasota.

5. Pedestrian Pathways Strategies –Effectively link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment in SouthShore.



- a. Implement “Hillsborough County MPO Pedestrian System Needs Assessment”, adopted November, 1998.
 - b. Participate in and monitor updates to the Hillsborough County Master Sidewalk Plan to establish an interconnected system of sidewalks throughout the area.
 - c. Implement the Hillsborough County Greenways Master Plan within SouthShore.
 - d. Ensure the implementation of the adopted Scenic Corridor Map and associated regulations.
6. Emergency Management Strategies– Create efficient Emergency Management Plans, which include directionally, controlled evacuation routes, emergency medical services and shelters.
 - a. The County shall coordinate all emergency management activities including evacuation orders with all local, state and regional response agencies and with adjacent local governments to effect a safe and efficient evacuation and return of County residents.
 - b. Continue to notify households of the need to evacuate at various threat levels.
 - c. Include through the development review process, the review of new development on evacuation clearance times and the number of persons requiring

public shelter. This requirement shall apply to those developments located in the vulnerability zone and those located along or impacting evacuation routes.

Environmental Vision Statement

Looking forward into the future, our community is working to achieve harmony between positive development and nature. The environmental quality of our air, water and soil has improved. The Bay and the supporting water systems are clean and healthy, supporting growing wildlife and recreation. Our conservation and management of sensitive lands and species habitats is a regional model. An extensive, interlocking network of environmental resources extends throughout the SouthShore area.

1. Sustainability Strategies –Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.
 - a. Incorporate detailed refinement and expansion of the approved Hillsborough County Greenways Systems Plan map, during Community Plan development, including future natural and recreational corridors.
 - b. Implement the goals and objectives of the Greenways Master Plan, within SouthShore, for new development and redevelopment.
 - c. Implement guidelines for new development and redevelopment to identify environmental linkages, and integrate environmental resources (i.e. waterways and greenways) within prospective development plans.
 - d. Improve local efforts to control and eradicate invasive non-native plant and animal species on public and private lands through: 1) better coordination among county, state and regional agencies; 2) prioritizing sites for removal efforts, and 3) increasing public education on invasive plants.
 - e. Enhance participation and expand opportunities for use of the Hillsborough Beautiful and Solid Waste Recycling Program.
 - f. Continue to identify, protect, acquire, and manage open space for the purpose of conservation, preservation and provision of open space corridors and park and recreational needs through programs such as the Environmental Lands Acquisition and Protection (ELAP) Program.



- g. Coordinate with the land acquisition programs of regional, state, and federal agencies such as ELAP Program, to encourage the connection of existing publicly owned parcels of land into a greenway system.
 - h. Continue to work with the Florida Department of Environmental Protection (FDEP), Hillsborough County Environmental Protection Commission (EPC) and other government agencies to insure the atmospheric purity of the air and soil in SouthShore.
2. Water Resources Strategies – Properly manage water resources, water quality, water supply and water availability to sustain the community’s desired lifestyle in SouthShore.
- a. Evaluate and implement the, “Linking Land and Water Management in the Alafia River Watershed” and “Linking Land and Water Management in the Little Manatee River Watershed” reports as endorsed by the Board of County Commissioners.
 - b. Investigate septic tank usage as a contributor to groundwater and surface water pollution and develop a program to resolve septic use that contributes to water quality degradation.
 - c. Identify and implement a process whereby permits that are issued by other agencies and that affect the County's participation under the National Flood Insurance Program are reviewed. Agencies that may be involved include the County Health Department for septic permits, the State Department of Transportation for roadwork and the Tampa Port Authority for dock, dredging, and rip rap permits.
 - d. Promote the use of and encourage adherence to the principles of the Florida Friendly Landscapes and the Florida Yards and Neighborhood programs to ensure excessive water usage is not designed into landscape plans.
 - e. Continue to work with Tampa Bay Water (TBW), Department of Environmental Protection (DEP), Environmental Protection Commission (EPC), National Pollutant Discharge Elimination System (NPDES), Tampa Bay Estuary Program (TBEP) and Southwest Florida Water Management District (SWFWMD) and other government agencies to ensure the existence of an adequate potable water supply and to protect watersheds by maintaining water quality standards through comprehensive monitoring education and regulation in SouthShore.
 - f. Continue to work with Tampa Bay Water, DEP, EPC, and SWFWMD and other government agencies to regulate and prohibit development that would



significantly harm water quality or significantly alter volume or flow in the bay, rivers and natural systems of SouthShore.

3. Shoreline Accessibility Strategies - Maintain and/or obtain public accessibility through emerging development along our shorelines. Such accessibility shall be designed in a manner that protects the integrity of the natural system.



