

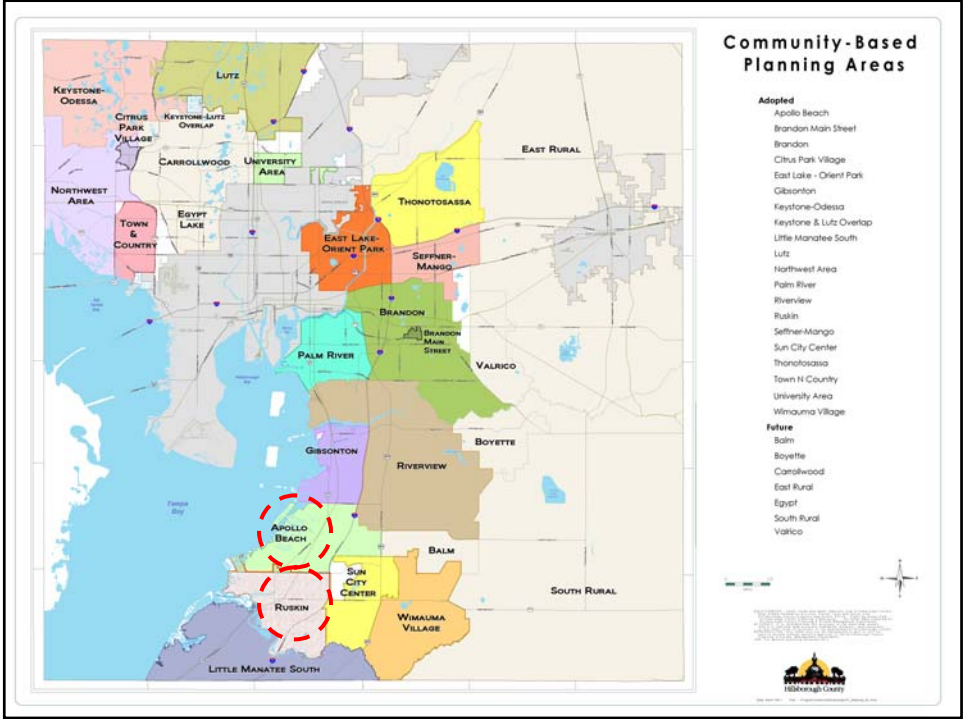


Proposed U.S. 41 Zoning Overlay District

Apollo Beach and Ruskin Communities









Community Planning in Hillsborough County

The Community Plan Program integrates the work of two agencies

- New plans and plan updates (every ten years)



- Implementation Projects

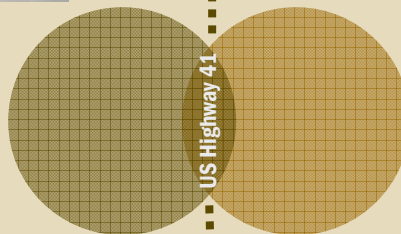


Apollo Beach Community Plan

CPA 05-10
Effective Date:
08/08/2005

Ruskin Community Plan

CPA 05-08
Effective Date:
08/08/2005



Common Theme

Improve the U.S. 41 Corridor

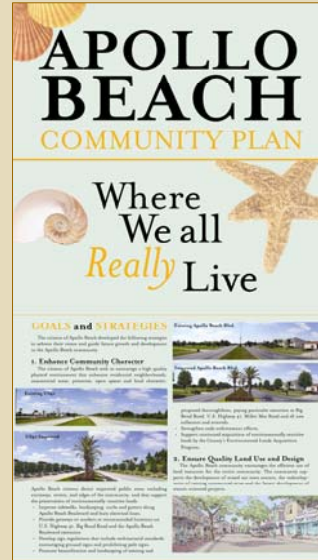




Apollo Beach Community Plan

Plan specifically calls for

- “Promote beautification and landscaping of existing and proposed thoroughfares, paying particular attention to Big Bend Road, U.S. Highway 41, Miller Mac Road and all new collectors and arterials”
- “Develop sign regulations that include architectural standards encouraging ground signs and prohibiting pole signs”
- “Create a special district for the commercial node at Apollo Beach Boulevard west of U.S. Highway 41 that requires new construction to meet design guidelines that further the town center concept”

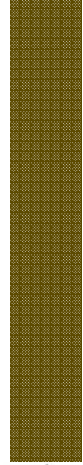


Ruskin Community Plan

Plan specifically calls for

- “Develop common design and landscape standards for commercial development along US 41 outside the Town Center”
- “Establish gateways, located to provide a sense of arrival”





Common Elements of Corridor Improvements

- **Roadway design and landscaping (FDOT)**
- **Landscape treatment, signage and lighting design**
- **Buildings and architectural guidelines**
- **Parking location and access management**
- **Mix of uses at specific locations**
- **Other items based on community input**



Key Elements for Corridor Improvements

- **Community involvement**
- **Business & property owner participation**
- **Technical coordination**
 - FDOT
 - County departments (Technical Committee)
 - Other agencies
- **Land development regulations**



What is a Zoning Overlay District?

