

DRAFT: July 13, 2020

Planned Villages¹

There are several areas of the County which are located outside the Urban Service Area (USA) limits (boundaries) which continue to experience growth, but include a vision to balance growth with a rural character while providing improvements in supporting infrastructure and services. For Balm specifically, this policy seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for development utilizing tools that incentivize rural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit up to 2 units per gross acre and up to 3 units per gross acre in some areas where community benefits are provided, consistent with Policy 33.6, and up to 4 units per gross acre in some areas with Transfer of Development Rights (TDRs). Areas that do not meet the Planned Villages policies in RP-2 are permitted for 1 unit per 5 gross acres. The capital costs associated with the provision of infrastructure needed to serve these Planned Villages must be provided by the developer through payment of fees, construction of supporting infrastructure, or other development agreements.

Objective 33: The purpose is to discourage the sprawl of low density residential development into rural areas, to protect and conserve agricultural lands, and direct potentially incompatible development away from environmental areas (I.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsborough County and thereby establishes two sub-planning areas or Villages in RP-2 areas outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, preserving the areas natural, cultural, and physical assets. The County shall continue to apply a two-tiered land use category where the potential for sprawl exists.

Policy 33.1. Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encouraging opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;
- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;

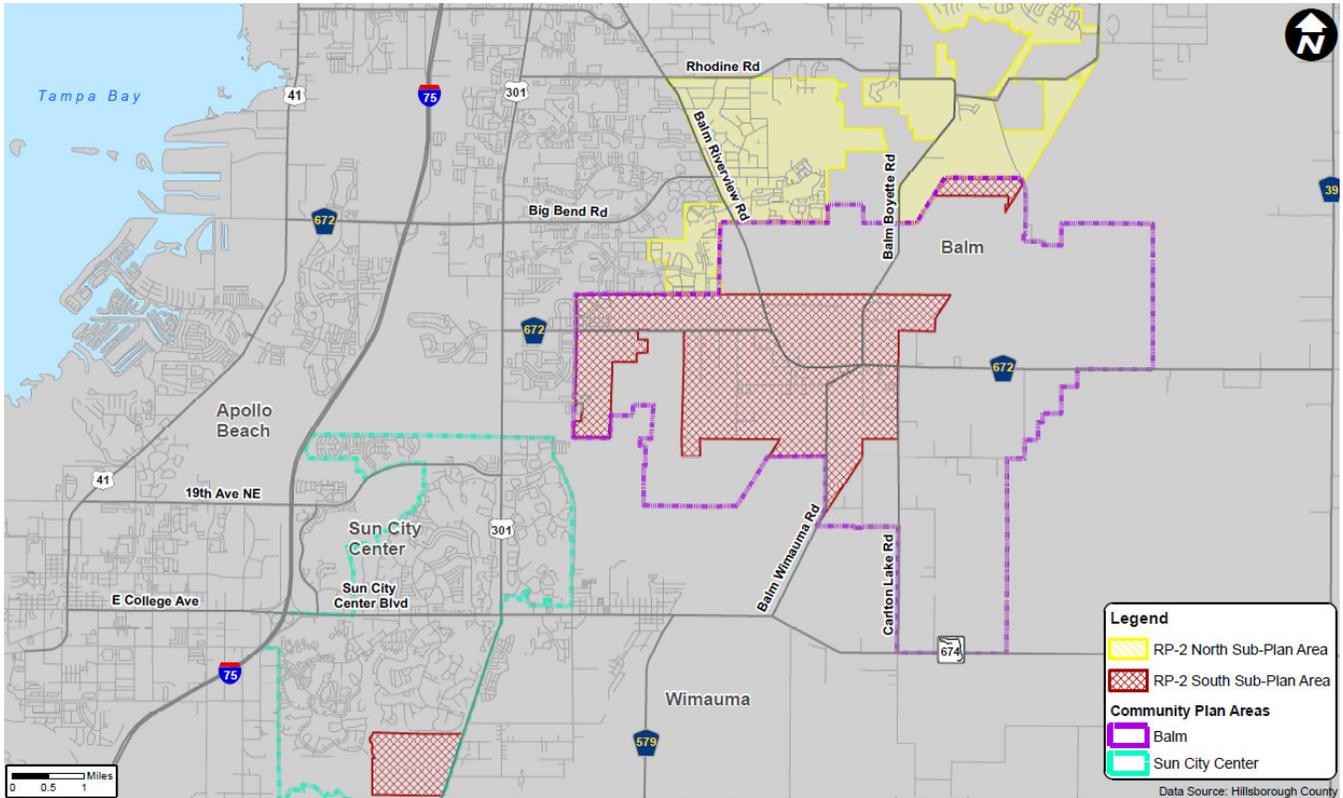
¹ New Policy and information for Objective 32 Transfer of Development Rights.

