



Joint Land Use Study (JLUS)

City of Tampa - Interbay Peninsula
MacDill Air Force Base



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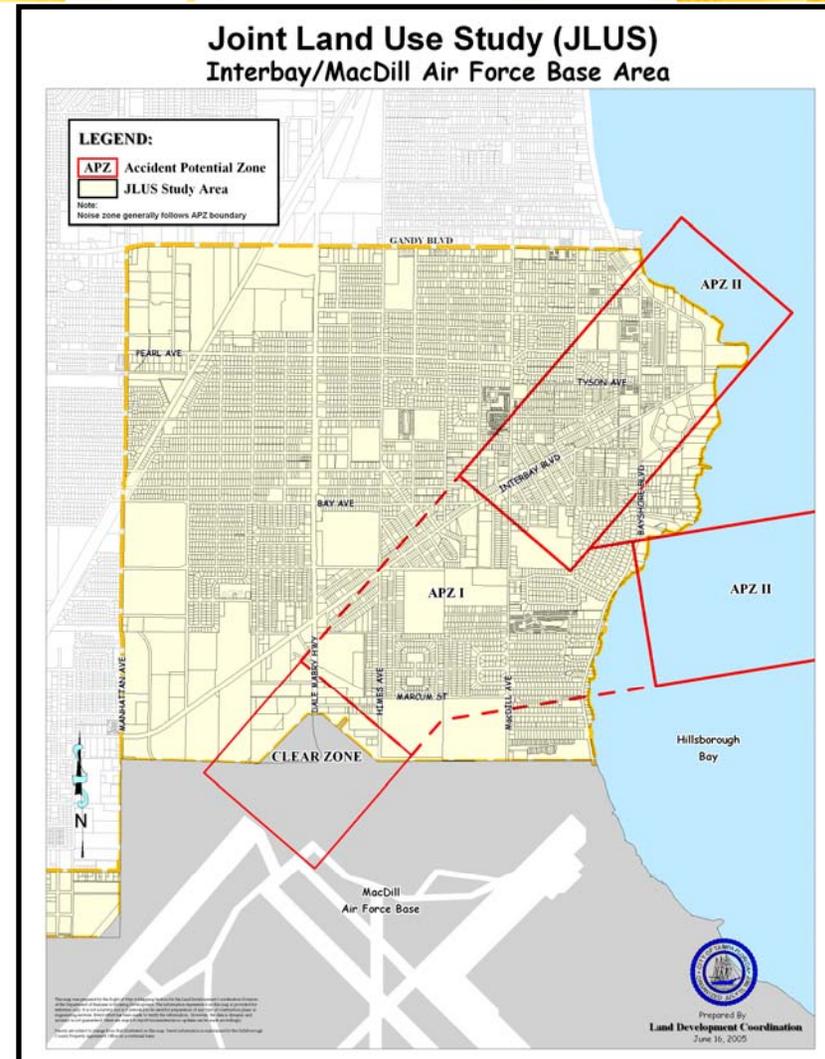


- **Introduction: Catherine Coyle, JLUS Project Coordinator, City of Tampa**
 - General Purpose of Study & Boundaries
 - Accident Potential Zones (APZ's) & Future Land Use Policies
 - Air Installation Compatible Use Zone (AICUZ) Land Use recommendations
- **MacDill Air Force Base (MAFB) Plans: Tony Rodriguez, MAFB Planner**
 - APZ's & Noise Contours
 - Accident Potential and History
 - MAFB Future Growth & Base Land Use Map & Security
- **Study Process & Discussion: John LaRocca, JLUS Consultant**
 - Study Parameters & Schedule
 - Zoning & Land Use Classifications, Accident Potential Zones (APZ's)
 - Density & Development Trends
 - Types of Potential Recommendations
 - Wrap up and Questions

Study Purpose & Boundaries

Primary Purpose:

- To review and recommend for compatible land uses adjacent to MacDill Air Force Base that protect the health, safety, and welfare of the surrounding community.



Future Land Use Policies



- Policy A-3.1 limits all residential development to 10 units per acre no matter the land use category
- Policy A-3.3 prohibits new construction and redevelopment, which inhibits the safe & efficient operation of airport facilities within the APZ's
- Policy A-3.4 future “noise sensitive” uses being built in close proximity to the base that do not provide “noise attenuation features”
- Policy A-3.6 prohibits development that obstructs aircraft operations by intersecting clear zones and approach zones

AICUZ Land Use Recommendations



■ Example uses:

- No residential uses within the Clear Zone or APZ I; however, single-family detached housing at a rate of 1-2 units per acre is compatible within the APZ II
- No restaurants or food related retail within the Clear Zone or APZ I; however, a variety of retail uses are compatible within the APZ II
- Cultural and leisure activities (including churches are not compatible within any of the zones