- **It 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**
- **Adopted into the County’s Land Development Code**
- ***Does not* change uses, densities or intensities**



Benefits of the Proposed U.S. 41 Zoning Overlay District

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



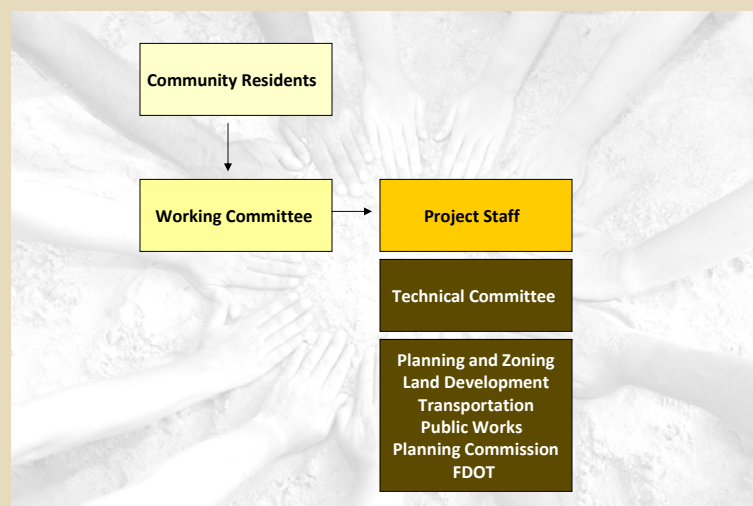


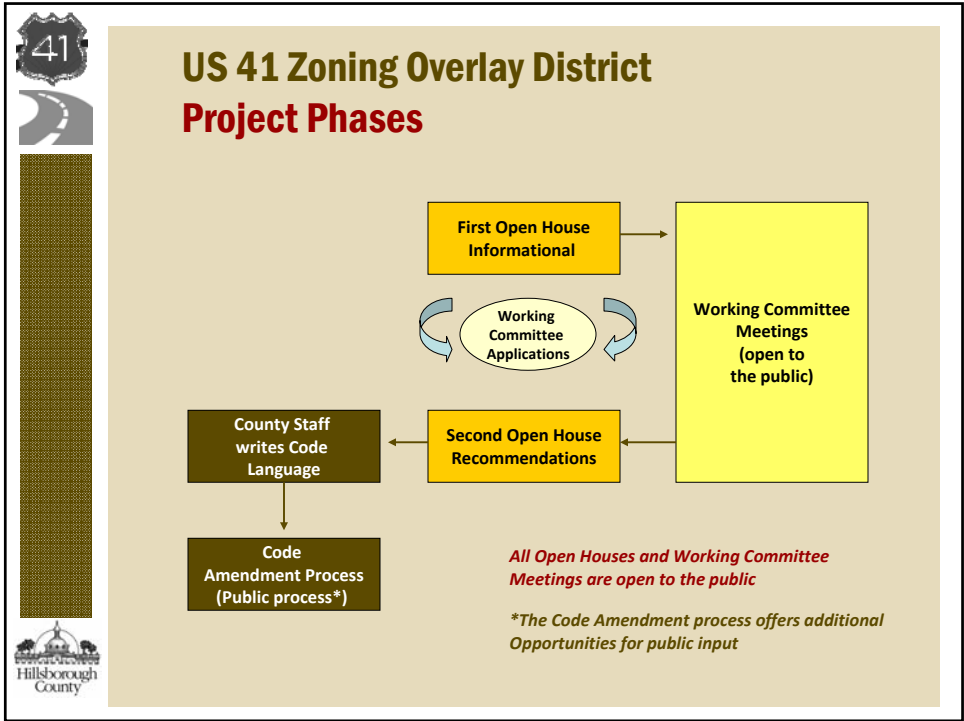
Overlay Districts in Hillsborough County

- Hillsborough County has adopted six (6) overlay districts in the Land Development Code
- Corridor Overlays provide additional development standards such as:
 - State Road 580 (Hillsborough Avenue)
 - State Road 60 (Brandon Blvd)



US 41 Zoning Overlay District Project Organization





**US 41 Zoning Overlay District
Project Phases**

What is a Working Committee?

Group that represents a cross section of community interests:

- Residents
- Property and business owners
- Representative of organizations and
- Other interest groups along the corridor



Working Committee

- Attend regular meetings during a six/seven month process
- Guide County staff to formulate the recommendations for the zoning overlay district
- Represent interests or perspectives of a variety of stakeholders
- Subject to Sunshine Law



Tentative Project Schedule

Activity *	Date
First open house	Thursday, May 12
Introductory meeting	Thursday, June 30
Issue identification	Tuesday, July 19
Visual preference survey	Thursday, August 25
Recommendations	Thursday, September 29
Second open house	Tuesday, October 25

* Additional meetings will be scheduled as necessary





Project Outcomes

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



How do I participate?

- **Be part of the Working Committee**
- **Attend to Working Committee Workshops**
- **Attend to the Open Houses**
- **Online/Project website**
 - Project schedule, meetings and materials posted
 - Submit your ideas by email
 - Participate of the Online Survey





For More Information:

Jose Fernandez

Principal Planner

Development Services Department

Planning and Zoning Division

Email: fernandezjr@hillsboroughcounty.org

Phone: (813) 307-3435

Project website:

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