Policy 32.x: Transfer of Development Rights – Established

The County will utilize the Transfer of Development Rights (TDR) program as a mechanism for preserving targeted areas of rural lands, environmentally sensitive lands and lands having special character such as Balm, Wimauma etc. Such lands may also be identified that can function as greenbelts between existing and future urban areas as may be desirable by the County. Recommend this be 32.1 and shift all other policies or incorporate as the first portion Policy 32.1 and retain all subsequent policy numbering as is

Policy 33.2: Establishment of Sub-Planning areas or Villages

In response to ongoing development within southern Hillsborough County, a North Village (identified as RP-2 North Sub-Plan Area) and South Village (identified RP-2 South Sub-Plan Area) has been designated for the Residential Planned (RP-2) land use category consistent with Map 33.1. The purpose is to guide development within the RP-2 designated lands for each specific area. The North and South Villages serve as individual overlays and maintain standards for development including that the use of TDRs shall be reserved for each respective Village accordingly.



Map 33.1: RP-2 Designated Lands

Policy 33.3 South Sub-Planning Area/Village

The Balm Community Plan found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map) identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the South Sub-Planning Area/Village a two-tiered approach in the application of densities and intensities shall be applied for parcels (A) 160 acres or greater, and (B) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the South Sub-Planning Area/Village serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

1. **Designated Parcels 160 Acres or Greater:** Clustering and Mixed Use is required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted is dependent on meeting the Planned Village clustering

concept described below and demonstration of consistency with Policies 33.6.1, 33.6.2 – 33.10 except as noted in the zoning exceptions in Policy 33.5.

Planned Village (South Sub-Planning Area/Village) Clustering Concept: Developments that cluster at a minimum of 3.5 to 4 units per net acre and preserve at least 50% of the gross acreage for open space as defined in the Comprehensive Plan and set aside as a conservation easement may develop their projects at 2 units per gross acre.

2. **Designated Parcels Less than 160 Acres:** The ability to develop tracts of land in the RP-2 land use categories of less than 160 acres, but greater than 50 acres, may be accomplished at densities up to the maximum of 2 units per gross acre consistent with Policies 33.6.1, 33.6.2 – 33.10. At least 30% of the gross acreage for open space as defined in the Comprehensive Plan shall be set aside as a conservation easement.

Policy 33.4: North Sub-Planning Area/Village

The ability to develop tracts of lands in the RP-2 land use categories in the North Sub-Planning Area/Village as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, for all parcels, if the development can be shown to meet the intent of the Planned Village clustering concept described in this Policy and consistent with Policies 33.6.1, 33.6.2 – 33.10 except as noted in the zoning exceptions in Policy 33.5. A density of up to 3 units per gross acre is possible if the development provides community benefits at time of PD rezoning consistent with Policy 33.6. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs) or up to 6 units per net acre.

Planned Village (North Sub-Planning Area/Village) Concept: Developments that cluster at a minimum of 3.5 to 4 units per net acre and preserve at least 40% to gross acreage for open space based on project size and set aside as a conservation easement may develop their projects at 2 units per gross acre.

Policy 33.5: Zoning Conformance Exception

Parcels within the RP-2 land use category shall not be subdivided into smaller parcels to avoid the RP-2 criteria and requirements applicable to larger parcels, except with the following:

Some parcels within the RP-2 category may carry a zoning district more intense and permit densities greater than 1du/5ga prior to the application of the RP-2 designation on a parcel. Zoning granted prior to the application of the RP-2 category on a property is considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.3 and 33.4.

Policy 33.6: Community Benefits and Services

To provide benefits and services to support the community this section summarizes commercial requirements to meet the needs of the community as well as additional community benefits to improve infrastructure and enhance the rural character. Further information is included in 5.04 on commercial requirements.