MacDill Air Force Base

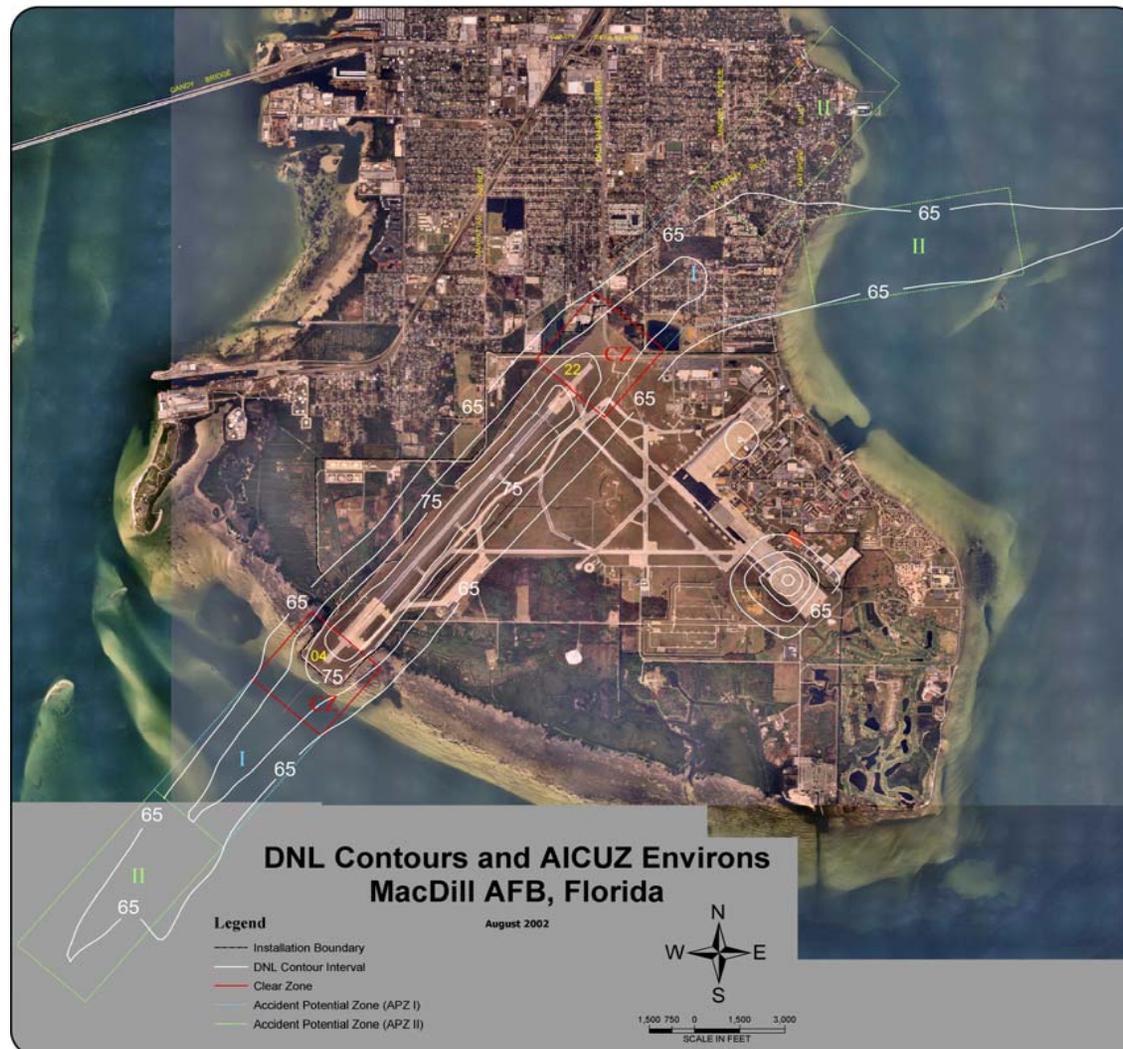
The crest of MacDill Air Force Base is a shield-shaped emblem. It features a white five-pointed star in the upper left, a silhouette of a jet aircraft in flight in the upper right, and a central illustration of a large, classical-style building with columns. Below the shield is a blue banner with the Latin motto "PARATI DEFENDERE" in white capital letters.

