

**City of Beaufort
City Manager's Office
Clarendon Farms PUD Revision Analysis
DRAFT--11-8-2006**

Issue	Original Proposal	Current Proposal
Development		
Total Residential Units	13,326	4,500
Total Commercial Square Footage	3,300,000	1,060,000
Fees		
Transportation Impact Fee	\$775	Countywide fee plus enhanced fee (Currently \$1,775 total)
School Impact Fee	Not required	\$1,000
Development Fees	\$500 (Single Family < 2000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$750 (Single Family 2-3,000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$1,000 (Single Family > 3,000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$200 (Multi-Family 1 bedroom)	Same starting amount, increased every 5 years by CPI
	\$250 (Multi-Family 2 bedroom)	Same starting amount, increased every 5 years by CPI
	\$300 (Multi-Family 3 bedroom)	Same starting amount, increased every 5 years by CPI
	\$.75 s.f. (Commercial)	Same starting amount, increased every 5 years by CPI
Property Transfer Fees	\$220/acre	Same starting amount, increased every 5 years by CPI
Planning Commission Recommendations		
Reduce Length of Development Agreement	50 years	35 years (renewable to 50)
Reduce Commercial Square Footage	3,300,000	1,060,000
Eliminate/Reduce Development on Islands	Up to 16 units/acre	Majority conserved--density clustered into villages
Traffic Impact Study/Mitigation	Upon development	Study Complete--Enhanced fee for mitigation of offsite impacts
Narrow open space uses/increase open space	Must comply with PUD ordinance	Must comply with PUD ordinance
Reduce Marinas to one	Two marinas	Two marinas
Eliminate private docks	Private docks permitted	Private docks permitted
Increase buffer widths/protect wetlands	Must adhere to current BMPs	Must adhere to current BMPs
Concentrate density into villages	No requirement	Density concentrated into several villages
Prepare detailed development schedule	Non-binding schedule included	Non-binding schedule included
Address workforce housing needs	Not exempt from Citywide ordinance	Not exempt from Citywide ordinance
Protect AICUZ/Provide for expansion	Follow City ordinance	1,324 acres protected (Current AICUZ footprint, plus expansion)