

September and October 2022 Comp Plan Reviews

1. Sarasota County Transmittal of Proposed Comprehensive Plan Amendment No. 2022-F, amending Map 8-5: RMA-1, relating to Business Park Corridors.
2. Sarasota County Transmittal of Proposed Comprehensive Plan Amendment No. 2021-G, amending Village Open Space (VOS) Policy 5.3, the Future Thoroughfare Map Series, and Transportation Table 10-5, 2040 Future Thoroughfare Plan Roads
3. Lee County submitted adopted Comprehensive Plan Amendments, known locally as CPA2020-00004 and CPA2020-0000S (Owl Creek Map and Text Amendments). The amendments are as follows:

CPA2020-00004, Owl Creek {Map):

Amend the Lee County Utilities Future Water Service Areas (Lee Plan Map 4A) to add property to the Lee County Utilities Future Water Service Area.

CPA2020-00005, Owl Creek (Text):

Add a new policy, Policy 29.2.4, to the Lee Plan that provides incentives for preservation or restoration of Rare and Unique Upland Habitats in developments that are located in the North Olga Community Plan area, clustered, and approved through the planned development process.

Amend Lee Plan Policy 124.1.1 and Table 1 {a), Note 8 to allow for the capture of density from preserved wetlands when adjacent to the Rural future land use category.

4. The City of Venice, transmitted the adopted future land use map amendment to the City of Venice Comprehensive Plan 2017-2027 DEO Petition No. 22-03ESR (City of Venice Petition 22-22CP, City Initiated properties). This amendment was heard by the City Council in an adoption hearing on September 13, 2022.
5. The City of North Port Commission hereby transmitted Comprehensive Plan Amendment CPAL-22-061 for review and comment. CPAL-22-061 is an amendment to the City of North Port Comprehensive Plan, to allow an approximate 83-acre site with a Future Land Use of Agricultural, Estates and Activity Center, to be redesignated to Village Future Land Use.
6. Sarasota County has transmitted Comprehensive Plan Amendment 2022-B to the Department of Economic Opportunity for your review and comments. This proposed Amendment asks to create a new land use category called a Village Transition Zone (VTZ) for over 4,000 acres.

7. The City of Venice Comprehensive Plan Amendment changes the Laurel Road Neighborhood Mixed Use Corridor development allocation percentages for residential and non-residential uses. The current residential maximum allocation will change from 25% to 50%. The current non-residential minimum allocation will change from 75% to 50%. This will allow for the potential of additional housing in an area that could benefit from the change, considering that due to demand, the 25% maximum for residential dwelling units in that Comprehensive Plan neighborhood have all been allocated. 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.

8. City of Cape Coral: State-Mandated Amendments, Due to Changes in Sections 163 and 166, F.S. 2014-2020

Section 163.3178, Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida) Adds a requirement that the redevelopment component of the Coastal Management Element must:

- Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.
- Encourage removal of coastal real property from FEMA flood zone designations.
- Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations.
- Require construction seaward of the coastal construction control line to be consistent with Chapter 161, F.S.
- Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.

Incorporate Peril of Flood Act regulations (5. 163.317{2}(f), F.S.) into the Conservation and Coastal Management Element (CCME).

Amendments identified through an analysis of the successes and failures of the Comprehensive Plan 2014-2020

All 10 elements of the Comprehensive Plan will be amended through the Evaluation and Appraisal process, particularly the Future Land Use, Recreation and Open Space, and Transportation Elements. Changes include the following:

Conservation and Coastal Management Element

- Included the Peril of Flood Act language, as identified above

Future Land Use Element

- Deletion of the Paradise Preserve Sub-District
- Combination of the Urban Services Infill and Transition Areas

- Possible restructure of FLU map classifications to remove 1:1 relationship between FLU classification and zoning district

Recreation and Open Space Element

- Removal of the level-of-service standards for various elements of park infrastructure (e .g. picnic tables, basketball hoops)
- An inventory of the parks system has been added to the element, as well as
- Added definitions of park elements (regional park, community park)

Transportation Element

- Reflects State's removal of transportation concurrency requirements
- Updated dates of future long-range transportation plans

9. Charlotte County: 2022-4ESR

PAL-22-00001: Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use for multiple parcels, from Low Density Residential (LDR) (81.08± acres) and Preservation (PR) (36.47± acres) and Preservation (PR) to PR with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units on all parcels; for properties generally located in the Peace River Preserve area and within Commission District I, and in the Mid-County and the East County area (See Location Map), containing a total of 117.55± acres; Commission District I.

PAL-22-00002: Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Rural Estate Residential (RER) (170.21± acres) and Agriculture (AG) (40.99± acres) to Preservation (PR) with an annotation to the 2030 Future Land Use Map, limiting the residential development rights to 0 units; for properties generally located in the Prairie Creek Park area and within the East County area (Location Map), containing 221.2± acres; Commission District I.

PAL-22-00003: Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Rural Estate Residential (RER) (52.25± acres) and Agriculture (AG) (37.15± acres) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for properties generally located in the East County area and in the Washington Loop area (Location Map), containing 89.40± acres; Commission District I.

10. Charlotte County :PAL-22-00004: Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic

Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for property, including two parcels, located at 3120 and 6812 GaspariIIa Pines Boulevard, in the Englewood area, containing 79.62± acres; Commission District III.

11. Recommendation to approve an Ordinance amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Future Land Use Element by amending the Mini-Triangle Mixed Use Subdistrict of the Urban Mixed Use District to decrease commercial uses from 200,000 to 130,000 and to increase multi-family dwelling units by 114 units for a maximum of 491 dwelling units, all subject to a traffic cap; and remove movie theatre and bowling center uses. The subject property is located near the southern corner of the intersection of Davis Boulevard and Tamiami Trail East, west of Commercial Drive in Section 11, Township 50 south, Range 25 east, consisting of 5.35± acres; and furthermore, recommending transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion item PL20210001100, 17C)(*Adoption Hearing*) [PL20210001101]

12. Recommendation to approve for transmittal the proposed large-scale amendment to the Growth Management Plan for the Collier Boulevard/Interstate 75 Innovation Zone Overlay - Resolution of the Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Future Land Use Element and Map Series to add the Collier Boulevard/Interstate 75 Innovation Zone Overlay to attract and retain qualified target industry businesses; to correct a scrivener's error in the Activity Center #9 Inset Map; and furthermore recommending transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is located at the intersections of Collier Boulevard and Interstate 75, and Collier Boulevard and Davis Boulevard, in Sections 34, 35, and 36, Township 49 South, Range 26 East, and Sections 2 and 3, Township 50 South, Range 26 East, Collier County, Florida, consisting of 1,245± acres. PL20190000821.