1. For **commercial requirements** the following options are available through the PD process for compliance with policies 33.3 and 33.4. Development less than 160 acres must address at least one from the list, development between 160 acres to 320 acres must address at least two from the list, and development above 320 acres must address three from the list.

- Land dedication for town centers (adjacent to other developments). Locational standards including at a minimum form, placement on the edge, connectivity shall be provided in the land development code.
 - Provide multimodal connections to existing commercial development
 - Other infrastructure improvements
 - Land dedication for community gardens, smaller farming lots, farmers markets, or related farming business opportunity
 - Land dedication for office uses
 - Providing on-site neighborhood commercial.
2. Developments in the South Sub-Planning Area/Village may receive a density of 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing up two for parcels under 160 acres and three for parcels greater than 160 acres of the community benefits listed below. North Sub-Planning Area/Village may receive a density increase to 3 dwelling units per gross acre, consistent with Policy 33.4, through the PD process for providing up to four of the community benefits listed below. Part 5.04 of the land development code includes more information on the amount based on project size.
- Provide a variety of housing types. Variable lot sizes shall also be provided to break up repetitive lot sizes and homes.
 - Additional open space, landscaping, buffering, land preservation for farming
 - Utilize Conservation subdivision standards (found in the land development code)
 - Trail connections
 - Additional optional infrastructure funding and/or improvements
 - Providing on-site or nearby commercial
 - Land dedication: schools, daycares, civic or community uses etc.
 - Green/sustainable building patterns
 - Rural architectural style or vernacular for buildings, including exterior wall materials
 - Greater setbacks/open space/conservation adjacent to farmland or ELAPP land as a continuous connection (i.e. potential future wildlife connections).

Policy 33.7: Design Rules

Part 5.04 of the land development code includes design rules. The design rules include site plan principles related to buffering/screening, streets, multimodal access and circulation, green and open spaces, siting of civic buildings. Conservation measures will also be included to address water conservation, non-potable water usage, utilizing alternative light sources to minimize light pollution, and other resource conservation measures including, but not limited to, materials and energy. Buffers and screening shall be established as part of the Phase 1/initial development phase of the project to allow for the buffer to reach maturation and shall be based on project size.

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in areas designated RP-2. RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies. Gated communities shall be discouraged. RP-2 properties shall designate future (potential) connectivity through the planned development (PD) process to undeveloped RP-2 properties so that at such time as the adjacent property develops, interconnectivity between the properties an internal connection is possible. A multimodal mobility master plan shall be developed for the area to identify existing roadways that need improvement and to identify a connected multimodal local street

network, in addition to what is shown on Map 25 (HC Corridor Preservation Plan) of the Transportation Element of the Comprehensive Plan and future commercial nodes to focus future investments. Future development shall be consistent with the map.

Policy 33.9: Wastewater/Water

Developments within the RP-2 land use plan category shall be consistent with the One Water Plan <<Planning Commission to update with additional text>>.

Policy 33.10: Capital improvements

All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided prior to or concurrent with the development.

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Planned Villages¹

There are several areas of the County which are located outside the Urban Service Area limits(USA) limits (boundaries) which continue to experience growth, but include a vision to balance growth with a rural character while providing improvements in supporting infrastructure and services. For Balm specifically, this policy seeks to align with the intent of the Balm Community Plan. These areas may be appropriate for development utilizing tools that incentivize rural preservation, design rules, form-based code principles, or use of transects.

Lands outside the USA, identified as Residential Planned-2 (RP-2), that meet the Planned Villages intent are generally understood to permit up to 2 units per acre development sometime in the future. However, Hillsborough County will gross acre and up to 3 units per gross acre in some areas where community benefits are provided, consistent with Policy 33.6, and up to 4 units per gross acre in some areas with Transfer of Development Rights (TDRs). Areas that do not be planning or programming infrastructure to serve these areas within the planning horizon of this Plan meet the Planned Villages policies in RP-2 are permitted for 1 unit per 5 gross acres. The capital costs associated with the provision of infrastructure needed to serve these planned villages Planned Villages must be provided by the developer of such a project and will not be funded by Hillsborough County through payment of fees, construction of supporting infrastructure, or other development agreements.