- a. Inventory existing public access points and determine if access, both parking and physical, is sufficient to meet demand.
- b. Utilize and enhance, where feasible, existing public access rights-of-ways and easements in shoreline areas. Improve citizen awareness of public access to shoreline access.
- c. Encourage regional cooperation with adjacent jurisdictions and the State to provide new public shoreline access and enhance existing public access in order to ease overuse of existing facilities.



4. Phosphate Mining Strategies – The mining of phosphate in SouthShore generates significant economic benefits. However, the unregulated mining activity of the past was responsible for degradation of environmental systems. Guidance in the planning, management and regulation of phosphate mining and land excavation is necessary to preserve and protect natural systems and emerging development in SouthShore.



- a. Continue to support the multi-agency regulation of phosphate industry mining activities.
- b. Encourage a collaborative community planning effort among public and private sectors to initiate a long-term reclamation/redevelopment plan for the phosphate mining and land excavation property in South East Hillsborough County.



Cultural/Historic Vision Statement

Looking forward into the future, the SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed

with farms, natural areas, open spaces and greenways that preserve and enhance the natural heritage.

1. Sustainable growth and development is clustered and well planned to preserve the area's environment, cultural identity and livability. The area enjoys a healthy, thriving economy that is the foundation for continued community progress. South Shore is a highly desirable place to live, work and do business because of its well-educated workforce and high quality of life.



- a. Cultural and historical protection strategies – Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.
- b. Encourage and support the preservation of areas of archaeological, cultural and/or historical significance as shown on the SouthShore Historical Resources Inventory map.
- c. Encourage and support the identification and preservation of significant older structures such as houses, outbuildings, bridges, and fences to retain a sense of identity, visual beauty, and history.
- d. Support communities and neighborhoods in preserving and revitalizing downtown centers using economic development and historic resource incentives whenever possible.
- e. Assist the Historic Preservation Board, historical societies, museums, and other preservation organizations in SouthShore in their public education and preservation efforts.
- f. Continue to support the agricultural activities that have historically been an important part of SouthShore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resource base. Identify and implement incentive-based program(s) to provide for the continued use of viable agricultural lands and discourage the premature conversion of agricultural land to non-agricultural use.
- g. Support aquaculture and agri-businesses services and facilities, such as equipment sales and service, research, facilities, nurseries and greenhouses, packinghouses, and fertilizer services.
- h. Recognize that the State of Florida has adopted the “Florida Right to Farm Act” (F.S. 823.14) limiting the circumstances under which agricultural operations may



be deemed a nuisance When new development is proposed adjacent to or near active agricultural operations.

2. Eco-Tourism Strategies – Utilize the environmental features of SouthShore as assets that attract tourism in the area. Promote the development of Eco-tourism opportunities for both economic and educational benefit.



- a. Encourage civic groups, community groups, and chambers of commerce to market South Shore as an eco-tourism destination and promote local events and festivals within the greater SouthShore area. Techniques could include developing an annual calendar of events, advertising, and literature (i.e. newspaper articles news editorials,) for distribution.
- b. Promote Eco-tourism that respects and draws upon the natural environment. Recognize eco-tourism opportunities within publicly owned lands by improving public access and parking within SouthShore. Improve citizen awareness of public access to County owned lands within SouthShore.



3. Community Character Strategy – Retain the unique community character of the South Shore communities.

- a. Encourage citizens to participate in their civic associations, chambers of commerce, schools and homeowners associations to work toward implementation of the vision.
- b. Recognize and enhance individual community identity by developing community plans for Ruskin, Riverview, Gibsonton, Wimauma, Sun City Center and Apollo Beach and encourage broad based public participation in those efforts.
- c. Increase options in the Land Development Code to accommodate the retrofitting of existing communities to include a broader range of internal mixed uses, such as: 1.) mixed density housing; 2.) local-serving goods/shopping; 3.) civic uses and; 4.) neighborhood scale employment.
- d. Work with local and regional groups, civic associations and chambers of commerce to identify opportunities for the co-location of future recreational, community, cultural, civic centers, with civic amenities (i.e. schools, libraries, emergency services, post offices, government agencies), and use those facilities as focal points of the communities.

4. Diversified Housing Strategy - Maintain housing opportunities for all income groups.
 - a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.



