

BOCC MEETING AGENDA SUPPLEMENT



MEETING DATE: April 2, 2008

B-3 SUPPLEMENTAL INFORMATION

AGENDA ITEM N^o: B-3

The Proposed Conceptual Plan of Action to Begin the Visioning in Hillsborough County

April 2, 2008

Recommendation

Request the Board of County Commissioners adopt the Conceptual Plan of Action for Phase One of Hillsborough County's Vision, and direct staff to work with the Planning Commission, One Bay, the City of Tampa, the City of Temple Terrace, and the City of Plant City to obtain their commitment to a partnership to develop the vision for Hillsborough County. Staff will provide monthly reports to the Board of County Commissioners.

Background

In response to the Board's direction on March 6, 2008, staffs of Hillsborough County, the Planning Commission, and One Bay have developed a proposed two-phase approach to conducting a visioning process in Hillsborough County. In short, each phase represents a "leg in a relay".

Phase One, or the first leg, is the continuation and completion of the process already underway by One Bay. While One Bay is undertaking this as a part of its regional initiative, county specific information will be the basis of the outreach program targeted for Hillsborough County. This effort is to be outcome driven providing guidelines for policies and strategies for a desired future. At its completion in early Fall, and after a deliberate and well thought-out community outreach program with participation from the staffs of Hillsborough County, the City of Tampa, the City of Temple Terrace, the City of Plant City and the Planning Commission, and after surveying and testing various growth scenarios, One Bay will deliver the baton – a preferred growth scenario based on community input – to Hillsborough County, the Planning Commission, and the three cities, for the second leg of the relay, Phase Two.

Phase Two, the details of which are yet to be determined, is anticipated to start sometime in early Winter. It is during Phase Two during which policy alternatives will begin to be addressed. To guide the process, particularly during Phase Two, this conceptual plan recommends that a body of broad interests be established to serve as a steering committee.

Principles

This Conceptual Plan of Action is predicated on the following principles:

- Genuine, well thought-out public input and community participation in Phase One and Phase Two will determine the success of the visioning process.

- Visioning in Hillsborough County is local but recognizes Hillsborough County's role in the broader seven county region as well as the TBARTA initiative.
- Active participation of and partnership with Hillsborough County, the City of Tampa, the City of Temple Terrace, the City of Plant City, and the Hillsborough County City County Planning Commission is paramount to the success of the visioning process.
- Existing information provided by the visioning exercises conducted by One Bay will serve as the basis for scenario building.
- A two-phased approach using the work of One Bay and then transitioning to the local development of policy alternatives, Comprehensive Plan Amendments and Land Development Code will serve to be complimentary and not competitive.
- A body of broad community interests serving as a steering committee will provide leadership to the initiative.

The State and Regional Connection

In 2003 with a grant from the John D. and Catherine T. MacArthur Foundation, the Urban Land Institute, a non-profit research and education organization, established the Florida Initiative on Regional Cooperation. Chaired by Nathaniel Reed, former assistant secretary for Fish, Wildlife and National Parks for the Department of the Interior, and Peter Rummell, chairman and CEO of the St. Joe Company, the Florida Committee for Regional Cooperation recommended state leadership in regional visioning and encouraged supporting local regional visioning efforts.

The Legislatively established Century Commission for a Sustainable Florida has expanded on the theme of regional cooperation and regional planning by recommending to the Florida Legislature this year that Florida conduct the first-ever statewide scenario planning exercise envisioning alternative futures for Florida and studying the implications of those futures. The commission specifically called for coordination across state agencies and local jurisdictional lines. Further demonstrating their commitment to regional visioning, in 2007 the Century Commission engaged experts to produce four research reports and projects about regional visioning and the identification of citizen values.

In his capacity as Chairman Emeritus of 1000 Friends of Florida, Nathaniel Reed called for regional visioning writing, "regional visioning, with broad community engagement, should frame and form the foundation for the state vision. These regional visions should not be constrained by political or market boundaries, should be large scale and farsighted, and should focus on celebrating each region's distinctive character. These visions should also promote the continuity and connectivity of the region's natural systems, and address appropriate placement for new development."

Plan of Action for Consideration

The following five-step plan is proposed for Phase One.

