

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Future Land Use Element	Revise	Consider renaming to "Land Use Element"; Make sure consistency of terms used through out such as LDC, LDRs, etc.	The recommendation is since this Element is about "land use" and not just limited to future land use	
Overall: Consider reorganizing/renaming Goals	Revise	More user friendly and organized	Goal 1. Land Use Designations Goal 2: Growth Management Goal 3: Preserving and Enhancing the Built Environment Goal 4: Implementation	
Goal 1-1: Future Growth	Revise/Consolidate	Rename to "Designations"; Combine with Goal 1-2; streamline unnecessary language including clarification of terms used in the Goal. Include reference to Development and Redevelopment	Consider removing "new growth....needs" (unnecessary). Also does "urban center" equal the "urban core" which is referenced in other policies within the FLU. Also consider rewording "surrounding areas" to say "designated growth areas" (less open per se). by adding in "development and redevelopment" you are acknowledging infill development, adaptive reuse of properties/buildings, more efficient use of land with existing infrastructure, etc.	
Objective 1-1.1: Land Use Categories Established	Revise	Update language used to reflect/link to the Element as a whole (not just the FLUM), and also to support varying density/intensity opportunities; establish overarching categories	Add language that the FLUM establishes "or supports a variety of land uses, density and intensity, and appropriate mix of uses". Add (FLUM). Also, the term "categories depicted on the FLUM...." should also include a reference to the Land Use Element since its the Element that defines the categories	
Policy 1-1.1.1	Revise	Update and expand on Policy		
Add additional policies	Addition	Density and FAR is not clearly defined	Recommend creating a Res Density definition and a non- residential FAR definition	
Policy 1-1.1.2	Revise	Consider increasing max residential densities and selected max non-residential intensities to discourage sprawl; Reorganize chart; also add identifiers in the Table for consistency and ease of reference; add a moderate or high density and rename limited commercial to commercial	Break out chart so A. Residential, B. Non-Residential, C. Other; Consider Increasing Medium Residential densities and increasing General Commercial, Riverfront Mixed Use, and Industrial intensities; Consider adding additional mixed use beyond Riverfront mixed use. also consider eliminating reference to "including offices" in LC and CG categories since this table is more about the actual categories vs an explanation of uses.	

Policy 1-1.1.3	Revise	Move policy up to define density and reword and streamline policy for clarity- some language more suitable for LDC; Reinforce the goal of efficient and appropriate use of land vs. sprawl; Recommended to rework definition of Density for clarity	Add in language for criteria to be considered in allocating density to include efficient and appropriate use of land; Consider adding in language "encourage compact, transit-accessible, pedestrian-oriented, mixed-use development patterns";_Need to define FAR; Last sentence - this would allow adjacent properties to consolidate and count density - need to reword; Question of where urban design criteria is outlined - comp plan or LDC?; Question is "density credit" TDR?; Question is concurrency being referenced in this policy?; e. should reference CHHA/SLR	
Objective 1-1.2: Agricultural Land Use	Revise; Reorder	Organize similar to chart organization; move residential up and rename this objective "Other land Use"; May want to consider more protection for agriculture land use since goal talks about smart growth principles and sustainability- and carry this through to the policies as well; may want to incorporate transfer of development rights, etc. if protecting agriculture is a priority for the city (similar but separate TDR process as the RMU recommendations)	Why only used for agriculture lands outside urban service boundary? And how does it work with annexed lands?; Consider removing "until such time as urban development is adequate" if want to protect; Now Policy 1-4.1	
Policy 1-1.2.1	Revise	Consider consolidating with policy 1-1.2.2; This policy may not be necessary to keep		
Policy 1-1.2.2	Revise	Consider consolidating with policy 1-1.2.1; also consider revising the word "sustaining" to "viable"	The respective policies are similar in nature and can be consolidated. Specific to "sustaining", this can be interpreted different ways	
Policy 1-1.2.3	Revise	Consider combining with Policy 1-1.2.1	How do Heritage industries relate to uses allowed? And how are heritage industries defined?	
Policy 1-1.2.4	Revise	Reword; consider combining with Policy 1-1.2.1	Language between the two policies is similar and or builds on one another; they are really not a "separate" item per se	
Policy 1-1.2.5	Delete	Density is already noted in the LU table	The LU table and the FLUM will identify the density and or it can also be added to the initial Ag policy (1-1.2.1)	
Objective 1-1.3: Residential Land Use	Move; Consolidate; Revise	move Objective and its policies after Objective 1.1 to follow flow of chart; Combine with Objective 1-2.1 Plan and design for residential quality and its policies; clarify language used and make sure consistent; add either a moderate or a high residential designation for additional flexibility	Can consider a general Objective addressing Land Use in lieu of a separate Objective for each category. Also, as written the first part of the Obj is more policy language based than Objective (aspirational)	
Policy 1-1.3.1	Move; Revise	Consistency in using "may" or "shall"; also delete unnecessary language	Unnecessary language includes "on the future land map" - that is understood (should be)	

Policy 1-1.3.2	Move; Revise	Define and include other residential forms; also there is an errant policy reference	The statement regarding "supportive community facilities is also unclear and potentially ambiguous	
Policy 1-1.3.3	Move; Revise	Delete "on the Future Land Use Map"; revise and update "smooth transition"; streamline to reduce redundancies	Question - how is "smooth transition" defined? See also comment re: 1-1.3.1 re: redundant language	
Policy 1-1.3.4	Move; Revise	Currently inconsistent in description, edit for consistency and better define		
Policy 1-1.3.5	Move; Revise	Edit for clarity;	"Residential environments" - clarify developments and housing stock; "Smooth transition" define what the standards are; Clarify references made to Mobility Element; Delete language that is already addressed in Policy 1-1.1.3; also why reference "past" projections as those are updated and potentially irrelevant; what does/what is the rationale for "or less restrictive zoning"?	
Objective 1-1.4: Commercial Land Use	Move; Consolidate; Revise	move Objective and its policies after Objective 1.2 to follow flow of chart; Combine with "Objective 1-2.2: Plan and design for commercial quality" & its policies; Rename to "Non-Residential Land Uses" based on the description	Clarify if using term "urban core" or "central business district"; Now Objective 1-1.3	
Policy 1-1.4.1	Revise	Recommend adding a new policy regarding the non-residential development measurement at/with residential density definition; potentially redundant FAR language that is addressed in Policy 1-1.1.2	Need to define "neighborhood level commercial activities"; measurement standard is not necessary within the specific policy if a new policy (blanket) policy is created and if not, then each non-residential category would need the same clarifier. Also add (LCD) clarifier for consistency with the other categories	
Policy 1-1.4.2	Revise	Needs updated (see previous comment re: FAR)	The FAR is the same as limited commercial development, should consider revising this standard (up)	
Policy 1-1.4.3	Revise	Needs updated; inconsistent use of terms and or uses in this policy and subsequent policies	Excludes parking garages even if accessory and excludes Big-Box per se due to outdoor storage limitations (even if screened/located away from 512); inconsistent with terms "industrial uses" and "industrial activities"	
Policy 1-1.4.4	Revise	Recommended to reference Resiliency Plan; "by 2025" - update and check percentages used; D/I are low for a MU designation and the %'s may lead to undue restrictions in the comp plan level	Recommended language was added in Resiliency Update; update based on current data; low FAR used for mixed use; need to define "commercial resort residential uses" ; also consider increasing the density and intensity standards to support redevelopment efforts; as written with the %'s, a variance to the levels would technically require a comprehensive plan text amendment in addition to any zoning/code related variances	

Policy 1-1.4.5	Revise	References Traffic Circulation Element update to "Mobility Element"; reword policy to be consistent with other categories;	This category is worded differently than others	
Policy 1-1.4.6	Revise	Define "potential fiscal"; confirm language on trip generation is consistent with mobility element language	Compatibility not necessarily defined; how does city measure location and site requirements? Is a fiscal impact analysis required based on this policy? If so, are there standards in the code?	
Objective 1-1.5: Industrial Land Use	Delete	Incorporate within Non-Residential Objective	Now consolidated in Policy 1-1.3. /; Designation now split into Industrial and Heavy Industrial	
Policy 1-1.5.1	Revise	Inconsistencies with other policies note land development regulations; streamline language and reorganize; consolidate all industrial policies into this one and streamline redundancies and LDC language	Current FAR is low; Clarify and define "airport environs" (also is it limited/targeted to the airport and or the surrounding lands?) confusing as written - some airport language more suitable for Mobility element; also this policy potentially misconstrues "heavy industrial" characteristics (some may be small and or low traffic generators)	
Policy 1-1.5.2	Revise/delete	Typically use the golf course as the buffer	Clarify why need buffering between airport and golf course or delete	
Policy 1-1.5.3	Consolidate	Consolidate with Policy 1-1.5.1		
Policy 1-1.5.4	Revise/Consolidate	Update language; Consolidate with Policy 1-1.5.1	Clarify how the city measures potential fiscal impacts ; also similar comment re: "how measure"? Also, item f notes that it allows separation and co-location (which is it?)	
Policy 1-1.5.5	Revise/Consolidate	References Objective 1-2.9 but should be 1-2.3; Consolidate with 1-1.5.1	"Municipal Airport" - clarify if this is the airport name or a zoning district ; should airport be institutional and surrounding lands industrial? Obj 1-2.9 is redevelopment (incorrect citation); also correct spelling (basie)	
Objective 1-1.6: Institutional Land Use	Consolidate	Combine with "Objective 1-2.4: Plan and design for adequate institutional facilities and public services" & its policies	Objective not needed if included in Non-Residential Category; Now consolidated in Policy 1-1.3.8	
Policy 1-1.6.1	Revise	Needs to reference F.S. 330 & 333; Consider not limiting maximum intensity and referring to Airport Master Plan	Clarify and update if "designation" or "category" used in other policies;	
Policy 1-1.6.2	Consolidate	Combine with policy 1-1.6.1		
Policy 1-1.6.3	Revise/Consolidate	Combine with policy 1-1.6.1: Streamline language;	Repetitive listings in policy 1-1.6.3 and policy 1-1.6.1 for facilities; also, what does "advance acquisition" mean?	
Objective 1-1.7: Conservation Land Use	Revise	Recommended to reference Resiliency Plan; remove reference to 9J-5 (repealed in 2011)	Recommended language was added in Resiliency Update; Now Policy 1-1.4.2	

