

Protection Techniques



10 Protection Techniques

Protection and preservation of the corridor's intrinsic resources are critical to both the designation and the long-term viability of the scenic corridor. A base for protection and preservation are the numerous existing local, state, and federal regulations that apply to road, building, and natural areas along the corridor. In addition, public and private agreements and acquisition activities supplement the goals and intentions of existing regulations.

As outlined in the Vision, Goals and Strategies, and Action Plan, the Corridor Management Entity will collaborate with local governments as they regulate land and activities near the corridor, enter into agreements with other local governments and private business, and negotiate acquisition agreements.

Particular existing and potential protection techniques are matched to specific Action Items in *Section 2: Action Plan*. The Corridor Management Entity will work to enforce and strengthen existing regulations and partnerships and urge local governments and other partners to pursue the identified potential protection techniques.

The CME will continue to research and develop additional protection techniques. Two Strategies focus those efforts:

Strategy 4.3: Develop innovative ways to protect environmentally sensitive lands.

Strategy 11.5: Develop innovative ways to protect cattle and citrus industry.

The CME will consider a variety of additional protection techniques, including the following:

Zoning

- Traditional Euclidian Zoning and Overlay Zoning
- Special Permits and Incentive Zoning
- Cluster Zoning

Other Regulatory Techniques

- Planned Unit Developments
- Selected Area Plan
- Transferable Development Rights
- Sign Regulations
- Historic Preservation

Public and Private Agreements

- Intergovernmental Agreements
- Development Agreements
- Special Districts
- Community Development Districts
- Deed Restrictions

Acquisition of Interests

- Scenic or Conservation Easements
- Fee Simple Acquisition of the Scenic Corridor
- Land Trusts
- Land Exchanges