RIVERVIEW COMMUNITY PLAN

Location

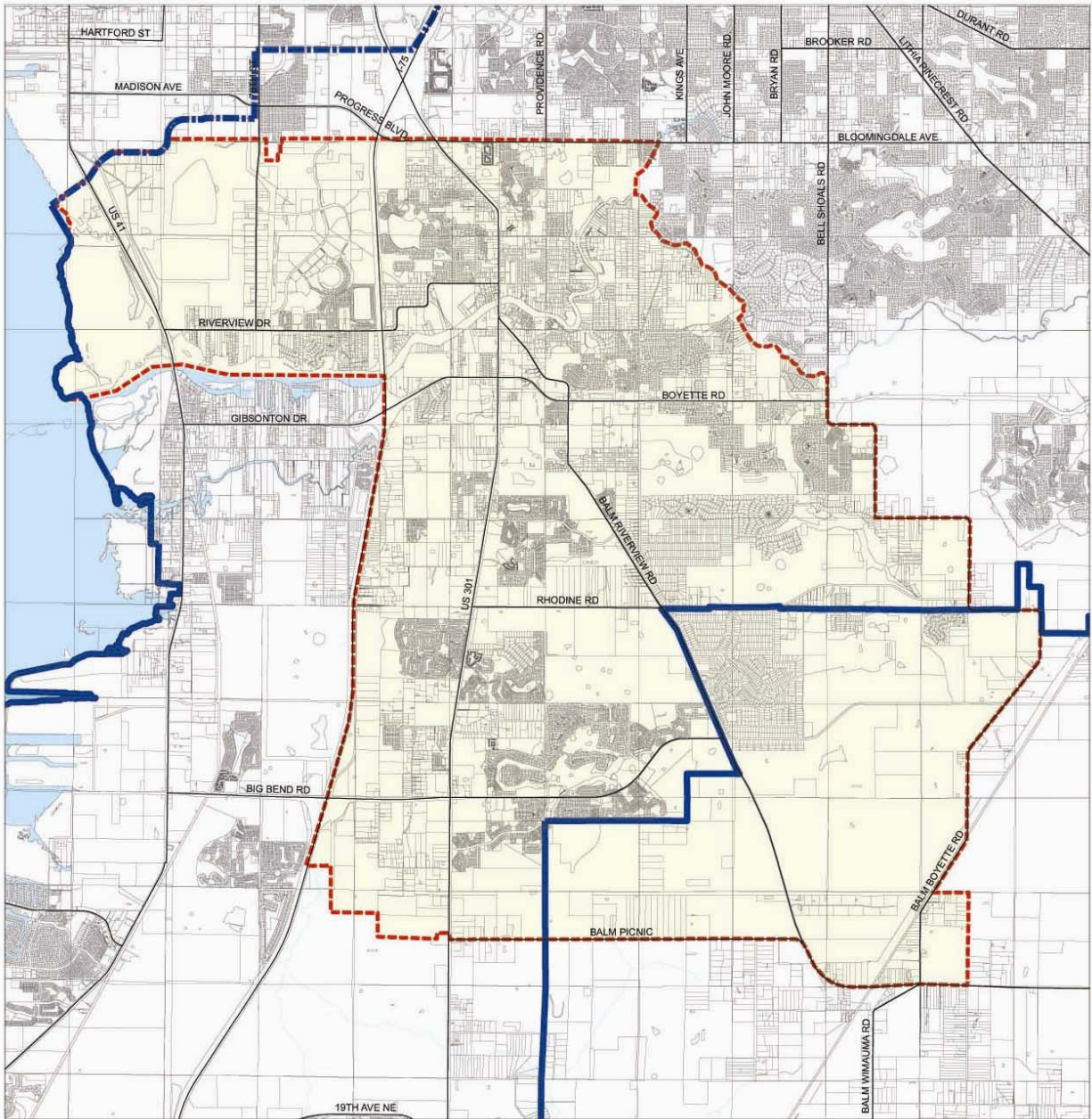


Figure 13 - Riverview Community Plan

I. Introduction

The Riverview Community Plan area lies in the southeast portion of unincorporated Hillsborough County and is within the “SouthShore Areawide Systems Plan” boundary. It is home to approximately 44,000 residents, the population is estimated to grow to 74,000 residents by 2025. The community plan area is comprised of approximately 55.88 square miles (35,769 acres). Socially, it is a readily identifiable community, featuring schools, services, and infrastructure; however, it has no town center. The Riverview community is in transition, a rapidly suburbanizing, no longer rural community but with many agricultural landscapes.

II. Community Plan Boundaries

The Riverview Community Plan area is generally located south of Bloomingdale Avenue/Alafia River; west of Balm Boyette/Boyette Road; east of Tampa Bay/I-75, and north of Bullfrog Creek/SR 672. See Figure 23.

