

## Handout #2 - Community Benefits

### Focus: Community Benefits Table from Table 5.04 – 1 of the Proposed LDC

#### 1. What is the purpose of Community Benefit Options?

- a. To provide services and support development goals that stretch beyond the regulations prescribed in the Land Development Code for the benefit of both new and existing community members. Projects may receive a density increase above 1 unit per 5 gross acres, up to a total of 2 units per gross acre, by providing **at least three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, and five or more community benefits for projects of 160+ acres** from Table 5.04 – 1 of the LDC (attached at the end of this packet). *\*Please note: Community benefits must be approved/reviewed by the appropriate governing body to ensure infrastructure availability and compatibility with surrounding areas before construction begins.*

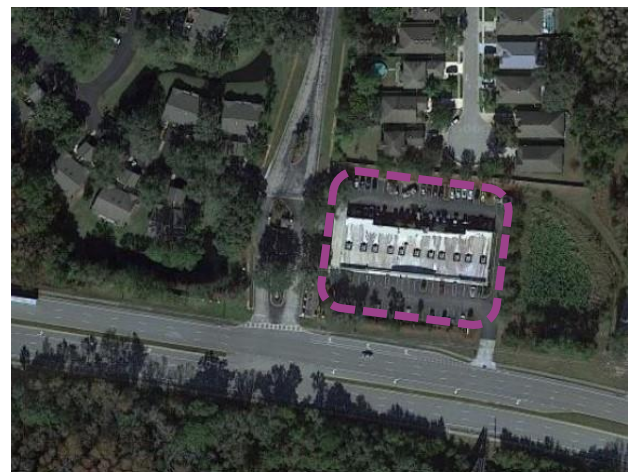
### Community Benefits Table Explained

#### Community Benefits Item Explanation

- 1) **Code Language: Construct on-site non-residential uses** based on a market analysis study... at a minimum FAR of 0.75 within the required Neighborhood Center acreage size.

**What it means:**

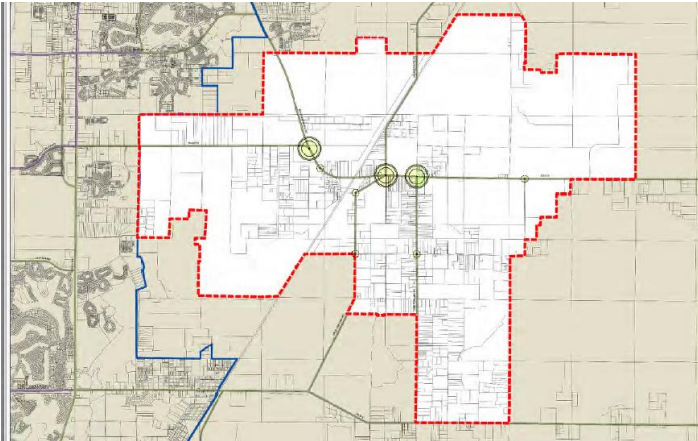
Developer would construct new commercial, neighborhood support services (e.g. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the Neighborhood Center beyond what is required by the LDC.



## Community Benefits Item Explanation

**Code Language:** Construct off-site Regional Commercial based on a market analysis study of at least 30,000 square feet in downtown Balm or within the commercial nodes

- 2) **What it means:**  
Developer would construct a new commercial development in Downtown Balm or in the commercial nodes depicted to the left in the below image. Developer would also provide bicycle and pedestrian connections from the new Neighborhood to the new commercial development.



