

Urban Service Area (USA) Discussion

October 20, 2020



CHARLOTTE COUNTY
FLORIDA

What is an Urban Service Area (USA)

- According to Section 163.3164 F.S., “Urban service area” means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

- According to the County's 2050 Comprehensive Plan, the Urban Service Area is a defined area, not always coincidental with a municipality's corporate boundaries, that defines the geographical limits of government-supplied public facilities and services.

- PRESERVATION
- AGRICULTURE I
- AGRICULTURE II
- RESIDENTIAL SINGLE-FAMILY
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- COMMERCIAL OFFICE PARK
- INDUSTRIAL
- INDUSTRIAL OFFICE PARK
- RECREATION - PUBLIC
- RECREATION - NON-PUBLIC
- PROFESSIONAL OFFICE
- PARK - HIGH-PARK - SPORTING SCHOOL
- LIMITED DEVELOPMENT
- URBAN SERVICE AREA
- FUTURE SERVICE AREA
- AIRSPACE WATER PROTECTION ZONING

■ AGRICULTURE CONSERVATION
 ■ FUTURE SERVICE AREA
 ■ URBAN SERVICE AREA

FUTURE LAND USE MAP
 LINCOLN COUNTY, OREGON
 PORTLAND, OREGON
 1988

This map is a future land use map for Lincoln County, Oregon, and is not a guarantee of any future land use. It is based on the best available information and is subject to change without notice. The map is intended to provide a general overview of the future land use plan for Lincoln County, Oregon, and is not intended to be used for any other purpose.

