



CITY OF TAMPA

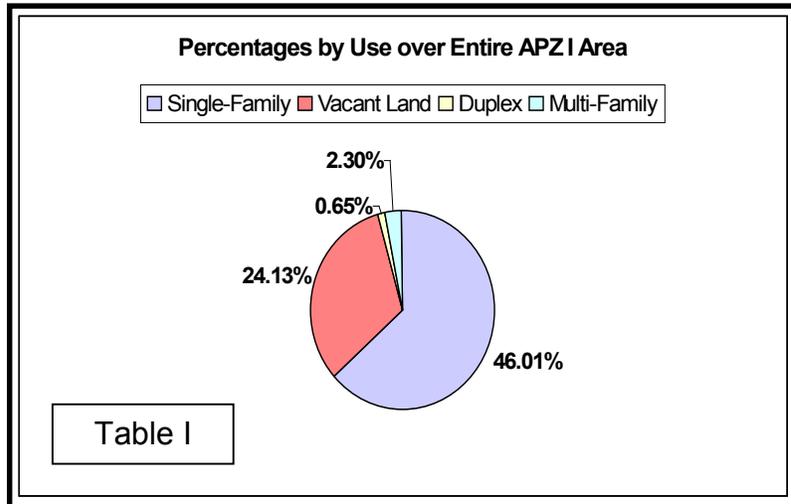


MACDILL AIR FORCE BASE

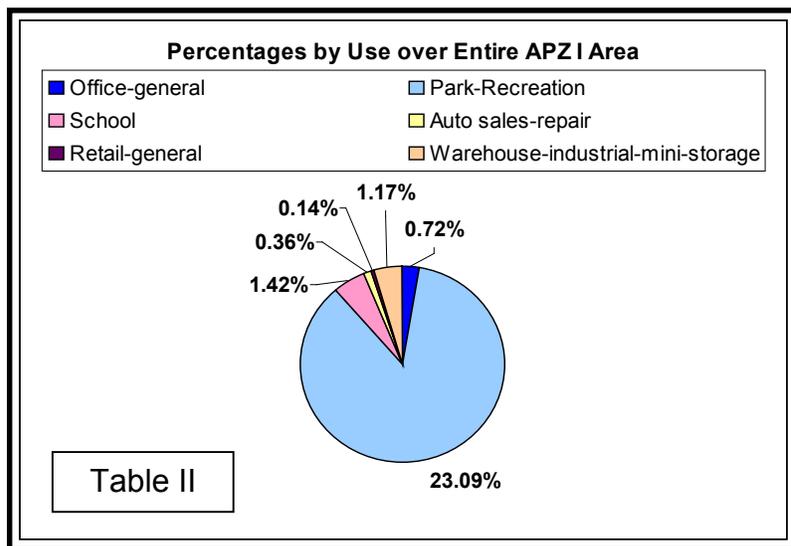
The Air Installation Compatible Use Zone (AICUZ) Study, completed in 1998, outlines allowable land uses and densities within three (3) defined areas. The areas are identified as “Clear Zone (CZ),” “Accident Potential Zone I (APZ I),” and “Accident Potential Zone II (APZ II).” Table 4.2: Land Use Compatibility Guidelines in the AICUZ Study states that residential uses are incompatible within the CZ and the APZ I. Furthermore, the APZ II identifies allowable residential uses at a rate of no more than 1-2 units per acre. Other uses such as churches, restaurants, and medical facilities are also identified as incompatible within the CZ and APZ I areas.

The City of Tampa in cooperation with MacDill Air Force Base will be conducting a Joint Land Use Study (JLUS) to identify existing development encroachment densities, within a defined Study Area, adjacent to the Base. The proposed JLUS will be completed in three (3) phases, which analyze each AICUZ Zone in depth and make recommendations regarding development issues adjacent to the Base. The entire Study will require approximately twelve (12) months to complete. City Staff has completed Phase I of the Scope of Work and has identified several uses of land with varying densities and intensities. In addition, Staff has compiled data regarding development trends in the Study Area. The Phase I field verifications have found ten (10) use categories within the APZ I study area.

Residential uses occupy 73.09% of the overall APZ I acreage. Table I outlines the percentages of the total land devoted to residential uses and vacant land. Single-family residential occupies the highest percentage of land, totaling 46.01% of the overall APZ I Study Area.



The remaining 26.9% of the land within the APZ I Study area is occupied by commercial type uses and parkland. Table II outlines the percentages of the total land devoted to commercial uses and park-recreation land. The APZ I Study Area contains approximately 341 acres and 1098 individual parcels. Park-recreational land occupies the highest percentage of land, totaling 23.09% of the overall APZ I Study Area.



Three (3) residential use categories were identified within the APZ I: single-family, duplex, and multi-family. The parcel counts, acreage, and densities are listed in the table below. The Study Area maintains an overall blended density of 6.19 units per acre.

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

Seven (7) other use categories were identified within the APZ I: vacant land, office-general, school, auto sales-repair, retail-general, park-recreational facility, and warehouse-industrial-mini-storage. The parcel counts, acreage, and densities are listed in the table below. These uses cover an overall acreage of 174.49 acres.

<b>EXISTING USE</b>	<b>PARCEL COUNT (#)</b>	<b>PARCEL AREA (ACRES)</b>
Vacant land	50	82.47
Office-general	7	2.47
School	2	4.87
Auto sales-repair	3	1.24
Retail-general	2	0.49
Park-recreational facility	6	78.94
Warehouse-industrial-mini-storage	4	4.01

The APZ I area has experienced a fair amount of Special use 2 and Rezoning requests, which involve changes in allowable uses, intensities, and overall development densities. Between 1997 and 2004, seven (7) single-family residential parcels with seven (7) built units were approved to split and become fourteen (14) units, which increased the density by 100%. Between the same years and including 2005, the following multi-family and commercial uses were also approved: daycare facility, private school with club, eight (8) bed assisted living facility, six (6) townhouses, and a photography studio. All of these uses are defined as incompatible within the CZ and APZ I per the AICUZ Study.

Given the proposed timeline and completion date for the JLUS, City Staff recommends that City Council take immediate action to abate any request for rezoning, special use, or wet zoning, for any parcel of land that lies within the CZ or APZ I boundary, for the duration of the study. The original AICUZ study clearly delineated the Clear Zone and Accident Potential Zones to acknowledge the risks associated with military installations. This temporary abatement will allow for the completion of a comprehensive and thorough review of development encroachment concerns adjacent to MacDill AFB. The recommendations that are derived from the Study will benefit the City and MacDill AFB, and will ultimately improve the safety and welfare of the citizens and property owners adjacent to the Base.