

WATER-DEPENDENT OVERLAY CPA2017-07

County Initiated Text and Map Amendments

LPA Hearing

May 21, 2018

Background:

- BoCC Direction
 - ▣ November 2015 and May 2016

- Amendment Objectives
 - ▣ Streamline the Lee Plan
 - ▣ Relocate regulatory language to LDC
 - Clarify existing policies
 - ▣ Encouraging water-dependent uses

Amendments:

Relocate

- Relocate provisions found in Objective 128.6: Marina Design Criteria and its related policies to the Land Development Code (LDC).

Clarify

- Make distinction between the Water-Dependent Overlay, water-dependent uses, and marine-dependent uses through the reorganization of Goals 8 and 128.
- Move the process required to approve non-water-dependent uses in the Water-Dependent Overlay to its own policy.

Amendments:

Incentives

- Allow the administrative conversion of one water-dependent land use to another water-dependent land use within the Water-Dependent Overlay.
- Provide opportunities for administrative relief from property development regulations for upland development related to water-dependent land uses for properties within the Water-Dependent Overlay.
- Incentives will be provided in the LDC*

Conclusion and Recommendation:

- The proposed amendments accomplish the following:
 - ✓ Streamline the Lee Plan,
 - ✓ Relocate regulatory language to LDC,
 - ✓ Clarify existing policies,
 - ✓ Provide incentives to maintain water-dependent uses.

- Staff recommends that the amendments should be **transmitted** for state review.