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**US Hwy 41 Overlay Committee
Meeting Minutes
For June 30, 2011**

Committee Members:

Barbara Compton
Tom Griggs
Karen Freiwald
Joel Meek
Michael Peterson
Sandy Council – Absent
Sam Cook
Alvin Cearley
Anita Jimenez – Absent
Tony Zipperer – Absent
Tom Grimm – Absent
Michael Parker

Hillsborough County Staff:

John Healey, Executive Planner
Jose Fernandez, Principal Planner
Carmen Telesca, Principal Planner
Tylon McGee, Historic Preserv. Planner
Marylou Laycock, Recording Secretary

Guest Speakers:

Dan Santos, FL Dept. of Transportation
Wally Blain, MPO

The meeting was held at the South Shore Regional Library and was called to order at 6:15 p.m.

John Healey, Executive Planner for Hillsborough County Planning & Zoning Division, opened the meeting. He described the purpose of the US Hwy 41 Overlay Committee, and then introduced the county staff. Mr. Healey stated that all information regarding the US Hwy 41 Overlay and the committee meeting minutes can be found on the Hillsborough County web-site at:

<http://www.hillsboroughcounty.org/pgm/zoning/cpiongoing/US41.cfm>

Everyone present introduced themselves and explained where they lived (Apollo Beach or Ruskin) and what ties they have to the Apollo Beach/Ruskin community. Mr. Healey stated that Hillsborough County wants as many people as possible to know about these meetings and asked that everyone tell their friends and family so that they have the opportunity to participate.

Mr. Healey introduced Jose Fernandez, Principal Planner for Hillsborough County Planning & Zoning Division. Mr. Fernandez thanked everyone for coming and gave a brief overview of the Open House that was held on May 12, 2011 and he then went over the committee meeting agenda.

A. **WORKING COMMITTEE**

Mr. Fernandez explained that the Working Committee consists of residents who volunteered to serve, including property and business owners, representatives of organizations and other interest groups of the community who will:

- Represent a diverse group of stakeholders
- Attend regular meetings during a six to seven month process and.
- Work with Hillsborough County staff to formulate the recommendations for the zoning overlay district.

US Hwy 41 Overlay Committee Meetings are subject to the Sunshine Law. Mr. Cameron Clark, Esq. Hillsborough County Attorney's Office, discussed the Sunshine Law, how it works and how it applies to the committee. Mr. Clark will be the point of contact for the committee for any Sunshine Law questions.

Mike Peterson requested additional information from the County Attorney's Office regarding how to handle the communication of two or more working committee members when they are present at a different organization setting (such as Chamber of Commerce, Civic associations, professional groups) and a discussion or question regarding the U.S. 41 Overlay Project arises. It was also requested by members to receive a brochure or additional info of the Sunshine Law.

B. **FLORIDA DEPARTMENT OF TRANSPORTATION PRESENTATION**

Dan Santos, of FDOT/District 7, provided a presentation on what FDOT is planning for the Apollo Beach/Ruskin area for the next five to seven years. Mr. Santos provided and circulated a Resurfacing Map and a Capacity Map to the committee and explained the process regarding the maps.

He explained that the FDOT has no additional improvements planned from the Manatee County line north to Little Manatee River. A four-lane enhancement is planned from Little Manatee River north to 19th Avenue; and expansion to six-lanes is planned from 19th Avenue north to Riverview Drive.

Mr. Santos explained that FDOT/District 7 has one roadway improvement programmed within the overlay area. The (draft) FDOT Five-Year Work Program (FY July 1, 2011 through June 30, 2016) has programmed an 8.88 mile four-lane segment of US Hwy 41 from the Manatee County Line north to 15th Avenue *for asphalt resurfacing*. The Planning/Engineering (PE) phase is scheduled FY 2011/2012 and construction phase is scheduled FY 2013/2014.

Mr. Santos stated that if the committee is interested in landscaping and other roadway design features along US Hwy 41 right-of-way, FDOT would need to coordinate closely with committee and County staff. He emphasized that citizens and business owners must pay and maintain for the roadway improvements (landscaping, lighting, etc.). A discussion then ensued about how to pay for improvements and maintenance of improvements within the right-of-way (landscaping, lighting, etc.).

Mr. Sam Cook explained his experience of landscaping medians in Sun City. He stated that is not an easy task and that the cost of maintenance is high.