Policy 1-1.7.1	Revise/Consolidate	Double check language and confirm with Conservation/Coastal Element; combine into one policy with objective 1-1.7	How and where are accessory uses defined? - more LDC language	
Policy 1-1.7.2	Revise/Consolidate	Add in TDRs; combine into one policy with objective 1-1.7		
Policy 1-1.7.3	Delete	Repetitive -delete		
Add in an Objective		Add in an objective for goal 1-3 objectives and policies to be moved here		
Goal 1-2: Future Allocation of Land Use	Rename	Rename Goal to Growth Management	Repetitive objectives and policies; also, is this the correct title for this Goal? The title and the content do not match necessarily	
Objective 1-2.1: Plan and design for residential quality	Consolidate	Combine with Objective 1-1.3: Residential Land Use		
Policy 1-2.1.1	Consolidate; Revise	Combine under Objective 1-1.3: Residential Land Use	Define "stable" or change to "established"	
Policy 1-2.1.2	Move	Move under Objective 1-2.5	These standards are more than just residential and more city-wide	
Policy 1-2.1.3	Consolidate; Revise	Redundant with Policy 1-2.6.1 - consolidate	Also, how is "transportation facilities" used in this context?	
Objective 1-2.2: Plan and design for commercial quality	Consolidate; Revise	Move under Objective 1-2.6; change to Non-Residential not commercial	Clarify "central core area"	
Policy 1-2.2.1	Consolidate; Revise	Combine under Objective 1-1.4: Commercial Land Use; Similar to Policy 1-1.4.6 consider combining		
Policy 1-2.2.2	Consolidate; Revise	Combine under Objective 1-2.6	Central Commercial Core clarify if this is the central use area or urban center	
Policy 1-2.2.3	Consolidate	Combine under Objective 1-1.4: Commercial Land Use; consolidate with policy 1-2.2.2		
Policy 1-2.2.4	Consolidate; Revise	Office is not a separate land use category-should be moved to commercial somewhere in 1-1.4	Clarify how downtown area is identified, is this mapped? Inconsistent use of terms (application) specific to Office (if rename to non-residential, office can be easily integrated without a specific, separate policy potentially	
Objective 1-2.3: Plan and design for industrial growth	Consolidate/Delete	Combine with Objective 1-1.5: Industrial Land Use		
Policy 1-2.3.1	Consolidate	Combine under Objective 1-1.5: Industrial Land Use; combine with Policy 1-1.5.1		
Policy 1-2.3.2	Move	This is an economic development policy and includes items already addressed in 1-1.5.4	Can delete or just move/consolidate	
Policy 1-2.3.3	Consolidate	Combine under Objective 1-1.5: Industrial Land Use		

Objective 1-2.4: Plan and design for adequate institutional facilities and public services	Consolidate	Combine with Objective 1-1.6: Institutional Land Use		
Policy 1-2.4.1	Consolidate	Combine under Objective 1-1.6: Institutional Land Use		
Policy 1-2.4.2	Consolidate	Combine under Objective 1-1.6: Institutional Land Use; Consolidate with 1-1.6.1	Question - how is the policy language here different than the previous policy(s)? Should consider consolidating for ease of reference. Also, why list out specific examples of public uses and facilities?	
Policy 1-2.4.3	Delete	Contains language more suitable for LDC		
Policy 1-2.4.4	Delete	Repetitive of Public School Element		
Objective 1-2.5: Transitioning from rural to urban	Revise	Add in "the city shall"	Is this within USB or at periphery of USB?	
Policy 1-2.5.1	Revise	change "land development code" to "land development regulations" for consistency.		
Objective 1-2.6: Community Appearance and urban design	Move	Move under Goal 1-4 (New Goal 3); add policy 1-4.7.8 Urban Design and Community Appearance under this objective; Repetitive with Policy 1-2.1.3; revise to reduce redundancies		
Policy 1-2.6.1	Move	Move under Goal 1-4(New Goal 3); consider additional language including provisions for on-site TDRs	Clarify if standards are in the LDC; consider adding language regarding design standards and or form based code principles (justification in the code to adopt later on if warranted) - use the term "may utilize....". On-site TDRs would allow the continued development of the property at levels "vested" at pre-dedication acreage	
Objective 1-2.7: Planned unit development	Move/Revise	Move under Goal 1	Revise language to more objective language than policy language	
Policy 1-2.7.1	Move	Move under Goal 1	Break into two separate policies	
Objective 1-2.8: Managing Airport Lands	Move	Consider moving to Mobility Element Objective 1.8 Aviation Facilities; Objective needs rewritten	Recommend moving all airport policies under one heading for ease of reference; can retain some language here and a linkage to the mobility element	
Policy 1-2.8.1	Move	Consider moving to Mobility Element Objective 1.8 Aviation Facilities	See previous comment	
Policy 1-2.8.2	Move; Revise	Consider moving to Mobility Element Objective 1.8 Aviation Facilities; add language "consistent with FS 333 & FDOT Land Use Guidebook"	See previous comments; Confirm title of "Municipal Airport design plan"	
Policy 1-2.8.3	Move; Revise	Consider moving to Mobility Element Objective 1.8 Aviation Facilities; Reword for consistency; add in language referencing DIA	See previous comment	

Policy 1-2.8.4	Move; Revise	Consider moving to Mobility Element Objective 1.8 Aviation Facilities; note FDOT Guidebook	See previous comment; also note by reference the FDOT Aviation Guidebooks (land use compatibility, general aviation business planning, etc.)	
Objective 1-2.9: Encourage redevelopment and renewal	Move	Move under Goal 1-4 (New Goal 3)		
Policy 1-2.9.1	Move; Revise	Move under Goal 1-4 (New Goal 3) ; include formal title of CRA plan and include that it is in DIA	Verified that the 5 districts are still accurate in CRA Master Plan	
Policy 1-2.9.2	Move; Revise	Move under Goal 1-4 (New Goal 3); check sea level rise components added into conservation/coastal element regarding not increasing residential population in CHHA;	Question - what is the Riverfront CRA subarea the only one listed here? Also, this is the area subject (potentially) of TDRs due to the CHHA/SLR areas	
Policy 1-2.9.3	Move	Move under Goal 1-4 (New Goal 3)	Also, confirm/clarify not adding / increasing density within the CHHA per FS	
Policy 1-2.9.4	Move	Move under Goal 1-4 (New Goal 3)		
Policy 1-2.9.5	Move/Revise	Recommended to reference Resiliency Plan; consider consolidating with Coastal/Conservation Element Objective 5.1.5. Public Access to Shoreline	Recommended language was added in Resiliency Update	
Policy 1-2.9.6	Revise	Recommended to reference Resiliency Plan; "By 2010" - confirm/update	Recommended language was added in Resiliency Update	
Policy 1-2.9.7	Delete	Similar to Policy 1-2.6.1 and 1-2.1.3		
Objective 1-2.10: Annexation Studies	None		Now Objective 1-2.4	
Policy 1-2.10.1	Revise			
Policy 1-2.10.2	Revise	Organize into paragraph so not bulleted; Consider incorporating how annexation strategy works with the intergovernmental coordination policy(s)		
Goal 1-3: Implementing land use goals and objectives	Revise	Move this Goal to end: New Goal 4	Also, this Goal references "Land Use Element" not FLU, if retained, need to revise/update	
Objective 1-3.1: Concurrency Management	Move; Revise	Consider moving as a policy under new growth management goal; delete FAC reference		
Policy 1-3.1.1	Move; Revise	Consider moving to Capital Improvements Plan Element; Confirm F.S. reference accurate	Clarify development permit application mentioned (only annexation or others?)?	
Policy 1-3.1.2	Move	More appropriate in mobility element/CIP element		
Policy 1-3.1.3	Consolidate	Combine with Objective 1-4.4 as a policy and name "Accommodate Growth"		

