

CGMP Chapter 18		Other Chapters of CGMP
<b>Goal 18.1.</b> “To alleviate the negative impacts of inadequate public facilities and services and substandard structures for affected areas in the County.”		
a.	Goal 18.1 is an exact restatement of Goal 4.2.	Goal 4.2 is retained in Ch. 4. Its scope is not limited to the CRAs.
b.	Objective 18.1A. is the former Obj. 4.2B. Policies 18.1A.1 through 18.1A.6. are the former Policies 4.2B.1 through 4.2B.7. Non-substantive amendments are made.	Objective 4.2B. and Policies 4.2B.1 through 4.2B.7. are deleted from Ch. 4. Their scope is limited to CRAs.
c.	Obj. 18.1B. is the restatement of Obj. 4.2A. and Policies 18.1B.1. and 18.1B.2. are restatements of Policies 4.2A.1 and 4.2A.2.	Objective 4.2A. and Policies 4.2A.1 and 4.2A.2. are retained in Ch. 4. Their scope is not limited to CRAs.
d.	Objectives 18.1C (wastewater), 18.1D. (potable water), and 18.1E. (stormwater) and the policies under these objectives are new.	No amendment is needed to any other chapter.
e.	Policy 18.1E.3. allows the LDRs to establish exceptions or alternative compliance for stormwater in the CRAs.	Policy 13.1E.8. is the same policy as Policy 18.1E.3. Stylistic edits were made to keep the text of the policies identical.
<b>Goal 18.2.</b> “To facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods by establishing future land use designations that allow and encourage a compact, walkable, small-town urban form.”		
a.	The text of the policies originates from Goal 4.3 and its objectives and policies, as well as Policy 4.13A.14. (Mixed-Use Overlay)	

b.	Objective 18.2A. creates the CRA Center future land use designation. The text of the policies originates from Goal 4.3 and the objectives and policies under it, as well as Policy 4.13A.14. (Mixed-Use Overlay)	Policy 4.13A.16, CRA Center, is created to recognize this future land use designation.
c.	Policy 18.2A.4.(6) is the substitute for density transition in the CRA Center.	Policy 2.1A.3. (density transition) is amended to provide that it does not apply within the CRAs.  Policy 4.1F.4. is created to provide that Policies 4.1F.1., 4.1F.2., and 4.1F.3. (density transition) do not apply in the CRAs and that buffering and transition between uses are governed by Ch. 18.
d.	Objective 18.2C. creates the CRA Neighborhood future land use designation. The text of the policies originates from Goal 4.3 and its objectives and policies, as well as Policy 4.13A.14. (Mixed-Use Overlay)	Policy 4.13A.17, CRA Neighborhood, is created to recognize this future land use designation
e.	Policy 18.2C.3.(4) is the substitute for density transition in the CRA Neighborhood future land use designation.	Policy 2.1A.3. (density transition) is amended to provide that it does not apply within the CRAs.  Policy 4.1F.4. is created to provide that Policies 4.1F.1., 4.1F.2., and 4.1F.3. (density transition) do not apply in the CRAs and that buffering and transition between uses are governed by Ch. 18.
<p><b>Goal 18.3.</b> is a restatement of Goal 4.3.</p> <p>“To provide opportunities for mixed residential and nonresidential uses, including Traditional Neighborhood Development, in CRAs that have not adopted the CRA Center and CRA Neighborhood future land use designations, in order to:</p> <ul style="list-style-type: none"> <li>▪ Encourage redevelopment and in-fill development;</li> <li>▪ Provide for livable urban areas that mitigate the impacts of mixing uses;</li> </ul>		<p>Goal 4.3 is retained in Ch. 4 because it provides for mixed-use and traditional neighborhood development outside the CRAs.</p> <p>It is amended to remove reference to the CRAs.</p>