1. ***Participate in One Bay Technical Team Meetings*** Hillsborough County staff will participate in the One Bay Technical Team meetings. (1)
2. ***Solicit input and commitment from the three jurisdictions to participate in the process.*** Hillsborough County and the Planning Commission will contact the City of Tampa, the City of Temple Terrace, and the City of Plant City to review the Plan of Action and identify any opportunities for improvement, and request a dedicated staff person to work on the visioning process and obtain commitment to move forward with the Plan of Action.
3. ***Identify a broad-based body to provide leadership to the visioning initiative.*** As a part of this process, it is important that a body of community leaders be established to provide a broad representation of issues and concerns and assist staff in highlighting issues in the community. A possible model for this body of community leaders might be structured similarly to other task forces Hillsborough County has commissioned. Members might include the following representatives:
 - One or two members of the Board of County Commissioners
 - City Councils of the Cities of Tampa, Temple Terrace and Plant City
 - School Board
 - Planning Commission
 - Environmental (i.e. Tampa Bay Estuary Program)
 - Transportation (i.e. TBARTA, HART, or CUTR)
 - Economic Development (i.e. Chambers of Commerce, Downtown Partnership)
 - Leisure/Entertainment (i.e. Tourist Development Council, Performing Arts Center or the Sports Authority)
 - Housing (i.e. Affordable Housing Committee, residential building community)
 - Education (i.e. USF, University of Tampa, or Hillsborough Community College)
 - Agricultural
 - Press
 - Specific Community Leaders
4. ***Assist One Bay in customizing the outreach program to Hillsborough County.*** Hillsborough County staff, the staff of the Planning Commission, and the staffs of the three cities will assist One Bay in its Outreach Program anticipated to be conducted in May and June, 2008.

One Bay envisions that the three to five growth scenarios currently under development, will be evaluated and assessed by the community. These scenarios would aid the public in understanding what possible futures might look like. They would be tools to help the public understand the stories of what might be. These scenarios are neither forecasts nor predictions, but merely possible futures based on what exists today, emerging trends, and the values of the community.

The One Bay visioning effort is designed to paint a picture of the results and outcomes of our actions and inactions in land use decision-making. The scenarios One Bay develops will help us to evaluate the implications of future growth patterns. How much agricultural or open lands will be converted to other uses or protected from future development? How much urban land will be redeveloped? How much time will the average citizen spend getting around on all modes of transportation? How much potable water will our population use? These and other indicators will provide valuable tools to help in making land use decisions.

Hillsborough County staff, the staff of the Planning Commission and the staff of the three jurisdictions will provide assistance to One Bay to ensure that One Bay's process to obtain input on these various scenarios is effective. The staffs will provide One Bay with their specific experiences and lessons learned in obtaining successful input in Hillsborough County. This may include finding suitable locations, helping determine the number of meetings and ensuring that the outreach program reaches our community.

5. *Attend outreach meetings and develop an understanding of the issues and concerns.*

One Bay would obtain input at community meetings and would supplement its outreach program using web-based opportunities, multi-media tabloids and other tools to obtain input and test the underlying values and guiding principles.

Hillsborough County staff and the staff of the Planning Commission and the staffs of the three cities will attend the One Bay outreach meetings conducted in Hillsborough County to hear community concerns and anticipate issues that may be of concern in the subsequent phase when questions related to next level of detail might occur.

Develop Phase Two

While One Bay is evaluating the results of its community meetings and outreach program, the staffs of Hillsborough County, the Planning Commission and the three jurisdictions will be fleshing out a program for Phase Two.

Once One Bay completes the Outreach component this Summer, its staff will produce a summary of the findings that result and define to the extent possible a set of guiding principles and values. It is important to note that the visual representation, a map, of the ultimate future of Hillsborough County will merely paint a broad brushed picture of where the community wants to be in 2050.

The results of this work by One Bay will provide a launching pad for Hillsborough County, the cities and the Planning Commission to begin Phase Two. At this point, Phase Two might be described as the policy alternatives which may, in the future lead to

changes in Hillsborough County's Comprehensive Plan and/or Land Development Code. It is anticipated that Phase Two would begin in the early Winter 2009.

The outputs from the One Bay regional visioning exercise will no doubt provide powerful insight into the values of our community, useful tools for making regional transportation and development decisions, and illuminate the interconnectedness of our urban, suburban, and rural communities. However, in order to provide the Board of County Commissioners and the three city councils with actionable strategies to bring this vision into reality, Hillsborough County must engage in local visioning and scenario planning.

As we determine and articulate the values and priorities of our community, strategies must be produced to manage growth in a way consistent with those values and priorities. These strategies could include eventual changes to the Comprehensive Plan, the Land Development Code, and the Development Review and Procedures Manual to provide incentives for the right development for the right place, protect working agricultural lands as well as open and conservation space, and bring about sustainable practices for managing our myriad resources. But in order to get to that point, our community needs to understand what Hillsborough County wants to ultimately be when it grows up.