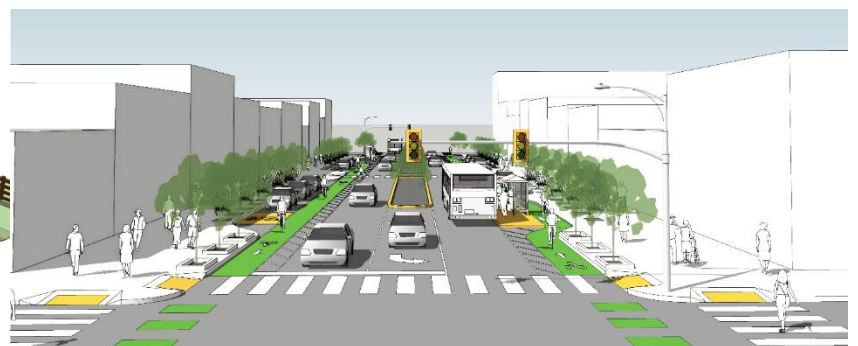
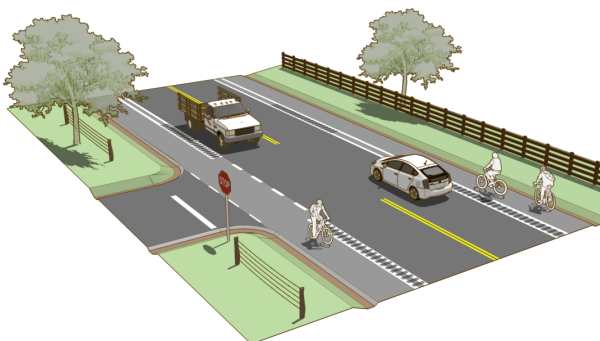
Example of 30,000 sf retail center:



## Community Benefits Item Explanation

**Code Language:** Construct additional multimodal connections that are above what is required per this Code.

- 3) **What it means:**  
Developer would construct a new local roadway, bike lanes, sidewalk, and/or trail connections that connect an existing commercial development to the new Neighborhood and are accessible to the public.



## Community Benefits Item Explanation

**Code Language:** Dedicate on-site land for town center or office uses or other residential support uses... for public use **before** commercial is constructed.

- 4) **What it means:**  
Before constructing a commercial component, the developer would set aside land within the Neighborhood for a town center, office uses, or other residential support uses (e.g. childcare facilities, farmers markets, churches).



## Community Benefits Item Explanation

**Code Language:** Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the **developer has the option to construct a transportation improvement... on the County's CIP**

- 5) **What it means:**  
The developer could pay for a road or road improvement, including sidewalks they do not own but benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.



## Community Benefits Item Explanation

**Code Language:** Four or more different housing types (Per Section 5.04.03.C - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules)

- 6) **What it means:**  
New subdivisions/neighborhoods would include at least 4 different housing types (as opposed to the three that are required by the LDC).

Subdivision with 4 lot types:



Example Lot 1) Rear-loaded 75-foot lot



Example Lot 2) Rear-loaded 50-foot lot



Example Lot 3) Front-loaded 60-foot lots



Example Lot 4) Perimeter Lot (Type 1) (1 acre or greater)



### Community Benefits Item Explanation

**Code Language:** Provision of 1 acre or greater lot sizes along 70% of the Neighborhood's perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet

- 7) **What it means:**  
New subdivisions/neighborhoods would have 1 acre or greater lots along 70% of the Neighborhood's perimeter and at least 50% of non-perimeter lots would be lot sizes above 6,000 square feet.



**Community Benefits Item Explanation**

**Code Language:** Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire, or police stations) in addition to the off-site Village Center and on-site Neighborhood Center

8) **What it means:**

Developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) in addition to what is required by the LDC, so long as Hillsborough County agrees and the use will be constructed within 5 years.



**Updated to Require**

**Community Benefits Item Explanation**

**Code Language:** Land dedication and connecting infrastructure (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) to Hillsborough County Public Schools for school purposes

9) **What it means:**

Developer would provide infrastructure, such as water, sewer, roads, and sidewalks, for the community to easily access a school site with approval from Hillsborough County Public Schools.



## Community Benefits Item Explanation

**Code Language:** Project site built using green or conservation building program such as LEED or other program approved by the County

- 10) **What it means:** Green building standards provide sustainable and environmental benefits to communities and help to reduce energy use, harmful chemical use, and pollution overall. The new subdivision/neighborhood would include environmentally friendly infrastructure that would reduce the neighborhood's carbon footprint, support native flora and fauna, and improve the overall health of the community.

