

# COMPREHENSIVE PLAN COUNCIL AND PLANNING BOARD IDENTIFIED ISSUES AND ACTIONS

Comments on issues related to the comprehensive plan were submitted by each council member and one planning board member. The following listing provides a summary of the issues identified and suggestions for revision to the comprehensive plan. The comments have been grouped in several topic areas where the comments have clustered in an effort to place like topic together for review. There were many comments relating to the data and analysis portion of the document and would be updated during a routine evaluation and assessment process as recommended in the memorandum on processing the submittals. There were also frequent comments on improving the clarity of the maps and in some cases there were questions about the maps being correct in all areas.

## **Affordable Housing and Mobile Homes**

- Comments were received regarding Housing Element Objective 1.3 and Policy 1.3.4 regarding sites for lower income housing and the Town's responsibility for working to provide sites for affordable housing (Lannamann and Wagler).
- Comments were received about the inclusion of mobile home housing in the Town. (Lannamann, Miles, Wagler). These policies are presented in support of Objective 1.4 of the Housing Element.
- Comments were offered regarding Housing Element Policy 1.3.4 regarding increasing the minimum floor areas for single-family housing (Miles, Lehning, Wagler). These comments track suggestions offered for amendment of the land development regulations.

Note: F.S. 163.3177(f)1d requires that the comprehensive plan address affordable housing and mobile home housing. The current Housing Element policies generally track the statutory requirements.

## **Open Space Provisions**

Suggestions were offered regarding changes to the percentages of open space required for various types of development (Gallelli, Miles, Lehning). These suggestions are keyed to the maximum impervious area on residential lots (generally recommended at 50%) and the percentage of wetland area allowable as qualified open space in VMU and other developments. The suggestion is to reduce the allowable percentage of wetland from 50% to 25% of the total wetland area (Miles). Future Land Use Policy 1.2.2 is directly affected, but any change in open space requirements will need to be coordinated with other policies as well.

## Land Use Classification Revisions

Suggestions were offered regarding the minimum project size for Village Mixed Use development. The current requirements is for 25-acres and suggestions were offered for 100-acres (Wagler) and 200-acres (Miles).

Set maximum density for Village Mixed Use at 4 units/acre. (Wagler)

There was a suggestion to eliminate the medium density residential land use classification. (Lehning) Remove townhouses from medium density residential and replace with high density residential zoning (Miles).

Note: Is there an intent to create a density change in the comprehensive plan? Is high density residential to be associated with VMU areas?

Eliminate Policy 1.17.7 encouraging mixed use development as a means to create more energy efficient land use patterns. See also Policy 1.1.3 subparagraph 3 in the Conservation Element. (Wagler)

## Other Policy Adjustments and Modifications

There are a number of suggestions regarding amendments to specific policies that relate to changes in the Town's approach to development actions such as provision of sewer service and changes in how some services are now provided such as for solid waste services.

- In the Public Facilities Element adjust policies 1.2.6, 1.4.1 and 1.4.2 to conform to Council program on sewer service provision. (Miles)
- Amend Public Facilities policy 1.8.4 to set a minimum water system PSI of 40. (Miles)
- Revise Public Facilities policy 1.12.14 to require metering interconnects. (Miles)
- Amend solid waste policies 1.5.3 through 1.6.2 to reflect that garbage hauler is responsible for landfill disposal. (MacFarlane)
- Revise Conservation Objective 6.3 to correct that Town does not provide access to Lake Illinois. (MacFarlane)
- Revise Public Facilities policy to state that Town does not meter irrigation wells. (MacFarlane)
- Amend Future Land Use Objective 1.8 to include natural gas. (MacFarlane)
- Add high school to the appropriate land use. (High schools are identified as suitable for Village Mixed Use land use in Policy 1.4.8 (13)). (MacFarlane)
- Review Policy 1.17.3 regarding an energy management plan. Is this doable and desirable for Town vehicles and public properties? (MacFarlane)

- Transportation Element Policy 1.5.4 was questioned regarding bicycle storage facilities. Amend? (MacFarlane, Wagler, Lehning) See also Policy 1.3.3 in Recreation Open Space Element.
- Policy 1.6.5 regarding landscaping medians. Consider grants as part of the policy? (MacFarlane)
- Question regarding CIP Element Policy 1.3.3 addressing SJRWMD water supply plan. (MacFarlane) . There is a water supply plan, and the SJRWMD objected to modifying this policy in a previous review.
- Public School Facilities Element: Update Objective 1.1 to clarify the Town coordinates with the school board but does not set school capacities. (MacFarlane)
- Modify Transportation Element to support bypass study by MPO. (Lehning)
- Modify Policy 1.11.4 on architectural guidelines. (Lehning) Unclear as to what modifications are desired.
- Modify Policy 1.11.6 on interconnected neighborhoods. (Lehning, Wagler). This policy was very recently revised by Council.
- Modify Objective 1.12 regarding the Town's planning area. (Lehning). Policy 1.12.1 sets the planning area as the utility service area. Verify that the area is correct?
- Modify Policies 1.17.5 and 1.17.6 on promoting energy efficient design. Modify language on greenhouse gas emissions. (Lehning). Note: Energy efficiency policies were a state requirement.
- In Housing Element set minimum lot size for the Town at 9,000 square feet and then only for infill development. (Lehning) Gallelli proposed 80 x120 lot which is 9,600 square feet.
- Rewrite section on urban sprawl. (Lehning) Note: the urban sprawl definition and review criteria are part of FS Chapter 163.
- In Capital Improvements Element revise C 7 Dedication or fees in lieu of dedication to be mandatory. (Lehning)
- Transportation Policy 1.1.7 eliminate item d regarding residential street interconnections. (Wagler). Correlating Policy 1.11.7 in future Land Use Element has already been amended to clarify connection polices.
- Revise Conservation Element Policy 1.3.7 to reflect new well and current water provision plan. (Wagler.)
- Require any project with storm water discharge to Litle Lake Harris to have filtration system. (Wagler)
- Review transportation level of service standards in Policy 1.1.1. (Wagler)