

## Open House – June 24, 2021

**Meeting:** Open House  
**Location:** Reddick Elementary School, 325 West Lake Dr, Wimauma, FL 33598  
**Date & Time:** Thursday, June 24, 2021 – Session 1 (5:00 PM to 6:30 PM) &  
Session 2 (6:30 PM to 8:00 PM)

### Meeting Agenda

#### 1. Welcome and Opening (5 minutes)

- Introductions – Planning Commission & Kimley-Horn Staff
- Overview of the Agenda –
  - **Purpose Today:**
    - Update community on past meeting discussions and proposed policy changes
    - Receive feedback from the community and develop a community benefit priority list
  - **What we are not discussing Today:**
    - Development standards for parcels under 160 acres in Balm or under 50 acres in North Village
    - Offsite Infrastructure concerns (CR 672 CR 674, US 301, I-75, etc.)
    - Items not on the agenda will be placed aside to stay focused on topics below

#### 2. Presentation (20 minutes)

- 1) Review study purpose
- 2) Update on past meeting discussions and policy changes
  - i. Discuss next steps and focus for upcoming meetings.
  - ii. Transmittal Hearing (BOCC) – Thursday, August 5, 2021 (6:00 pm)
  - iii. Adoption Hearing (BOCC) – Thursday, October 7, 2021
  - iv. Moratorium on Development Ends – December 31, 2021

#### 3. Open Forum: Q & A (15 min)

#### 4. Activity: Station Rotation (40 minutes)

- 1) Station – Summary of Points Reflection
- 2) Station – Policy Changes: Existing Policy vs. Proposed Policy (Draft)
- 3) Station – Community Benefits Prioritization
- 4) Station – Development Pattern Comparison
- **Complete handout at each station and turn in handout to staff**

## SUMMARY OF POINTS FROM PREVIOUS MEETINGS

### Points of Concern

- Need for better infrastructure
  - Especially as it relates to roads and schools
- Compatibility between existing rural character and future development
- Want consistency and predictability in how future development unfolds

### Points of Agreement

- Maintain rural character and encourage agricultural spaces
- Varying home types
- Prefer larger lots to open space
  - Would like to see “active”/recreational open space
- Importance of effective buffering and screening
- Commercial areas should be in targeted locations
  - Neighborhood services (e.g. daycares, libraries) preferred to vacant retail space
- Dark Sky Community lighting standards should be a requirement

### Policy Focus

- Development Pattern
  - Lot types and lot mix
- Open Space
  - Perimeter lots ( $\geq 1/2$  acre)
  - Enhanced buffering and screening
- Community Benefits
  - Ensure benefits address community wants and needs
  - Require that larger developments provide more community benefits
  - Create a prioritized list so developer has to provide some benefits that are most important to the community
- Compatibility Review

## POLICY CHANGES: EXISTING CODE VS. PROPOSED CODE

POLICY FOCUS	EXISTING POLICY	PROPOSED POLICY (JUNE 2021 DRAFT)
<b>Buffering &amp; Screening</b>	<ul style="list-style-type: none"> <li>• (Sec. 5.04.02.G of LDC): “...An open space buffer of at least 250-feet wide shall surround at least 70% of the village proper perimeter.”</li> <li>• No Screening requirement</li> </ul>	<ul style="list-style-type: none"> <li>• A 100-foot to 250-foot buffer and/or larger lots (≥ 1/2 acre, 50-foot buffer) around perimeter</li> <li>• Screening requirements that encourage the preservation of native landscaping</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• No minimum percentage defined in LDC.</li> <li>• Determined as a function of remaining land after meeting the Clustering requirement (3.5 to 4 units/acre) in the Future Land Use Element (FLUE) of the Comprehensive Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on perimeter buffers and/or larger lots</li> <li>• 2.5% internal open space requirement that allows active recreational and agricultural uses</li> <li>• No clustering requirement</li> </ul>
<b>Development Pattern</b>	<ul style="list-style-type: none"> <li>• No language provided</li> </ul>	<ul style="list-style-type: none"> <li>• Developer must provide at least 3 lot types</li> <li>• No less than 20% should be provided of one lot type</li> <li>• Must adhere to Dark Sky lighting standards</li> </ul>



# RESIDENTIAL PLANNED 2 (RP-2) LAND USE STUDY

## COMMUNITY BENEFITS PRIORITIZATION



1

**Mobility Fee Alternative Satisfaction Agreement (MFASA):** The developer would pay for a road or road improvement, including sidewalks they would not own but would 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.



2

**Buffering/Screening:** The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).



3

**Larger Lots:** The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter **AND** at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet.



4

**Additional Housing Types:** The new Neighborhood development would include at least 4 housing types (more than the 3 that are required by the LDC).



5

**Off-Site Land Dedication:** The 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. Must be constructed within 5 years and approved by Hillsborough County.



