

Meeting #6 (Community Meeting)

Meeting: Small Group Meeting #6 (Community Meeting)
Location: Balm Civic Center, 14747 Balm Wimauma Rd
Date & Time: Wednesday, September 15, 2021 – 5:00 PM to 7:00 PM

Meeting Agenda

1. Welcome and Opening (5 minutes)

- Introductions
- Overview of the Agenda
 - **Purpose Today:**
 - Fine tune policy and regulatory updates from previous meetings
 - Focused on housing types, buffering/screening, and other comments
 - **What we are not discussing Today:**
 - Development standards for parcels under 160 acres in the Balm Village Area and under 50 acres in the North Village Area
 - 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 the agenda

2. Recap August 5, 2021 BOCC (10 minutes)

- a. Review where we are from BOCC meeting – request for additional follow-up
 - i. Motions on community benefits and priorities
 - ii. Discussion on a certain % requiring ½ and greater lot types
 - iii. Specifying types of commercial uses allowed
 - iv. Updates to non-residential building elements and architectural table
 - v. 250' buffer around ELAPP
 - vi. Gates

3. Review Policy & Regulatory Options (90 Minutes)

- a. Review and fine-tune policy and regulatory updates (review survey responses during discussion)
 - i. Housing Types
 - ii. Buffering/Screening
 - iii. Other Comments

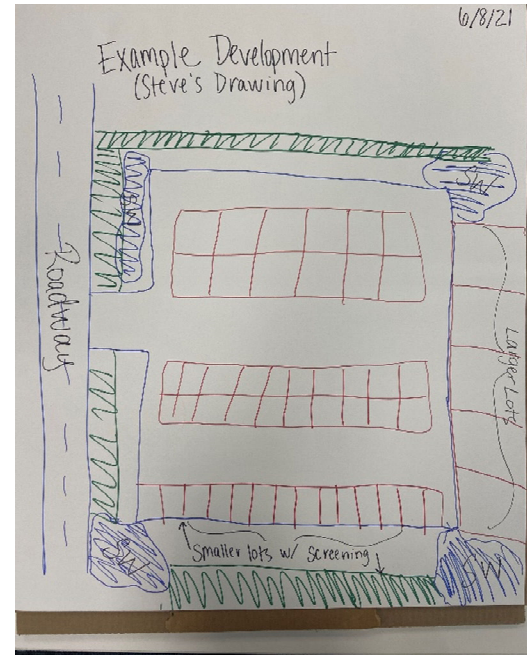
4. Closing (15 Minutes)

- a. Upcoming items
 - i. Discuss Adoption Hearing (BOCC) – Thursday, October 14, 2021
 - ii. Moratorium on Re-zoning Ends – December 31, 2021

Topic 1: Housing Types

Overview of past positions:

1. BCA: A minimum of ½ acre lots, not including space for infrastructure, incentivize larger lots
2. Development Community: Maximize development potential, ½ acre or greater lots not as marketable. Don't like the rear-loaded. If providing larger lots include smaller % on the perimeter
3. Public: Don't like 40' lots, provide larger lots. 3 types are too many
4. Recent discussions: Discussed some larger perimeter lots and buffering. If smaller lots - internal



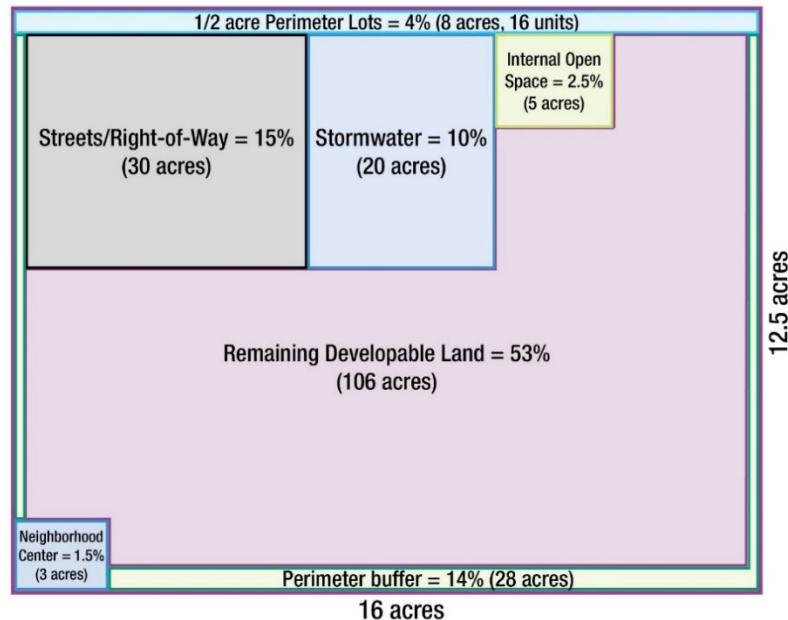
Current Proposed language:

1. Housing Types.
 - a. Balm Village Plan Area: Each Neighborhood shall be developed with at least three different housing types from the list below. No less than 20 percent should be provided of one housing type. Housing types are detached units. If providing Type 2 (or greater than ½ acre lots) only one housing type is required.
 - b. North Village Plan Area: Each Neighborhood shall contain at least three different housing types from the list below. No less than 10 percent should be provided of one housing type. Only one or two housing types are required if the Neighborhood comprises Type 1 or Type 2 housing types. Housing types are detached units. If providing Type 2 (or greater than ½ acre lots) only one housing type is required.

HOUSING TYPE	LOT SIZE	MINIMUM LOT WIDTH	REQUIRED LOT LOCATION
Type 1: Estate Lots	1 acre min	150 feet	Perimeter or Internal to site
Type 2: Single-Family Residential (front-loaded)	½ acre – under 1 acre	100 feet	Perimeter or Internal to site
Type 3: Single-Family Residential (front-loaded)	10,000 sq. ft. – ½ acre	75 feet	Internal to site
Type 4: Single-Family Residential (front or rear-loaded)	6,000 – 9,999 sq. ft.	60 feet	Internal to site
Type 5: Single-Family Residential (rear-loaded)	5,000 – 5,999 sq. ft.	50 feet	Internal to site

Background information:

1. Below is a hypothetical scenario with 200 acres or 400 potential units if policies and regulations are met.
 - a. **Remaining developable land** for residential development is **57% of the site or 114 acres** (could vary based on factors such as stormwater) of a 200 acre site after removing land needed for perimeter buffers, streets, stormwater, internal active open space, and land for a neighborhood center.
 - b. **Various Scenarios:**
 - i. Providing **25%** Type 3: (10,000 sq. ft. – ½ acre), **25%** Type 4: (6,000 sf to 9,999 sf lots), and **50%** Type 5: (5,000 to 5,999 sf lots) would yield around **80 acres** depending on exact mix
 - ii. Providing **20%** Type 2 (1/2 acre), **20%** Type 3 (10,000 sq. ft. – ½ acre), and **60%** Type 4 (6,000 sf to 9,999 sf lots) would yield around **114 acres**.
Note: This scenario shows what occurs when selecting three lot types without the smallest lots. Most development scenarios include some smaller lots.