Mr. Wally Blain, Metropolitan Planning Organization (MPO), explained the Needs and Cost Affordable plans and the future for US Hwy 41.

C. **PROJECT SCOPE AND ACTIVITIES**

Mr. Fernandez explained how the US Hwy 41 project came about and the notification process. He also discussed the different phases and schedules of the project and what the next meetings are going to consist of, including issue identification, visual preference survey, and recommendations workshop.

Mr. Fernandez also stated that 259 property owners with parcels directly abutting the roadway have been notified and that 155 property owners with parcels adjacent to the roadway have also been notified. Mr. Fernandez explained that all committee meetings are open to the public giving opportunities to residents and stakeholders to provide input. Mr. Fernandez discussed the project brochure and the use of the website to provide and gather information from all citizens.

D. **ZONING OVERLAY DISTRICTS**

- **What is an Overlay District?**

Tylon McGee, Community Planner II, explained that a Zoning Overlay District is a land development tool that establishes standards that are placed “on top” of existing zoning and planning regulations. These standards supplement or replace the underlying regulations to achieve community preferences and desires and is adopted into the County’s Land Development Code. Ms. McGee also stated that the Zoning Overlay District does not change uses, densities or intensities.

- **How does it work?**

Ms. McGee, also gave a brief description on how an Overlay District works regarding existing properties and how existing approvals and uses are not impacted, how the overlay won’t apply to the property unless a substantial modification takes place (trigger mechanism) or new developments and redevelopment occur, and showed examples using the SR 60 Overlay and SR 580/Hillsborough Avenue Overlay.

- **Examples of Corridor Overlays in Hillsborough County**

Carmen Telesca, Principal Planner, explained two examples of overlay districts in Hillsborough County. She explained SR 60 (Brandon Blvd.) and SR 580 (Hillsborough Ave) Zoning Overlay Districts. She explained the common attributes of these two roadways and how the overlay was designed. Ms. Telesca explained that the SR 60 overlay has two different sets of regulations, one for a suburban and others for an urban area. She identified signage, landscape treatment, parking location, drive-through facilities buildings, architectural guidelines, storm-water facilities, buffering and screening as items regulated by these overlays. Ms. Telesca showed pictures and diagrams to explain the impact of the regulations (before regulations were adopted and after regulations were adopted).

After the presentation, Ms. Telesca clarified that “one size does not fits all” and that these regulations respond to specific conditions of those two roadways. She added that the future recommendations for the US Hwy 41 Overlay District should be based upon the character of both communities Apollo Beach and Ruskin.

Mike Peterson made a comment regarding the trigger mechanisms that are used now, the potential for unintended consequences and suggested exploring other alternatives such as square footage.

- **US 41 Zoning Overlay: Challenges and Opportunities**

Mr. Fernandez asked the committee members “How do you see US 41 within your community?”, “And “what do you want your customers to see when they drive/walk along US 41?” He showed various pictures along US 41 identifying existing assets and elements that may need improvement.

Mr. Fernandez explained that future recommendations for the overlay should consider many elements such as the function of the corridor, adjacent uses, lot configuration, future development potential, existing/future nodes of activity, approved zoning entitlements, community character, and roadway ownership/maintenance.

He noted that there are some challenges on preparing the recommendations to improve the appearance of U.S. 41 such as balancing livability with economic development. He pointed out the need to consider:

- The interest of the community and property owners
- Encouraging pedestrian activity when feasible and other modes of transportation
- Balancing the “wants” with the “existing needs”
- Balancing aesthetics/character with roadway safety, etc.

Mr. Fernandez stated that we need to design sound strategies and achieve feasible results. He said that the proposed US 41 Zoning Overlay District aims to:

- Improve visual appearance of the corridor
- Promote community identity
- Enhance property values
- Promote economic development & redevelopment

E. **QUESTIONS**

Questions ranging from what is the oldest overlay that can be looked to for physical changes to funding questions were asked and discussed by the committee.

The next US Hwy 41 Overlay Committee meeting will be held on Tuesday, July 19, 2011 at the South Shore Regional Library. During this meeting working committee members and citizens of Ruskin and Apollo Beach will be identifying assets and issues within the corridor.

There being no further business, the meeting was adjourned at 7:41pm.