

RP-2 Community Meeting #6 (Community Meeting) Meeting Summary

Location: Balm Civic Center, 14747 – Balm Wimauma Road

Date and Time: Wednesday, September 15, 2021 (5pm to 7pm)

Attendees

- Vina Banks
- James Frankland
- Jacob Cremer
- Buddy Harwell
- Noelle Licor
- Bill O'Brien
- Reed Fischbach
- Steven Luce
- Barb Fiske
- Glen Fiske
- Alfred Brunner

Topic 1: Housing and Lot Types

- Group discussed the removal of requiring alleyways for 50' lots
- Some mentioned not including too many community benefit options where it's too difficult to develop.
- Discussion on the need for community benefits matching housing types table.
- Rural character to be maintained is important, not against development but new development should fit in.
- Need more incentives for ½ acre and 1 acre lots for developers

Topic 2 Buffering and Screening

- Some in the group expressed that ELAPP buffer should stay per current code and maintain the existing AG setback against ELAPP lands. Owners that are adjoining ELAPP should not be penalized.
- Some questioned whether the way the proposed code is written is a taking
- Some mentioned smaller buffers along AG for ½ acre lots. Smaller lots should have a larger buffer from the AG.
- More discussion with County staff was requested.*

Infrastructure

- Infrastructure continues to be a huge concern for the community.
- Some mentioned they are not against development – want it done in the right way and with infrastructure and transportation that can support it.

- It was mentioned if development is going to be approved their needs to be the infrastructure and attendees would like to see the County spend the money and the contributions from developers to improve transportation, access, safety.

Other topics:

- Some attendees were pleased that commercial is not required, but that there are neighborhood serving uses. Open to “mom and pop” commercial/retail
- Some discussed the need for maximizing trip capture and minimize impact on infrastructure. Current proposed code was discussed that requires a neighborhood center set aside for non-residential uses. Some discussed as homes are built commercial will come.

* Planning Commission staff discussed with County staff the proposed ELAPP buffers. County staff reiterated that the 250’ buffer was the preferred buffer for private property adjacent to County owned property through the ELAPP program.