III. Vision Statements

Community Vision

As the community has grown, Riverview's small town charm and atmosphere has been maintained. The community has a town center containing a peaceful, family-oriented and pedestrian-friendly atmosphere in which all safely live, work and play.

A strong sense of “community identity” and spirit, with versatile recreational and economic opportunities as well as cultural and educational resources, stimulates both the young and elderly. The recreational and economic opportunities uniquely afforded them by the Alafia River were maximized while also prioritizing the protection of it and other natural resources.

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “*Riverview District Concept Map*”. See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

2. Downtown District Vision

Riverview Downtown is the hub of the community where people gather, enjoy the river, or attend one of the many outdoor entertainment events at the riverfront amphitheater.

Convenient to transportation links, this hub contains not only a variety of prosperous businesses, but also medical facilities, and a large community college and vocational center that host many social, recreational, and cultural events. Its campus seamlessly fits into the surrounding area while adding incalculable value to our community. The state-of-the-art childcare facilities for children of all ages are conveniently located within walking distance of businesses and residential communities.

The interlocking paths and trails connect the various elements of the downtown area. The recreation park offers many athletic events, both organized and pick-up games. The tree-lined streets with colorful landscaping adds to the visual experience of Riverview. Subdued and consistent signage, updated storefronts, new restaurants, bookstores and other businesses have revitalized the downtown area.

3. Riverfront District Vision

The beautiful Alafia River has been maintained with superior water quality and ecosystems. Good planning has kept the original charm of the river, while also providing River-walks on both sides of the river that offer opportunities for a variety of activities in and around the water. The boat ramps have ample space and are convenient for all types of recreational watercraft. Law enforcement has encouraged boating safety and discouraged the high-risk antics of those who endanger others. This area is a short walk to the Downtown Area via the interlocking network of paths.

Property in this area has been reduced in density and intensity. The community has acquired property along the river to improve public access to this natural resource.

4. Mixed Use District Vision

In the areas where commerce, education, agriculture and residential subdivisions merge, Riverview has handled the transition gracefully. Unincorporated areas maintain their neighborhood identity, while commercial businesses have upgraded their image by adhering to the community plan's building façade and storefront criteria. Small businesses are encouraged to locate and remain in Riverview due to a business-friendly environment. The older neighborhoods enjoy upgraded infrastructure with improved fire hydrant access, new sidewalks, curbs and drainage.

5. Residential District Vision

The area south of the Alafia River along US Highway 301 has been developed as primarily residential. The residential district appeals to people of many economic and cultural backgrounds. In this area, managed growth permits higher densities. The improved infrastructure containing fiber optic communications, sidewalks, pedestrian-friendly crosswalks, adequate lighting and signage is well maintained and controlled by strict code enforcement. Local government promptly addresses houses that fall into disrepair and neglect.

The residential areas are convenient to all other areas of Riverview due to the transit system, pedestrian-friendly streets and bike trails. Thoughtful planning has controlled the traffic and the intelligent highway system speeds residents to and from their destinations.

6. Industrial District Vision

With improved infrastructure, readily available high tech capabilities and its convenient location near I-75, I-4, and the Selmon Expressway as well as its location on U.S. Hwy 301, Riverview is truly the commerce crossroads for east Tampa and Central Florida's west coast. The area is also easily accessible by foot, bike, transit or vehicle for the many residents of the Riverview community. Many new industries and businesses are attracted to this area, thus providing a large number of jobs for workers in all classifications. Our industrial partners are good neighbors as well. Even though our industrial businesses are clean and non-polluting, they continue to be tightly monitored.

7. Open Space District Vision

Riverview is proud of its roots and its diverse character. Encouraging and promoting active and passive open areas in the community has been a priority. The community has been successful in preserving and enhancing the rural character and natural open expanses within the community. In particular, a large quantity of Boyette Scrub lands

have been acquired from willing sellers and added to the county owned lands creating an extraordinary regional asset. Additionally, a variety of new parks and open space have been incorporated system into the Hillsborough County Greenway and Trails Master Plan and thus provided a system of open space connecting the entire community.

IV. Goals

The plan's vision is supported by the following thirteen goals (listed in priority order) with accompanying strategies:

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- Develop Riverview district-specific design guidelines and standards.

The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.

Mixed Use-Commercial-Residential

- o Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.
- o Develop visually pleasing sign standards that prohibit pole signs and require monument signs. It also is the desire of the community to limit or keep out any additional billboard signs.
- o Avoid "strip" development patterns for commercial uses.
- o Enhance the ability to walk or bike between adjoining commercial areas.
- o Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.
- o Promote diversity in housing type and style to counter generic subdivision look.
- o Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.

- o Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.