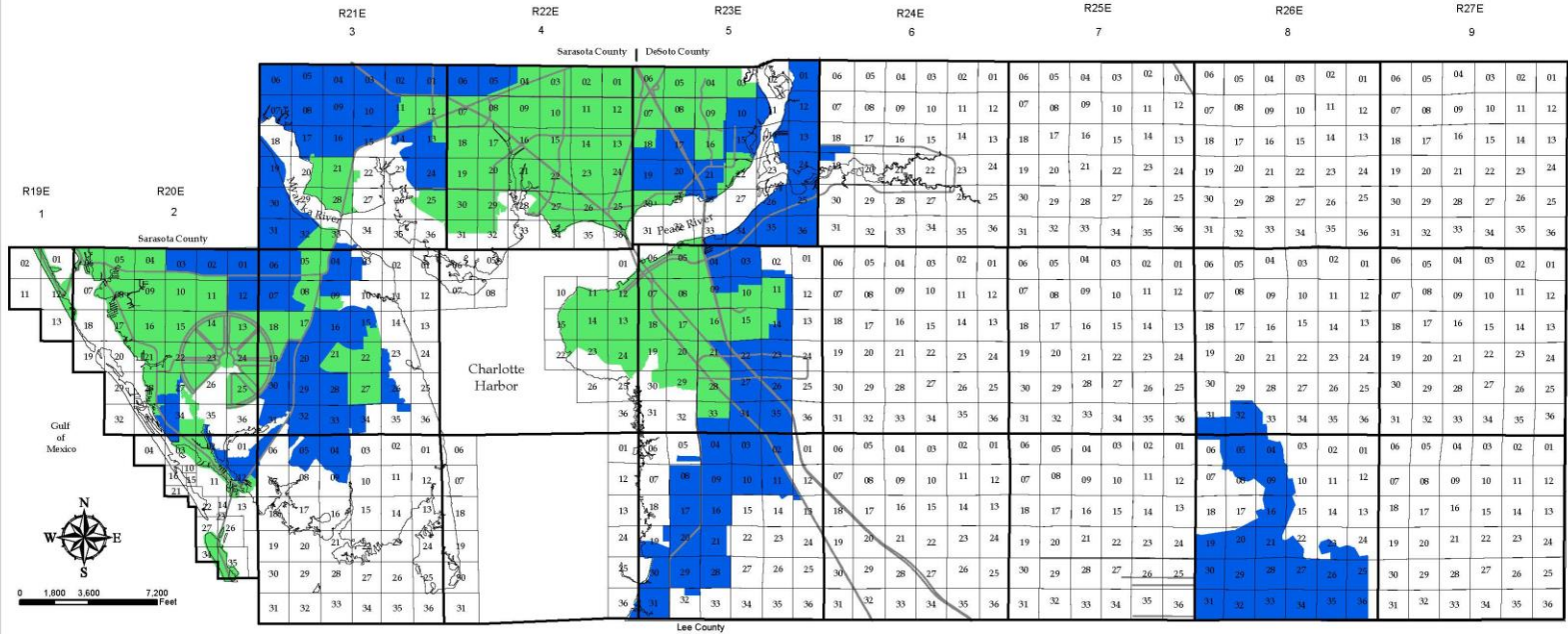


Why We Have/Need Urban Service Area

- The 1985 Growth Management Act required that the Comprehensive Plan:
 - Guide and control future development.
 - Address existing problems as well as problems that may arise in the future as a result of the development and use of land.
 - Preserve, promote, protect, and improve public health, safety, comfort, and good order.
 - Protect human, environmental, social, and economic resources.



Urban Service Area Overlay



Infill Area

Infill Areas are those areas which have already experienced moderate to significant levels of urban development. In order for an area to be designated as infill, it must have obtained, in general, a 30% buildout density. The majority of existing urban services and infrastructure are concentrated within these areas, and include central potable water and wastewater treatment, road and drainage construction and maintenance, public education facilities, parks, libraries, and higher levels of police, fire, and emergency medical services.

Suburban Area

Suburban Areas are, for the most part, undeveloped platted lands and parcels; however, there are scattered homes and businesses located in the areas. Service levels within Suburban areas are planned to be very low because the majority of development is directed to Infill Areas. Once infill Areas become more fully developed, a need will exist for additional developable land. That need will be filled by redesignating land located in Suburban Areas as Infill Areas.

Why We Have/Need Urban Service Area

- The 1997-2010 Comprehensive Plan employed techniques to manage growth within the County, one of the techniques is “Urban service area strategy” which uses public infrastructure and services as a means for directing the timing, location, and intensity of development.

2050 Comprehensive Plan

- The County is required by Section 163.3177 F.S. to discourage urban sprawl.
- According to Section 163.3164 F.S., “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.



- **Tasks for the 2050 Comprehensive Plan:**
 - Re-evaluate the existing then Urban Services Area boundary
 - Establish a functional Urban Services Area through the identification of an Urban Service boundary
 - Based upon evaluation about where future urban development and urban services should be located
 - Not a simple illustration that mirrors the location and structure of the historic platted lands.

Criteria of Revisions to Urban Service Area

- Development limitations
 - Environmentally sensitive habitat
 - State-owned Lands designated as Preservation or Parks and Recreation
 - County-owned Lands designated as Preservation or Parks and Recreation
 - Existing rural development patterns
- When looking at changes the County may do Area Plans
 - US 17 Area Plan, Burnt Store Area Plan

