



## TENTATIVE PROJECT MEETING SCHEDULE

Activity *	Date
First open house	Thursday, May 12
Introductory meeting	Thursday, June 30
Issue identification	Tuesday, July 19
Overlay subject areas/priorities	Thursday, August 25
Visual Preference Survey (VSP)	Thursday, September 29
Analysis of VSP	Tuesday, October 25
Recommendations	Tuesday, November 15
Second open house	TBD

•Additional meetings may be scheduled as necessary . All meetings At the South Shore Regional Library (Ruskin) at 6:00 P.M.

### Note:

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48-hour notice. For more information, please contact Hillsborough County Communications Department at (813) 272-5314

El staff de planificación comunitaria del condado de Hillsborough es bilingüe estará disponible en cada reunión y a todo momento para asistirle.

### CONTACT INFO:

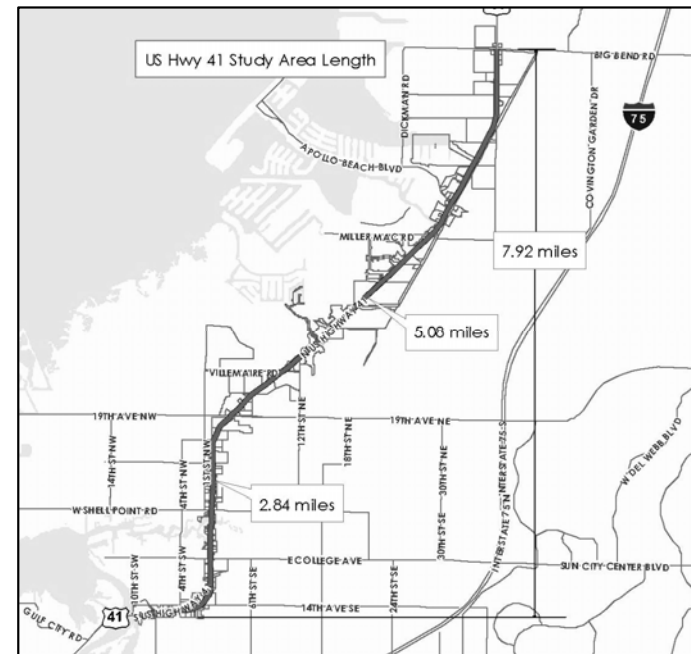
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PROJECT WEBSITE:  
<http://www.hillsboroughcounty.org/pgm/zoning/cpioingoi/US41.cfm>



## PROPOSED U.S. HWY 41 ZONING OVERLAY DISTRICT



Improving the appearance of **U.S Hwy. 41** is one of the main objectives for implementing the **Apollo Beach** and **Ruskin Community Plans**. Hillsborough County staff will be working with the community and other stakeholders to explore the development of a zoning overlay district along U.S. Hwy 41 between Big Bend Road and the Little Manatee River.



## U.S. HWY 41 ZONING OVERLAY DISTRICT

### What is an 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. The proposed overlay district is not intended to affect existing uses, densities or intensities on properties along the corridor

### How long will the planning process last?

Studies of this nature usually last about 8 months. In most cases participants meet at least once per month

### Will all of US-41 end looking the same in Ruskin and Apollo Beach?

Plans need to be flexible and take many issues into consideration, among them: existing conditions, development potential, environmental and safety considerations etc.

### What kind of development regulations are intended to be discussed?

Generally communities have regulated architectural design and features, signage, landscaping, buffers and screening and location of parking.



Images show how development is improved through the application of land development regulations in the Hillsborough Avenue Overlay District

### What properties will be impacted by the plan?

Traditionally, properties bordering the roadway

### Who determines the changes?

Citizens working with County staff through a consensus building process - make recommendations to the Board of County Commissioners (BOCC) who make the final determination

### Will there be public meetings or hearings?

Expect at least three workshops and two open houses. There will also be public hearings prior to any adoption of the regulations by the Board of County Commissioners.

### Are there examples of successful overlay districts in Hillsborough County?

Quite a few successful examples including State Road 60 (Brandon Boulevard) and Hillsborough Avenue (State Road 580)

### Where can I get information on overlay districts?

For current regulations, visit [www.municode.com](http://www.municode.com) – click on Online Library: Florida: Hillsborough County: [Hillsborough County Land Development Code](#). Specific information on overlay and special districts is located under [Article III – Special Districts](#).

### Does this process have anything to do with widening of US-41?

No; the Florida Department of Transportation (FDOT) recommends and implements improvements on State roadways. For information on FDOT's District 7 at (813)-975-6000

