

**1. Requested Motion:** Instruct staff to transmit five additional proposed comprehensive plan amendments to the Florida Department of Community Affairs for state & regional review

**Meeting Date:** 12-15-2008

**Why the action is necessary:** State law requires Town Council to consider approval of Comprehensive Plan amendments that were suggested in the town's Evaluation/Appraisal Report; subsequent review of proposed amendments by DCA is required by state law.

**What the action accomplishes:**

2008-06-TEXT: Amends the Future Land Use Element to establish as town policy the desirability of retaining a wide variety of short-term lodging establishments that support the town's economy and walkability, and to specifically allow condominium ownership of lodging establishments provided they will be operated as hotels or motels

2008-10-TEXT: Revises Objectives 9-E and 9-F to set realistic timetables for the completion of a stormwater master plan

2008-11/12-TEXT: Revises Policy 8-C-6 to delete references to the Public Service Commission and Florida Cities Water Company; updates the text of the Utilities Element to reflect the town's acquisition of the potable water distribution system from Florida Cities; modifies the Utilities Element to reflect the latest ten-year water supply plan; and makes corresponding policy changes to the Conservation, Intergovernmental Coordination, and Capital Improvements Elements

2008-13-TEXT: Modifies the Coastal Management and Future Land Use Elements to reflect the state's new definition of "coastal high-hazard area"

2008-14-MAP: Modifies the Future Land Use Map to depict the state's new definition of "coastal high-hazard area"

**2. Agenda:**

- Consent
- Administrative
- Appeal
- Public hearing

**3. Requirement/Purpose:**

- Resolution
- Ordinance
- Other: Comprehensive Plan

**4. Submitter of Information:**

- Council
- Department:
- Town Attorney
- Planning Consultant

**5. Background:**

The town's January 2007 Evaluation/Appraisal Report recommended specific amendments to the town's Comprehensive Plan. Other amendments are required by recent changes to state law. Tonight's public hearing addresses the last five of these amendments (eight previous amendments were considered on November 17, 2008). After review by DCA, a final public hearing will be held before the Town Council to decide whether or not to adopt each amendment.

**6. Alternative Action:**

- (1) Reject any or all of the proposed amendments
- (2) Continue the public hearing for further consideration

**7. Management Recommendations:**

Transmit all five proposed comprehensive plan amendments for state review

**8. Recommended Approval:**

| Finance Director | Public Works Director | Comm. Development Director | Town Clerk | Town Attorney | Town Manager |
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**9. Council Action:**

- Approved
- Denied
- Deferred
- Other