Residential Planned-2 (RP-2)
LAND USE STUDY
Welcome! Thank you for coming!

• Introductions and why are we here?
• Study overview and schedule
• Initial findings
• Open house exercises
Why are we here?

- Moratorium adopted December 4, 2019 for 270 days
- To be lifted on August 30, 2020

“a pause in the process to see what people want”

“revisit and better define some of zoning categories.”
What are we doing today?

Initial discussion!
• What do you want to see in the area?
• What land uses should be allowed?
• What should be preserved?

Provide information on study and gain your input.
• What are we doing?
• Input will help us in making policy updates
• How to get involved
Study Overview and Scope

• Understand the vision for future development and obtain input
• Review infrastructure needs in Balm and Sun City area
• Evaluate current Residential Planned-2 (RP-2) regulations
• Make potential changes to RP-2 policy requirements
Overall Schedule

Phase 1: Real Estate Market Analysis
• Began Winter

Phase 2: Public Outreach and Land Use Study
• Spring 2020

Phase 3: Land Use Policy Recommendations
• Summer 2020

Website: bit.ly/residentialplanned
<table>
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<tr>
<th>Activity</th>
<th>Timeline</th>
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<tr>
<td><strong>Develop Initial Recommendations</strong></td>
<td>March – April 2020</td>
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<tr>
<td>- Infrastructure Needs</td>
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<td>(Transportation, Public Utilities, Environmental)</td>
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<td><strong>Public Outreach</strong></td>
<td>March – May 2020</td>
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<tr>
<td>- Community Open House #1</td>
<td>TODAY!</td>
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<tr>
<td>- Online Survey</td>
<td>Next two weeks</td>
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<td>- Community Work Session and interviews</td>
<td>April 7, 2020</td>
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<td>- Community Open House #2</td>
<td>End of April 2020</td>
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<td><strong>Policy Recommendations &amp; Updates</strong></td>
<td>April – August, 2020</td>
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<td>- Recommendations to policies</td>
<td>By May 29, 2020</td>
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<td>- Board/Commission Meetings</td>
<td>May &amp; June, 2020</td>
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<td>- Staff updates policies</td>
<td>May – August, 2020</td>
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What is Residential Planned-2?

- Typical uses:
  - Agriculture
  - Residential
  - Suburban scale neighborhood
  - Community commercial and office uses
  - Clustered mixed-use

“Suited for agricultural development….but may be suitable for planned villages...”
Previous Studies

• Analysis of existing land uses from 2007 – 2017
• Decrease in agricultural uses by 4.8 %
• Increase in lands used for:
  • Single Family Residential by 10%
  • Mining by 29.3%
  • Natural Preservation by 46.1%
Real Estate Market Analysis (WTL+a)

- Started in winter (On-going study through spring)
- Conducting for Balm Community Plan Area and Wimauma Community Plan Area
- Analyze “drivers” of demand for new development
- Test market/development potentials:
  - “Workplace”—office, light industrial/manufacturing
  - Supporting services—lodging & retail
  - Housing—for-sale & multi-family
- Ensure planning concepts are grounded in market economic realities and help guide public decisions
Market Analysis: Key Demographic Characteristics

• Significant growth in Hillsborough County:
  • 2019: **1.44 million residents**
  • Unincorporated areas captured 77% of countywide growth
  • By 2045: 714,000 more residents projected

• Balm:
  • **Population has doubled since 2000**: 1,500 new residents
  • 75% White, 6% Black; 39% identify as Hispanic
  • Growth expected to be *moderate* next 5 years
  • 2024 forecast: **388 new residents in 77 new households**
Market Analysis: Economy & Job Growth

- Hillsborough County contains 635,600 jobs:
  - 2026 forecast: 59,500 new jobs (DEO)
  - Continued losses in Agriculture and Manufacturing; gains in Healthcare, Professional Services
- Balm job metrics:
  - 403 jobs (0.1% of County) in 43 businesses
  - Agriculture accounts for 41% of all jobs
  - Significant fluctuations in jobs due to gains/losses in Agriculture sector
  - 619 jobs lost between 2007 & 2017
Housing Profile

• County housing metrics:
  o 609,900 units, 53% owner-occupied
  o 73,800+ new units added since 2010
  o Average value: $284,750

• Balm housing metrics:
  o 865 units, 75% owner-occupied
  o 134 new units since 2010; awaiting specific building permit data
  o Average value: $313,000
Next Steps

• Present report with recommendations to Board of County Commissioners
  • Public engagement results
  • Existing conditions & future trends inventory
  • Policy revisions/updates (May 29, 2020)

• (Summer) Amendments to the Comprehensive Plan and Land Development Code based on BOCC’s action.
  • Workshops and public hearings with the Planning Commission and BOCC.

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Open House Exercises

• Live/Work Map Station
• Survey Station
• Vision Boards Station
• More or Less Station
• Mapping Station

• Station instructions are located around the room and in the agenda packets
Questions?

Website: bit.ly/residentialplanned
Backup Slides
What is Residential Planned-2?

• “Suited for agricultural development….but may be suitable for planned villages…”

• Planned Villages (two types):
  • IF at least 160 acres
    • Development must demonstrate Planned Village Concept
    • Density: Up to 2 dwelling units per acre (Up to 4 dwelling units per gross acre if developments right are pooled)
  • IF less than 160 acres
    • 1 dwelling unit per 5 gross acres (Clustering, mix of uses, etc.)
What’s here today

- Agricultural Rural: 0.2%
- Agricultural Single Family: 0.1%
- Agricultural Single Family Conventional: 0.2%
- Agricultural Single Family Estate: 17.3%
- Commercial General: 1.1%
- Commercial Neighborhood: 6.5%
- Planned Development: 2.8%
- Residential Single-Family Conventional - 2: 0.1%
- Residential Single-Family Conventional - 4: 0.1%
What will Hillsborough County Look like?

- Where will we grow?
- How will we grow?
- What does this mean for...
  - Transportation
  - Jobs
  - Housing
  - Infrastructure
  - Schools
Hillsborough County 2045 Growth Scenarios

Today

Current Trend

Alternative Path

Trend & Technology
Belt & Boulevard
Transit Oriented