Objective 33: To prevent ~~The purpose is to discourage~~ the sprawl of low density residential development into rural areas, ~~the~~ to protect and conserve agricultural lands, and direct potentially incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). This Objective also recognizes the unique characteristics within selected portions of Hillsborough County and thereby establishes two sub-planning areas or Villages in RP-2 areas outside the Urban Service Area. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, preserving the areas natural, cultural, and physical assets. The County shall continue to apply a two-tiered land use category in areas where the potential for sprawl exists.

Policy 33.1: Development Intent

Development within the Planned Villages is intended to do the following:

- Preserve the rural character, encouraging opportunities for continued agriculture;
- Offset biological and ecological impacts of new development;

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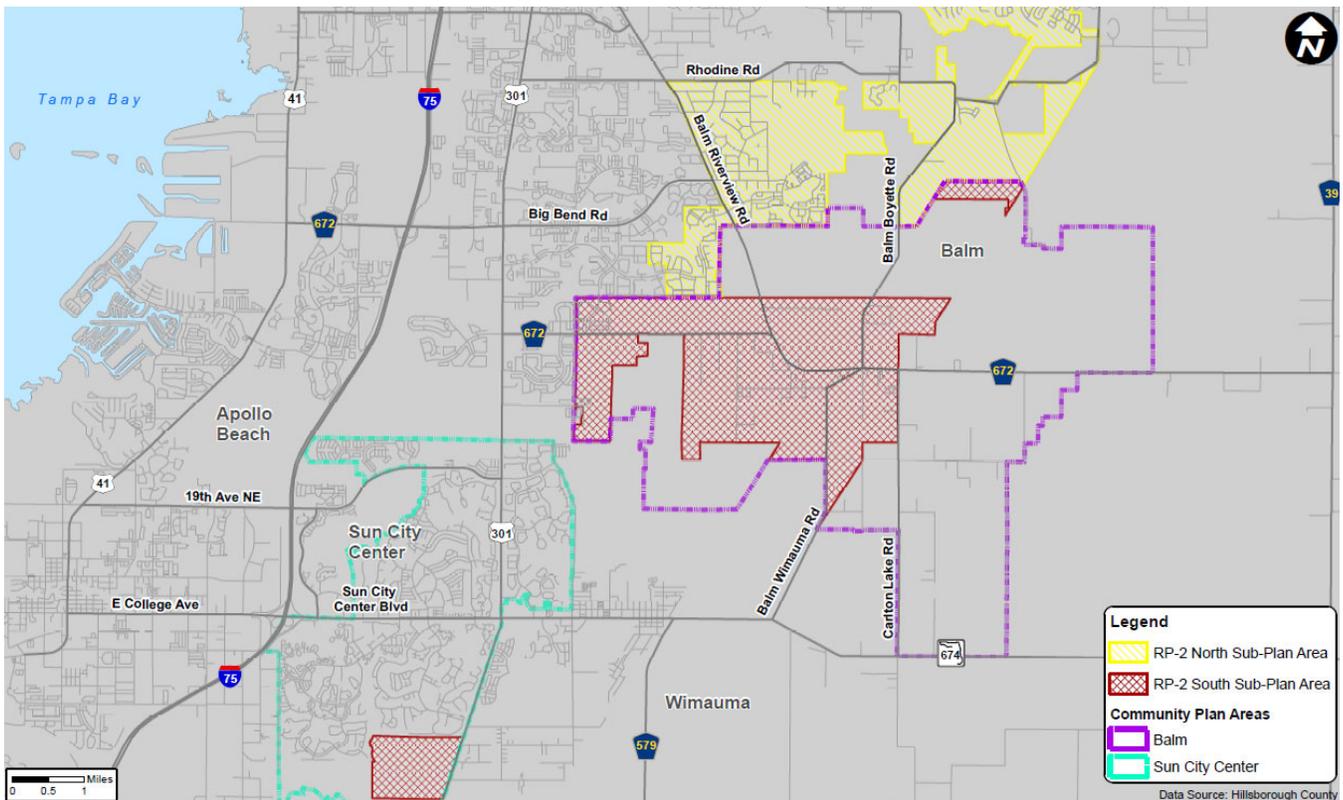
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- Maintain surface water quality and improve where possible;
- Provide an interconnected system of native habitat preserves, greenways, parks, and open space;
- Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Balance housing with workplaces, jobs, retail and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;

Policy 33.2: Establishment of Sub-Planning areas or Villages

In response to ongoing development within southern Hillsborough County, a North Village (identified as RP-2 North Sub-Plan Area) and South Village (identified RP-2 South Sub-Plan Area) has been designated for the Residential Planned (RP-2) land use category consistent with Map 33.1. The purpose is to guide development within the RP-2 designated lands for each specific area. The North and South Villages serve as individual overlays and maintain standards for development including that the use of TDRs shall be reserved for each respective Village accordingly.



