

**EVALUATION AND APPRAISAL REPORT
OF THE
CITY OF FELLSMERE COMPREHENSIVE PLAN
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE FUTURE LAND USE ELEMENT**

OBJECTIVE FLUE A-1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY. Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement policies stipulated below.

Policies	Current 2009 Conditions	Comments
Policy FLUE A-1.4: Encourage Separation of Urban and Rural Land Uses. Although the City contains no agricultural lands, the Land Development Code shall incorporate performance standards, urban service availability standards, and other similar incentives and disincentives that encourage a separation of urban and rural land uses. This is necessary in order to maintain responsive land management policies along the City's outer fringe where urban development could potentially impact unincorporated rural lands.	With recent annexations, this policy should be revised to reflect current conditions	Revise to acknowledge agricultural lands in the City as a result of the annexations.

Objective FLUE A-3: Infill Development and Redevelopment. Infill/redevelopment projects shall be encouraged within existing residential and commercial areas in the core of the City. The Land Development Code will define specific policies, standards, and procedures to regulate such development.

Policies	Current 2009 Conditions	Comments
Policy FLUE A-3.1: On any redevelopment or infill parcel with one owner or developer that contains 20 or more acres, the provisions for new neighborhoods shall apply. Other policies for new neighborhoods should be taken into consideration if applicable.	Two developments of this size have occurred during the evaluation period. The single family project (Habitat for Humanity) incorporated new neighborhood design principles. The multifamily project (Sonrise Vilas) did not.	Revise to define "new neighborhood" provisions.

Objective FLUE A-9: Annexation: The City shall consider and encourage annexation of new lands into the City limits when the annexation of such property is consistent with the Plan, meets statutory requirements, and will be compatible in use with adjacent lands.

Policies	Current 2009 Conditions	Comments
Policy FLUE A-91: Annexation Ordinance. The addition of real property to the boundaries of the City shall be by ordinance. The ordinance shall contain an Annexation Agreement setting forth the minimum responsibilities and obligations to be imposed as a result of the annexation, as well as the density and/or intensity of development allowed on the real property. The ordinance may contain a Declaration of Covenants governing the use of real property that shall be duly recorded and run with the land. Notwithstanding any other provisions contained in this Comprehensive Plan, the terms and conditions contained within any ordinance annexing real property into the City shall control the use and development of such real property. The real property known as Pine Grove in this Comprehensive Plan is not subject to the above provisions. Pine Grove was annexed prior to the City's current policy regarding annexations. The use and development of Pine Grove will be as set forth in this Comprehensive Plan or other applicable documents.	Numerous annexations have occurred meeting the requirements of this policy.	Revise to indicate that the Comprehensive Plan shall govern until amended as allowed by Chapter 163, FS.

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OBJECTIVE FLUE B-2: ALLOCATING RESIDENTIAL DEVELOPMENT. Map I-1: Future Land Use Composite Map, 2020, shall allocate residential density based on the following considerations:

1. Past and projected future population and housing trends and characteristics;
2. Provision and maintenance of quality residential environments;
3. Protection of environmentally fragile natural systems;
4. The need to plan for smooth transition in residential densities; and
5. Provision and maintenance of traffic circulation and public facility improvements.

Redevelopment, rehabilitation, and/or renovation of existing structures shall also be required to meet acceptable level as indicated in the Land Development Code. This objective shall be measured through implementation of the following policies.

Policies	Current 2009 Conditions	Comments
<p>Policy FLUE B-2.6: New Low Density Mixed-Use Neighborhood (LDMXN). The City recognizes that new large scale planned neighborhoods or developments are desirable to promote economic development, provide a diverse range of housing styles and costs to upgrade and improve the City's housing stock and promote employment centers. These neighborhoods and communities provide a place for a predominance of residential dwellings, along with other non-residential uses that serve the community, and are in harmony with the overall character of the area. Specific standards for Low Density Mixed-Use Neighborhoods shall be adopted as part of the City's Land Development Code, and at a minimum, meet the following principals:</p> <ol style="list-style-type: none"> 1. Shall be planned on a minimum of five (5) acre tracts or as part of an overall Planned Development project using the Planned Development zoning district and process. 2. For lands annexed into the City as of December, 2006, they may have an overall maximum average density up to five (5) dwelling units per acre. 3. For lands annexed after December, 2006, the maximum overall average density shall not exceed 3 dwelling units per acre. 4. Shall be served by an internal transportation system that includes pedestrian and bicycle facilities. 5. Shall incorporate conservation areas into the overall design and development pattern to the extent practicable to promote multi-purpose use of open space and conservation of natural resources. 6. Shall provide for public facilities and services, such as water, wastewater, stormwater management, transportation networks, and other utilities at its own expense and such facilities shall be available at accepted levels of service at the time of development. 7. Utility services for the new development, such as electric, gas, cable, and the like shall be underground 8. To the extent practicable, developments should include a mix of housing types or styles to provide architectural and market interest and diversity including, but not limited to single family detached; town homes, condominiums, garden apartments, ACLF, zero lot line, and urban estates. 9. Clustering of residential development shall be utilized to the extent feasible around the edges and adjacent to designated conservation areas so that portions of the land may remain as undeveloped open space, creating a sense of openness and creating natural linkages with open space areas. 10. Conservation areas shall be protected and managed as open lands (through use of conservation easements or other tools) and densities may be transferred to other portions of the development 	<p>Implemented through the LDC.</p>	<p>Revise consistent with directives obtained from DCA as part of DCA #08-02 (now DCA 09-01) found not in compliance and subsequently withdrawn by the City (includes subpolicies 2.6.1 through 2.6.5).</p>