Transportation

- o Develop distinctive roadway design and landscape standards for new developments and redevelopment projects that complement the community's uniqueness as well as encourage buffers to parking areas, water retention areas and sidewalks. Techniques may include landscaping, berming and median enhancements.
- o Use standards for new and redeveloped projects that incorporate transit-friendly street design along bus routes (bus stops, bus bulges, bus lanes, etc.). such as those found in the Traditional Neighborhood Development (TND) Infill code.

Miscellaneous

- o Develop key design elements and landscape designs for local parks that would promote a unique sense of place and establish community landmarks.
- o Improve drainage standards to enhance aesthetics and ensure adequate drainage prior to onsite development.
- In appropriate areas, as described in the District Map, identify and reduce residential densities in the Future Land Use Element.
- Consult with developers regarding residential site design and the creation of neighborhood character.
- Improve enforcement of all county land development codes.

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

1. *Hwy 301 Corridor* – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
2. *Downtown* – Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
3. *Riverfront* – Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
4. *Mixed Use* – Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
5. *Residential* – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
6. *Industrial*–Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
7. *Open Space* – Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

Goal 3 Enhance the community's “sense of place”, small town spirit and gateways.

- Increase gateways to create a sense of arrival using landscape features, public art and signage at strategic areas.
- Create community events and activities that promote the heritage and environmental qualities of Riverview, such as water-related events, art shows highlighting local artists, and walking tours.
- Promote distribution of local publications, newsletters, and other media to inform and foster a sense of community for Riverview residents particularly in the Downtown District.
- Establish community-gathering places, such as a “town square” or plaza in which people of all ages can socialize and honor special events.
- Encourage the exchange of ideas and information with local schools to bolster community spirit and support for local initiatives.

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

- Protect the capacity of low-volume neighborhood and uncongested roads.

- Explore opportunities for constructing a bridge across the Alafia as an alternative north-south transportation route.
- Prioritize and improve major connector roadways and intersections to improve safety and efficiency concurrently as the community grows.
- Provide sidewalks, pedestrian crossings, bike lanes, and connections to the Hillsborough County Greenway and Trail Master Plan, and extend crossing signal times and use traffic calming techniques along major thoroughfares.
- Expand mass transit, such as more bus stops and routes and park and ride facilities.
- Diligently enforce traffic speed laws.
- Provide safe and efficient emergency evacuation routes.
- Continue to implement the *Livable Roadways* strategies and "Guidelines for Landscaping Hillsborough County Roadways" (or updated replacement documents) for enhancing the appearance of major roadways (such as Boyette Road, US 301, Riverview Drive and Balm-Riverview Road).
- Encourage increased participation in Keep Hillsborough County Beautiful Program (KHCB).
- Implement access management standards such as frontage roads, joint access points, rear lot access points, and managed turning movements.
- Discourage speeding and cut-through traffic by designing roadways with traffic calming measures and using appropriate design speeds to prevent implementation of reactive traffic calming techniques (i.e. speed humps) after construction).
- Coordinate with the Florida Department of Transportation and the County to ensure adequate notice, education and awareness of hazardous material truck and disposal routes and activities.
- Prepare and adopt a US Highway 301 Corridor Plan Overlay that also designates mixed-use town centers.
- Enhance the appearance of US Highway 301 with attractively landscaped medians, tree plantings, sidewalks and the provision of pedestrian-scale lighting.
- Establish east/west pedestrian crossings along US Highway 301 to facilitate access to retail opportunities and other destinations (i.e., library, school, neighborhoods). To this end, consider a pedestrian overpass and traffic calming techniques as options.

- Remove roadside vendors at busy intersections (Hwy. 301/Big Bend Road, Boyette Road and Balm Riverview Road).

Goal 5 Improve and expand public facilities, services, and park systems, including the existing Civic Center.

- Coordinate local efforts with state and other agencies to centrally locate and provide desired community health care programs.
- Create a youth center, increase and diversify community-sponsored youth programs, including local sport and cultural activities and educational/vocational opportunities.
- Provide opportunities for library/media resources (i.e., bookmobile, satellite branches, co-op with schools, and partnership with local businesses).
- It is the desire of the community to have a regional park, sports complex and community pool within the Riverview community.
- Increase and expand neighborhood and community park facilities to provide for highly accessible (within a 5-10 minute walking distance) and safe community park system.
- Collaborate with local groups and clubs to develop special purpose parks and amenities that appeal to different cultural interests and age groups, e.g. Scout camp, youth-oriented or skateboard park.

Goal 6 Prioritize the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space.