Map 33.1: RP-2 Designated Lands

Policy 33.3 Subsequent to amendments to the Comprehensive Plan to implement the transfer of development rights program outlined in Objective 32, existing areas designated as RP-2 on the Future Land Use Map may be considered as a receiving area for transfer of development rights as outlined in the following policies. Prior to allowance of transfers of development rights into the RP-2 category, multipliers for transfers will be established in the Comprehensive plan at appropriate levels given that this land use category is located predominantly outside the Urban Service Area.

Policy 33.2: RP-2 Designated South Sub-Planning Area/Village

The Balm Community Plan found in the Livable Communities Element of the Comprehensive Plan and Figure 23A (Balm Community Plan Concept Map) identify the vision and goals for this sub-planning area. To address these goals while balancing growth within the South Sub-Planning Area/Village a two-tiered approach in the application of densities and intensities shall be applied for parcels (A) 160 acres or greater, and (B) less than 160 acres. The purpose is to promote development in a compact form providing for the rural character and preservation of open spaces as part of the development program. Each tier provides standards for development including provisions for residential development. In addition, to address the desired rural character of the area, the South Sub-Planning Area/Village serves as a “sending area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions.

Designate
d Parcels
160 Acres
or Greater

The Residential Planned-2 (RP-2) land use category is intended to implement a two-tiered approach in the application of densities and intensities. The purpose of the RP-2 land use category is to promote self-sustainable development. Clustering and Mixed Use is required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. The ability to obtain the maximum intensities and/or densities permitted in the RP-2 land use category on parcels 160 acres or greater shall be is dependent on the extent to which developments are planned to achieve on-site meeting the Planned Village clustering, meet the intent of the Planned Village concept and demonstrated described below and demonstration of consistency with Policies 33.5 and 6.1, 33.6.2 – 33.10.

1. In order to achieve densities in excess of 1 du/5 ga in the RP-2 category, developments shall achieve the minimum clustering ratios and shopping provisions under the Planned Village option required by this Plan, except as noted in the Zoning Exception described zoning exceptions in Policy 33.4.5.

Policy
33.2(a):
Blending
of
Developm
ent Rights
on RP-2
Designate
d Parcels

~~of 160-
acres or
greater~~

~~Two (2) non-contiguous parcels designated RP-2 that each are at least 160 acres or greater, may blend the density or intensity of those non-contiguous parcels across the entire project through one Planned-Development (PD) zoning, transferring up to 50% of the density/intensity from one parcel to the other.~~

~~Through the PD, both parcels shall function as separate planned villages with neighborhood and community commercial needs met.~~

Planned Village (South Sub-Planning Area/Village) Clustering Concept: Developments that cluster at a minimum of 3.5 to 4 units per net acre and preserve at least 50% of the gross acreage for open space as defined in the Comprehensive Plan and set aside as a conservation easement may develop their projects at 2 units per gross acre.

~~Policy~~
~~33.3: RP-2~~
**Designate
d Parcels
Less
Than
160 Acres**

~~Aggregation With Existing Development Provisions~~

~~2. : The ability to develop tracts of land in the RP-2 land use categories of less than 160 acres, but greater than 50 acres, may be accomplished at densities up to the maximum of 2 units per gross acre if the development can be shown consistent with Policies 33.6.1, 33.6.2 – 33.10. At least 30% of the gross acreage for open space as defined in the Comprehensive Plan shall be set aside as a conservation easement.~~

Policy 33.4: North Sub-Planning Area/Village

The ability to develop tracts of lands in the RP-2 land use categories in the North Sub-Planning Area/Village as shown on Map 33.1 may be accomplished at densities of up to 2 units per gross acre, for all parcels, if the development can be shown to meet the intent of the Planned Village clustering concept described in this Policy and consistent with Policies 33.6.1, 33.6.2 – 33.10 except as noted in the zoning exceptions in Policy 33.5. A density of up to 3 units per gross acre is possible if the development provides community benefits at time of PD rezoning consistent with Policy 33.6. As a “receiving area,” consistent with the TDR Program outlined in Objective 32 of the Comprehensive Plan and implementing Land Development Code provisions, up to 4 units per gross acre may be accomplished with Transfer of Development Rights (TDRs) or up to 6 units per net acre.

