



MEMORANDUM

FROM: Amy Nelson, AICP, Planning Manager
DEPT: Planning & Zoning
TO: City Council
DATE: November 6, 2025

SUBJECT: Update on Comprehensive Plan Amendment – Petition No. 24-35CP

As a reminder, Florida Statutes require counties and municipalities to conduct an Evaluation and Appraisal of their Comprehensive Plan at least once every seven years. After City Council approval of 24-35CP on first reading, the materials were transmitted to Florida Commerce and other state departments. Two of those departments had input. The Florida Department of Transportation (FDOT) gave us two technical assistance comments, while Florida Commerce issued two objections.

We immediately communicated with Florida Commerce to get more information on these requests. FDOT wanted us to show the location of existing and proposed transportation system features. They also wanted us to summarize what is envisioned for the city's streets in relation to the complete streets goal.

Florida Commerce asked for major and minor changes. Due to legislative requirements the timeframe used was adjusted to meet both 10- and 20-year planning periods. The change necessitated adding and/or changing data and analysis in the Future Land Use, Housing, Infrastructure, and Transportation Elements to match these timeframes. It also required a change to the proposed title from 2037 Comprehensive Plan to 2045 Comprehensive Plan. We also needed to revise the Mixed-Use Corridor future land use category to establish meaningful and predictable standards.

Considering these requirements, we responded to FDOT's concerns by adding new maps for roads, sidewalks, and bike lanes, then summarized what is envisioned for meeting the goal of complete streets. These items fell within the Transportation Element. We responded to Florida Commerce's concerns with additional data, maps, and text/analysis in the Comprehensive Plan. The Mixed-Use future land use category was changed as requested.

The next step was a courtesy review as offered by Florida Commerce. We were told we're on the right track and are free to move forward with a second reading and a request to adopt with changes.

Conclusion

Upon review of the petition and associated documents, the Comprehensive Plan, the Land Development Code, staff memo and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the City Council to take action on Comprehensive Plan Amendment Petition No. 24-35CP.