

Reviews for the Month of July 2022

1. The Town of Longboat Key submitted to the Department of Economic Opportunity (DEO) Ordinance 2022-14, which updates the Town's Comprehensive Plan Future Land Use Element. The EAR was transmitted to DEO on November 18, 2021. The Town requested that the DEO provide a state coordinated review.
2. Comprehensive Plan Amendment - CPA 2022-E001 Village of Estero Property Rights Element
3. Collier County PL20210000623 Adopted Small Scale Growth Management Plan Amendment (15.41+- Acres) for Carman Drive Subdistrict changing the designation of property from Urban, Urban Mixed-Use District, Urban Residential Fringe Subdistrict to Urban, Urban Mixed-Use District Carman Drive Subdistrict to allow 212 rental dwelling units of which 48 will be affordable housing and rent restricted.
4. Collier County PL20210001104 Amends the Urban Commercial District, Mixed Use Activity Center Subdistrict of the Future Land Use Element and Activity Center #7 Map of the Future Land Use Map series to allow up to 303 Multi-family apartment or owner-occupied dwelling units of which 68 units will qualify as affordable housing in the AmeriSite CB Mixed-use Planned Unit Development, in addition to up to 70,000 SF of commercial shopping center development and up to 85,000 sf of mini-warehouse self-storage; and truck leasing and gas station uses shall not be allowed.
5. The City Commission adoption public hearings were held on July 5, 2022 and the ordinances were approved on first reading at that time. Description of the Amendments:
 - Property Rights Chapter. The City adopted a Property Rights Chapter consist with 163.3177(6)(i)2, Florida Statutes.
 - Text Revisions to Future Land Use Chapter. The City adopted revised text in single-family and multiple-family residential Future Land Use Classifications to clarify that accessory dwelling units are secondary uses allowed in each of the revised classifications
6. The City of Sarasota proposes to adopt an amendment revising the Future Land Use and Housing Chapters in response to conditions resulting from increased housing costs. Over the past year, the North Port-Sarasota-Bradenton MSA experienced the fastest rent increases in the country at 44.3% based on data from Apartment List. Since 2018, the average one- bedroom apartment rental price has increased from \$1,000 to over \$2,300 per month. In addition, the prices of single-family homes have increased substantially with the current median sales price of single-family homes at approximately \$500,000, a 29% increase from one year ago.

Proposed revisions to the Future Land Use Chapter include a new "Missing Middle" Overlay District applicable to a downtown neighborhood; a new Urban Mixed-Use Future Land Use Classification is proposed for commercial corridors and commercial shopping centers that will lead to future transit-oriented development; text revisions to allow for a density bonus when attainable housing that is affordable for households with incomes between 60% and 120% of the Area Median Income is constructed; various text revisions to implement the City's 2021 Local Affordable Housing Advisory Committee Incentive Strategy Recommendations; and revisions to remove text that is duplicative of regulations codified in the Zoning Code.

7. The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by City of Moore Haven (City). The package includes Text Amendments to the Future Land Use Element of the City's Comprehensive Plan. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:
- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower Kissimmee Basin (LKB) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LKB Water Supply Plan Update on December 12, 2019. Therefore, the City's Work Plan was to be updated and adopted by June 2021; however, the District has not received the updated Work Plan for review to date. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>
8. The City of Venice regulations were first adopted in 1978 and remains largely unchanged. As a result of this complete rewrite, many amendments, both map and text, are necessary to maintain consistency with the Comprehensive Plan. The proposed amendments are detailed as follows:
- No development is planned at this time for the subject properties, and the City is merely providing consistency between the Comprehensive Plan, Land Development Regulations, and the zoning map. Text changes to the Comprehensive Plan are focused on reating consistency among future land use designations and their implementing zoning districts, as well as removing transitional language that was intended to serve the City only until the Land Development Regulations were updated. Text changes also include adjustment of land use percentages in certain neighborhoods due to changing conditions.