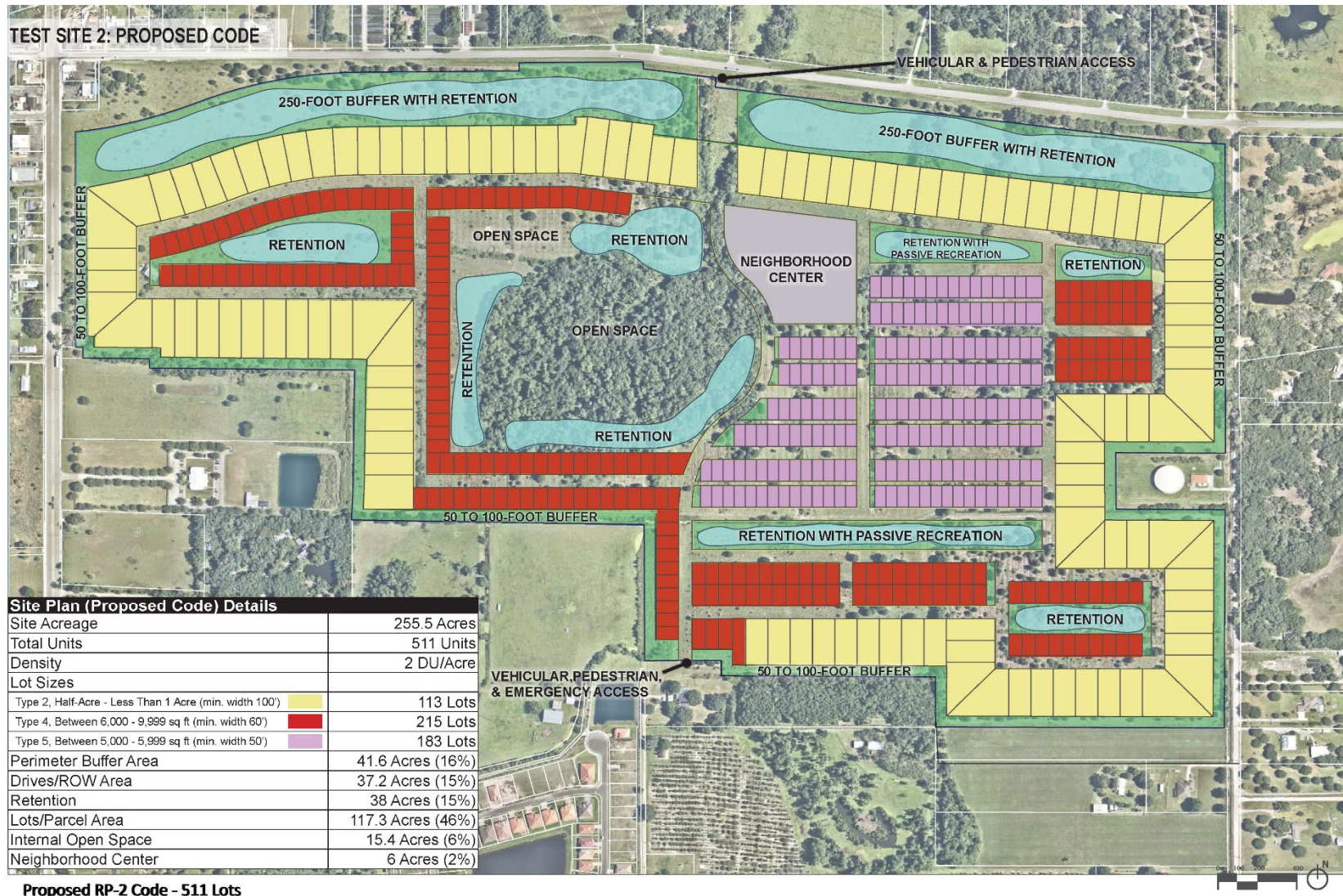


Please list your thoughts on a minimum large lot percentage. Required perimeter lots?

Residential Planned-2 (RP-2) Land Use Study



Below is another example for a 255.5 acre site with 22% (1/2 to 1 acre lots), 42% (6,000 sf to 9,999 sf lots), 35% (5,000 to 5,999 sf lots).





Topic 2: Buffering/Screening

Overview of past positions

1. Buffering/Screening
 - a. BCA: Provide 250' buffers without revisions including ELAPP
 - b. Development Community: Smaller buffers
 - c. Public: Some concerns about 250' buffers along ELAPP

2. Past discussion also included larger buffers adjacent to major roadways with buffering and larger perimeter lots

Current Proposed language (Specific to ELAPP):

1. 250-foot wide buffer shall be required where the Neighborhood property line is adjacent to ELAPP acquired property and is not permitted for deviation.

Note: If it is approved ELAPP land (not acquired), the buffering requirements 50' to 250' range would apply (New language since last public hearing).

Please provide comments below:



Topic 3: Other Comments

Overview of past positions.

1. Top priorities for community benefits include:
 - a. Providing Infrastructure (most important)
 - b. Additional buffering/Screening
 - c. Incentivizing larger lots
 - d. Land dedication

Are there any other community benefits that should be prioritized? Please list below:

Are there any other comments you would like to add?