Planned Village (North Sub-Planning Area/Village) Concept: Developments that cluster at a minimum of 3.5 to 4 units per net acre and preserve at least 40% to gross acreage for open space based on project size and set aside as a conservation easement may develop their projects at 2 units per gross acre.

~~1.—Policy 33.To function as an integral and planned part of existing adjacent development together totaling 160 acres or more and its neighborhood and community commercial needs are met by the combined development and the tract meets Planned Village policies and development regulations.~~

- ~~Developments aggregated with planned village projects may collectively achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements.~~

~~2. If the property is less than 160 acres and cannot meet the requirements for mixed use or aggregation criteria in section 1 of this Policy, densities and intensity credits may be transferred from qualified sending areas, identified in the Transfer of Development Rights Program. Qualified sending areas include lands:~~

- ~~Designated as Significant Wildlife Habitat~~
- ~~Nominated for the Environmental Lands Acquisition and Protection Program~~
- ~~Within Coastal High Hazard Areas;~~
- ~~Within Community Plan boundaries in which the Plan calls for the reduction of density in specific areas;~~

~~Developments utilizing the TDR option may achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements consistent with Policy 33.5.~~

~~The minimum clustering ratios is required in both options.~~

~~The establishment and guidelines for the transfer of density and intensity credits will be developed within a year of the adoption of this policy and implemented through the Land Development Code.~~

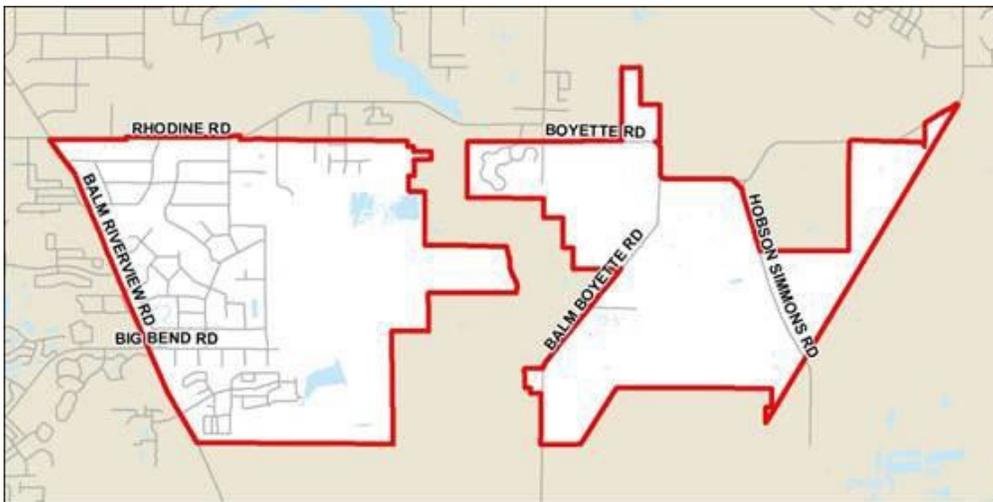
For parcels5: Zoning Conformance Exception

~~3. Parcels within the RP-2 land use category located within the boundaries set forth in this section that cannot meet the requirements for mixed use or aggregation criteria in section 1 or the transfer of development rights criteria in section 2 of this Policy, shall not be subdivided into smaller parcels to avoid the RP-2 criteria and requirements applicable to larger parcels, except with the following criteria shall apply:~~

• The areas set forth within the boundaries in this section are recognized as an Aggregated Planned Village (see map below) and subject to the following criteria:

- Development of parcels less than 160 acres, but equal to or greater than 50 acres, may occur at densities up to the maximum of 2 units per gross acres, if the neighborhood commercial needs of the project can be met by existing or planned neighborhood commercial services located either within the Aggregated Planned Village or within 2 miles radius from the boundary of the primary development Aggregated Planned Village. Clustering ration shall be at a minimum of 3.5 unit per acre.
- To ensure that the neighborhood commercial needs of the Aggregated Planned Village are met, Development of parcels less than 50 acres in the area may be considered for neighborhood commercial uses without meeting locational criteria.
- Development shall occur in a manner that encourages aggregation with adjacent eligible properties.