In accordance with the Florida Statutes, Petition No. 22-22CP proposes changes consistent with the following table:

LAND DEVELOPMENT REGULATIONS COMPREHENSIVE PLAN MAP AMENDMENTS				
Subject Property	Situs Address	PID	Current land Use Designation	Proposed Land Use Designation
Library	300 Nokomis Ave., 34285	0408130012	Mixed Use Corridor	Government
Community Center	326 Nokomis Ave.,34285	0408130009	Mixed Use Corridor	Government

Art Center	390 Nokomis Ave.,34285	0408130011	Mixed Use Corridor	Government
Tennis Club	512 N. Auburn Rd., 34292	0400120010	Low Density Residential	Commercial
City of Venice Water	951Tarpon Center Dr., 34285	0175060031	Commercial	Conservation
Eagle Point	Eagle Point subdivision	Multiple numbers	Low Density Residential	Moderate Density Residential
Evelt Property	507 Ramsey Rd.,34292	0412140003	Mixed Use Residential	Moderate Density Residential
Future Northeast Park	3560 Laurel Road	0389002004	Mixed Use Corridor	Government

- In addition to the above Comprehensive Plan Map Amendments, there are also proposed Comprehensive Plan. Text Amendments, for each of the identified sections below:

Introduction

Text has been updated to reflect a departmental name change from "Development Services" to "Planning &Zoning."

Land Use Element

- Former "Planning Areas" are proposed for removal from this element; these were brought over from the previous Comprehensive Plan and were intended to be transitional only until the Land Development Regulations update was completed. Consistent with Strategy LU 4.1.1, all transitional strategies, including those regarding compatibility and architectural style, are to be removed from the Comprehensive Plan through these amendments.
- Special Exception applications in the Regulations will now be termed Conditional Use, which is reflected in changes to this element.
- Consistent with Strategy LU 4.1.2, implementing districts in the Future Land Use tables are changing based on the creation of mixed-use zoning districts in the Land Development Regulations, which are Intended to implement the mixed-use future land use designations created in this 2017-2027 Comprehensive Plan. Some traditional zoning districts are becoming inactive, and some may remain as underlying zoning in mixed use Future Land Use designations with the intent to phase out any non-implementing districts over time.
- A change in the allocation of open space by type is proposed for the Planned Unit Development zoning district through the Land Development Regulations, from 10% conservation and 10% functional to 20% conservation and 10% functional. This change is reflected in the strategy for Mixed Use Residential, which is the Future Land Use implemented by Planned Unit Development zoning.

Housing Element

An additional mixed use Future Land Use has been added to the Comprehensive Plan in 2020 and this Future Land Use needs to be included in the list of areas available for the attainable housing density bonus.

Neighborhood Elements Overall

Neighborhood Elements feature Future Land Use tables for the city overall, as well as tables showing neighborhood-specific mixed use composition. All Future Land Use tables and three neighborhood mixed use tables will change as a result of the map amendments. The mixed-use tables for two neighborhood will be adjusted to correct a mapping error that incorrectly split a Planned Unit Development across two neighborhoods.

Island Neighborhood Element

The Commercial Business District is being replaced with mixed use zoning districts, and changes have been made to reflect that. The hospital in this neighborhood is also under new ownership, so language is proposed to make strategies relating to the hospital more neutral and less dependent on a specific commercial name.

Laurel Road Neighborhood

Existing uses will be protected in this neighborhood through the proposed change in language.

Knights Trail Neighborhood

Changing conditions in this neighborhood since the time of the adoption of this Comprehensive Plan have spurred the proposed reallocation of land uses. Some of the relevant changes to the area include transportation improvements connecting the neighborhood to mid-Sarasota County, a new large employer (Sarasota Memorial Hospital) in an adjacent neighborhood, other large employers established in the northeast portion of this neighborhood, and convenient access to Interstate 75. Rather than a land use mix with a maximum of 50% residential and minimum of 50% non-residential, which was determined at a time when the neighborhood was largely undeveloped, a division of 80% residential (maximum) and 20% non-residential (minimum) is proposed.