- Flight Operations

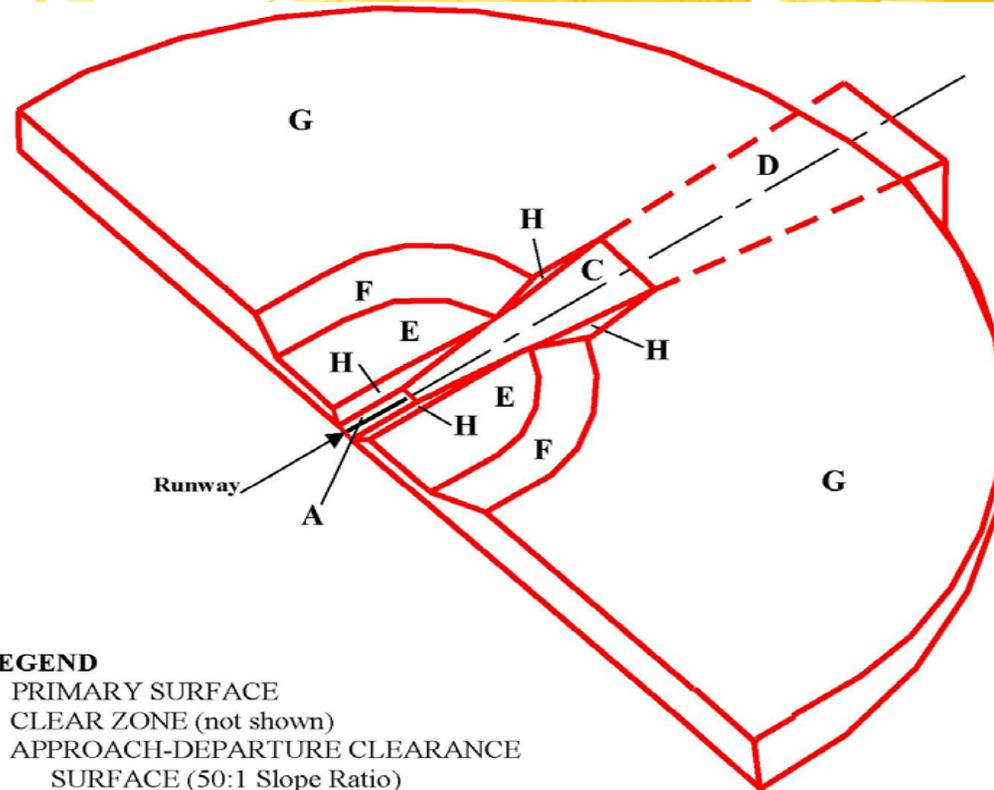
- Accident Potential

- MAFB 2015 Vision

APZ's and Noise Contours



Airfield Surfaces



LEGEND

- A PRIMARY SURFACE
- B CLEAR ZONE (not shown)
- C APPROACH-DEPARTURE CLEARANCE SURFACE (50:1 Slope Ratio)
- D APPROACH-DEPARTURE CLEARANCE SURFACE (Horizontal)
- E INNER HORIZONTAL SURFACE (150-feet Elevation)
- F CONICAL SURFACE (20:1 Slope Ratio)
- G OUTER HORIZONTAL SURFACE (500-feet Elevation)
- H TRANSITIONAL SURFACE (7:1 Slope Ratio)
- I Not Used
- J ACCIDENT POTENTIAL ZONE (Not Shown)