Policy 1-3.1.4	Move	Consider moving to Capital Improvements Plan Element		
Policy 1-3.1.5	Delete	Delete to avoid redundancies		
Objective 1-3.2: Manage and coordinate future land use decisions	Delete	Repetitive information	Coincides with the allocating of policies 1-1.3.5, 1-1.4.6, etc.	
Policy 1-3.2.1	Delete	Repetitive information	Question - is it Section 1-2 or Obj 1-2 (reference is unclear)	
Policy 1-3.2.2	Revise	Move with goal 1-3 that's moved to end; Recommended to reference the Resiliency Plan; Consider simplifying the language is redundant; Confirm reference to FAC	Recommended language was added in Resiliency Update; Revise language for consistency (is it the code or regulations?); i. is addressed in 1-3.1	
Policy 1-3.2.3	Delete	Language is redundant	Also, policy is unclear as to what it is achieving	
Policy 1-3.2.4	Delete	Language is redundant	See previous comment	
Policy 1-3.2.5	Revise/Consolidate	Simplify - there is language more suitable for LDC; see Policy 1-4.7.1; consider consolidating with Policy 1-3.2.2	Confirm correct city department reference; also continued interchangeable use of LDC vs LDR	
Goal 1-4: Resource Protection	Revise	Rename: Goal 3: Preserving and Enhancing the Built Environment; Make existing goal language a policy under growth management		
Objective 1-4.1: Coastal high hazard mitigation and hurricane evacuation plans	Move; Revise	Move to Conservation/Coastal Element ; Reference Resiliency Plan; Reference FS 163.3177 and 163.3178	Belongs more in Conservation/Coastal element; recommended language was added in Resiliency update	
Policy 1-4.1.1	Move	Move to Conservation/Coastal Element	Belongs in (recommended) Conservation/Coastal Element; cross reference and limited policy is acceptable	
Policy 1-4.1.2	Move; Revise	Move to Conservation/Coastal Element; Add reference to CHHA and limiting population and public expenditures in flood prone areas; reference peril of flood FS	See previous comment	
Objective 1-4.2: Protection of Archeological and historic resources	None	None	Now Objective 1-3.2	
Policy 1-4.2.1	Revise	"January 2009" confirm/update		
Policy 1-4.2.2	None	None		
Objective 1-4.3: Protection of Natural Resources	Move	Move to Conservation/Coastal Element or consider revising so includes more in regard to future land use and growth of city	See previous comment	
Policy 1-4.3.1	Move; Revise	Move to Conservation/Coastal Element; additional language on limiting public expenditure as applicable	See previous comment	
Policy 1-4.3.2	Move	Move to Conservation/Coastal Element	See previous comment	

Policy 1-4.3.3	Move	Move to Conservation/Coastal Element	See previous comment	
Policy 1-4.3.4	Move	Move to Conservation/Coastal Element	See previous comment	
Policy 1-4.3.5	Move; Revise	Move to Conservation/Coastal Element; Add language that stormwater runoff be consistent with City and Water Management District standards	See previous comment	
Policy 1-4.3.6	Move; Revise	Move to Conservation/Coastal Element; reference as part of Regional WSP and IRC WSP	See previous comment; also inconsistent use of LDC/LDR	
Policy 1-4.3.7	Move; Revise	Move to Conservation/Coastal Element; reference to 10-year WSP in Infrastructure	See previous comment	
Objective 1-4.4: Prevent proliferation of urban sprawl and develop efficient systems for coordinating the timing and staging of public and private development	Move; Revise	Move under new goal 2; shorten name of objective for efficiency and readability	Now Objective 1-2.2	
Policy 1-4.4.1	Move; Revise	Move under new goal 1-2; Repetitive with prior policies		
Policy 1-4.4.2	Move	Move under new goal 1-2		
Policy 1-4.4.3	Move	Move under new goal 1-2		
Policy 1-4.4.4	Move	Move under new goal 1-2		
Objective 1-4.5: Consider application of innovative land and water resource management and energy conservation	Move; Revise	Move under new goal 1-2; shorten name of objective for efficiency and readability; edit language so more of an objective than policy language		
Policy 1-4.5.1	Move; Revise	Move under new goal 1-2; Reference Resiliency Plan;	Recommended language was added in Resiliency Update	
Policy 1-4.5.2	Delete	Can keep this policy but not required		
Policy 1-4.5.3	Move	Rename to include resilient in title; Move under new goal 1-2; format policy into bulleted items		
Policy 1-4.5.4	Move	May be more appropriate in intergovernmental coordination element		
Policy 1-4.5.5	Move	May be more appropriate in mobility element or cross reference to mobility element		
Policy 1-4.5.6	Delete	Okay to keep but not required		
Policy 1-4.5.7	Move	Move under new goal 1-2		
Objective 1-4.6: Intergovernmental Coordination	Move	Add Policy 1-4.7.6 Intergovernmental Coordination under this Objective; May want to consider moving to Intergovernmental Coordination Element	Are we keeping Intergovernmental Coordination Element or having its policies spread throughout each element?	

Policy 1-4.6.1	Move; Revise	May be more appropriate in Intergovernmental Coordination Element; update for consistency of terms and acronyms used		
Objective 1-4.7: Continuing land use programs	Delete	Repetitive with goal 1-3		
Policy 1-4.7.1	Move; Revise	Move under goal 1-3 that's moved to end; add "the city shall"	Confirm accurate department is listed (City Planning Department - policy 1-3.2.5 = Department of Growth Management)	
Policy 1-4.7.2	Move; Revise	Move under goal 1-3 that's moved to end; add "the city shall continue to"		
Policy 1-4.7.3	Move; Revise	Move under goal 1-3 that's moved to end; add "the city shall continue to"		
Policy 1-4.7.4	Delete	Very similar to policy 1-3.2.1 and 1-3.2.2		
Policy 1-4.7.5	Consolidate	Combine with policy 1-4.7.1		
Policy 1-4.7.6: Intergovernmental Coordination	Delete	Repetitive		
Policy 1-4.7.7	Delete	Similar to 1-4.4.1, 1-4.4.2, 1-2.4.3, etc.		
Policy 1-4.7.8: Urban Design and Community Appearance	Move	Move under Objective 1-2.6: Community Appearance and urban design; repetitive with policy 1-2.9.7 and others		
Policy 1-4.7.9	Move	Move under goal 1-3 that's moved to end		
Objective 1-4.8: Continuing evaluation of land use element effectiveness	Consolidate	Consolidate with Objective 1-4.7: Continuing land use programs		
Policy 1-4.8.1	Consolidate	Consolidate with Policy 1-4.7.2	Similar information and wording	
Policy 1-4.8.2	Consolidate	Consolidate under Objective 1-4.7: Continuing land use programs		
Policy 1-4.8.3	Consolidate	Consolidate under Objective 1-4.7: Continuing land use programs		
Policy 1-4.8.4	Consolidate	Consolidate under Objective 1-4.7: Continuing land use programs		

General Comments:

Define both sprawl and form based code

As recommended above, recommend creating a new mixed use district that can be applied to targeted areas outside of the riverfront (i.e., "triangle")

an additional MU category would allow for greater flexibility and changing market types within a defined area

Add a smart growth policy

Transfer of Development Rights (add a TDR policy(s))

Consider adding a policy(s) regarding TDRs from environmental lands, CHHA, etc. (including along riverfront to allow for redevelopment of properties and minimize risks in CHHA) - could include both res and non-res TDR provisions. Also would need to add reference to /requirement that the City establish a formal TDR standard(s) within the LDC including transfer rate(s), requirements, etc.

Consider adding additional Annexation Policies based on comments received

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2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Transportation and Mobility Element	Revise	Rename "Mobility Element" and add goal and policy titles to retain consistency throughout document		
Goal 1: Safe, Efficient and Convenient Transportation System....	Update	include references to Mobility and multimodal in the Goal to set the stage for the rest of the Element	consider removing references to "motorized and non-motorized" in lieu of multimodal and also refer to it as the mobility network vs the transportation network	
Objective 1.1 Level of Service	Revise	Suggest Reordering	Re-order by bringing up Objective 1.6; Consider adding an objective that focuses on safety and make it second objective	
Policy Addition: Roadway Classifications	Addition	Consider adding in definitions of the roadway classifications including pedestrian, bicycle, and transit classification definitions		
Policy 1.1.1	Revise	Consider adding in definitions of the level of service standards for more clarity	Change to reference FDOT Quality/Level of Service Handbook criteria	
Policy 1.1.2	None			
Policy Addition: Application of Roadway LOS	Addition	Defines County and City LOS will apply to County and City maintained roadways		
Policy 1.1.3	Revise/Delete	Update	Currently this policy is vague-remove or specifically state how many- for example LOS E or F	
Policy 1.1.4	Revise	add "(CMS)" abbreviation; emphasize mobility		
Policy 1.1.5	Revise	Consider updating based on data analysis or reference to specific facilities		
Policy 1.1.6	Revise	Update language	Has this already been conducted? If so update to say "the City shall continue to coordinate"	
Policy 1.1.7	Revise	Revise to reflect other improvement types to relieve congestion, not only constructing new corridors	Does City want to keep this at all?	
Policy 1.1.8	Revise; Move	Incorporate additional language; Consider moving under 1.6 - not really LOS-related	Add "The city will also include pedestrian and bicycle improvements as part of streetscaping projects or look for improvements to parallel facilities"	
Policy 1.1.9	Move	Combine with Policy 1.1.8		
Addition: Policy for pedestrian/bicycle level of service standards	Addition	Consider adding in a policy for pedestrian/bicycle level of service standards		

