



U.S. Hwy 41 Proposed Zoning Overlay District First Open House Meeting Summary

SouthShore Regional Library (Ruskin)
May 12, 2011 (6:00 PM – 8:00 PM)



On May 12, 2011 Hillsborough County staff held an Open House at the SouthShore Regional Library to announce and explain the proposed U.S. 41 Zoning Overlay District. The Overlay District is planned to run from Big Bend Road to the Little Manatee River. The project is designed to improve the appearance of U.S. Hwy. 41, a main objective of both the Apollo Beach and Ruskin Community Plans.

A total of 42 people attended the Open House and had the opportunity to review approximately 15 displays and ask specific questions to county staff regarding the project. More than 400 property owners along the corridor were notified in addition to stakeholders that participated on previous planning efforts in both communities. Materials displayed at the Open House included:

1. The objective of the proposed Zoning Overlay
2. The Apollo Beach and Ruskin Community Plans
3. Aerials of the project area (Apollo Beach and Ruskin)
4. An explanation of what an overlay is
5. Examples of overlays in other areas of the County
6. Future Land Use Maps
7. Zoning Maps
8. A Development of Regional Impact Map
9. A MPO Map

A PowerPoint presentation was given by county staff explaining the project's purpose and scope.

Staff also explained that the overlay will be done with guidance from the community and indicated ways to participate of this project which included:

- Being part of a proposed working committee (forms distributed on the meeting)
- Attending to future meetings and workshops, and
- Using the project webpage as means of obtaining project info and submit comments (emails, project survey and blog)

During the Open House, staff acknowledged that the Ruskin and the Apollo Beach sections along the U.S. 41 corridor have different characteristics. Staff also clarified that the end product of this project should address the specific desires of both communities.

After the presentation community residents expressed the need for the Florida Department of Transportation to clarify future plans for U.S. 41. County staff agreed to invite FDOT to a meeting to obtain those details.

The meeting was adjourned at 7:45 P.M.