



**Department of Economic
and Development Services**

Memorandum

To: Planning Commission
From: Edward Lehman
Date: March 2, 2021

Re: Comprehensive Plan Text Amendment 2021-03

INTRODUCTION

CPA 2021-03 is a Text Amendment of FLU 1.4.8 of the 2040 Comprehensive Plan proposed by staff. The purpose of the amendment is twofold; 1) to include institutional uses as a land use that can be considered for approving infill projects, and 2) exempting those parcels with multiple land uses from the requirements of the unified plan portion of the Policy.

DESCRIPTION

FLU Policy 1.4.8 addresses amendments that will designate additional commercial land on the Future Land Use Map, and what criteria will be applied for their approval. FLU Policy 1.4.8 limits their approval is limited to those that meet either the infill criteria of the unified plan criteria. The intent of the policy is to limit the proliferation of strip commercial development.

Staff proposes to amend the infill section of the policy (FLU Subpolicy 1.4.8.1)) to add institutional land use to the list of those land uses that can be adjacent to proposed commercial land use as criteria for infill. As written, to allow for infill development a parcel has to be located between parcels with an existing designation of commercial and/or industrial land use. Staff believes that a parcel that borders either one of those uses and institutional as well should qualify as infill development.

FLU Subpolicy 1.4.8.2) addresses the need for a unified development plan for those amendments that increase the depth of parcels with an existing designation of commercial. As written, the policy severely restricts the parcels along roadways that presently have multiple land use designations from unifying the land use. The proposed change exempts those parcels existing as of January

1, 2021 from the requirements of the Subpolicy. This change will not increase strip commercial development and will allow all existing parcels with multiple land use designations to unify their land use into one category.

Proposed Amendment to Future Land Use Element Policy 1.4.8

FLU Policy 1.4.8

Amendments to designate additional commercial land use on the *Future Land Use Map* and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c), F.S. shall be further limited to those meeting the Infill and/or Unified Plan criteria following:

- 1) Infill: The application parcel is located between parcels with an existing designation of commercial, institutional, and/or industrial land use which (1) are located on the same side of the roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right-of-way.
- 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided that (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access, shared signage, and shared infrastructure. This subsection shall not apply to those single parcels with multiple land use designations, one of which is commercial, as of January 1, 2021.

The county shall incorporate the provisions of this Policy into its land development regulations.

RECOMMENDATION

Staff recommends approval of Comprehensive Plan Text Amendment 2021-03.