



Date: July 9, 2022
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is for consideration of adoption (second reading) of a proposed comprehensive plan amendment to add a new future land use designation: Site Specific Plan. This new designation is proposed to allow the consideration of uses that would require specific development standards to ensure land use compatibility with adjacent uses.

If adopted as currently proposed, any use allowed in any of the other future land use designations could be considered consistent with the Site Specific Plan future land use designation; however, approval of the new future land use designation on a parcel requires simultaneous approval of a correlated comprehensive plan policy specifically detailing, at a minimum, the allowable uses and densities/intensities for that parcel.

The proposed amendment also requires that development on property with the Site Specific Plan designation be rezoned to the Site Specific Plan zoning district, a new district to be considered by Council if the proposed amendment is adopted.

A second part of the proposed amendment is to add general language, applicable to all future land use designations, to provide an understanding that the listed densities/intensities are not an entitlement.

Neither the Florida Department of Economic Opportunity nor any review agency presented comments or objections related to the proposed amendment. The necessary action is to adopt, adopt with changes, or not adopt the proposed amendment within 180 days of June 23, 2022.

ESH