Northeast Neighborhood Element

All mentions of transitional strategies and Planning Areas are proposed for removal.

Appendices

All Planning Area maps are proposed for removal.

This Amendment is not related to:

- An area of critical state concern pursuant to FS Chapter 380.05,
- A rural land stewardship area pursuant to FS Chapter 163.3248,
- A sector plan pursuant to FS Chapter 163.3245,

- A new plan for a newly incorporated municipality pursuant to FS Chapter 163.3167,
 - An Evaluation and Appraisal Report (EAR) pursuant to FS Chapter 163.3191.
9. Transmittal of Adopted Comprehensive Plan Amendment No. 22-04ESR Sarasota County Amendment No. 2022-A, amending Chapter 8 Sarasota 2050 RMA (Resource Management Area), adding the Business Park Corridor RMA, amending Map 8-5: RMA-1, amending Chapter 7 Future Land Use, Policy 3.1.2, relating to Business Park Corridors
 10. Charlotte County submitted TCP-22-01: Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the request is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising FLU Policy 1.2.15: TDU Waivers; providing an effective date.
 11. The Village of Estero submitted an amendment package with proposed language for the addition of a Property Rights Element to the Comprehensive Plan.
 12. CPA2021-00005~ Bayshore Ranch: Amend the Lee Plan to provide criteria and allow incentives for the creation, preservation and restoration of Rare and Unique upland habitats on land within the Rural future land use category and rezoned to a planned development. The request expands the applicability of amendments under consideration by CPA2020-00005: Owl Creek (transmitted to the State Reviewing Agencies on April 20, 2022) which, in part, propose incentives to create, preserve or restore Rare and Unique upland habitats in the North Olga Community Plan area. The amendments proposed with this request will make the incentive available to lands in the Rural future land use category within unincorporated Lee County that are 10 acres or more, have access to public potable water and sanitary sewer service, and are suitable to the survival of Rare and Unique upland habitats.
 13. CPA2022-00005, Pine Island Preserve at Matlacha Pass: Amend Lee Plan Policy 24.4.4 to clarify its limited applicability to commercial development. The request does not change the uses or intensities allowed in the Coastal Rural future land use category, nor does it change design standards or the review process required for approval of commercial uses within the Coastal Rural future land use category. Lee Plan Policy 24.4.4 limits non-residential development within the Coastal Rural future land use category to minor commercial development. The request is to amend Policy 24.4.4 to accommodate a 229± acre nature preserve and restoration area with improved amenities consisting of driveway(s), a parking lot, picnic and educational pavilions, a single restroom facility, boardwalk, kayak launch, and nature trails. To allow development of this non-residential use, the applicant is requesting the following amendment to Policy 24.4.4.
 14. Charlotte County submitted TCP-22-01: Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the request is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising FLU Policy 1.2.15: TDU Waivers; providing an effective date.

15. The City of Labelle comprehensive plan future land use element; providing text amendments to the outlying mixed use land use category, Policy 1.3.2: The Outlying Mixed Use Category is established to provide for integrated planned developments where a mixture of land uses are permitted and encouraged. The most appropriate land uses for this area will continue to be residential with neighborhood and general commercial uses permitted at locations that meet the sub-category standards as described herein. No more than 30% of the total area of the Category will be used for single use commercial development, and no more than 70% will be used for single use residential development.
16. CPA2022-00004, Update Map 3-A: Cost Feasible Roadway Projects: Update Map 3-A of the Lee Plan's Transportation Map Series which shows cost feasible roadway projects in Lee County. This update is needed to maintain consistency with the Lee County Metropolitan Planning Organization (MPO) 2045 Long Range Transportation Plan. (Adopting Ordinance 22-21).
17. City Of Moore Haven Comprehensive Plan amendments 22-02ESR. The Plan Amendment package contains text amendments to the Future Land Use Element.
18. City of Cape Coral: TXT21-0007: The purpose of this amendment is to amend the Comprehensive Plan by creating Policy 1.15.r of the Future Land Use Element to establish the Burnt Store Road District.