Clear Zone Study - Accident History

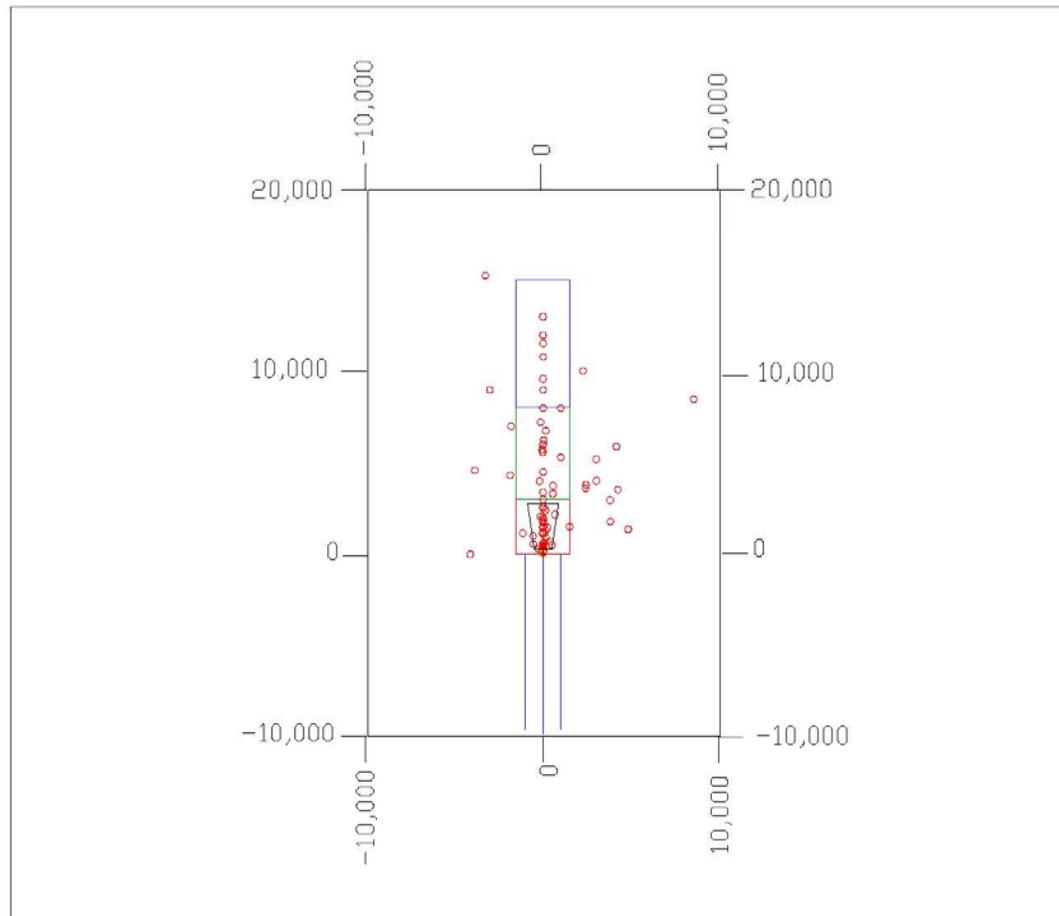


Figure 10 - Clear Zone Study , Class A Mishaps Within 10nm of Airfield
Source: 1984-1998 Class A Mishap Reports - Various
Air Force Safety Center, Kirtland AFB NM

