



## Summary of Changes

### Future Land Use Element

#### Reorganization:

- **Goals** are general statements of desired outcomes of the community. While often broadly written, goals should be stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives** are more specific and are a subset of goals, providing measurable strategies. Objectives should not stand alone without a goal. If an objective does not fit under a goal and it is considered important, then it may be more appropriately written as a goal. It is undesirable to have an Objective statement that actually contains numerous Objectives, this make intent hard to discern for policy formulation/implementation and makes measurability very difficult.
- **Policies** are “operational” actions that a community will undertake to meet the goals and objectives. The Comprehensive Plan’s policies can be categorized as existing (operational) policies, or ones that need further approvals from the County Commission. However, the Plan should not contain policies that are not implementable due to financial or staffing constraints as including these types of policies confuses the vision or direction and diminishes the meaning of the Plan on an operational level.
- **Planning hierarchy related** – The Comprehensive Plan should provide authorization or general policy direction for regulations implemented within the Land Development Code. This aids in interpretation of the Code.
- **Relocation to other elements** – General policy direction or Plan related authorization should be located in a logical place to ease implementation.

#### Outdated or Duplicative:

- Policies may not have been implemented due to limited staff resources, limited funding or competing priorities.
- Policies and or objectives may be repeated elsewhere in the Plan creating opportunities for internal inconsistencies and difficult administration.

#### Statute and Administrative Code Related:

- Creates consistency with Section 604.50 and 570.85-89, F.S. related to agri tourism and agri-business.
- Creates consistency with Section 163.3177(6)(h), F.S discouraging Urban Sprawl.



## Phase II – Comprehensive Plan Update / Chapter 2, Zoning Districts of Land Development Code Update

### Substantive Changes:

- Creates a more generalized Future Land Use Map by aggregating categories with similar densities and intensities. Implements standard Euclidean zoning framework within the Comprehensive plan in combination with non-traditional mixed use districts.
- Relocates Future Land Use Category details such as location criteria to the Land Development Code.
- Allows the Mixed Use Land Use Category in the North Central and South Central Planning Areas.
- Allows the Conservation Residential Land Use Category County wide (all planning areas).
- Specifies that Planned Unit Developments (PUDs) are overlays on the Official Zoning Map as opposed to the Future Land Use Map. PUDs are subject to the density and intensity requirements of the Comprehensive Plan and other requirements of the Comprehensive Plan including adequate infrastructure provisions, but may deviate from certain Land Development Code requirements, such as those found in Chapter 5, Development Design and Improvement Standards.
- Allows for eco-business, agribusiness, and tourism related uses in Agricultural land use categories, further clarifies these uses.
- Relocates Density Bonus system to Chapter 2 of the LDC, with authorizing Policy L-1.1.1.
- Policy L-1.2.5 added to meet the requirements of Section 163.3177 (6)(h), related to urban sprawl. Specifically these are infrastructure based criteria to be considered when reviewing land use changes from Large Scale Agriculture and General Agriculture to higher density or intensity land use categories.
- Removes specific compatibility related buffer width but leaves authorizing language for variable buffer based on intensities of adjacent uses to be included within Chapter 5 of the LDC.
- Removes references to “Proportionate Fair Share” in anticipation of revised transportation concurrency program (impact or mobility fees).
- Revises compatibility language authorizing specific standards within the Land Development Code pertaining to compatibility of uses within and adjacent to the Mixed Use Future Land Use Map Category.
- Revises Black Creek NPA to reflect deletion of the Neighborhood Planning Program from the Plan and LDC, retains entitlements under the Black Creek Special Planning Area and creates unique implementing zoning districts for the Black Creek SPA.