

# Exhibit “A”



## **Bradfordville Sector Plan Updates**

### 5.0 Bradfordville Commercial Center District

#### 5.1 Background and Policy Update

In June of 2000, the Board of County Commissioners adopted the Bradfordville Sector Plan (BSP) to implement a strategy and regulatory framework to protect the rural quality of life and to provide for a pedestrian-oriented village center. The BSP provided a 20 year outlook for the Bradfordville Study Area (BSA). Additionally, the BSP was designed to phase the development of the commercial districts over this 20 year period along with a 350,000 square foot commercial cap for development within the Commercial Overlay Zone 1 (CO-1). This commercial cap was intended to be re-evaluated after 10 years, and if necessary, commercial could be expanded into the areas designated Commercial Mixed Use Overlay Zone 2 (CMUO-2).

In the late 2000's, the entire country experienced an economic decline which had significant impacts on new development. As a result, only limited development occurred for a number of years in Leon County and consequently, by 2010 the 350,000 square foot commercial cap in the Bradfordville Commercial districts had not been realized. Therefore, as of 2010, a re-evaluation of commercial needs was not required. Consequently, staff determined that the cap of 350,000 had expired as well. However, by 2014 the economy began to recover and renewed interest in commercial development began to increase. As a result, in early 2014, the Board of County Commissioners (Board) directed staff to begin a process to re-evaluate the commercial needs for the Bradfordville Commercial districts.

A Bradfordville Commercial Needs Assessment Citizen Committee (hereinafter referred to as the “citizen committee”), which included representatives of homeowner’s associations, representatives of the development community, representatives of interested environmental protection coalitions as well as representatives of the County, was created to ensure that all interested parties were provided the opportunity to comment on and shape the future development of the Bradfordville Commercial districts. The citizen committee also included prior members of the “working groups” responsible for the development of the BSP in 2000.

During the summer of 2014, staff began analyzing the existing development within the Bradfordville Commercial districts as well as analyzing the remaining vacant properties. In addition, staff analyzed the data from the most recent Census survey and gathered information from the County’s Geographic

Information System (GIS) to determine growth of the area, both non-residential and residential. In keeping with the original methodology used to create the BSP, staff utilized the same methodology to ascertain the projected growth for the BSA. This additional growth in residential along with the existing non-residential development, provided staff with an estimation of commercial needs.

In addition to the estimation of commercial needs, staff evaluated the remaining vacant and unentitled (no specific development approvals or agreements) property within the Bradfordville Commercial districts. Staff calculated approximately 34 acres of vacant property remained. These vacant properties are located in each of the Bradfordville Commercial districts, with a majority of the vacant property located within the BC-1 zoning district.

Staff initially provided the newly formed citizen committee with their findings in August 2014. These findings noted that the population for Leon County was projected to grow approximately 0.7% over the next 20 years. The projected commercial needs were initially projected to be approximately 156,000 square feet. Should the market flexibility factor (1.44) be included, as was used in the original study in 2000, a revised commercial needs calculation of 225,000 sq ft would be established.

However, the citizen committee determined that this methodology of calculating square footage was not effective in implementing the intent of the BSP. The committee found that the Sector Plan did not effectively implement the desired development pattern of a pedestrian friendly “village center” and resulted in more “big box” developments and less pedestrian friendly retail developments. As a result of these lessons learned, the committee focused on revising the standards to require a more intense, pedestrian friendly development pattern consistent with the intent of the BSP and prevent future “big box” developments.

Another goal of the BSP was the protection of the natural water resources. The BSA contains the most stringent stormwater standards in Leon County. Any development in the BSA is already required to meet the Bradfordville Stormwater Standards. Therefore, the consensus of the citizen committee was to continue to allow development in the commercial districts, without regard to any defined maximum square footage cap, provided the development meets the stringent Bradfordville Stormwater Standards.

## 5.2 Recommendations for New Plan Horizon

The BSP was originally developed with the intent of phasing development over a period of 20 years. This phasing was to be accomplished utilizing commercial overlay districts. The Commercial Overlay Zone 1 (CO-1), the Commercial Mixed Use Overlay Zone 2 (CMUO-2) and the Village Center (VC) overlays were established with the intent of focusing development within the CO-1 overlay and VC overlay for the first 10 years. A maximum square footage of 350,000 square feet was established to limit development over the first 10 year phase. After 2010, it was intended that any additional commercial needs would be determined through a needs assessment. The CMUO-2 overlay was intended to be developed after this maximum cap had been reached and after a commercial needs assessment in 2010.

Without a need for a specific maximum square footage limitation, the commercial overlays are no longer necessary to implement the intent of the BSP. Each zoning district, along with a defined “Bradfordville Commercial Center District (BCCD)”, shall regulate and guide new development and redevelopment of properties within the commercial district. Each zoning district as well as the aforementioned BCCD shall

incorporate the site design and development standards originally outlined in the BSP recommendations of Section 4.

With the retraction of the commercial overlays, each zoning district shall require amendments to incorporate various density and intensity provisions previously found in the commercial overlay districts. These Bradfordville zoning districts shall be amended to allow flexibility in site design, including, but not limited to, revised height limits, revised parking standards, and site layout. For those districts that only allow a maximum height of 2 stories, the height shall be increased to 3 stories, with the exception of the area within the Lake McBride Scenic Overlay wherein the height limit will remain 30 feet. The lot coverage development standard shall be removed from each district. For all new development and redevelopment, impervious surface coverage shall be determined based on meeting the Bradfordville Stormwater Standards as well as other development standards within the BCCD and individual zoning districts. Incentives may be developed that allow alternative design criteria enabling more efficient and creative uses of a site.

The plan horizon shall be amended to reflect a new 15 year scope, from 2015 to 2030 in order to be consistent with the Comprehensive Plan. This scope shall be re-evaluated in 2030 to conduct a new commercial needs assessment. During this horizon, expansion of the Bradfordville Commercial Center shall be prohibited. Finally, staff shall consider amendments to the Comprehensive Plan to limit further expansion of the commercial district. These amendments may include a retraction of the Bradfordville Mixed Use (BMU) Future Land Use category to include only the area within the Bradfordville Commercial Center District. With the removal of the overlays, a new “Bradfordville Commercial Center District” Map will be required. Therefore, Figure 12 of the BSP will be superseded by a new Figure “14” to identify the boundaries of the new “Bradfordville Commercial Center District”.