MacDill Vision 2015

World Changing Mission

Mission

Quality of Life

Base Support

Infrastructure

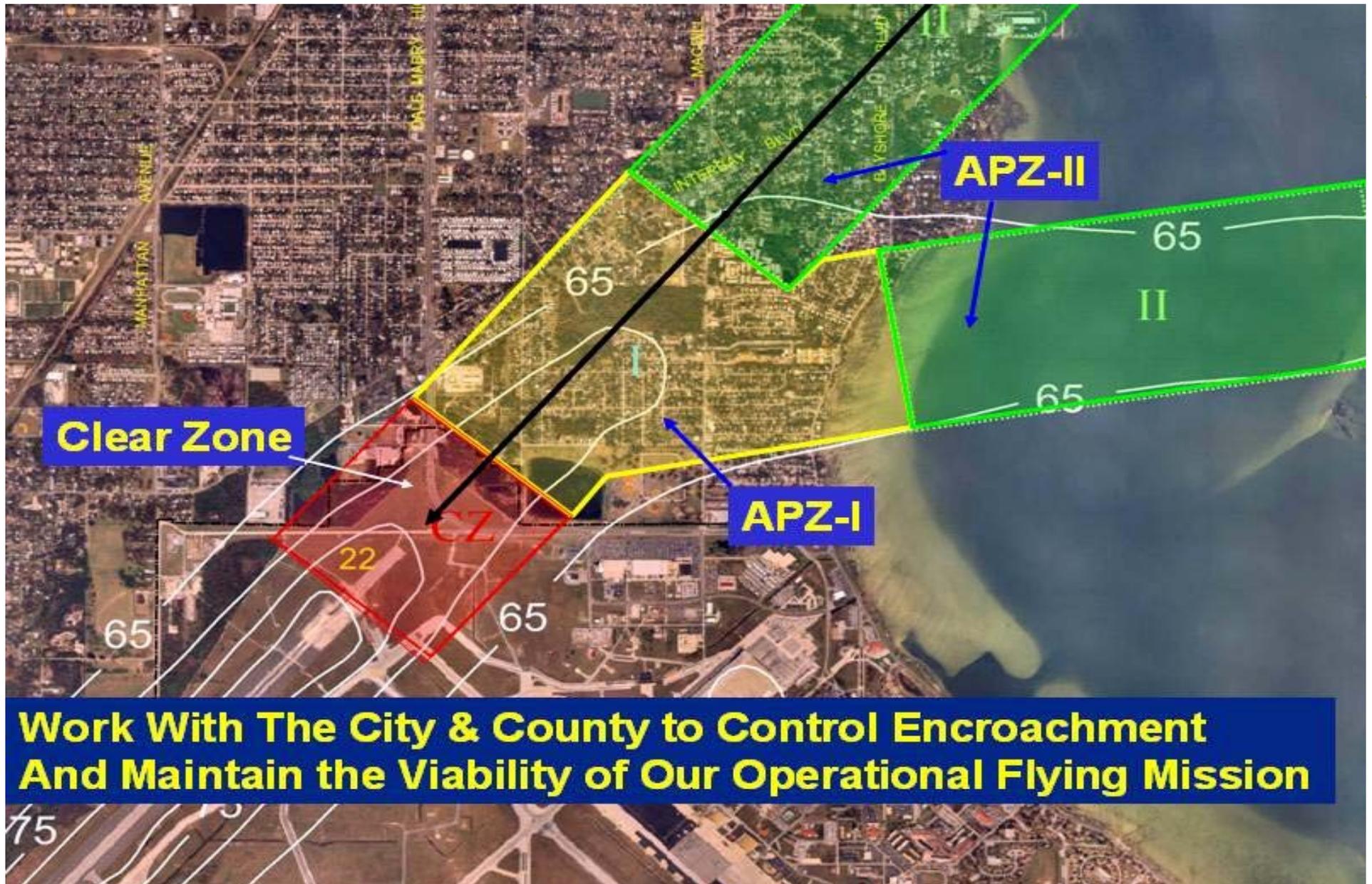
Force Protection

Environmental

World Class Base

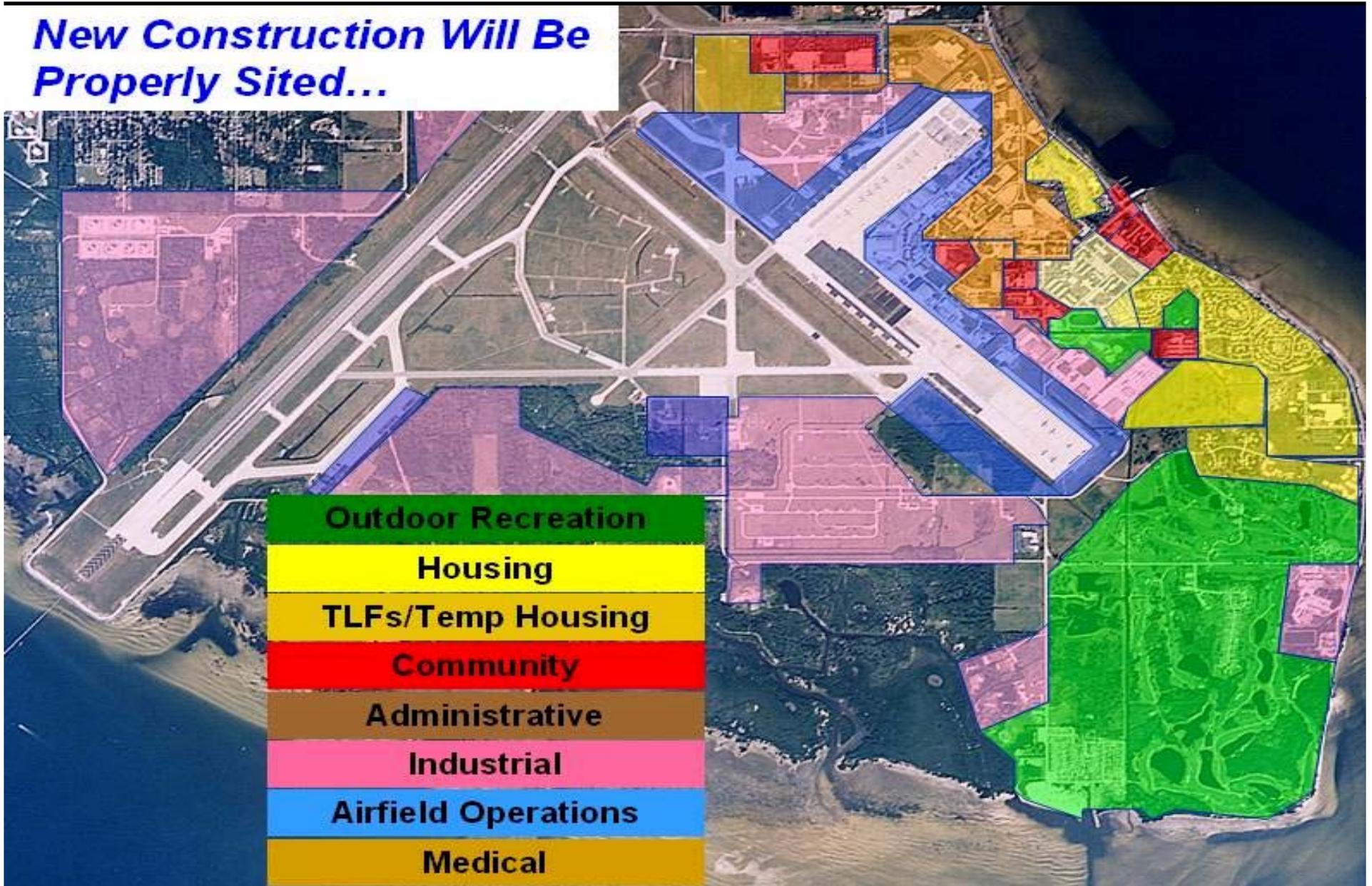
■ Mission ■ Quality of Life ■ Base Support ■ Infrastructure ■ Force Protection ■ Environmental

Coordination on Encroachment



MAFB Land Use

New Construction Will Be Properly Sited...



