

COMPREHENSIVE PLAN AMENDMENT
PETITION NO. 24-35CP
COMPREHENSIVE PLAN EVALUATION &
APPRAISAL

Update Since First Reading



BACKGROUND

- ❖ Florida Statutes require that at least every seven years on a rotating basis, all Comprehensive Plans in the state must be examined through a process called Evaluation and Appraisal to determine whether they need updates. We were given one year to complete the updates and send them to the state (after first City Council reading) for approval.
- ❖ No major changes were made
- ❖ The only substantive changes came from the addition of coastal resilience (in the hopes of obtaining grants in the future) and floating solar facilities (required by statute)
- ❖ Updates were made to dates or to improve clarity/readability
- ❖ Typos and misspelled words were corrected
- ❖ Maps were updated



COUNCIL APPROVAL, FIRST READING

- ❖ The Planning Commission recommended a few minor changes, which were made
- ❖ The petition then came before City Council in April of this year
- ❖ The Comprehensive Plan was then sent to Florida Commerce and other state departments for a two-month review period
- ❖ Findings were returned to planning staff with required changes to be made
- ❖ Planning staff spoke with Florida Commerce about their concerns and received guidance and the offer of a courtesy review prior to second reading before City Council
- ❖ Staff immediately began fulfilling the requests from Florida Commerce and FDOT, the only departments requiring changes



TECHNICAL ASSISTANCE COMMENTS & OBJECTIONS

- Florida Department of Transportation (FDOT) wanted additional material
 - Comment 1: show the location of existing and proposed transportation system features
 - Comment 2: summarize what is envisioned for potential complete streets to meet that goal
- Florida Commerce wanted major and minor changes
 - Objection 1: use both 10- and 20-year planning periods; consider adding more data, text, and analysis for some of the Comprehensive Plan Elements
 - Objection 2: revise the Mixed-Use Corridor future land use to establish meaningful and predictable standards

SUMMARY OF STAFF CHANGES AFTER DISCUSSION WITH FLORIDA COMMERCE

➤ FDOT

- Comment 1: added new maps for roads, sidewalks, and bike lanes
- Comment 2: summary statement for what is envisioned for potential complete streets to meet their goal and changed a map to clarify

➤ Florida Commerce

- Additional data, maps, and text were added to the Comprehensive Plan
- The Mixed-Use Corridor future land use category was changed as asked



FLORIDA COMMERCE

COURTESY
REVIEW





FOLLOW UP WITH FLORIDA COMMERCE STAFF

- After making the required changes, staff submitted the changes to Florida Commerce for their offer of a courtesy review
- Planning staff talked with Florida Commerce to review the changes
- In discussing the information with them, we were assured that we were on the right track
- Now that we have completed that process, we are coming to you with a request for approval, adoption with changes
- The last step is resubmitting to Florida Commerce

CONCLUSION

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- Upon review of the petition and associated documents, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Comprehensive Plan Petition No. 24-35CP.
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