- Promote environmental education and awareness programs to promote water conservation, Florida Friendly landscaping techniques, and to protect water quality and environmental resources.
- Reduce to the extent possible Future Land Use Map densities and intensities along the Alafia River to maintain, preserve, and protect the environmental quality and wildlife habitat of the Alafia River and surrounding watershed.
- Protect the water quality and wildlife habitat associated with the Alafia watershed.
- Support environmental agencies such as the Southwest Florida Water Management District and the Department of Environmental Protection in protecting and restoring shoreline integrity and river ecosystems.

- Expand and expedite acquisition for fee or less than fee of environmental lands, open space and environmental restoration projects through the Greenways/Trails Master Plan, ELAPP, etc.
- Implement a plan for voluntary stewardship with willing landowners, through acquisition/easement tools and cost sharing.
- Support and enforce protection and restoration of natural shoreline integrity and river watershed.

Goal 7 Encourage economic development by supporting local business while attracting a variety of new uses and services, particularly high technology businesses.

- Provide incentives for the redevelopment of commercial structures to enhance building facades, signage, landscaping, general buffering and access management.
- Promote the benefits of high accessibility to urban areas via major highway system.
- Support local efforts to draw tourism and promote community events and festivals.
- Encourage well-designed, family-oriented businesses and recreational opportunities particularly in the Downtown District including movie theaters, bowling alleys, arcades, and miniature golf centers.
- Upgrade existing infrastructure to state-of-the-art, technologically advanced infrastructure.

Goal 8 Enhance the Alafia River's recreational and economic opportunities particularly non-motorized access.

- Prepare and adopt a river public access master plan that features the Alafia River, as the centerpiece of recreational and community facilities, including public shoreline access, viewshed protection, and boat ramps and canoe launches particularly near Bells Shoals Road. Inventory county-owned lands and incorporate leftover parcels (such as road ends) to expand public access.
- Identify and acquire riverfront lands for community and neighborhood riverfront parks and playgrounds.
- Increase recreational opportunities such as boating, waterskiing and fishing along the Alafia River in areas designated in the public access master plan.
- Prioritize boat ramp access for local residents.

- Expand bay access outside Riverview, such as Simmons Park and Williams Park boat ramps to foster local serving only ramps with in Riverview.
- Place appropriately scaled commercial uses such as restaurants and local retail establishments that complement recreational uses (e.g. canoe rental, bike shop, bait and tackle) along the river.

Goal 9 Attract, locate and support appropriate industry and employment with state-of-the-art infrastructure.

- Provide state-of-the-art infrastructure for existing and prospective industry.
- Make locating appropriate industry in Riverview as free of obstacles as possible by utilizing a team approach to site selection and permitting.
- Orient marketing to clean, locally based industries that provide well-paying employment opportunities.
- Provide incentives to attract employment centers.
- Recognize accomplishments and assets that local industry brings to the community.
- Continue to protect environmental resources and maintain quality standards through comprehensive monitoring education and regulation.

Goal 10 Maintain and support high quality schools also serving as community amenities.

- Continue to maximize joint planning and cooperative funding of community facilities to be co-located with school facilities.
- Collaborate with school principals and higher education administrators to address the effects of emerging growth pressure issues on the quality of service provided by the school system.
- Expand after-school programs for youths.
- Work with local schools to co-develop roadway and pedestrian facilities.
- Promote educational diversity to serve individuals of all ages and interests.
- Support local efforts to attract and develop a community college/vocational center.
- Work with education officials to locate satellite and specialty schools in Riverview.

Goal 11 Interconnect districts and public places with concepts for walkability, particularly schools and parks.

- Develop a pedestrian, bicycle and equestrian trail pathways plan that connects key destinations such as the Civic Center, Camp Christina' schools, neighborhoods and parks and links environmental greenways through various districts. Use techniques such as cooperative agreements, easement based public lands, and public rights-of way.
- Incorporate Riverview's park and open space system into the Hillsborough County Greenway and Trails Master Plan.
- Implement strategies in the MPO Bicycle and Pedestrian Master Plan such as safe bicycle and pedestrian routes for adults and children, and pedestrian facility design standards.
- Collaborate with private sector developers, government agencies and non-profit organizations to provide safe roadway, sidewalk and pathway connections, biking and equestrian linkages and other pedestrian amenities.
- Encourage "walk to school" programs, e.g. "walking school buses," to increase safety and to reduce school-related automobile trips.
- Provide sidewalks, pathways and/or trails wide enough (wider than 5 feet) for people to easily pass each other or travel side-by-side.

Goal 12 Recognize, preserve, and expand historic and cultural resources and places in Riverview.