6

**Land Dedication for Schools:** The 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.



7

**Construction of On-Site Non-Residential Uses:** The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.





# RESIDENTIAL PLANNED 2 (RP-2) LAND USE STUDY

## COMMUNITY BENEFITS PRIORITIZATION



8

**Construction of Off-Site Non-Residential Use:** The developer would construct a new non-residential use or commercial development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new non-residential/commercial development.



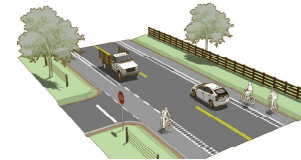
9

**On-Site Land Dedication:** 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) for public use.



10

**Additional Multi-Modal Connections:** The 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.



11

**Additional Trail Connections:** Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection must be at least a half-mile in width.



12

**Green/LEED Building Standards:** The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.



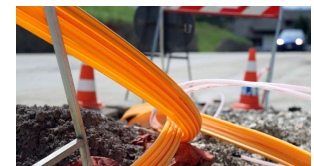
13

**Land Dedication for ELAPP or Transfer of Development Rights (TDR) utilization:** At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.



14

**Balm Community Plan, Livable Communities Element:** The developer would make a contribution towards furthering a defined goal within the Balm Community Plan Livable Communities Element. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.





## Station Activity: Community Benefits Prioritization

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

- a. To provide services and support development goals that stretch beyond the proposed policies 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 two community benefits for projects under 50 acres (if aggregating), three community benefits for projects of 50 – 100 acres, at least four community benefits for projects of 100 – 160 acres, at least five community benefits for projects of 160 – 320 acres, and six or more community benefits for projects greater than 320.** *\*Please note: For projects including 50 or more residential units, at least one public meeting must be conducted to discuss the utilization of Community Benefits with community members and County Staff to ensure infrastructure availability and compatibility with surrounding uses.*

**Goal of this exercise:** To develop a prioritized list of community benefits so the most important items get accomplished. The developer will have to choose *at least one* community benefit from the priority list (Tier 1) for projects under 100 acres and *at least two* community benefits form Tier 1 for projects over 100 acres.

**Please list specific projects you would like to see completed in your community:**

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**Please provide any additional comments you have about Community Benefit Options:**

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**\*Complete Prioritization Activity on the following page before moving on\***



Circle your Top 5 Community Benefits




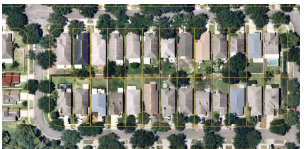

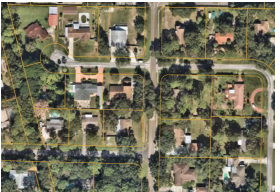
COMMUNITY BENEFITS	
(1)	<b>Mobility Fee Alternative Satisfaction Agreement (MFASA):</b> The developer would pay for a road or road improvement, including sidewalks they would not own but would benefit the community, through an agreement with the County. The project must be on the County's Capital Improvements Projects (CIP) list and be approved by the Board of County Commissioners.
(2)	<b>Buffering/Screening:</b> The developer would provide additional buffering and screening for the new Neighborhood development beyond what is already required by the Land Development Code (LDC).
(3)	<b>Larger Lots:</b> The new Neighborhood development would have 1 acre or greater lots along 70% of its perimeter <u>AND</u> at least 50% of the non-perimeter (internal) lots would be lot sizes above 6,000 square feet.
(4)	<b>Additional Housing Types:</b> The new Neighborhood development would include at least 4 housing types (more than the three that are required by the LDC).
(5)	<b>Off-Site Land Dedication:</b> The developer would dedicate land as a public park, civic or community use (e.g. libraries, fire stations, community gardens, agricultural spaces) <u>in addition to</u> what is required by the LDC. Must be constructed within 5 years and approved by Hillsborough County.
(6)	<b>Land Dedication for Schools:</b> The 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.
(7)	<b>Construction of On-Site Non-Residential Uses:</b> The developer would construct new commercial, neighborhood support services (i.e. childcare centers), recreational uses, government/public uses, or some other use with a demonstrated need within the required Neighborhood Center beyond what is required by the LDC.
(8)	<b>Construction of Off-Site Non-Residential Use:</b> The developer would construct a new non-residential development in Downtown Balm or in the commercial nodes depicted on the 2025 Future Land Use Locational Criteria Map. Developer would also provide bicycle and pedestrian connections from the new Neighborhood development to the new commercial development.
(9)	<b>On-Site Land Dedication:</b> 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) for public use.
(10)	<b>Additional Multi-Modal Connections:</b> The 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.
(11)	<b>Additional Trail Connections:</b> Within the new Neighborhood development, the developer would construct at least two connections to a nearby trail system, each connection being at least a half-mile in length.
(12)	<b>Green/LEED Building Standards:</b> The new Neighborhood development would be built using green building standards, which provide sustainable and environmental benefits to communities. The new Neighborhood would include environmentally friendly infrastructure that that would reduce the Neighborhood's carbon footprint, support Florida native flora and fauna, and improve the overall health of the community.
(13)	<b>Land Dedication for ELAPP or TDR Utilization:</b> At least 10% of the new Neighborhood development site would be dedicated for environmental protection or TDR utilization with County approval.
(14)	<b>Balm Community Plan, Livable Communities Element:</b> The developer would make a contribution towards furthering a defined goal within the Balm Community Plan. Contributions may include agricultural dedication, transit-oriented construction, internet access, or some other contribution with a demonstrated need.



