

OBJECTIVE 1-X: DISCOURAGE URBAN SPRAWL. The County Shall discourage Urban Sprawl* Through A Future Land Use Pattern which Directs Orderly, Compact Development.

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Policy 1-X.2: Direct Orderly, Compact Growth. Land use patterns delineated on the "Future Land Use Map" shall direct orderly, compact growth. The County shall discourage urban sprawl, as defined in Rule 9J-5, and direct growth and development to areas where public facilities and services are presently in place, and to those areas which public facilities can provide the most efficient service.

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OBJECTIVE 1-X: PROVISIONS FOR PLANNED UNIT DEVELOPMENTS. Land Development Regulations Shall Be Developed Which Include Provisions for Planned Unit Developments (PUD), and Other Innovative Land Use Techniques.

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Policy 1-X.1: Requirements for Planned Unit Developments. All Planned Unit Developments (PUD) shall be developed as an integrated unit with one or more land uses and shall be subject to the following:

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1. A PUD's density and intensity shall be subject to the density and intensity of the underlying Future Land Use Category or as further restricted in the Land Development Regulations.

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2. Within 12 months of the effective date of this plan, PUD criteria shall be developed and incorporated into Land Development Regulations that allow for diversification of uses, and structures in a manner that will ensure compatibility with existing and permitted land uses on neighboring properties.

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3. PUD's shall be required to include provisions for the retention of open space, conservation and protection of significant natural resources that may be located within the development site. The clustering of structures on site will be required to meet this requirement.

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4. PUD's shall provide for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size and location.

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5. The intensity of development within a PUD shall be contingent upon the ability to provide, prior to the impacts of the development, the adopted level of service of public services and facilities. Time limits.

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a. Approvals for Planned Unit Developments shall require that physical construction, including items required to meet adopted levels of concurrency, must begin within three (3) years of the effective date of the ordinance. For purposes of this subsection, the term "physical construction" shall mean the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. Timeframes shall be established in the ordinance for each phase of a phased development, however in no case shall the timeframe exceed five (5) years for the entire development.

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b. If such time limits expire and the PUD was created by a conditional use permit, the ordinance shall become null and void and no further development will be permitted under the ordinance.

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c. If such time limits expire and the PUD was created by zoning ordinance, a Public Hearing before the Lake County Board of County Commissioners shall be required prior to any development. No development shall be permitted under an expired PUD.

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See 5a above.

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d. Applicants may request extensions of time on PUD ordinances from the Board of County Commissioners at a Public Hearing. Such extensions shall only be granted

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for a maximum of up to two (2) years and only upon a showing by the applicant that reasonable efforts have been made towards securing the required approvals and commencement of work. If the Board rescinds the ordinance, the property shall be assigned an appropriate zoning designation if appropriate. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting of a time extension.

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Deleted: No time extension will be granted by the county commission if the project is considered not to be an ongoing PUD. An ongoing PUD is one in which substantial and good faith progress has been shown by conducting construction activities in a regular continuing and orderly manner designed to meet the approved development schedule dates.

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