- Identify and document additional historical structures and places such as the Women's Club and Moody house.
- Make information available and utilize existing incentives for developers and property owners to preserve and promote adaptive re-use of historic structures and locations.
- Create and maximize opportunities to establish partnerships with the private sector for the conservation and recognition of Riverview's heritage through techniques such as markers, signage, and incorporation into gateways' design themes.
- Define a coordinated vision for the arts and provide a variety of artistic and cultural events and programs.

Goal 13 Support and promote agriculture.

- Encourage the establishment and continued operation of local feed stores, farmer's markets, farm supply stores and other related business in the area.
- Convey public awareness of the importance of agriculture in the economy and to the heritage of Riverview.
- Balance agriculture's need for protection from incompatible uses while acknowledging the market conditions affecting its continued viability.
- Ensure that new non-agricultural uses provide adequate buffers on their property adjacent to existing agricultural uses.

CONSERVATION ELEMENT



Future of Hillsborough

Comprehensive Plan for Unincorporated Hillsborough County Florida

CONSERVATION AND AQUIFER RECHARGE

As Amended by the Hillsborough County Board of County Commissioners June 5, 2008 (Ordinance 08-13)

Department of Community Affairs Notice of Intent to Find Comprehensive Plan Amendments in Compliance published August 4, 2008 {DCA PA No. 08-1ER-NOI-2901- (A)-(I)}

August 26, 2008 Effective Date

Policy 13.6:

The County shall continue to restrict development activities that adversely affect areas identified as essential wildlife habitat. Where development activities are proposed in such areas, applications for land development will be sent to the FWC for review. The County may also require site-specific wildlife surveys and other field documentation, as needed, to assist in assessing potential impacts. To assure the protection of natural resources, recommendations of the FWC will be incorporated as conditions of development approval.

Policy 13.7:

During the land use planning and development review processes, the County shall consider the effects of development on significant wildlife habitat, to protect wildlife corridors from fragmentation. Where necessary to prevent fragmentation of wildlife corridors, the County shall require the preservation of effective wildlife corridors within development projects.

Policy 13.8:

RESERVED

Policy 13.9:

RESERVED

Policy 13.10:

Off-site preservation as mitigation for on-site development shall not be permitted for field-verified Significant Wildlife Habitat that is capable of being managed or restored on-site as a high quality natural plant community or communities, except in the case of a public project, such as a road or stormwater facility, for which there is no prudent and feasible alternative. In such case, the project must incorporate appropriate design features, as recommended by the Florida Fish and Wildlife Conservation Commission or other appropriate entity, that provide for the safe passage of wildlife or provide other significant environmental benefits.

Policy 13.11:

The County shall continue to identify, adopt and preserve a wildlife corridor greenway, generally north of the City of Tampa's northern boundary to the Pasco County line, connecting Cypress Creek and the Hillsborough River.

Policy 13.12:

During the development review process, the County shall require the development and implementation of management plans for those areas of significant or essential wildlife habitat determined during site review to provide particularly valuable and manageable habitat qualities. In such

TRANSPORTATION ELEMENT

HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

Map 25 HC CORRIDOR PRESERVATION PLAN



Legend

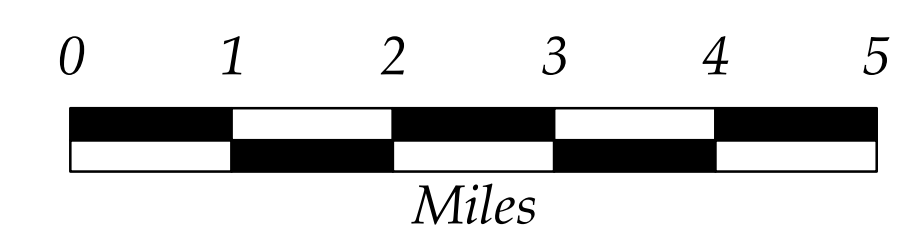
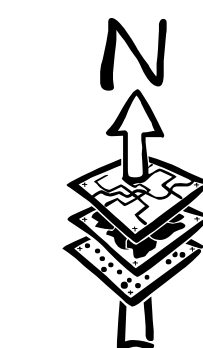
CORRIDORS

- 2 Lanes
- 3 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- 10 Lanes
- 2 Lane Frontage Roads
- Enhanced

