

▶ Economic Element

GOAL: The City of Maitland shall optimize and integrate all its economic resources to provide for quality development and a high quality of services for all its residents, while preserving the residential scale and character of the community.



OBJECTIVE 1: Continue to reserve the appropriate amount of office and commercial space to balance residential and commercial needs and establish a monitoring program to assess the progress of the policies. The balance shall take into consideration the overwhelming desire of the residents of Maitland to maintain the residential character of their community.

POLICY 1.1: The City shall consider the Master Plans for the Cultural Corridor and Downtown Maitland in establishing areas for mixed use and predominately nonresidential development on the City's Future Land Use Map.

POLICY 1.2: The City shall review the inventory of available office and commercial land and space within the City and Planning Areas on an annual basis.

POLICY 1.3: The City shall maintain location and performance criteria to guide nonresidential and residential development in the City and its Planning Area.

STANDARD 1.3.1: Within the land development code and in coordination with Land Use and other Comprehensive Development Plan Elements' policies, maintain criteria for controlling impacts of development (e.g., visual and physical separation between incompatible land use districts, traffic level of service, height, etc.).

POLICY 1.4: All possibilities shall be explored to find a public use for City-owned properties. Land identified as having no City use shall be made available to generate revenues.

STANDARD 1.4.1: All City-owned properties shall be designated for a use where possible within Heritage Lands resolution.

STANDARD 1.4.2: All properties not designated for public use (utilities, parks, administration, open space, housing, etc.) and which are not considered viable within the Heritage Lands resolution established by the City, if applicable, shall be reviewed for determination of disposition by the end of December 2007.

STANDARD 1.4.3: Maintain a procedure for the sale of City properties within the administrative procedures manual.

POLICY 1.5: The City shall optimize its tax base.

STANDARD 1.5.1: Review tax rolls annually to ensure taxable property is being taxed and taxed appropriately.

POLICY 1.6: The City shall establish annexation policies in coordination with the Intergovernmental Coordination Element to encourage incorporation of properties that would generate sufficient revenues to the City to cover all expenses to maintain the adopted levels of service.

STANDARD 1.6.1: Maintain appropriate annexation policies.

STANDARD 1.6.2: Review fiscal impact model periodically to ensure annexed properties do not unduly burden the City's finances or infrastructure and to determine actual revenue gains from annexation.

OBJECTIVE 2: Starting in December 2001, the City shall maintain and improve the quality of development through regulations and incentives.

POLICY 2.1: Private development, through the site plan review process, shall be required to provide improvements to maintain adopted levels of service.

POLICY 2.2: The City shall maintain its facilities and the adopted levels of service through its capital improvements program and other viable financing methods.

STANDARD 2.2.1: All special purpose funding mechanisms for needed capital improvements shall be evaluated for sufficiency and appropriateness at least once every five years beginning January 1, 2005.

STANDARD 2.2.2: Within the annual capital improvements program, fund needed improvements to maintain adopted levels of service.

STANDARD 2.2.3: Implement all needed funding methods and periodically review fee structures and resources to ensure equity and sufficiency of funds for programs.

STANDARD 2.2.4: At least once every five years review a local revenue base and make modifications to ensure funding mechanisms equitably distribute the cost of providing service and capital improvements among those who benefit from the service or improvements.

POLICY 2.3: City practices and administration shall strive for cost efficiency.

STANDARD 2.3.1: By December 2002, compile all administrative and financial procedures into a central document and revise at least once every five years thereafter to ensure efficiency.

POLICY 2.4: The City shall encourage the redevelopment of existing under-utilized commercial parcels and infill development of commercial areas, consistent with the Future Land Use Map.

STANDARD 2.4.1: Review and revise land development procedures at least once every ten years in coordination with Land Use Element policies and standards.

POLICY 2.5: In coordination with Conservation Element policies, the City shall give preference to protecting the environment over economic considerations where there is a conflict.

POLICY 2.6: The City shall not permit development where the direct impacts of the development would cause the level of service standards to fall below the adopted standards.

OBJECTIVE 3: By the end of December, 2010, the City shall complete implementation of the Cultural Corridor Master Plan, as adopted in January 1995.

POLICY 3.1: The City shall schedule and annually make improvements to carry out the Cultural Corridor Master Plan.

STANDARD 3.1.1: Map 1 delineates boundaries for the Cultural Corridor.

STANDARD 3.1.2: An annual report detailing the progress for the Cultural Corridor shall be prepared by April each year to assist with revisions to the Capital Improvements Program.

POLICY 3.2: For small area plans, the City shall promote an optimum participation by the private sector for both planning and funding.

OBJECTIVE 4: By the end of December 2008, the City shall complete implementation of at least the first phase of the Downtown Maitland Master Plan, as adopted in October 1997.

POLICY 4.1: The City shall schedule and annually make improvements to carry out the Downtown Maitland Master Plan.

STANDARD: 4.1.1: Map 1, delineates boundaries for Downtown Maitland.

STANDARD 4.1.2: An annual report detailing the progress for Downtown Maitland shall be prepared by April each year to assist with revisions to the capital improvements program.

Maitland Art Center

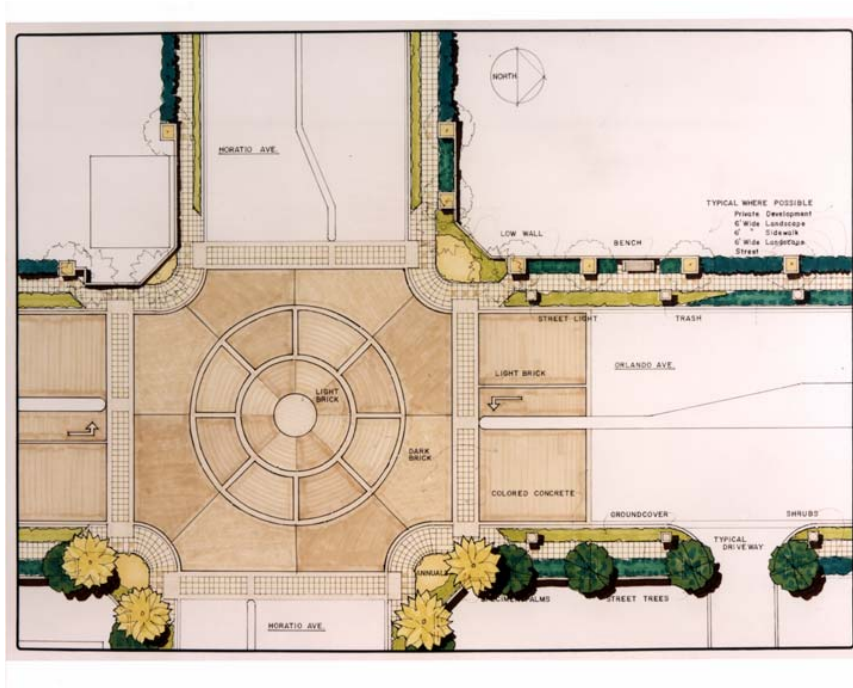


Maitland's Art Center is a focal point of the Cultural Corridor District.





Downtown Maitland Master Plan Design Standards and Streetscape Improvements



Downtown Maitland Master Plan area will include intersection improvements and streetscape design standards.