Study Parameters



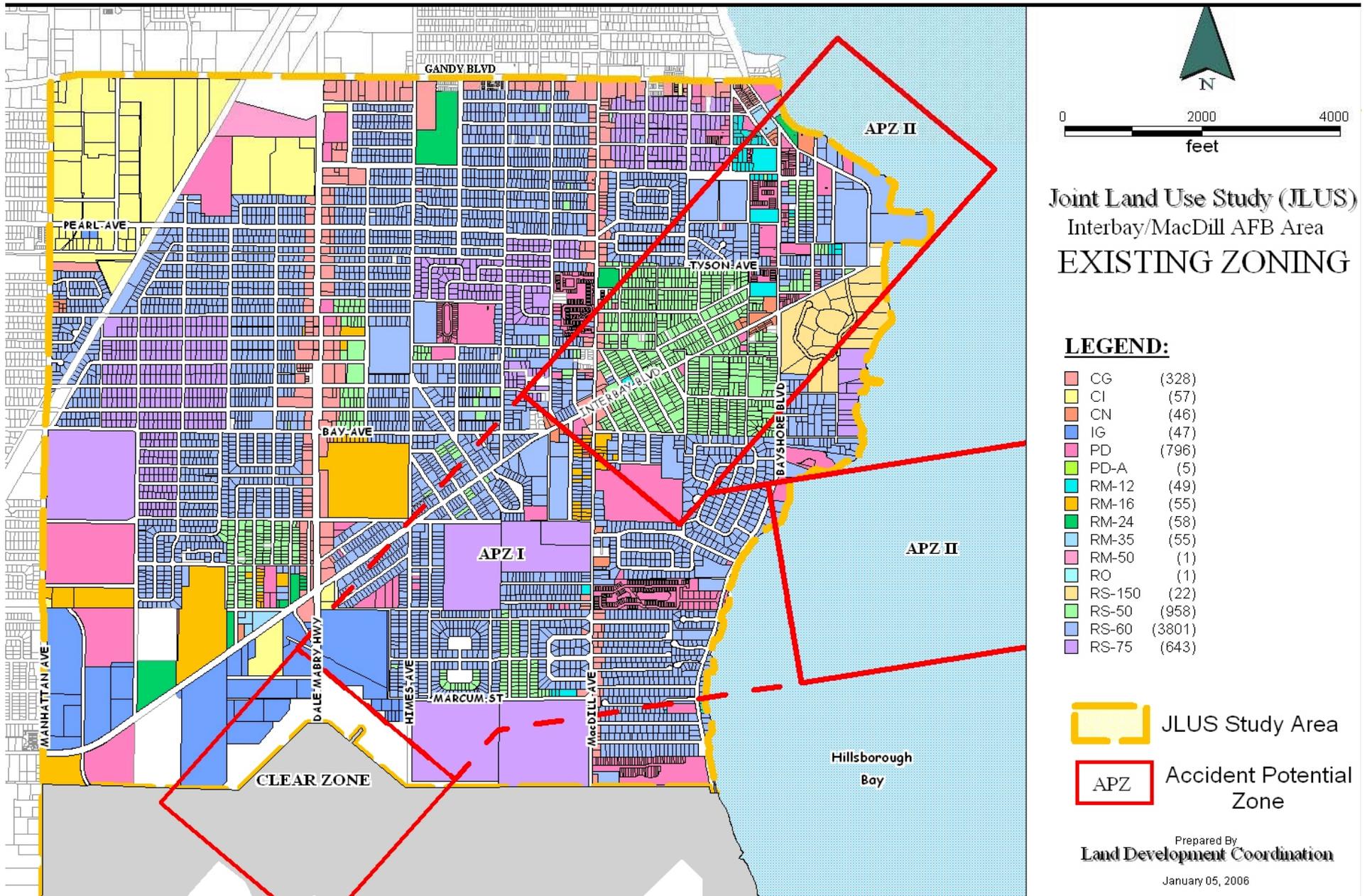
- Review existing zoning, land use, infrastructure, parks/recreational areas
- Document actual land uses from field surveys
- Evaluate development trends and pressures
- Evaluate MAFB growth objectives and operational needs
- Document public input
- Generate recommendations regarding future development potential in the peninsula