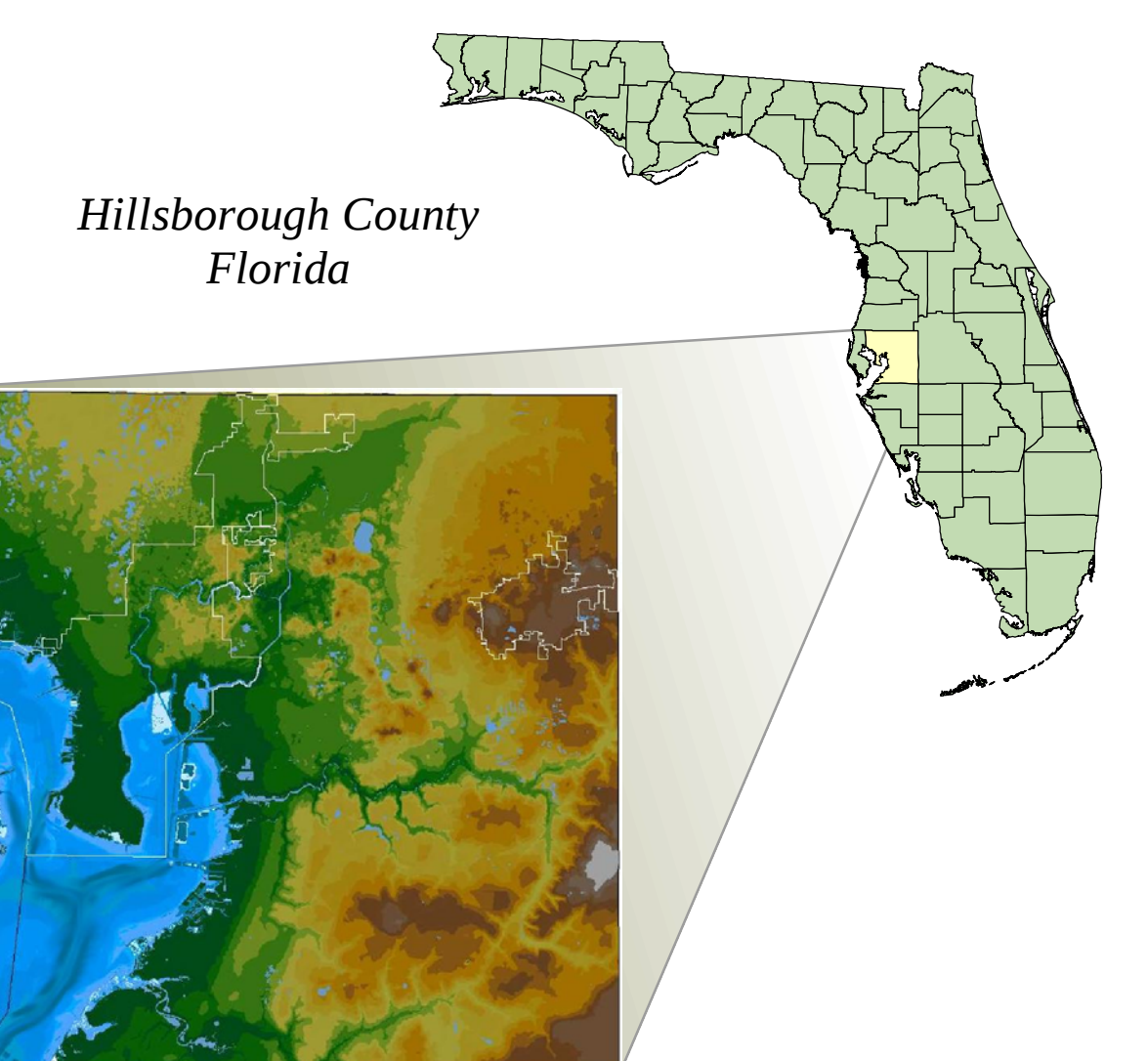
INTERSECTIONS

- Grade Separation
- Reconfiguration

- Tampa Service Area
- Urban Service Area
- Tampa
- Hillsborough County
- Pinellas County
- Plant City
- Temple Terrace
- Water and Bay
- Streams/Rivers
- County Boundary
- Major Roads
- Local Roads
- Active Railroad
- Abandoned Railroad
- Airports
- Airfields



Locator Map



Hillsborough County
Map 25 Corridor Preservation Plan
February 29, 2008

DATA SOURCES : Basemap, roads, water from Hillsborough County City-County Planning Commission, Parcel Lines and data from Hillsborough County Property Appraiser, Wetlands from SFWMD, Significant Wildlife Habitat from Planning and Development Management, based on satellite imagery. Only wetlands greater than 40 acres depicted.

REPRODUCTION : This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY : It is intended that the accuracy of the basemap comply with U.S. National Map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map for illustrative purposes only. For the most current data and information, see the appropriate source.

File Location : G:\gisroot\projects\hmpo\HC Comp Plan\E Size Map 25 HC Corridor Preservation Plan.mxd
Author : Roger W. Mathie - GIS Analyst