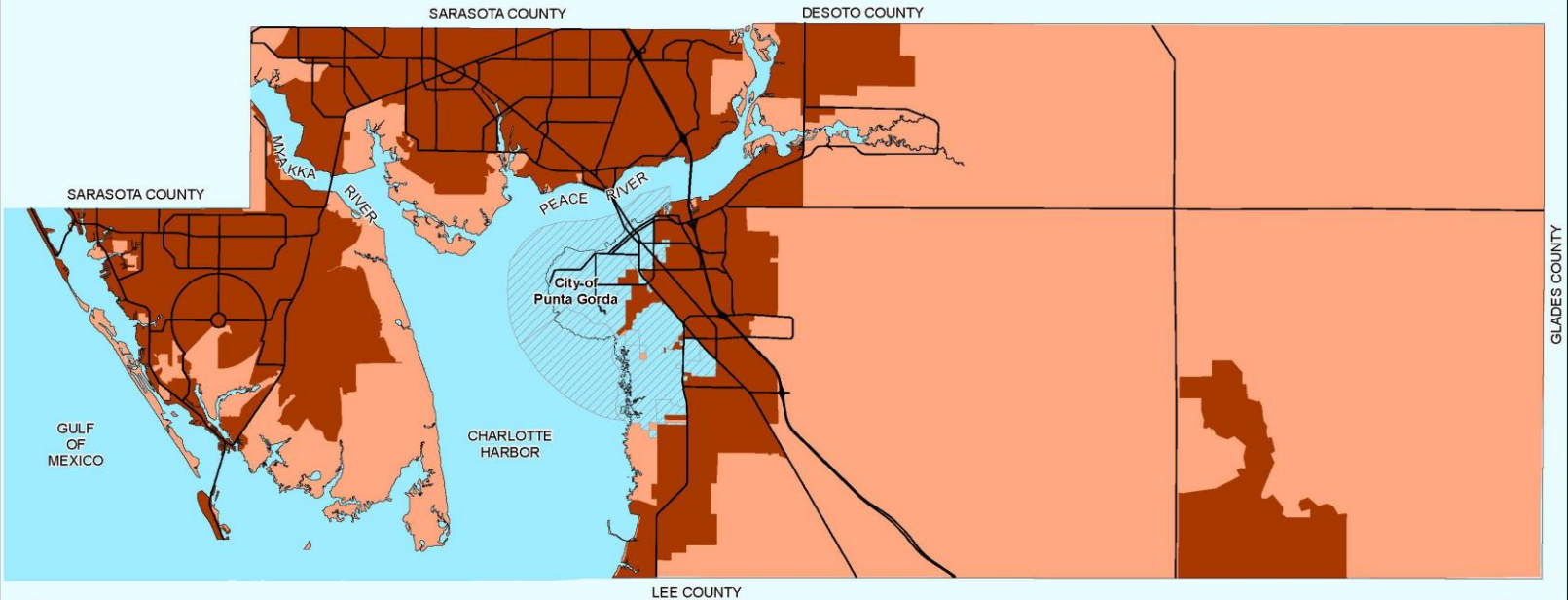


Land Information
Section

CHARLOTTE COUNTY

Future Land Use Map Series

Map #3: 2030 Service Area Delineation



Stateplane Projection
Datum: NAD83
Units: Meters

Source: CCGIS, GROM

Metadata available upon request

LEGEND

 Urban Service Area  Rural Service Area



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.

Created: 06.2010 \\SmartCharlotte\Series_Maps\USA\ServiceAreaDelineation2030.mxd

FLU Policy 1.2.6 (old number FLU Policy 1.2.5)

Expansion of the Urban Service Area

- Previously, FLU Policy 1.2.5 did not allow for expansion of the Urban Service Area or acceptance of requests for an expansion except during the Evaluation and Appraisal Review of the Comprehensive Plan process.
- On October 25, 2018, the Board adopted Ordinance Number 2018-043 to amend the policy in order to provide a planning tool to the County and property owners to request to amend the urban service area outside the seven year EAR-based amendment time period.

Current Review Process

- Looking to amend the USA Boundaries (expand or contract)
 - Evaluate for compliance with current Comprehensive Plan and Statute
 - Work with applicant on an assessment

Current Review Process

- An **assessment** of the adequacy of the existing development rights and forms within the Urban Service Area as well as appropriate locations of the existing development rights within the County.
- Eleven primary indicators and eight development criteria established in Section 163.3177, F.S. As well as any required and optional elements of comprehensive plan; studies and surveys.

After Assessment Steps

- Bring forward to BCC with assessment through public hearing process
- Work with the applicant on an Area Plan if directed by BCC
 - Not insignificant staff time and costs involved

Area Plan Assessment Criteria

- Assessment area and size?
- Existing development rights?
- Future development options?
- Potential LOS and other impacts and how to mitigate?
- Other requirements?