Study Schedule

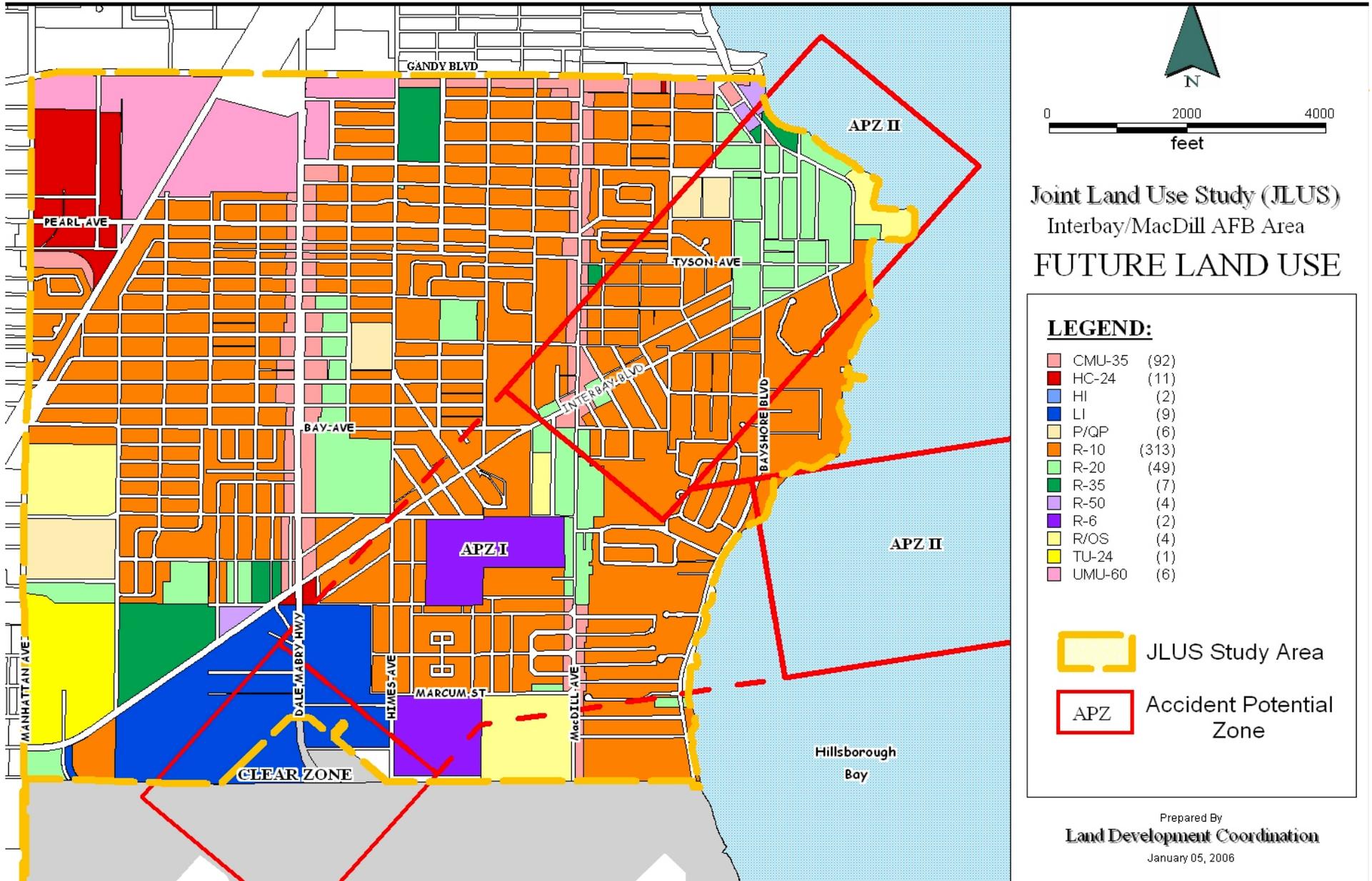


- **Public Information Workshops:**
 - **December 1, 2005**
 - **January 5, 2006**
 - **January 30, 2006**
- **Policy Committee Update Meetings:**
 - **February 8, 2006**
 - **March 8, 2006**
 - **April 12, 2006**
 - **May 10, 2006**
 - **June 7, 2006**
- **City Council Hearings in June and July 2006**
- **Study Completion by July 31, 2006**