~~Map~~ of Aggregated Planned Village



Policy
33.4:
Zoning
Conforma
nce

Exception

Some parcels within the RP-2 category may carry a zoning district more intense and permit densities greater than 1du/5ga prior to the application of the RP-2 designation on a parcel. Zoning granted prior to the application of the RP-2 category on a property is considered conforming with the Plan and may develop in accordance with the applicable underlying zoning district ~~in place~~ as adopted. All subsequent rezoning must comply with the standard requirements outlined in Policies 33.~~2~~3 and 33.~~3~~4.

Policy 33.5-6: Community Benefits and Services

AsTo provide benefits and services to support the size community this section summarizes commercial requirements to meet the needs of the Planned Village increases community as well as additional community benefits to improve infrastructure and enhance the rural character. Further information is included in 5.04 on commercial requirements.

1. For commercial requirements the following options are available through the PD process for compliance with policies 33.3 and 33.4. Development less than 160 acres must address at least one from the 160-acre minimum, the list, development between 160 acres to 320 acres must address at least two from the list, and development above 320 acres must address three from the list.
 - Land dedication for town centers (adjacent to other developments). Locational standards including at a minimum form, placement on the edge, connectivity shall be provided in the land development code.
 - Provide multimodal connections to existing commercial development
 - Other infrastructure improvements
 - Land dedication for community gardens, smaller farming lots, farmers markets, or related farming business opportunity
 - Land dedication for office uses
 - Providing on-site neighborhood commercial.

2. Developments in the South Sub-Planning Area/Village may receive a density of the clustered area, and 2 dwelling units per gross acre, consistent with Policy 33.3, through the PD process for providing up two for parcels under 160 acres and three for parcels greater than 160 acres of the community benefits listed below. North Sub-Planning Area/Village may receive a density increase to 3 dwelling units per gross acre, consistent with Policy 33.4, through the PD process for providing up to four of the community benefits listed below. Part 5.04 of the land development code includes more information on the amount of neighborhood and retail shopping provided must-based on project size.
 - Provide a variety of housing types. Variable lot sizes shall also be provided to break up repetitive lot sizes and homes.
 - Additional open space, landscaping, buffering, land preservation for farming
 - Utilize Conservation subdivision standards (found in the land development code)
 - Trail connections
 - Additional optional infrastructure funding and/or improvements
 - Providing on-site or nearby commercial
 - Land dedication: schools, daycares, civic or community uses etc.
 - Green/sustainable building patterns
 - Rural architectural style or vernacular for buildings, including exterior wall materials
 - Greater setbacks/open space/conservation adjacent to farmland or ELAPP land as a continuous connection (i.e. potential future wildlife connections).

Policy 33.7: increase- Design Rules

Part 5.04 of the land development code includes design rules. The minimum requirements for the Planned Village to achieve densities in excess of design rules include site plan principles related to buffering/screening, streets, multimodal access and circulation, green and open spaces, siting of civic buildings. Conservation measures will also be included to address water conservation, non-potable water usage, utilizing alternative light

sources to minimize light pollution, and other resource conservation measures including, but not limited to, materials and energy. Buffers and screening shall be established as part of the Phase 1/initial development phase of the project to allow for the buffer to reach maturation and shall be based on project size.

