

** Go to Master Table of Contents **

Go to Section 11



TABLE OF CONTENTS

SECTION 12

CONSISTENCY WITH STATE PLAN

BABCOCK RANCH CPA

CHAPTER 187 - STATE COMPREHENSIVE PLAN

187.101 Description of plan; legislative intent; construction and application of plan.

187.201 State Comprehensive Plan adopted.

187.101 Description of plan; legislative intent; construction and application of plan.--

- (1) The State Comprehensive Plan shall provide long-range policy guidance for the orderly social, economic, and physical growth of the state. It shall be reviewed biennially by the Legislature, and implementation of its policies shall require legislative action unless otherwise specifically authorized by the constitution or law.
- (2) The State Comprehensive Plan is intended to be a direction-setting document. Its policies may be implemented only to the extent that financial resources are provided pursuant to legislative appropriation or grants or appropriations of any other public or private entities. The plan does not create regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law.
- (3) The goals and policies contained in the State Comprehensive Plan shall be reasonably applied where they are economically and environmentally feasible, not contrary to the public interest, and consistent with the protection of private property rights. The plan shall be construed and applied as a whole, and no specific goal or policy in the plan shall be construed or applied in isolation from the other goals and policies in the plan.

History.--s. 1, ch. 85-57.

187.201 State Comprehensive Plan adopted.--The Legislature hereby adopts as the State Comprehensive Plan the following specific goals and policies:

- (4) HOUSING.
 - (a) *Goal.*--The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

Response:

The Babcock Ranch CPA designates land for affordable housing and is therefore consistent with this goal.

(b) *Policies.*

3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

Response:

The Babcock Ranch CPA designates land for affordable housing and is therefore consistent with this goal.

(b)1. *Goal.*--An environment which supports a healthy population and which does not cause illness.

2. *Policies.*

- a. Every Florida resident has a right to breathe clean air, drink pure water, and eat nutritious food.
- b. The state should assure a safe and healthful environment through monitoring and regulating activities which impact the quality of the state's air, water, and food.
- c. Government shall ensure that future growth does not cause the environment to adversely affect the health of the population.

Response:

The Babcock Ranch CPA is consistent with this policy.

(7) WATER RESOURCES.

- (a) *Goal.*--Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) *Policies.*

1. Ensure the safety and quality of drinking water supplies and promote the development of reverse osmosis and desalinization technologies for developing water supplies.
2. Identify and protect the functions of water recharge areas and provide incentives for their conservation.

Response:

The Babcock Ranch CPA is a designated parcel within the overall property included in the Babcock Ranch. Lands outside of this application have been excluded intentionally because of their environmental value.

5. Ensure that new development is compatible with existing local and regional water supplies.

Response:

The Babcock Ranch CPA is consistent with this policy.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.

Response:

The Babcock Ranch CPA District is a designated parcel within the overall property included in the Babcock Ranch. Lands outside of this application have been excluded intentionally because of their environmental value.

12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

Response:

Town and County Utilities has been awarded a franchise by the State of Florida and will abide by all applicable regulations that have been established for such utility providers.

(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.

- (a) *Goal.*--Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm

hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) *Policies.*

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.

Response:

The proposal is consistent with this policy. Please refer to Environmental Analysis in Section 9 of application.

3. Prohibit the destruction of endangered species and protect their habitats.

Response:

The habitats of endangered species has been protected by leaving them outside the boundary of the Babcock Ranch CPA, or by designating them as conservation if included.

10. Emphasize the acquisition and maintenance of ecologically intact systems in all land and water planning, management, and regulation.

(12) HAZARDOUS AND NON-HAZARDOUS MATERIALS AND WASTE.--

- (a) *Goal.*--All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(b) *Policies.*

2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

Response:

All residential, commercial, and industrial uses that may be constructed within the Babcock Ranch CPA will be served with waste removal to discourage illegal dumping.

(15) LAND USE.

- (a) *Goal.*--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.
- (b) *Policies.*
1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Response:

Because all public facilities will be included within the Babcock Ranch CPA, service for the expected population and commercial use will be provided.

5. Encourage and assist local governments in establishing comprehensive impact-review procedures to evaluate the effects of significant development activities in their jurisdictions.

Response:

As part of the approval process for the Babcock Ranch CPA, the application will be reviewed by the Florida Department of Community Affairs.

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

Response:

The proposed Babcock Ranch CPA will be consistent with this policy.

(16) URBAN AND DOWNTOWN REVITALIZATION.

- (a) *Goal.*--In recognition of the importance of Florida's vital urban centers and of the need to develop and redevelop downtowns to the state's ability to use existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner, Florida shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

(b) *Policies.*

7. Develop concurrency requirements that do not compromise public health and safety for urban areas that promote redevelopment efforts.

Response:

The proposed Babcock Ranch CPA will be consistent with all applicable Charlotte County concurrency requirements.

8. Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding educational facilities in urban areas, including planning functions, the development of joint facilities, and the reuse of existing buildings.

Response:

The Charlotte County School Board will be involved in reviewing this application, including proposed public facility sites, which may be used for schools.

(17) PUBLIC FACILITIES.

- (a) *Goal.*--Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) *Policies.*

(19) TRANSPORTATION.

- (a) *Goal.*--Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

(b) *Policies.*

3. Promote a comprehensive transportation planning process which coordinates state, regional, and local transportation plans.

Response:

The applicant will coordinate with all applicable agencies.

(21) THE ECONOMY.

(a) *Goal.*--Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) *Policies.*

7. Provide increased opportunities for training Florida's workforce to provide skilled employees for new and expanding business.

Response:

The proposed Babcock Ranch CPA has proposed commercial and industrial land that will accommodate new and expanding business in south Charlotte County.

** Go to Master Table of Contents **

Go to Section 13

