

Tab 2

1<sup>ST</sup> READ AND APPROVAL FOR ADVERTISING  
COMPREHENSIVE PLAN ORDINANCE 09-995

**Staff Report  
for the  
P&Z Board**

**2030 Comprehensive Plan**

**Comprehensive Plan Amendments  
November 10, 2009**

**Background**

As you are aware, the City has been working on a major update of its Comprehensive Plan. Because of State mandated requirements for the School Facilities Element, the City made the decision to transmit that element separately from the remainder of the Plan. The School Facilities Element has been transmitted to the DCA and it is currently in the State review process.

During the research and discussion of the 2010 Comprehensive Plan, it was discovered that there have been two amendments to the Plan that were never incorporated in the official document. Those amendments have now been added into the appropriate sections of the 2010 Comprehensive Plan. An electronic copy of the updated document is available through Linda Butler for those who would like a copy.

**Current Status**

The 2030 Comprehensive Plan has been the subject of several workshops and public hearings by the P&Z Board and the City Commission. As part of the workshop process, a number of minor revisions have been suggested by the City Commission. Those are illustrated in green font on the attached documents. At the last workshop, a private resident brought forth a new concept, Recreational Resort, as a new land use designation. In coordination with the resident and his planning consultant, several additional revisions to the 2030 Comprehensive Plan have now been included in the current draft. Those revisions are illustrated in red font. Please note that the City Commission has made no decision on the Recreational Resort designation. The P&Z Board should consider the concept and include a recommendation. In addition, to the Comprehensive Plan draft, we have also included a summary of those revisions on a separate summary page in order to assist in your review.

**Recommended Action**

Staff recommends that the P&Z Board review the entire Comprehensive Plan document especially the revisions suggested as the result of the City Commission workshop. In addition, Staff recommends that the P&Z Board review the information related to the Recreational Resort designation and be prepared to discuss it at the December 17, 2009 hearing. As the designated Local Planning Agency (LPA), the P&Z Board has the responsibility of making recommendations to the City Commission on all aspects of the Comprehensive Plan. As always, the P&Z Board should carefully consider the entire document and make a recommendation to the City Commission.

# 2030 COMPREHENSIVE PLAN AMENDMENT

## FOLLOW UP FOR THE

### Comprehensive Plan Modifications

#### Based Upon Revisions Per City Planner and City Attorney

November 10, 2009

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#### **Introduction**

The following draft revisions were prepared by the City Planner and City Attorney based upon a request made by a resident at the last workshop meeting. These draft revisions are provided for review and comment by the P&Z Board. The draft revisions have been entered into the draft Comprehensive Plan in red font for review purposes. The City Commission has not endorsed this designation.

#### **Policies:**

##### ***Definition Section:***

Page II-8: RECREATIONAL RESORT - A parcel or parcels of land containing amenities designed to attract and accommodate tourists and seasonal residents. A Recreational Resort may be a Single, Mixed or Multiple Use project, and primary land uses shall include one or more of the following: residential dwelling units, lodging facilities such as recreational vehicle (RV) sites, hotels, villas, and cabins. Accessory land uses may be allowed within the category to include golf courses, athletic courts, marinas, boat storage, boat docks and ramps, fishing piers, boardwalks, eating and drinking establishments, retail stores, personal services such as spas, gyms and salons; cultural facilities such as theaters and museums; amusement facilities such as bowling alleys and arcades; and passive and active recreational uses. All lodging facilities shall limit the stay of guests to a maximum of 180-days. Recreational Vehicle sites shall be limited to 10 sites per acre. Neither density nor FAR shall be applied to RV sites. Fifth-wheels, travel trailers, park models, manufactured homes, pop-ups, tents, and conversion vans are prohibited on the RV sites. Heavy commercial and industrial uses are prohibited

##### ***Chapter 1 – Future Land Use Element***

UP Category: Added the following after the second sentence: "Recreational Resorts are a use permitted in the Land Use designation."

Future Land Use Designation Summary Table: Added the following under the UP Category: "including Recreational Resorts"