

235 EXISTING TRANSPORTATION FACILITY DESCRIPTION

US 98 Bypass (SR 533) is a two (2) lane north-south arterial roadway. Along the subject road frontage, US 98 Bypass is undivided and has a bi-directional center left-turn lane. Church Avenue is a two (2) lane east-west local roadway. Second Street is a two (2) lane north-south local roadway.

The traffic count along this section of US 98 Bypass was measured by portable traffic monitoring device. There are two (2) DOT traffic monitors along US 98 Bypass in the immediate vicinity of the subject property. Monitor site #145013 indicates two-way traffic counts of 17,800 cars/day (2022). Monitor site #145008 indicates two-way traffic counts of 20,800 cars/day (2022). According to historical counts since 2006, traffic appears to be holding steady (relatively unchanged).

240 ZONING, LAND USE PLANNING, CONCURRENCY

Zoning

The subject property is zoned CG, Commercial General, by the City of Dade City.

CG (Commercial General District) by the City of Dade City – “The Commercial General District is established and intended to provide lands and facilitate general commercial development opportunities within the City, for uses that require high public visibility and an accessible location. While not always the case, the CG District should be generally located along major arterials or highways.”¹²

Development standards shall be in conformance with the CG (Commercial General) zoning district depicted below:

	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	N/A	33,297 SF
Minimum Front Yard	25 FT	±66.5 FT
Minimum Side Yard	N/A	±13 FT
Minimum Rear Yard	20 FT	±58 FT
Maximum Building Height	60 FT	±18 FT
Maximum Lot Coverage	100 %	18.6 %

In this case, the subject land complies with the preceding size and dimensional requirements and is a legally conforming use. The likelihood of a change in zoning is unknown. The CG zoning is consistent within the GC future land use district.

12 - Source: Land Development Regulations, City of Dade City, Article 3, Section 3.4.2(D)

Future Land Use

Within the boundaries of the City of Dade City, the subject land lies in a GC (General Commercial) district on the City of Dade City Future Land Use Map.

The purpose of the GC category is to “designate areas appropriate for the development and maintenance of a general commercial environment designed to support a wide variety of retail, consumer-oriented, and general commercial uses and activities and professional and personal services in close proximity to major thoroughfares and residential concentrations.”¹³

Concurrency

In accordance with Florida Statutes Section 163.3180, public facilities are necessary in order to achieve and maintain the adopted level of service standard. Sanitary sewer, solid waste, drainage and potable water public facilities and services are subject to concurrency requirements on a statewide basis. The statute provides local governments with the option to determine concurrency standards for other public facilities such as transportation (roads), mass transit, parks and recreation facilities, and schools.

Under a redevelopment scenario, there are no known factors relating to concurrency that would negatively affect the development potential of the subject property.

13 Source: Comprehensive Plan for Dade City, FL, Goals, Objectives, and Policies – Future Land Use, page 1-9