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<p>through a transfer of development rights program established within the Land Development Code. [EDITORS NOTE – moved above]</p> <p>11. Golf courses and support facilities, tennis or other leisure clubs, including, but not limited to club houses, pro-shops, restaurants, golf cart parking/ storage/ maintenance areas, and other non-residential uses compatible with or supportive of Golf Course leisure activities shall be allowed within low-density mixed-used developments and shall be included in the Development Plan. Golf courses and support facilities shall not exceed 75% of the project areas.</p> <p>12. Shall adhere to higher levels of architectural and site design guidelines than traditional developments.</p>	
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Objective FLUE B-11: Non-Residential Development Standards. Land Development Codes addressing the location and extent of non-residential land uses shall continue to be enforced in a manner consistent with the Future Land Use Map, and the policies and descriptions of types, sizes, and intensities of land uses contained in this Element.

Policies	Current 2009 Conditions	Comments																
<p>Policy FLUE B-12: Standards for Residential Density. Residential development standards shall be based on and be consistent with the following standards:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">RESIDENTIAL LAND USE DESIGNATIONS</th> <th style="text-align: center;">GROSS DENSITY</th> </tr> </thead> <tbody> <tr> <td>Single Family Residential—Existing Subdivisions</td> <td>Less than 5 units/acre</td> </tr> <tr> <td>Low Density Residential—</td> <td>LDR: Average of 5 units/acre;</td> </tr> <tr> <td>Single Family – Mobile Home</td> <td>Less than 5 units/acre</td> </tr> <tr> <td>Medium Density Residential</td> <td>Ranges from 3 to 7 units/acre</td> </tr> <tr> <td>High Density Residential</td> <td>5 to 8 units/acre; up to 15 units per acre when density bonuses or transfers qualify.*</td> </tr> <tr> <td>Low Density Mixed Use Neighborhoods:</td> <td>Average of five (5) dupa for those areas annexed prior to December, 2006; and an average of three (3) dupa for those thereafter</td> </tr> <tr> <td>Pine Grove Planned Development</td> <td>Overall average of 3 units per acre; governed by development agreement</td> </tr> </tbody> </table>	RESIDENTIAL LAND USE DESIGNATIONS	GROSS DENSITY	Single Family Residential—Existing Subdivisions	Less than 5 units/acre	Low Density Residential—	LDR: Average of 5 units/acre;	Single Family – Mobile Home	Less than 5 units/acre	Medium Density Residential	Ranges from 3 to 7 units/acre	High Density Residential	5 to 8 units/acre; up to 15 units per acre when density bonuses or transfers qualify.*	Low Density Mixed Use Neighborhoods:	Average of five (5) dupa for those areas annexed prior to December, 2006; and an average of three (3) dupa for those thereafter	Pine Grove Planned Development	Overall average of 3 units per acre; governed by development agreement		<p>Consider deleting as duplicative of other policies in the FLUE.</p>
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OBJECTIVE FLUE C-3: ENCOURAGE REDEVELOPMENT AND RENEWAL. Fellsmere has a unique history, style, and look that the City seeks to preserve. The City of Fellsmere shall maintain a Land Development Code, which will include performance standards to ensure that land development activities and infrastructure issues are managed in a manner that will consider the needs of all the citizens of Fellsmere. The City shall maximize the use of what already exists by protecting, restoring and enhancing the existing assets, including historical structures and resources. It is the intention of the City to preserve those positive things that brought our citizens to Fellsmere.

Policies	Current 2009 Conditions	Comments
Policy FLUE C-3.3: Small Town Character. The City shall maintain densities and intensities consistent with existing development in order to preserve the small town character of Fellsmere. The City shall develop, procedures and ordinances, including architectural standards, urban design standards, sign regulations and landscape requirements, to implement this policy.	Not currently implemented.	None. Develop a new policy committing the City to investigate the use of alternative land use and urban design controls (i.e., form based codes).

OBJECTIVE FLUE C-11: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

Policies	Current 2009 Conditions	Comments
Policy FLUE C-11.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.	Implemented through periodic reviews of various data sets as part of the continuing planning process.	Delete – Address in Chapter 9, the Evaluation Element
Policy FLUE C-11.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.	Vague	Delete – Address in Chapter 9, the Evaluation Element
Policy FLUE C-11.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.	Duplicative of ICE policies	Delete – Address in Chapter 9, the Evaluation Element
Policy FLUE C-11.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use goals, objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.	Informational	Delete – Address in Chapter 9, the Evaluation Element