



**TO: City Plan Board** **Item Number: 4**

**FROM: Planning & Development Services Department Staff** **DATE: April 24, 2014**

**SUBJECT: Petition PB-13-127 TCH. City Plan Board. Amend the Land Development Code to delete references to transportation concurrency and the Transportation Concurrency Exception Area (TCEA) and add references and regulations concerning the Transportation Mobility Program Area (TMPA), and make changes for consistency with the Comprehensive Plan.**

### Recommendation

Staff recommends approval of Petition PB-13-127 TCH.

### Discussion

This petition amends the Land Development Code to update it for consistency with the recently adopted Comprehensive Plan. In particular, the newly adopted Comprehensive Plan included the following major changes:

1. Rescinded transportation concurrency
2. Amended transportation mobility levels of service (LOS) to indicate that the LOS was for planning purposes and not for transportation concurrency
2. Deleted the Concurrency Management Element
3. Deleted the Transportation Concurrency Exception Area (TCEA)
4. Replaced the TCEA with a new program known as the Transportation Mobility Program Area (TMPA)
5. Included references to the new TMPA in the Transportation Mobility Element
6. Adopted a revised level of service standard for Public Schools Facilities (School Concurrency)
7. Amended the timing requirements for meeting concurrency based on new State law provisions
8. Deleted obsolete references to the 2000-2010 Comprehensive Plan

The City updated its Comprehensive Plan during 2012 and 2013 in accordance with the Evaluation and Appraisal process required by State statutes (Ordinance 120370). The amendments to the Plan were found in compliance by the Florida Department of Economic Opportunity and the Notice of Intent to find the City in compliance was filed on October 12, 2013. Now that the Evaluation and Appraisal amendments are fully adopted, the City is proceeding with the required amendments to the Land Development Code to bring it into compliance and consistency with the Comprehensive Plan.

All of the changes to the Land Development Code are shown in Exhibit A-1: Amendments to the Land Development Code. Changes to the Code are shown in underline and strike-through. All references throughout the Code to the old TCEA have been replaced by TMPA. And all references to transportation concurrency have been deleted. The section of the Code with the

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greatest number of changes is “Article III: Vested Rights Review, Concurrency Management, Proportionate Fair-Share and State-Mandated Transportation Concurrency Exception Area.”

Within Article III, the entire Division 4. “State-Mandated Transportation Concurrency Exception Area” is shown as stricken because of the elimination of the TCEA (and this section had a specific sunset provision (see Sec. 30-39)).

Respectfully submitted,

  
Onelia Lazzari, AICP  
Principal Planner

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**Exhibit A-1: Amendments to the Land Development Code**  
**Exhibit A-2: Application**