Objective 1.2: Roadway Network	Revise	Reword	Dislike this objective - it's a hard measure to meet and implies speed is most important and implies we will always fix every issue even where we only have a peak hour congestion issue
Policy 1.2.1	Revise	Additional language	Add FDOT Design Manual and complete streets - "The City will coordinate with FDOT on roadway design meeting the FDOT Design manual standards"; Question: Why specify CR512 why not the whole network?
Policy 1.2.2	None		
Policy 1.2.3	Revise	Delete "accidents" replace with "crashes"	many municipalities around the country are avoiding the use of the word "accident". They are crashes that can be avoided through behavior and roadway design; Question is this being done?
Policy 1.2.4	Revise	Rephrase	delete "any" and "access any future"
Policy 1.2.5	Revise	Reference Conservation and Coastal Element and coordination with FDOT/IRC	
Objective 1.3 Future Land Use, Housing, and Population	Revise	Revise to reflect all mobility modes	
Policy 1.3.1	None		
Policy 1.3.2	Revise	add "standards to be provided in LDRs"	
Policy 1.3.3	Revise	add "(DRC)" abbreviation; emphasize mobility	If it's a comp plan compliant zoning, has the city not assumed that traffic (per the adopted FLU)?
Policy 1.3.4	Revise	Update to reflect "mobility" element; streamline language or consider deleting	reflect updated element name; policy talks in circles
Policy 1.3.5	Revise		Add policy to say "Proposed development or redevelopment will be reviewed to include appropriate roadway standards to include bicycle and pedestrian facilities based on the FDOT Design Manual. Shade trees should also be encouraged with new development"
Policy 1.3.6	None		
Policy 1.3.7	None		
Policy 1.3.8	Revise/Delete	Consider deleting this policy - Duplicative language as Policy 1.8.1	
Objective 1.4: Intergovernmental Coordination	Revise	Consider moving Objective and its policies to Intergovernmental Coordination Element; Update	Delete reference to the Florida Transportation Plan - covered by FDOT; Consider moving this objective and its policies to the end of this element if City wants to keep relevant intergovernmental coordination policies within respective elements or moving to Intergovernmental Coordination Element

Policy 1.4.1	Revise	Consider moving to Intergovernmental Coordination Element		
Policy 1.4.2	Revise; Consolidate	Consider moving to Intergovernmental Coordination Element and consolidating with Policy 1.4.1	Very specific - consider combining with Policy 1.4.1. Would also suggest attending Indian River County MPO meeting and reviewing the Transportation Improvement Program and Long Range Transportation Plan	
Policy 1.4.3	Revise	Consider moving to Intergovernmental Coordination Element; Update language	"Automobile Occupancy Rates" is very specific. Consider adding that the City staff will review multimodal and modal split data as available including bicycle, pedestrian, auto, and transit trip data	
Objective 1.5: Connectivity	Revise	Update language to relate to connectivity	very LDR-related. These can be consolidated into a broad policy outlining some standards that may be in the LDRs	
Policy 1.5.1	None			
Policy 1.5.2	None			
Policy 1.5.3	None			
Policy 1.5.4	None			
Policy 1.5.5	Revise/Delete	Update or delete	Not clear how related to connectivity	
Policy 1.5.6	None			
Policy 1.5.7	Revise	Revise language to reflect "mobility" network		
Policy 1.5.8	None			
Policy 1.5.9	Revise/Delete	LDR language		
Policy 1.5.10	None			
Policy 1.5.11	None			
Policy 1.5.12	Revise	Edit language to streamline		
Objective 1.6: Multi-Modal System	Revise	Rename to Mobility. Edit language to include non-motorized modes	Consider making this objective and its policies as first objective	
Policy 1.6.1	Revise	Incorporate complete streets into policy	Use and define the term complete streets including pedestrian experience i.e. lighting, shade, bus shelters etc.; talk about how roadways should be designed based on the desired future land use context based on the FDOT Design Manual. Reference coordination with D4 CS coordinator	
Policy Addition: Prioritize Mobility	Addition			
Policy Addition: Land Use Strategies to Promote Mobility	Addition			
Policy 1.6.2	Revise	"By 2011" confirm/update	Outdated. Was this completed?	
Policy 1.6.3	Revise	clarify ROW for bike/ped facilities	is it a bike plan or a green way plan, are these separate?	
Policy 1.6.4	Revise	emphasize mobility network; include multi-use paths where bike paths are not feasible		
Policy 1.6.5	Revise		Consider adding "sidewalk width should be provided based on land use context per the FDOT Design Manual"	

Policy 1.6.6	Revise	"By 2011" Confirm that a pedestrian improvement plan has been implemented, update language	Outdated; what is this? was this created?	
Policy Addition: Transit Provisions	Addition			
Policy Addition: Encourage Infill	Addition			
Policy 1.6.7	Revise	prioritize Complete Streets		
Policy 1.6.8	Revise	"By 2011" Confirm/update	Outdated	
Policy 1.6.9	Revise	"By 2011" Confirm/update	Outdated	
Policy 1.6.10	None			
Policy Addition: Evaluate Parking Requirements	Addition			
Policy 1.6.11	Revise	refer to parking rate reduction instead	Specify that shared parking for mixed-use developments will be specified in the LDRs	
Policy 1.6.12	Revise	Move under new Safety Objective	Relates to pedestrian safety	
Policy 1.6.13	Revise	Delete reference to the Florida Interstate Highway System		
Policy 1.6.14	Revise	"By 2014" Confirm/update	Outdated, add language "The City shall also include standards for covered bus stop facilities to be included with new development in areas along transit corridors and areas with major trip generators and attractors"	
Policy 1.6.15	Revise	"By 2014" Confirm/update	Outdated. Has this happened?	
Addition: Policy for Transit Oriented Development	Addition	Consider adding in a policy for promoting transit-oriented development that promotes development within walking distance of public transport	Promotes the objective of a multi-modal system	
Objective 1.7: Wayfinding	Revise	Reword	Confusing as currently stated	
Policy 1.7.1	Revise	"By 2011" confirm/update	Outdated	
Objective 1.8: Aviation Facilities	Revise; Consolidate	Revise to say "Coastal Management and Conservation", "Land Use", and "Mobility" Element; Consider moving FLU Objective 1-2.8 managing airport lands to this objective and consolidating	To reflect name updates; streamline to have airport policies in one place; Reference compliance with FS 330 and 333	
Policy 1.8.1	Revise	Revise to say "land use" element	To reflect name update	
Policy 1.8.2	Revise	revise to say land "use" requirements		
Policy 1.8.3	None			
Policy 1.8.4	None			
Policy 1.8.5	Revise	add "(FAA)" and "(CFASPP)" abbreviations		
Policy 1.8.6	None			
Policy 1.8.7	None			
Addition	Addition	Consider adding in an objective for environmental impacts-to minimize transportation infrastructure on the environment		
Goal 2: Develop a Financially Feasible Transportation System....	Move	May want to consider moving to Capital Improvements Section	Streamline	
Objective 2.1: Capital Improvements Program	Move	May want to consider moving to Capital Improvements Section		
Policy 2.1.1	Move	May want to consider moving to Capital Improvements Section		

Policy 2.1.2	Move	May want to consider moving to Capital Improvements Section	Update Department of Community Affairs to DEO	
Objective 2.2: Financing Mechanisms	Move	May want to consider moving to Capital Improvements Section		
Policy 2.2.1	Move	May want to consider moving to Capital Improvements Section		

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Housing Element: Policies don't have titles but in other elements do - add titles for each policy to maintain consistency through out document	renumber throughout to reflect Chapter number			
Goal 1: Provision of Housing	Revise and consolidate with Goal 2 for single housing goal	Break into bullet points	Very broad and multiple topics	
Objective 1.1 Housing Supply	Revise	"By 2010" and "by 2025" - outdated language; Need to reword and reorganize	Date has passed; recommend removing very specific numbers, reword "to meet population projections" - DIA provide info instead of objective	
Policy 1.1.1	Consolidate	Consolidate with Policy 1.1.2	Add "through a variety of housing types" and include a cross reference to LU policy	
Policy 1.1.2	Consolidate	Consolidate with Policy 1.1.1	include housing values; add that basically looking at a diverse range of housing options (own/rent) and meeting a range of income options	
Policy 1.1.3	Revise	Edit language	Delete "as necessary" and replace with "to support developments"; This is about adequate public facilities we can reword this to cover City and County resources needed to support development	
Policy 1.1.4	Revise and move under Affordable Housing objective	Update and reword with more current language - define affordable housing via Florida statutes definition		
Policy 1.1.5	Revise	Confirm reference to Florida statutes; reword policy for clarity		
Policy 1.1.6	None			
Policy 1.1.7	Revise	add language "and or ability to mitigate for compatibility"	What about evacuation shelters?	
Policy 1.1.8	None			
Policy 1.1.9	Revise	Reword for clarity		
Objective 1.2 Affordable Housing	Revise	Delete "and assist the private sector in" as that is not needed in an Objective	Clarify how affordable housing is being defined and consider adding baseline definition of what is deemed to be "affordable" vs "attainable" and "workforce" per the HUD definitions	
Policy 1.2.1	Revise	Revise to just say private sector		
Policy 1.2.2	None			
Policy 1.2.3	None			

Policy 1.2.4	Revise	Update language to eliminate unnecessary language; also address consistency in the application (use of the terms LDR vs spelled out)	Delete "In drafting updated land development regulations" and use term "LDR" instead of "regulatory techniques"	
Policy 1.2.5	Revise and move	Update language including reference to the LDRs, also clarify use of terms and simplify the language (what is "divergent choices" mean?)	Make sure consistent throughout element with capitalizing Land Development Regulations; delete "divergent choices" and instead use "options"; clarify that ownership status includes own/rent	
Policy 1.2.6	Consolidate with 1.2.4			
Policy 1.2.7	Revise	Consider adding in having access to schools and public transit	Need to reword "shopping centers" to "retail centers"; Where is major street defined? Where is major thoroughfare plan located (assume the Mobility element but needs to be referenced including any maps)? Also consider changing the term "major street" to mobility (as in mobility options to allow for multiple modes of travel and not just vehicular)	
Objective 1.3 Special Needs Households	None			
Policy 1.3.1	None			
Policy 1.3.2	Revise	Reword for clarity	"Handicapped"? Those needing special assistance instead? Can also list out other assistance options including assistance with the private sector, education, etc. also not sure what "alternative code requirements" means?	
Policy 1.3.3	Revise	Update language and can also simplify "public facilities" vs spelling out each public item	Using the term "adequate public facilities" address all of these items and is encompassing	
Policy 1.3.4	Revise	Reword for clarity		
New policy	new	New policy to reflect aging-in-place strategies		
New Objective	new	New objective related to Livable communities		
New policy	new	Policy related to providing mix of housing to support livable communities		
New policy	new	Policy supporting accessory dwelling units		