Policy 33.8: Community Connectivity

Achieving adequate road connectivity is a high priority in areas designated RP-2. du/5ga are given in the Table of Minimum Requirements For RP-2 projects shall be designed to the greatest extent possible to connect roadways and as deemed appropriate and necessary to facilitate the development of Planned Villages. Planned Villages which meet the minimum requirements may develop at 2 du/ga in RP-2. Planned Villages may utilize Transfer of Development Rights to achieve a density of 4 du/ga, consistent with the Transfer of Development Rights Program outlined in by local reviewing agencies. Gated communities shall be discouraged. RP-2 properties shall designate future (potential) connectivity through the planned development (PD) process to undeveloped RP-2 properties so that at such time as the adjacent property develops, interconnectivity between the properties an internal connection is possible. A multimodal mobility master plan shall be developed for the area to identify existing roadways that need improvement and to identify a connected multimodal local street network, in addition to what is shown on Map 25 (HC Corridor Preservation Plan) of the Transportation Element of the Comprehensive Plan and Land Development Code future commercial nodes to focus future investments. Future development shall be consistent with the map.

Land Development Code (LDC) adopted to implement this Plan may provide clustering and mixed use criteria for a range of Planned Village densities less than the maximum permitted gross densities for the RP-2.

~~Table of Minimum Requirements For
Planned Villages in RP-2 Land
Use Designation~~

~~Project Acreage~~

	160/319	320/640	640/2259	2560+
Clustering Ratio for Planned Village projects of any size – Requires that the gross number of allowable dwelling units are clustered to achieve a minimum of 3.5 to 4 units per net acre. Clustering up to 6 units per net acre is permitted for planned villages that utilize Transfer of Development Rights.				
% of total Neighborhood Retail and Shopping Square Footage Required On-Site	50%	75%	100%	100%
% of total Community Commercial Square Footage Required On-Site	-	-	25%	50%
Open Space Requirement	As determined by the net result of the required minimum clustering ratio.			

Policy 33.9: Wastewater/Water

Developments within the RP-2 land use plan category shall be consistent with the One Water Plan <<Planning Commission to update with additional text>>.

Policy 33.10: Capital improvements

~~Policy 33.6:~~

~~Clustering and Mixed Use shall be required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. Clustering and Mixed Use shall be encouraged in the other suburban and rural plans categories.~~

~~Policy
33.7:~~

~~Parcels within the RP-2 land use category shall not be split into smaller parcels to avoid the "Planned Village"~~

~~criteria and requirements applicable to larger parcels, except as noted in the Zoning Exception found in the Policy 33.4.~~

~~Policy
33.8:~~

~~Developments within the RP-2 land use plan category that are 160 acres or greater in size and request approval under the Planned Village concept and its associated minimum criteria shall be served by a central wastewater system. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems).~~

~~Policy~~

~~33.9:~~

All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer ~~of a Planned Village~~ and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided prior to or concurrent with the development.

~~Policy~~

~~33.10:~~

~~Community and Neighborhood Commercial uses are required on-site, consistent with the policies of the Plan for all parcels regardless of size, except as noted in the Policy 33.3. Fifty percent (50%) of the on-site commercial development required under the RP-2 land use category shall be completed at the point that 75% of the residential units are constructed. Adequate acreage to accommodate the remaining on-site commercial requirements shall be identified and reserved on the project's site plan and will be developed prior to the 100% completion of construction of residential units. The developer may seek approval by the County for up to an 18-month grace period following build-out if the need and justification for an extension is sufficiently documented.~~

~~However, these requirements may be waived for projects under 320 acres if it can be documented that required commercial development exists or is in operation within the surrounding area by the time 75% of the residential unit are built and the overall project satisfies the RP-2 development requirements and the intent of the Planned Village.~~

~~At least 50% of the project area must be within 5 miles of existing Community Commercial uses and within 1.5 miles of developed and operating Neighborhood Commercial uses to be used to satisfy RP-2 commercial requirements. Criteria will be developed and implemented in the Land Development Code to establish standards and criteria for documenting adequate neighborhood and community use in proximity to the RP-2 project and a map identifying the general service zones will be prepared within one year from the date this policy is adopted.~~

~~Policy~~

~~33.11:~~

~~Achieving adequate road connectivity is a high priority in areas designated RP-2. RP-2 projects shall be designed to the greatest extent possible to connect roadways shown on the Transportation Corridor Plan Map~~

and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies.

The County will review and consider including those roadways that support the RP-2 land uses on the Countywide Corridor Plan within one year from the date this policy is adopted.

**Policy
33.12:**

The committee established to review the RP-2 land use category as part of the Comprehensive Plan update will continue to meet to propose additional refinements to this land use category in the next two Comprehensive Plan Amendment cycles.

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