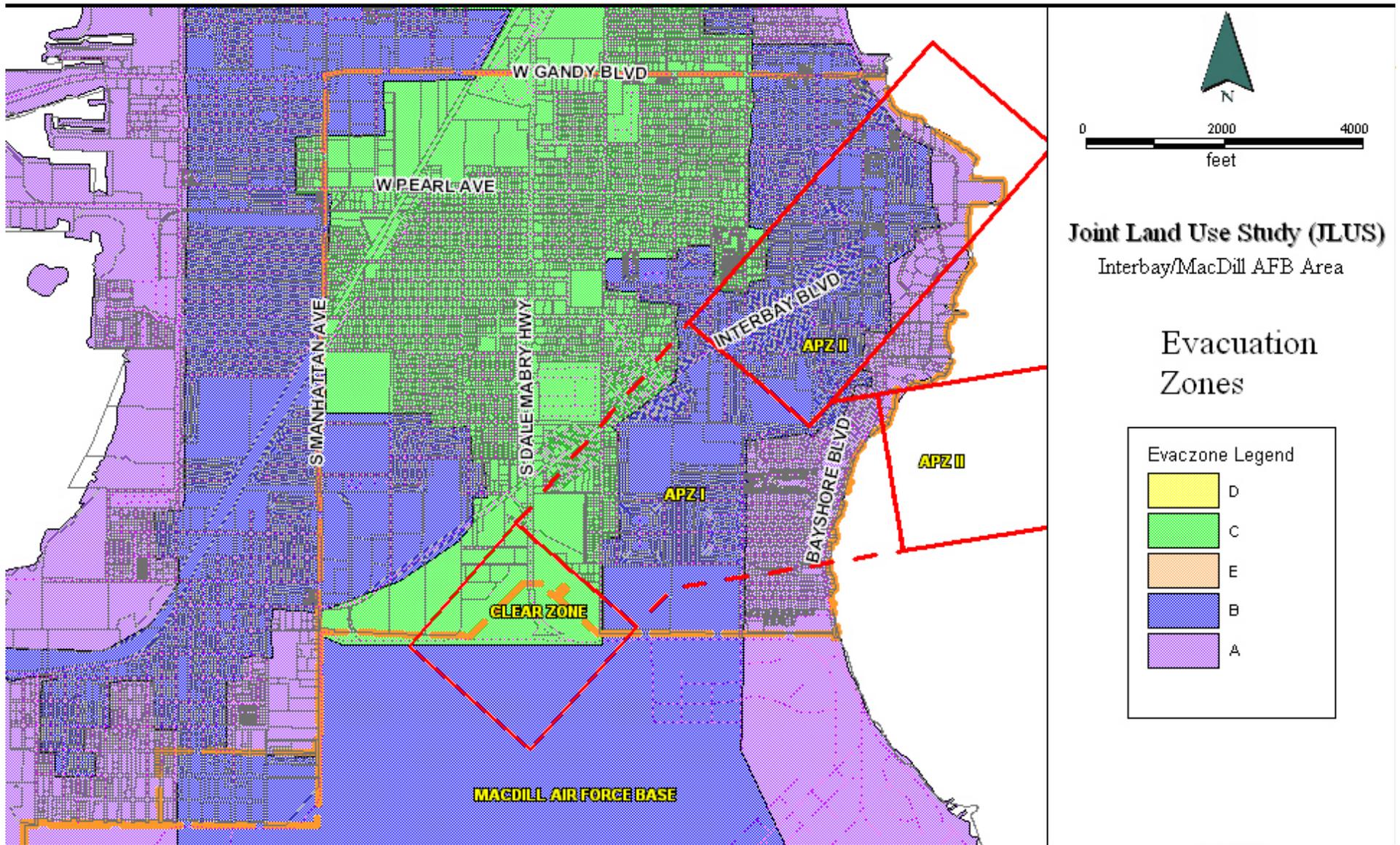
Zoning Classifications



Future Land Use Classifications



Evacuation Zones



Development Trends (APZ I)

Percentages by Use over Entire APZ I Area

Single-Family Vacant Land Duplex Multi-Family

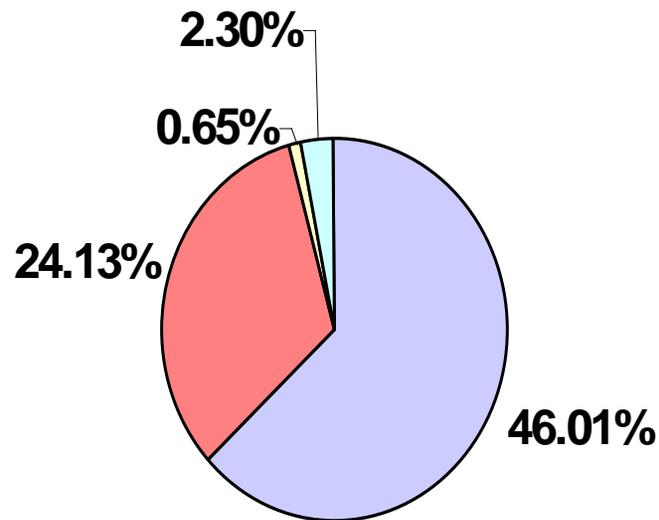


Table I

Development Trends (APZ I)

Percentages by Use over Entire APZ I Area



Table II

Development Trends (APZ I)

EXISTING USE	PARCEL COUNT (#)	PARCEL AREA (ACRES)	DENSITIES (UNITS/ACRE)
Single-family	860	157.26	5.47
Duplex	22	2.23	9.87
Multi-family	153	2.30	19.49

Types of Potential Recommendations



■ Examples:

- Change in building regulations
- Change in zoning and land use regulations
- Required disclosure in property sales transactions
- Notification of property sales to MAFB
- Improved communication lines between City, County, MAFB

Questions