Habitat restoration within neighborhood:



Solar Panel Homes and clustering (energy efficiency):



Native Florida Landscaping (reduces water consumption and chemical use):



## Community Benefits Item Explanation

**Code Language:** Land dedication for ELAPP. At least 10 percent of site.

11)

**What it means:**

10% of the total site would be dedicated for environmental protection with County approval.



## Community Benefits Item Explanation

**Code Language:** Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project.

12)

**What it means:**

Within the new subdivision/neighborhood, the Developer would construct at least two connections to a nearby trail system.





## Community Benefits Item Explanation

**Code Language:** Provide additional screening/buffering greater than the minimums found in Table 5.04-2.

- 13) What it means:**  
Developer would provide additional buffering and screening for the new subdivision beyond what is already required by the LDC.

High opacity screening large buffer:



Medium opacity screening, minimal buffer:



Buffering and screening with berms and shrubs:



## Community Benefits Item Explanation

**Code Language:** Project site built using dark sky lighting standards.

- 14) **What it means:**  
Developer would use lighting throughout the community that minimizes glare and directs light to the ground in order to reduce light pollution and preserve the dark sky.





## Circle your Top 5 Community Benefits and leave comments on the next page (Tear this sheet from the packet and turn in to Staff)

\*Please note: Community benefits must be approved/reviewed by the appropriate governing body to ensure infrastructure availability and compatibility with surrounding areas before construction begins.

	COMMUNITY BENEFITS
<b>Base Density</b>	<b>1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)</b>
<b>Max Density</b>	<b>Up to a maximum of 2 dwelling units per 1 gross acre with community benefits</b>
(1)	<b>Construct on-site non-residential uses</b> based on a market analysis study (limited to those provided in Section 5.04.03.A2(a)) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR.
(2)	<b>Construct off-site Regional Commercial</b> based on a market analysis study <b>of at least 30,000 square feet in downtown Balm or within the commercial nodes</b> depicted on (Figure 5.04-2) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.
(3)	<b>Construct additional multimodal connections</b> that are above what is required per this Code. Connections to include publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way.
(4)	<b>Dedicate on-site land for town center or office uses or other residential support uses</b> (limited to those provided in Section 5.04.03.A2(a)) (acreage based on market study – at least 1 acre) for public use <b>before commercial is constructed.</b>
(5)	Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the <b>developer has the option to construct a transportation improvement</b> that gets counted toward the required transportation impact fee. <b>The improvement must be on the County's CIP</b> and must be approved by the BOCC.
(6)	<b>Four or more different housing types</b> (Per Section 5.04.03.C) - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules.
(7)	<b>Provision of 1 acre or greater lot sizes along entire perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet</b> , where permitted relative to the distance from the Neighborhood Center.
(8)	<b>Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire, or police stations)</b> in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning.
<b>(9) required</b>	<b>Land dedication and connecting infrastructure</b> (water, sewer and transportation infrastructure for internal site improvements including but not limited to roads, sidewalks, and trails) <b>to Hillsborough County Public Schools for school purposes</b> (if approved by Hillsborough County Public Schools and Hillsborough County).
(10)	<b>Project site built using green or conservation building program such as LEED</b> or other program approved by the County to be determined at the PD phase.
(11)	<b>Land dedication for ELAPP.</b> At least 10 percent of site.
(12)	<b>Construct at least two connections to an adjacent County trail system.</b> Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan.
(13)	Buffering/screening: <b>Provide additional screening/buffering</b> greater than the minimums found in Table 5.04-2.
(14)	<b>Project site built using dark sky lighting</b> standards.



**Some questions to consider: Are there any benefits you would remove from this list? Are there any benefits on this list that you absolutely want to see in future development? Are there additional benefits you would like to see that are not on this list?**

**Comments:**

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