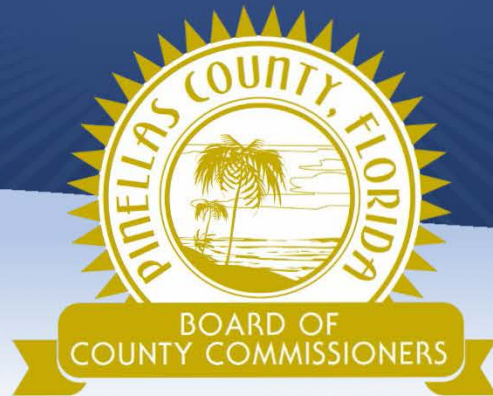


Doing Things!

To Serve the Public

Planning Department

CP 26-11-18



Our Vision:
To Be the Standard for
Public Service in America.

FUTURE LAND USE CATEGORIES



Amending CG, Commercial General and Residential Office Retail, ROR

- Will increase both Floor Area Ratio (FAR) and allowable residential density
 - .55 FAR, 1.1 for Manufacturing, Office, and R&D in a Target Employment Center
 - 24 dwelling units per acre
- Affects approximately 2,000 acres located primarily along major corridors and thoroughfares
- Intended to promote economic development, redevelopment and attainable housing along major corridors where transit is available



FUTURE LAND USE CATEGORIES



Adopt Target Employment Center (TEC) overlay

- Mirrors Countywide Plan Rules
- Allows for a 100% increase in floor area ratio for manufacturing, office, and research/development uses when located within a Target Employment Center as currently identified in the Countywide Plan Map

Remove the 12.5 unit per acre “across the board” density restriction

- Allow properties to take advantage of Residential Medium (15 units per acre) and Residential High (30 units per acre) designations in the Comprehensive Plan, as well as increased density in the Retail and Services category



FUTURE LAND USE CATEGORIES



Recreation Open Space

- Added as a permitted use in most future land use map categories

Removing “Zoning Compatibility” restrictions from each land use map category

- Remedies certain properties currently designated as non-conforming because of “non-compatible” zoning and land use
- Allows for narrower ranges of use for difficult properties



FUTURE LAND USE CATEGORIES



Commercial Neighborhood (CN)

- Added Manufacturing-Light as a secondary use (support artisanal manufacturing in neighborhoods)

Employment (E)

- Removed "self storage" as an allowable use

Industrial General (IG)

- Added "manufacturing-medium", removed "self-storage" as allowable uses
- Added Marinas and Office as allowable uses



FUTURE LAND USE POLICIES



AIRCO SITE

- Eliminate restrictions on buildable area (old DRI thresholds)
- Add a policy to protect “buffer parcel”
- Remove transportation management plan requirement for 10 acre “CG” parcel (impact studies and mitigation still required during site plan review)
- Modify “Master Development Plan” requirements to “Preliminary Plan”, reviewed by Development Review Committee and approved by County Administrator



CAPITAL IMPROVEMENTS ELEMENT



Greatly simplifies the element

Reflect current requirements of Florida Statutes

Integrates the County's "Capital Improvements Plan portfolio management" process into the Capital Improvements Element

Allows the County to reference the annual CIP plan and eliminates annual amendments to the CIE



STAFF RECOMMENDATION



Proposed amendments are consistent with the overall Comprehensive Plan and further economic development and attainable housing priorities of the County

Authorize transmittal to reviewing agencies

- **Countywide Planning Authority**
- **Florida Dept. of Economic Opportunity**
- **2nd public hearing for adoption in May 2019**

