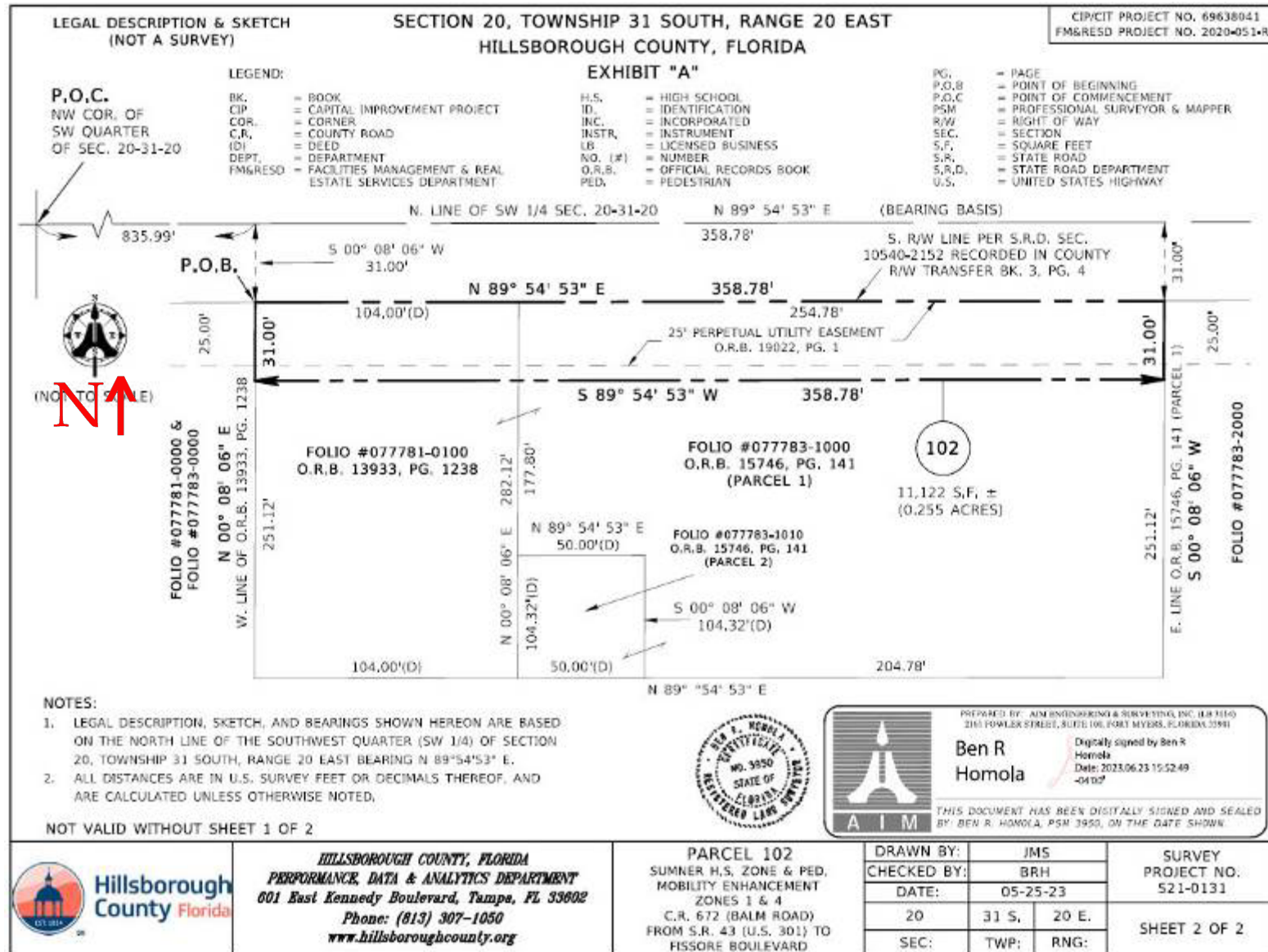


## PARCEL SKETCH – Proposed Fee Simple Acquisition



## **EXISTING TRANSPORTATION FACILITY DESCRIPTION**

C.R. 672 (Balm Road) is a two-lane, non-median divided roadway (adjacent to the northerly property line of the subject property).