Objective 1.4 Relocation Housing	Possible revision	Need to review and include reference to the CRA master plan for housing programs and assistance	Also, is the 2019/20 CRA Master Plan adopted yet? If so, needs to be referenced including any policies	
Policy 1.4.1	None			
Policy 1.4.2	None			
Goal 2: Preservation	Consolidate with Goal 1		May want to consider moving to Land Use (okay as is though)	
Objective 2.1 Housing Stock and Neighborhoods	None			
Policy 2.1.1	None		Question similar to previous comment re: affordable housing, how is this being defined by the City?	
Policy 2.1.2	None			
Policy 2.1.3	Consolidate	Redundant; combine with policy 1.1.3	This is similar to 1.1.3 A.P.F.	
Policy 2.1.4	Revise	Simplify, currently too wordy	Reword to address compatibility measures including but not limited to...; Question: why note "review" only?; CRA master plan reference here and need to include in DIA	
Policy 2.1.5	Revise	Add to the list more housing rehabilitation grant funds and subsidy program options available, update references (i.e., DCA vs DEO)	Confirm current list; update "Florida Department of Community Affairs" now the name is DEO; confirm citation to F.S.	
Policy 2.1.6	None			
Policy 2.1.7	Revise	Additional language needed	Add "use methods such as condemnation and demolition"	
Policy 2.1.8	Delete	Unclear as written; this could apply in land use and not just housing: housing stock and neighborhoods	Is this specific to residential redevelopment?; update "citizens" to "residents"	
New policy	New	New policy related to mitigating and repairing damage from natural hazards		
Objective 2.2 Historically Significant Housing	Revise	Update language	Only residential? What about adaptive re-use?	
Policy 2.2.1	None			
Policy 2.2.2	Revise	Update language	Add "The city shall"	
Policy 2.2.3	None			
Policy 2.2.4	None			
Policy 2.2.5	None			
New Objective	New	Objective related to sustainability and energy efficient housing		
New Policy	New	Policy re: LDCs and sustainable housing		
New Policy	New	Policy re: landscape standards for housing		

New Policy	New	Reference intergovernmental coordination element		
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General Comment:

Can consider providing language such as:

1. Include historic resource staff as a reviewing member of the DRC staff charged with reviewing all development and redevelopment activities in the City.
2. Ensure historic resource staff review demolition permits for all structures.
3. Provide information and education to property owners to facilitate economic viability for the retention of historic structures.
4. The City shall develop and maintain an inventory of historic resources to ensure all applicable resources are considered for federal, state and local historic preservation designation. Additional policies can include references to adaptive re-use, education as to alternatives for demolition, grandfathering legal non-conforming structures that are historic, etc.

May consider moving Historically significant housing to Land Use and / add additional policies which support historic preservation

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Public Facilities Element	Rename "Infrastructure Element"; There is different numbering and different font used throughout element- edit and streamline for readability; Include amendments recommended in Resiliency Update			
Goal 1: Needed Public Facilities..	Revise	Rename "Provide Public Infrastructure to Meet Existing and Projected Needs" goal and add language	Reorganize so 1 goal and 5 objectives	
Objective 4.1.1: Ensure available public facilities and prevent urban sprawl	Revise	"By December 1998" confirm/update; double check reference made to another section of the plan; remove LDR language	Outdated	
Policy 4.1.1.1	Revise	"Beginning in January 1998" confirm/update	Update based on data analysis	
Policy 4.1.1.2	Revise	Reword for clarity		
Policy 4.1.1.3	Delete	Repetitive		
Policy 4.1.1.4	None			
Policy 4.1.1.5	Revise			
Policy 4.1.1.6	Revise	Reword for clarity		
Objective 4.1.2 Maintaining a schedule of public facility capital improvement needs	Move	Consider consolidating with capital improvements element (CIP)	Streamline so all capital improvements policies are in one element	
Policy 4.1.2.1	Move	Consider consolidating with capital improvements element (CIP)	Streamline so all capital improvements policies are in one element	
Policy 4.1.2.2	Move	Consider consolidating with capital improvements element (CIP)	Streamline so all capital improvements policies are in one element	
Objective 4.1.3 Procedures and standards for on-site wastewater treatment systems	Move	Move this objective and associated policies to group with other Wastewater GOPs	Now Objective 4-1.2 Ensure Adequate Wastewater Facilities	
Policy 4.1.3.1	Revise	Remove language that is regulatory and may be more suitable for LDC. Include language included after Resiliency Plan update.		
Policy 4.1.3.2	Revise			
Policy 4.1.3.3	Revise	"By 1998" confirm/update		

Policy 4.1.3.4	Revise and Move	"By September 1990" confirm/update; Include language included after Resiliency Plan update.	Seems like septic may be permitted under certain conditions based on other policies, but this one is saying City shall not issue any permit for new on-site wastewater treatment. Is this correct?	
Goal 2 Providing Facilities to meet existing and projected demands...	Delete	Repetitive		
Objective 4.2.1.a Reconcile existing wastewater system deficiencies	Revise	Update language based on updated data analysis; Revise numbering to improve usability and readability		
Policy 4.2.1a.1	Revise	"By 1990's" update/revise; Revise numbering to improve usability and readability		
Policy 4.2.1a.2	Revise	"By end of 2001" confirm/update; Revise numbering to improve usability and readability	Outdated	
Objective 4.2.1.b Plan and coordinate solid waste management services to meet solid waste needs	Revise	"By December 2005" confirm/update; Revise numbering to improve usability and readability	Now Objective 4-1.3 Ensure Adequate Solid Waste Management and Services	
Policy 4.2.1b.1	Revise	Revise numbering to improve usability and readability		
Objective 4.2.1.c Reconcile existing potable water deficiencies	Revise	Revise numbering to improve usability and readability; move under potable water Objective now Objective 4-1.5		
Policy 4.2.1c.1	Revise	"1998" confirm/update; Revise numbering to improve usability and readability; move under potable water Objective now Objective 4-1.5		
Objective 4.2.1.d Implementation of the city's stormwater management system conceptual master plan	Revise	Confirm reference to SWCMP; Revise numbering to improve usability and readability; Move under New Objective 4-1.4 Stormwater Drainage Objective	May need to update. Are they using that plan anymore?	
Policy 4-2.1d.1	Delete	Update based on data analysis; Revise numbering to improve usability and readability	Outdated	
Policy 4-2.1.1	Revise	Consider consolidating with Capital Improvements element		
Policy 4-2.1.2	Revise	Update numbering. Include language included after Resiliency Plan update.		
Policy 4-2.1.3	Revise	confirm/update; includes regulatory language; Include language included after Resiliency Plan update.		
Policy 4-2.1.4	Consolidate with 4.2.1b.1			
Objective 4.2.2 Meeting projected public facility demands to 2002	Revise and consolidate with 4.2.3	"2002" Confirm/update	Outdated	
Policy 4-2.2.1	Delete	Redundant with 4-2.1.1		
Policy 4-2.2.2	Revise	Include language included after Resiliency Plan update.		

Policy 4-2.2.3	Revise			
Objective 4.2.3 Meeting projected demands for the year 2003 through year 2010	Revise and consolidate with 4.2.2	"2003-2010" Confirm/update	Outdated	
Policy 4-2.3.1	Revise	"through the year 1996" confirm/update	Outdated	
Goal 3: Provide Adequate Drainage....	Revise	Stormwater Drainage now under Objective 4-1.4	Now Objective 4-1.4 Ensure Adequate Stormwater Drainage	
Objective 4.3.1 Protect Natural Drainage Features	Revise	"by September 1998" confirm/update; Confirm agency names (e.g. Sebastian River WCD)		
Recommend new policy	Addition	Policy supporting new stormwater management plan		
Policy 4.3.1.1	Revise	add language included after Resiliency Plan update		
Policy 4.3.1.2	Revise	"by September 1990" and "By the end of 1994" confirm/update; add language included after Resiliency Plan update	May no longer be applicable	
Policy 4.3.1.3	None			
Policy 4.3.1.4	Revise			
Policy 4.3.1.5	Revise	"By December 1998" confirm/update	May no longer be applicable	
Policy 4.3.1.6	Revise	"By September 1990" and "By 1994" confirm/update	May no longer be applicable. Does the 'stormwater management and floodplain protection ordinance' exist?	
Policy 4.3.1.7	Delete	Redundant with 4-2.1d.1; Outdated years used, confirm/update	May no longer be applicable	
Policy 4.3.1.8	Revise	"By 1990" confirm/update	May no longer be applicable; Does City have this program?	
Goal 4 Protect functions of groundwater aquifer recharge areas...	None			
Objective 4.4.1 Coordinate issues surrounding aquifer recharge	None			
Policy 4.4.1.1	Revise	Regulating language more suitable for LDC		
Policy 4.4.1.2	None			
Policy 4.4.1.3	Revise	"By September 1990" confirm/update	Outdated	
Policy 4.4.1.4	None			
Objective 4.4.2 Conserving Potable Water Resources	Revise	"December 1998" confirm/update	Now Objective 4-1.5 Conserve Potable Water Resources	
Policy 4.4.2.1	Revise	"By September 1999" confirm/update	Outdated	
Policy 4.4.2.2	None			
Policy 4.4.2.3	Delete	"By 2001" confirm/update; redundant with 4-2.1a.2	May no longer be applicable	
Policy 4.4.2.4	Revise	Regulating language more suitable for LDC		
Policy 4.4.2.5	Revise	"by December 31, 1999" confirm/update	May no longer be applicable	

