

I Comments pertaining to specific GOPs provided in draft FLUE

Policy 10.1

Revise “the overlay corridor classification shall extend 200 feet on each side of the right-of way” to 300 feet.

Policy 10.2

Revise 200 feet to 300 feet.

II Recommended Additions to draft GOPs

A Commercial Location Guidelines

Maintain the vehicular capacity of public roads by discouraging linear “strip” commercial development and multiple access points which are likely to accompany linear commercial development and by ensuring that development is compatible with future planned roads and road widening. (This is already described but consider #1. below)

- 1.) Frontage roads are required.

B Redevelopment

Consider the creation of urban infill and redevelopment areas as a land use incentive for enhancement of urban areas.

- 1.) Develop an urban infill and redevelopment plan pursuant to Section 163.2517, Florida Statutes, for the geographic area depicted in the FLUM series for the purpose of economic development, job creation, neighborhood revitalization, and crime prevention.

C Development Review

- 1.) Require the issuance of a Certificate of Level of Service Compliance prior to the approval of any of the following Development Orders:
 - a. DRI, Florida Quality Development
 - b. Preliminary Site Plan approval
 - c. Subdivision Plats
- 2.) Prior to consideration of an application for FLUM amendment, proposed residential development shall demonstrate that it will contribute more to the County in revenue than it will consume in services.
 - a. By 2007, the County shall implement a program/economic model to evaluate the long-term economic impacts of proposed development.

- b. Possible exemption for bona fide low income housing.
 - c. Require phasing of large-scale residential development within rural land use series to ensure the coordination of jobs and housing.
 - d. Cumulative traffic analysis should be conducted within a 2 mile radius of the proposed project and must consider other proposed FLUM amendment projects.
 - e. Applications for FLUM amendments shall include a conceptual site plan.
 - f. Revise LDRs to require an approved conceptual site plan (one that was approved during FLUM amendment process) during rezoning process if the subject site had an approved FLUM amendment within the previous 5 years. This will ensure that what was proposed during FLUM amendment process is proposed during rezoning process. Allow minor variances on conceptual plan proposed to Zoning Board.
- 3.) The County shall publish an annual report for the purpose of planning analysis, which tabulates the number of development orders by type, acreage, location, density, and/or intensity. By tracking zoning and subdivision approvals, Buildings Permits, and other development orders, it will be possible to determine the amount, rate, and location of new development orders, and it will be possible to determine the amount, rate, and location of new development by type. As acreage is consumed, adjustments to the Comprehensive Plan can be made to ensure that adequate supplies of land will be available to meet future needs.

III Community based planning approach to Rural Areas

This could be implemented through insertion of policies subordinate to proposed Rural Low Density (1 du. / 5ac) Future Land Use Category or as an Overlay/Sector Plan which would essentially correlate to any or all of the proposed Rural Land Use Series Categories.

- 1.) The County shall implement a community based planning approach to preserving the rural character and economic viability of agriculture in areas mapped on the FLUM series. The areas shall be mapped to represent an existing rural development pattern. The Rural Areas Plan shall be based on planning principles that incorporate incentives for landowners within the mapped areas to dedicate conservation and scenic easements (short term and permanent) and transfer of development rights to areas outside of the Rural Areas Plan. The Rural Areas Plan shall have the following principles (in addition to what staff has already proposed):

- a. Require development consisting of more than 20 residential units within the Rural Land Use series and within the Rural Areas Plan to preserve 50 percent of the project site as open space.
- b. Rezoning shall be required to be PUD designated to accomplish clustering and open space requirements.
- c. TDRs
- d. 20 year, 50 year and permanent conservation easements and “viewshed” easements.
- e. Protection of existing topography.
- f. Rural commercial design standards.
- g. Designation of more scenic roadways.
- h. Emphasis on protecting wildlife corridors and greenways.

The County should implement the program by January 1, 2008.

(I will comment further on this Rural Areas Plan after I see what could be proposed under the Rural Lands Stewardship Program)