## **ZONING, LAND USE PLAN, AND CONCURRENCY**

Jurisdiction:	Hillsborough County
Zoning:	PD (Planned Development)
Land Use:	RES-4 (Residential-4, 0.25 FAR)

### **Zoning District**

**Planned Development (PD)**: The subject property was re-zoned (Petition Number RZ 06-1142 BA) from “AR,” Agricultural Rural, to “PD,” Planned Development on September 26, 2006. According to Final Conditions of Approval, the site is approved for the development of a maximum of 10,000 square feet of professional office uses and either a church containing a maximum of 5,000 square feet or a childcare center containing a maximum of 2,500 square feet, subject to formal delineation of on-site conservation areas, preservation areas, and water bodies, as well as a final calculation of maximum intensity (floor area ratio).

The project is to be developed in accordance with “BPO,” Business, Professional Office zoning district unless otherwise specified. Typical uses permitted within the “BPO” zoning district include professional office, medical office, funeral homes, mail and package services, photography studios, public/private schools, vocational schools, post-secondary schools, and public libraries.

Development standards for the “BPO” zoning district are as follows:

Minimum Lot Size	7,000 SF
Minimum Lot Width	70 ft.
Minimum Setbacks	
Front/Rear	30 ft.
Side	N/A
Maximum Impervious Surface Ratio (ISR)	60%
Maximum Building Coverage	20%
Maximum Floor Area Ratio (FAR)	0.20
Maximum Building Height	50 ft.

The Final Conditions of Approval for the subject property’s “PD” zoning are summarized as follows:

- The childcare center is limited to a maximum of 40 children, and it must be developed in accordance with design standards in Section 6.11.24 of the County’s Land Development Code.

- The church must be developed in accordance with design standards in Section 6.11.25 of the County's Land Development Code.
- The minimum front, side, and rear setback requirements are 20 feet.
- The maximum height limit for buildings is 35 feet, and the maximum FAR is 0.15.
- No parking is permitted between the roadway and proposed buildings.
- Planted trees that exceed a mature overall height of 20 feet are not permitted within 30 feet of an existing or proposed overhead utility line.
- All buildings must be residential in appearance with pitched roof lines.
- Prior to Final Plat Approval, the developer must dedicate up to 62 feet of right-of-way (measured from the centerline of the roadway) on C.R. 672, which will be used towards future construction of C.R. 672 as a four-lane divided roadway, as identified in the SouthShore Corridor Plan. The right-of-way must be measured from the centerline of the roadway.
- The developer must provide a traffic analysis of the project access points, signed by a Professional Engineer. If it is determined that the construction of turn lanes is necessary, the cost of this construction would be the responsibility of the developer.
- The developer must construct sidewalks (minimum width of five feet) within the right-of-way along all roadways adjacent to the property boundaries and, unless otherwise approved, along both sides of internal roadways.
- On-site stormwater management facility is required.
- Ground signs are limited to monument signs.
- Billboards, pennants, and banners are prohibited.

#### Future Land Use Classification

**Residential-4 (RES-4):** The intent of this future land use classification is to designate areas that are suited for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

Typical uses within this future land use classification include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the future land use element. The maximum potential residential density is 4.0 dwelling units per gross acre. Neighborhood commercial, office, multi-purpose, or mixed-use projects limited to 175,000 sq. ft., or 0.25 FAR, whichever is less intense. Actual square footage limit is dependent upon classification of roadway intersection where project is located.

### Community Planning and Service Areas

The subject property is in the Apollo Beach County Wide Planning Area, and the SouthShore Community Base Planning Area.

The subject property and all abutting and surrounding properties are located within the *Urban Service Area*, which is the area of the County where 20% of all population growth is intended to occur over the next 20 years. Properties within the *Urban Service Area* are identified by the County for maximizing infrastructure investments to anticipated needs resulting from continued growth. In contrast, properties outside the *Urban Service Area* oftentimes do not have sufficient existing or planned services like roads, water, drainage, schools, libraries, parks, and multi-modal transportation choices.

### Concurrency

In accordance with Florida Statute Section 163.3180, as approved June 2, 2011, the premise of concurrency is that public facilities will be provided in order to achieve and maintain the adopted level of service standard. Sanitary sewer, solid waste, drainage and potable public water facilities and services are subject to concurrency requirements on a statewide basis. The adopted law provides local governments the option to determine concurrency standards for other public facilities such as transportation (roads), mass transit, parks and recreation facilities, and schools. In order for local governments to rescind any optional concurrency provisions, a comprehensive plan amendment is required.

The subject is located within the Hillsborough County *Urban Service Area*. In addition, existing and planned elementary and middle schools near the subject do not have the capacity to support large, new residential subdivisions. Roadway improvements along C.R. 672/Balm Road would be necessary to meet concurrency requirements.

See zoning and future land use summaries in Addenda.