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Conservation and Coastal Management Element (based on resiliency consolidated outline)	Includes all amendments recommended in Resiliency Update			
Goal 1: Coastal Management and Conservation	Revise	Consider having more than just one goal and adding an additional goal for coastal management; Rename Goal 1 "Protection and Conservation of Natural Resources" and reword		
Objective 1.1 Protect coastal resources, wetlands, estuary, living marine resources, fisheries, wildlife, and wildlife habitats	Revise	Simplify and condense the language (create another objective specific to wetlands and move wetland language as a policy under; remove redundant language); remove intergovernmental coordination language and add to Intergovernmental Element; includes an outdated look on species protection and private property rights - the state regulations require standards that arent interpreted as flexible - update language; add "The City will encourage the provision of contiguous conservation easements and preservation areas to maintain wildlife corridors and minimize the fragmentation of habitat."	Objective currently includes policy language -consider making it a policy (policy 1.1.1) and adding new objective language	
Policy 1.1.1	Revise	Delete reference to specific ordinance in the LDR; simplify and condense language and delete redundancies; delete language more suitable for LDR; update conflicting language with policy 1.1.4 (i.e. prohibiting); consolidate this policy with 1.1.4 and 1.1.5	Moved under Objective 5-1.2 Protection of Surface Waters and 5-1.3 Protection of Marine Resources	
Policy 1.1.2	Revise	Revise specific language to parts of LDR; streamline language	Consistent with Policy 1.1.1?; Now Policy 5-1.2.2	
Policy 1.1.3	Revise	Revise regulatory language more suitable for LDR; reword	Now 5-1.2.4	
Policy 1.1.4	Revise	Regulatory language used	Now under Objective 5-1.2 Protection of Surface Waters	
Policy 1.1.5	Revise	Reword	Now under Objective 5-1.2 Protection of Surface Waters	
Policy 1.1.6	Revise	Remove regulatory language used that is more suitable to LDRs; streamline redundancies; split into separate policies and add water quality language under water quality objective; move policy up	Now under Objective 5-1.3 Protection of Marine Resources	

Policy 1.1.7	Revise		Now Policy 5-1.3.2	
Policy 1.1.8	Delete	Redundant language regarding regulating development on habitats		
Policy 1.1.9	Revise	Consider simplifying/removing regulatory language; add "applicable state guidelines and Indian River County's Manatee Protection and Boating Safety Comprehensive Management Plan (August 2004)."	Now Policy 5-1.3.3	
Policy 1.1.10	Delete	Repetitive with prior policies		
Policy 1.1.11	Delete	Repetitive with prior policies		
Policy 1.1.12	Delete	Repetitive with prior policies		
Objective 1.2 Protect native vegetation and marine habitats	Revise		Now under Objective 5-1.1	
Policy 1.2.1	Revise/Consolidate	Remove wetland language - it is repetitive		
Policy 1.2.2	Revise	Delete reference to specific Policy in Regional Comp Plan- could not verify still relevant; simplify policy; delete regulatory language more suitable for LDRs	Now under Objective 5-1.1	
Policy 1.2.3	Revise	Add "as defined by the FLEPPC"	Now under Objective 5-1.1	
Policy 1.2.4	Revise	Move under new tree protection objective	Now under Objective 5-1.1	
Objective 1.3 Improve water quality and quantity	Revise	Reword with objective language, currently worded as a policy	Now Objective 5-1.4	
Policy 1.3.1	Revise	Add "continue to assess needs for retrofitting stormwater outfalls without adequate treatment"; add "city shall require that fill and dredging activities comply with all applicable local, state, and federal requirements"	Now under Objective 5-1.4	
Policy 1.3.2	Revise	Regulating language; Delete specific reference to LDR; update "Indian river lagoon" to "City's rivers and waterbodies"	Now under Objective 5-1.4	
Policy 1.3.3	Revise	More appropriate in Public Facilities Element	Now under Objective 5-1.5	
Policy 1.3.4	Revise	Abbreviate SJRWMD	Now under Objective 5-1.4	
Policy 1.3.5	Revise/Move	Regulatory language used; may be more appropriate in public facilities since about potable water supply		
Policy 1.3.6	Revise	Abbreviate SJRWMD; add "Consistent with Indian River County WSP"	Now Policy 5-1.4.8	
Policy 1.3.7	Revise	Reword to be consistent with the phrasing of prior policies	Now Policy 5-1.4.9	
Policy 1.3.8	None			
Objective 1.4 Protect air quality	Revise	Reword so worded as less of a policy and more as an objective	Now Objective 5-1.5	

Policy 1.4.1	None		Now Policy 5-1.5.1	
Policy 1.4.2	Revise	add "The City shall also promote the function of trees in improving air quality through the Tree Protection and Landscaping Ordinance, consistent with Objective 1.9."	Now Policy 5-1.5.2	
Additional Policy	Addition	Add in a policy supporting transportation investments that improve air quality		
Objective 1.5 Shoreline uses and public access to shoreline, protecting estuarine shoreline and conservation land resources	Revise	Reword so worded as less of a policy and more as an objective	Now Objective 5-1.6	
Additional Policies	Addition	Add in additional shoreline protection policies and shoreline access policies		
Policy 1.5.1	Revise	Update references and move further down	Now Policy 5-1.6.6	
Policy 1.5.2	Revise	Simplify/repetitive and regulatory language used	Now under Objective 5-1.6	
Policy 1.5.3	Revise	Simplify/repetitive and regulatory language used	Now under Objective 5-1.6	
Policy 1.5.4	Revise	Remove regulatory language used and streamline; add "The implementation of living shorelines shall be encouraged."	Now Policy 5-1.6.10	
Policy 1.5.5	Delete	Repetitive with policy 1.5.4	Now under Objective 5-1.6	
Policy 1.5.6	Delete	Repetitive with policy 1.5.4	Now Policy 5-1.6.9	
Policy 1.5.7	Revise	Update references to reflect updated DIA; add "adopted and maintained" LDRs	Now under Objective 5-1.1	
Addition: Goal 2: Coastal Conservation and Resiliency	Addition	Consider adding a second goal titled "Coastal Management and Resiliency"	Pull language from Goal 1	
Objective 1.6 Limiting public subsidy of development in the coastal high-hazard area	Revise	Remove unnecessary language "upon adoption of the Comp Plan"; make into a policy and move policy 1.10.1 up as the objective	Now Objective 5-2.1	
Policy 1.6.1	None		Now under Objective 5-2.1	
Objective 1.7 Avoid population concentrations in coastal high-hazard areas	Revise	Delete repetitive language of the location of the CHHA; make this a policy under 1.6 since about CHHA	Now under Objective 5-2.1	
Policy 1.7.1	Revise	Delete repetitive language of the location of the CHHA	Now under Objective 5-2.1	
Objective 1.8 Maintenance of floodplain	Revise	Word as an objective	Now Objective 5-2.2	
Policy 1.8.1	Revise	Delete specific reference to ordinance in LDR	Now under Objective 5-2.2	
Policy 1.8.2	Revise	Revise outdated programs referenced	Now under Objective 5-2.2	
Objective 1.9 Hurricane Evacuation	Revise	Revise for Emergency Management to include outside of Hurricanes	Now Objective 5-2.3 Emergency Management	
Policy 1.9.1	None		Now Policy 5-2.3.4	
Policy 1.9.2	Revise	Revise the outdated name of the Plan referenced; delete repetitive language	Now under Objective 5-2.3 Emergency Management	

Objective 1.10 Hazard mitigation and coastal high hazard areas	Revise	Policy language used, move under objective 1.6	Now Policy 5-2.1.7	
Policy 5.1.10.1	None	Move policy up as it defines the CHHA which is referenced earlier; update title of plan referenced	Now under Objective 5-2.1	
Policy 1.10.2	Revise	States that the "Plan shall" - modify; revise outdated name of plan referenced	Now Policy 5-2.3.6	
Policy 1.10.3	Revise	Consolidate with objective 1.6; repetitive	Now under Objective 5-2.3	
Policy 1.10.4	Revise	Move under objective 1.6 since about CHHA	Now under Objective 5-2.1	
Objective 1.11 Post disaster redevelopment	Revise	Update language to read like an objective	Now Objective 5-2.4	
Policy 1.11.1	Delete	Repetitive with policy 1.10.2, consolidate		
Policy 1.11.2	Revise	Revise the outdated name of the Plan referenced	Now Policy 5-2.4.2	
Policy 1.11.3	None		Now Policy 5-2.4.2	
Policy 1.11.4	Delete	Outdated and unnecessary		
Policy 1.11.5	None		Now Policy 5-2.4.3	
Policy 1.11.6	None		Now Policy 5-2.4.4	
Objective 1.12 Historic Resources	Delete	Consider consolidating with Future Land Use Element Objective 1-4.2	Also about Historic Resources	
Policy 1.12.1	Delete	Consider consolidating with Future Land Use Element Objective 1-4.2	Also about Historic Resources	
Policy 1.12.2	Delete	Consider consolidating with Future Land Use Element Objective 1-4.2; exactly same as LU policy 3.2.1	Also about Historic Resources	
Policy 1.12.3	Delete	Consider consolidating with Future Land Use Element Objective 1-4.2	Also about Historic Resources	
Objective 1.13 Public Services in Coastal Area	Delete	More appropriate in Public Facilities Element		
Policy 1.13.1	Delete	More appropriate in Public Facilities Element		
Objective 1.14 Combat Soil Erosion	Revise	Move to be under Goal 1 instead of new Goal 2 (more appropriate under resource protection goal); reword as more of an objective	Now Objective 5-1.7	
Policy 1.14.1	Revise	Move to be under Goal 1 instead of new Goal 2 (more appropriate under resource protection goal); add "The City's regulations related to soil erosion will be informed by the Best Management Practices as established by SJRWMD, FDEP, FDOT, Florida Cooperative Extension Service, Florida Department of Agriculture and Consumer Services, Institute of Food and Agricultural Sciences, and Natural Resources Conservation Service."	Now Policy 5-1.7.1	