	<ul style="list-style-type: none"> <li>▪ Provide a coordinated system of recreation and open space;</li> <li>▪ Provide for pedestrian-friendly communities that reduce dependence on the automobile;</li> <li>▪ Reduce infrastructure needs by integrating and sharing parking, drainage and other public facilities;</li> <li>▪ Meet the needs of neighborhood residents; and</li> <li>▪ Provide residents with a variety of housing choices.</li> </ul>	
a.	<p>The objectives and policies are carried over from the objectives and policies under Goal 4.3.</p>	<p>Obj. 4.3A. and Policies 4.3A.1. through 4.3A.10. are deleted. Their substance is incorporated into Chapter 18.</p> <p>Obj. 4.3B. is renumbered to 4.3A.</p> <p>Policy 4.13A.7.(1)(f) is deleted because it is redundant with Policy 18.3A.3. (mixed-use development may occur in a Mixed-Use Overlay regardless of the underlying future land use designation)</p> <p>Policy 4.13A.14. (Mixed-Use Overlay) is retained in Ch. 4. but amended to reduce redundancy.</p>
b.	<p>Objective 18.2E.</p> <p><i>“Marine Waterfront Commercial in the CRAs. To preserve marine waterfront uses, the Marine Waterfront Commercial future land use designation is retained in the CRAs.”</i></p> <p>Policy 18.2E.1 restates protection of Marine Services Areas from conversion to permanent residential use established by CGMP Policy 4.13A.8.(4)</p>	<p>Policy 4.13A.8.(4) is amended to clarify rules for mixed-use development in the CRAs.</p>
c.	<p>Objective 18.2F.</p> <p><i>“Institutional future land uses in the CRAs. The Institutional future land</i></p>	<p>No amendment is needed in any other Chapter.</p>

	use designation is retained in the CRAs.”	
e.	Objective 18.2G. “Industrial future land uses in the CRAs. The Industrial future land use designation is retained in the CRAs.”	<i>Policy 4.13A.10. Industrial development</i> , is amended to reference Chapter 18 rather than Goal 4.3.
<b>Goal 18.4.</b> “To protect and enhance the quality of life and business climate in all CRAs through adoption and implementation of urban design standards.”		
a.	Objectives and Policies arise from existing objectives and policies. The text is mostly just reorganized. Some substantive changes made.	No amendments needed in Chapter 4 other than those identified previously.
<b>Goal 18.5.</b> “To provide development within all CRAs alternative means of compliance with County policies in order to encourage infill development and redevelopment and achieve a compact, walkable small-town urban form.”		
a.	Obj. 18.5A. To facilitate attainment of a coordinated system of public open space and recreation areas within the CRAs.	Policy 4.13A.7.(1), general policies for all residential development, paragraph (e), is amended to remove reference to mixed-use projects, but otherwise retained in Ch. 4 because it also applies to affordable housing development. This provision regarding impervious or covered community gathering areas as open space in mixed-use projects is copied to Ch. 18 and expanded to apply to all development in a CRA by Policy 18.5A.2.
b.	Obj. 18.5B. To facilitate compact, walkable, urban development in the CRAs while advancing the County’s	Policy 2.2B. is amended to reference Objective 18.5B rather than Policy 9.1G.11.

	goal to preserve no less than 25% of native upland habitat.	Policy 9.1G.9. is amended to direct the reader to Chapter 18 and Objective 18.5B.
c.	Obj. 18.5C. To facilitate in-fill development and redevelopment in the CRAs, provide public access to the waterfront, preserve shoreline mangroves and protect shoreline stability, and reduce non-point source water pollution entering the Indian River lagoon, St. Lucie River and Manatee Pocket.	<p>Policy 2.2C.9.(1) is amended to provide a tenth exception to the prohibition on development within the 75-foot shoreline protection zone, landward from mean high water, “as provided in Chapter 18 for land with the Marine Waterfront Commercial future land use designation and within in a CRA, the CRA Center future land use designation, or within a Mixed-Use Future Land Use Overlay.”</p> <p>Policy 8.1C.1.(3)(h) is amended to provide an additional exception to the 75-foot shoreline protection zone, “as provided in Chapter 18 for land with the Marine Waterfront Commercial future land use designation and within in a CRA, the CRA Center future land use designation, or within a Mixed-Use Future Land Use Overlay.”</p>
	No reference in Chapter 18 is needed.	<p>Policy 4.1E.4. Gross density, is amended to include as a category of land allocated for nonresidential purposes that is included within the gross land area on which gross residential density is calculated:</p> <p>(5) For development proposed for previously platted lots in a CRA and subject to calculation of gross residential density, the property owner may opt to include within the gross land area one-half of any right-of-way adjoining the development site.</p>
	No reference in Chapter 18 is needed.	<i>Policy 6.1D.8.</i> No net loss of mobile home lands, is amended to provide that it is not applicable within the CRAs.

		Policy 13.1E.8. is the same policy as Policy 18.1E.3. Edits were made to keep the policies identical.
		<i>Policy 14.1A.2. LOS standards for category A facilities was edited to correct an inconsistency with Policy 5.2A.1.</i>