# RESIDENTIAL PLANNED 2 (RP-2) LAND USE STUDY

Hillsborough County Florida Plan Hillsborough

## DEVELOPMENT PATTERN COMPARISON

DEVELOPMENT PATTERN	PROS	CONS
<p><b>Larger Lots</b></p> <ul style="list-style-type: none"> <li>• Half-acre or larger lots</li> <li>• Not on Municipal Water/Sewer                             <ul style="list-style-type: none"> <li>• Served by individual well &amp; septic (maintenance and repair responsibility of homeowner)</li> </ul> </li> </ul>  	<ul style="list-style-type: none"> <li>• More of a rural feel</li> <li>• Potential reduction in number of homes built (some in community may find agreeable)</li> <li>• Larger homes</li> <li>• Larger yards/private space</li> </ul>	<ul style="list-style-type: none"> <li>• Inefficient use of land (more spread out, less room for open space/amenities)</li> <li>• Potential reduction in number of homes built (some landowners may not find agreeable)</li> <li>• Not as walkable as compact development</li> <li>• Not an efficient development pattern to be served by infrastructure</li> <li>• Developers may not be able to provide community benefits</li> <li>• Affordability: \$500,000+ homes not affordable to households earning the County median income</li> </ul>
<p><b>Smaller Lots</b></p> <ul style="list-style-type: none"> <li>• Less than a 1/4 acre lots</li> <li>• On Municipal Water/Sewer</li> </ul>  	<ul style="list-style-type: none"> <li>• Compact development (efficient use of land)</li> <li>• Less land developed = more room for open space and neighborhood amenities</li> <li>• More affordable price point</li> <li>• More walkable</li> <li>• Served by Municipal water/sewer (not the responsibility of the homeowner)</li> <li>• Potential for developers to build up to current allowable density (2 units/acre) (some landowners may find agreeable)</li> <li>• Potential for increased efficiency of land and for developers to provide community benefits and infrastructure improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Compact development (some in community may not find agreeable)</li> <li>• Not a rural look and feel</li> <li>• Less diverse housing types</li> <li>• Served by Municipal water/sewer (County infrastructure concerns)</li> <li>• Potential for developers to build up to maximum allowable density (2 units/acre) (some in community may not find agreeable)</li> </ul>
<p><b>Mixture Of Lots</b></p> <ul style="list-style-type: none"> <li>• At least three lot types (per Code)</li> <li>• On Municipal Water/Sewer</li> </ul>  	<ul style="list-style-type: none"> <li>• Meets the goals of the Balm Community Plan (diverse housing types and lot mixes)</li> <li>• Allows for varying home types</li> <li>• Mixture of price points allows for diversity of residents</li> <li>• Served by Municipal water/sewer (not the responsibility of the homeowner)</li> <li>• Potential for increased efficiency of land and for developers to provide community benefits and infrastructure improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Served by Municipal water/sewer (County infrastructure concerns)</li> </ul>



**Station Activity: Development Pattern Comparison**

**Directions:** After reviewing the pros and cons of each development pattern (larger lots, smaller lots, and mixture of lots), select the level of importance you feel for each item listed below as it pertains to a new development in the Study Area (Balm and North Village Plan Areas).

	Not at all Important		Neutral		Very Important
<b>Maintaining a rural character and feel</b>	1	2	3	4	5
<b>Maintaining individual property rights</b>	1	2	3	4	5
<b>Having a home on well and septic</b> (as opposed to being hooked up to Municipal water/sewer)	1	2	3	4	5
<b>Diversity of housing types</b> (in design and size)	1	2	3	4	5
<b>Diversity of residents</b>	1	2	3	4	5
<b>Homes at varying price points</b>	1	2	3	4	5
<b>Environmental conservation land</b>	1	2	3	4	5
<b>Walkable neighborhood</b>	1	2	3	4	5
<b>Infrastructure improvements</b>	1	2	3	4	5
<b>Access to trails and recreational opporutnities</b>	1	2	3	4	5
<b>Provision of neighborhood services</b> (e.g community center, childcare facilities)	1	2	3	4	5
<b>Provision of new commercial development</b>	1	2	3	4	5



## Optional Contact Information

**Name** \_\_\_\_\_

**Are you a... (check all that apply)**

- Citizen/Resident
- Member of the Balm Civic Association
- Agricultural Landowner
- Local Business Owner
- Developer
- Attorney
- Other (Please explain) \_\_\_\_\_

**Address** \_\_\_\_\_

**Email** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Please provide any additional comments:**

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