Objective 1.15 Preventing potential adverse impacts of future mining of minerals and mineral excavation activities	Revise	Move to be under Goal 1 instead of new Goal 2 (more appropriate under resource protection goal); reword as "Prevent the adverse effects of the extraction of mineral resources within the City"	Now Objective 5-1.8	
Policy 1.15.1	Revise	Move to be under Goal 1 instead of new Goal 2 (more appropriate under resource protection goal); streamline	Now Policy 5-1.8.1	
Objective 1.16 Hazardous waste management	Delete	May be more appropriate in Public Facilities Element; "1998" confirm/update		
Policy 1.16.1	Delete	May be more appropriate in Public Facilities Element		
Objective 1.17 Intergovernmental coordination within the coastal area and for managing conservation activities	Delete	Consider moving to Intergovernmental Coordination Element in order to consolidate and streamline		
Policy 1.17.1	Delete	More appropriate in Intergovernmental Coordination Element; simplify/condense; regulatory language more suitable for LDR		
Objective 1.18 Continuing evaluation of coastal management and conservation element effectiveness	Revise	Reword as an objective	Now Objective 5-2.6	
Policy 1.18.1	None		Now under Objective 5-2.6	
Policy 1.18.2	None		Now under Objective 5-2.6	
Policy 1.18.3	None		Now under Objective 5-2.6	
Policy 1.18.4	None		Now under Objective 5-2.6	

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Parks, Recreation, & Open Space Element	Re-number so consist with numbering of overall document			
Goal 7-1: Provide adequate recreation and open space...	Revise	Add "active and passive"; add a goal name; streamline language; Add "the City's Goal is to"		
Objective 7-1.1: System of parks and recreation	Revise	Reformat title; add "LOS" abbreviation; streamline language	Renamed Objective 6-1.1 Parks and Recreation System	
Policy 7.1.1.1	Revise	Add "LOS" to title; add additional language "Facilities and their respective standards and service areas are defined as with neighborhood or community park"; renumber tables; add a note to end of policy; add in a policy for a Parks System Master Plan	Consider a different approach with LOS and parks classifications	
Additional Policy	Addition	Consider adding a policy requiring a Parks System Master Plan		
Policy 7.1.1.2	Revise	Streamline and reformat wording	some language not necessary	
Policy 7.1.1.3	Revise	Update table reference		
Policy 7.1.1.4	Revise	Streamline language		
Policy 7.1.1.5	Revise	"By 2023" update; update "projected" to "future projected"	What Recreation Plan?; DIA does not show deficit	
Policy 7.1.1.6	Revise	"By 2018" confirm/update; add "consistent with policy 1.1.9"; update "current" to "future projected"; add "as identified in the DIA"	slight surplus now	
Policy 7.1.1.7	Revise	Delete specific reference to part in code		
Policy 7.1.1.8	Revise	"Prior to 2019" confirm/update	not done- when do they plan to do this?	
Policy 7.1.1.9	Revise	Streamline and update language	Confirm/ why \$25,000?	
Policy 7.1.1.10	None			
Policy 7.1.1.11	Revise	Add additional language "involving or adjacent to environmentally sensitive lands"; include "stormwater/low impact development" in parentheses as urban design principles		
Policy 7.1.1.12	Revise	Add "and maintenance"; change "concern" to "education"		
Policy 7.1.1.13: Waterfront Redevelopment	Move/Revise	May be more appropriate in FLU Objective 1-2.9 discussing redevelopment; reword "consistent with policy" and update policy number referenced		
Objective 7-1.2: Protect Natural and Open Space	Revise	Add "including the I.R.L. and its tributaries"	Now Objective 6-1.3	
Policy 7.1.2.1	Revise	Consistency through document "code" to "regulations" and use abbreviation of "LDRs"		
Policy 7.1.2.2	None		Who's note on policy?	
Policy 7.1.2.3	Revise	Update table reference	Lisa, do you want to say "all" or note as financially feasible and/or where necessary to meet adopted LOS?	

Objective 7-1.3: Public Access	Revise	Revise to say "multi-modal access"; create an additional policy for connectivity under this objective	Now Objective 6-1.4	
Policy 7.1.3.1	Revise/Delete	LDR language	Lisa, seems more City policy/code than comprehensive plan	
Policy 7.1.3.2	None			
Policy 7.1.3.3	Revise	"By 2018" confirm/update; rename from "for the handicapped" to "accessible"; spelling error	achieved? If not when?	
Policy 7.1.3.4	Revise	"By 2018" confirm/update; reword from "handicapped access" to "accessibility"	achieved? If not when?	
Policy 7.1.3.5	Revise	add "through universal design"		
Policy 7.1.3.6	None			
Objective 7-1.4: Access to Indian River Lagoon and Tributaries	Move/Revise	Consolidate with Coastal/Conservation Objective 5.1.5 or with Parks objective 7-1.2	Both about shoreline access	
Policy 7.1.4.1	Move/Revise	Consolidate with Coastal/Conservation Objective 5.1.5 or Parks policy 1.2.1	Both about shoreline access	
Objective 7-1.5: Coordination of planning and resources	None			
Policy 7.1.5.1	Revise	Consider adding "Consistent with the public schools element.."		
Policy 7.1.5.2	Delete	Already addressed		
Policy 7.1.5.3	Revise	abbreviate "LDRs"		
Policy 7.1.5.4	Revise			
Policy 7.1.5.5	None			
Policy 7.1.5.6	None			
Policy 7.1.5.7	None			
Policy 7.1.5.8	Revise/Move	Reword "consistent name signs" to "wayfinding and similar signage, using consistent design themes and language"; reword "that do not currently have them" to "as may be necessary"	Moved now Policy 6-1.4.9	

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Intergovernmental Coordination Element (Governance and Implementation Element)	Include amendments recommended in Resiliency Update; Create an objective for each element of the plan to incorporate intergovernmental policies all into this element; Consolidate with CIP Element			
Goal 1: Provide Mechanisms for improved intergovernmental coordination...	None			
Objective 8-1.1 Intergovernmental Coordination and coordination of comp plan with Indian river county, the region and the state	Revise	add "the city of"; Add "(Technical Committee)"; rename title as "General"		
Policy 8.1.1.1	Revise	"his" revise to "their";	is the technical committee still a group? What is title of it? (two different names referenced in this policy and obj 1.1)	
Policy 8.1.1.2	Revise	Reword	Why is file a written request required?	
Policy 8.1.1.3	Revise	add "as applicable"; add "adjacent municipalities"; abbreviate "LOS"; add "components identified in public facilities element"; add "parks and recreational facilities" bullet point		
Addition of Objective for Land Use policies	Addition	Insert Land Use Element Objective 1-4.6 and Policy 1-4.6.1	City may provide additional policies identifying specific coordination efforts and entities	
Addition of Objective for Mobility	Addition	Insert Mobility Element Objective 1.4 and its policies; add additional policies regarding coordination of airports		
Addition of Objective for Conservation/Coastal	Addition	Insert Conservation/Coastal Objective 1.17		
Addition of Objective for Infrastructure	Addition	Insert Infrastructure Element Objective and its policies		
Addition of Objective for Schools	Addition	Insert School Element Objective 1.7 and its policies		
Policy 8.1.1.4	Delete	Reword into Objective for conservation policies		
Policy 8.1.1.5	Revise/Move	abbreviate "LDRS"; Move under Land Use Objective		
Objective 8-1.2 Conflict Resolution	Revise	Consider moving objective and its policies towards end	Now Objective 7-1.8	
Policy 8.1.2.1	Revise	Consider moving objective and its policies towards end		

Policy 8.1.2.2	Revise	Consider moving objective and its policies towards end		
Policy 8.1.2.3	Revise	Consider moving objective and its policies towards end		
Objective 8-1.3 Infrastructure Systems and Level of Service Standards	Revise	update cross reference; abbreviate LOS; delete last sentence - unnecessary; move objective and policies after conservation coastal objective		
Policy 8.1.3.1	Revise		These still valid? Any others?	
Policy 8.1.3.2	Revise	abbreviate TCRPC; reword		
Objective 8-1.4 Multi-jurisdictional Environmental Issues	Revise	change "As" to "At"; Move Objective and it policies to be under new Environmental objective incorporating policies from Conservation element		
Policy 8.1.4.1	Revise	add "The city shall maintain"		
Policy 8.1.4.2	Revise	Reword		
Objective 8-1.5 Coordination with school board	Revise	Move up- make policy under school objective		
Policy 8.1.5.1	Delete	Repetitive with schools element & can be removed		
Policy 8.1.5.2	Delete	Repetitive with schools element & can be removed		
Policy 8.1.5.3	Delete	Repetitive with schools element & can be removed		
Policy 8.1.5.4	Delete	Repetitive with schools element & can be removed		
Policy 8.1.5.5	Delete	Word for word same as Policy 1.3.1 in Public School Element, Consider consolidating in one place and deleting		
Policy 8.1.5.6	Delete	Repetitive with schools element & can be removed		
Objective 8-1.6 Program Evaluation	Revise	reference Florida statutes	Now Objective 7-1.7	
Policy 8.1.6.1	None			
Policy 8.1.6.2	None			
Policy 8.1.6.3	None			
Policy 8.1.6.4	None			
City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Capital Improvements Element	To be incorporated into Governance and Implementation Element (Intergovernmental Element)			
Goal 1: Provide attainable fiscal means to ensure timely and necessary installation and maintenance of...	Revise	Add a title to Goal 1; restructure		

Objective 1.1: Capital Improvement Schedule	Revise	Add end of sentence to beginning of policy 1.1.1	Now Objective 7-2.1	
Policy 1.1.1	Revise	Revise language	Recommended to not have projects identified within the other elements but be streamlined and consolidated into this element; Why \$50,000?	
Policy 1.1.2	Revise	Clarify "funding within the five year period"; add mobility to transportation	Any items to add? (public safety, police?)	
Policy 1.1.3	Delete	Recommend deleting	Unsure what policy is saying	
Policy 1.1.4	None			
Policy 1.1.5	Revise	add "consistent with Florida statutes"		
Objective 1.2: Level of Service	Revise	Reads as more of a policy- reword	Now Objective 7-2.2	
Policy 1.2.1	Delete	Stated in Public Facilities Element - repetitive		
Policy 1.2.2	Revise	Recommend re-wording for clarity		
Policy 1.2.3	Delete	Consider removing	Need to confirm with City	
Addition of Objective	Addition	Consider creating a new objective for funding instead of having it under LOS objective, the following policies fall under the funding category	Now Objective 7-2.3	
Policy 1.2.4: Funding Sources	Revise	Reword to include alternate funding sources		
Addition of Policy	Addition	Additional policy for joint funding		
Addition of Policy	Addition	Add a policy that consolidates and addresses adequate funding		
Policy 1.2.5	Revise	Recommend consolidating Policies 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9 into one policy addressing adequate funding	Keep first bullet as a stand alone policy	
Policy 1.2.6	Revise	Recommend consolidating Policies 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9 into one policy addressing adequate funding	"2004" confirm this is latest stormwater master plan	
Policy 1.2.7	None	Recommend consolidating Policies 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9 into one policy addressing adequate funding		
Policy 1.2.8	None	Recommend consolidating Policies 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9 into one policy addressing adequate funding		
Policy 1.2.9	None	Recommend consolidating Policies 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9 into one policy addressing adequate funding		

Policy 1.2.10	Revise	Update outdated years; move under policy 1.1.5 which is also about the budget		
Objective 1.3: Capital Improvement Evaluation	None		Now Objective 7-2.4	
Policy 1.3.1	Revise	Recommend this to be the City Manager with input from City Departments; update to reflect new element title		
Policy 1.3.2	Revise	Delete second bullet and consolidate first bullet with rest of policy		
Policy 1.3.3	Revise	Confirmed reference to Emergency Management Plan; consider also referencing Resiliency Plan		
Policy 1.3.4	Revise			
Policy 1.3.5	Revise	Move this policy to be the last policy under objective 1.2; also add an additional policy under it addressing coordinated work efforts		
Policy 1.3.6	None			
Objective 1.4: Debt Management	Revise		Now Objective 7-2.5	
Policy 1.4.1	None			
Policy 1.4.2	None			
Policy 1.4.3	None			
Objective 1.5: New Development	Revise	add "consistent with Florida statutes"	Now Objective 7-2.6	
Policy 1.5.1	None			
Policy 1.5.2	None			
Policy 1.5.3	None			
Policy 1.5.4	Revise	Reword to "necessary public infrastructure"	Need to confirm with City what is County and what is City; Need impact fee schedule from City for reference	
Policy 1.5.5	None			
Objective 1.6: Concurrency Management	Revise	Consolidate other concurrency policies scattered throughout Elements to be under this objective	Streamline so all concurrency policies are in one element; Improve readability and usability; Now Objective 7-2.7	
Policy 1.6.1	None			
Policy 1.6.2	None			
Policy 1.6.3	None			
Policy 1.6.4	None			
Policy 1.6.5	Revise	Recommend this to be the City Manager with input from City Departments; add "annual" before report		
Policy 1.6.6	Revise	Consolidate with Policy 1.6.5		

City of Sebastian Comprehensive Plan - Goals Objectives and Policies	Column1	Column2	Column3	Column4
2010 GOP	Recommended Action (Delete, Revise, Consolidate, None, etc.)	Rationale	Notes/Comments	City Staff Response
Public Schools Element				
Goal 1: Provide Quality Education	None			
Objective 1.1: Level of Service Standards	Revise	Update language to reflect consistency in the use of School Board (initially) vs. the full name	Delete "School Board" and add "School District of Indian River County (AKA School Board)"	
Policy 1.1.1	Revise	Update language	Update "planning period" to "planning periods"	
Policy 1.1.2	Revise	Add language for clarification who establishes this	Add that has been established "by the school district"	
Policy 1.1.3	None			
Policy 1.1.4	Revise	Confirm 2008 latest Interlocal Agreement; update name to reflect exact name of agreement	Confirmed	
Policy 1.1.5	Revise	Remove FAC reference		
Policy 1.1.6	None			
Objective 1.2: Future Facility Planning	None			
Policy 1.2.1	Revise; reorder for consistency; consider consolidating with other, similar policies	Reword (potentially) for clarity the term "manage"; also move after Policy 1.2.3 to allow better order of policies. Also, 1.2.1, 1.2.4 and 1.3.4 are similar - can consider consolidating those policies to reduce redundancies	Reword "manage" to be "coordinate; Question: How manage? Concurrency-based?	
Policy 1.2.2	Revise	Addition that requires future annexations to consider potential school sites		
Policy 1.2.3	None			
Policy 1.2.4	Revise; Consolidate	Similar with Policy 1.2.1 - combine; and potentially redundant with Policy 1.3.4		
Policy 1.2.5	Revise and consider consolidating (or eliminating) as this is somewhat redundant with 1.3.4 and 1.3.5	Regulating Language; Redundant with Policies 1.3.4 and 1.3.5	Note 1.3.4 and 1.3.5 deal with concurrency reviews, 1.2.5 fits better with those policies	

Policy 1.2.6	Consider consolidating 1.2.5 and 1.2.6	1.2.5 and 1.2.6 are similar since they address notification to the school board for residential development	1.2.5 provides the 15 day window to notify, 1.2.6 provides agendas for all meetings; could consolidate this into one policy	
Objective 1.3: Concurrency	Revise	Consider consolidating all Concurrency policies into the Capital Improvements section; slight edits to language	Streamline, concurrency objectives and policies all in one place	
Policy 1.3.1	Revise	Consider deleting the 2nd reference to the exclusion in 1.3.6; add "the City of"; break into two policies to improve readability - streamline and delete items that can be addressed in LDC	The "exclusions" restates the same item from the previous sentence (the 2nd reference to exclusion); verified table with School	
Policy 1.3.2	Revise	Update wording to include "the City of"; "consistent with policy 1.3.1"	FYI need to include the interlocal agreement in DIA	
Policy 1.3.3	Revise language to reflect the Interlocal by reference only	The Element flips back and forth between Interlocal and the full name	Confirm the first time the full interlocal is referenced and spelled out, note the full title and then reference the interlocal by name only moving forward	
Policy 1.3.4	Delete	Redundant with Policies 1.2.4 - 1.2.6	1.3.4 and 1.3.5 contain similar language and could be consolidated. Also, the language is similar with previous policies - if remove these or 1.2.4, etc., then need to ensure specific language is carried forward	
Policy 1.3.5	Revise; Consolidate	Redundant with Policies 1.2.4 - 1.2.6		
Policy 1.3.6	None	Check dates		
Policy 1.3.7	Delete	Unnecessary language		
Policy 1.3.8	Revise the reference to the interlocal	Confirm how Interlocal Agreement is referenced in throughout/ in the element and update so consistent	See previous comments re: the interlocal agreement and also if a new interlocal has been adopted	
Objective 1.4: Capital Improvements	Revise/delete	Objective and policies may be more appropriate in Capital Improvements Section; outdated dates, confirm/update		
Policy 1.4.1	Revise/move	Outdated		

Policy 1.4.2	None/move			
Policy 1.4.3	None/move			
Objective 1.5: Community Focal Point	Revise as this language is more of a policy vs an objective		The use of the terms "shall encourage" etc., are more policy based than the broader sense of an Objective; Now Objective 8-1.4	
Policy 1.5.1	None			
Policy 1.5.2	None			
Policy 1.5.3	None			
Objective 1.6: Coordinating Provision of Necessary Infrastructure	None		Now Objective 8-1.5	
Policy 1.6.1	None			
Policy 1.6.2	None		This policy and 1.6.3 are good policies especially as they relate to SRTS; we will consider a cross-reference to the Mobility Element to further support these items	
Policy 1.6.3	None			
Policy 1.6.4	None		Need to discuss the use of the terms "shall be required" especially in the sense of a rational nexus and also feasibility of connections	
Objective 1.7: Intergovernmental Coordination	Move	Consider moving objective and policies to Intergovernmental Coordination Element	Streamline	
Policy 1.7.1	Move			
Policy 1.7.2	Move			
Policy 1.7.3	Move			
Policy 1.7.4	Move			
Policy 1.7.5	Move			
Policy 1.7.6	Move			