



BONNIE  **LANDRY**
& ASSOCIATES Professional Planning Services

COMPREHENSIVE PLAN EVALUATION AND APPRAISAL (EAR)

Board of County Commissioners
July 17, 2025

Objections, Recommendations, and Comments

- Objection: Internal Consistency (Housing Element/Glossary)
- Recommendation: Ensure consistency in the definitions of Affordable and Workforce Housing and that the definitions properly cite to sections 380.0651(1)(h), 420.0004, and other relevant Florida Statutes as needed.
- **Result: Definitions amended to mirror statutory language and cite statutory references.**

Objections, Recommendations, and Comments

- Objection: Septic Systems (Sanitary Sewer Element)
- Recommendation: Consider feasibility of providing sewer service to developments of more than 50 lots < 1 acre, analyze capacity, projected flows, and timeline.
- **Result: Sewer connection feasibility analysis completed in coordination with FDEP. To be adopted as part of the Sanitary Sewer Element Data, Inventory, and Analysis (DIA).**

Objections, Recommendations, and Comments

- Objection: Septic Systems (Conservation Element)
- Recommendation: Review the amendment to Policy CON 10.2.C and assess the changes necessary to ensure consistency with Policy SS 3.14 and the DIA. Continue prohibiting septic tanks in Type 1 Aquifer Recharge areas.
- **Result: Policy updated to prohibit new septic tanks with very specific exceptions including requirements for enhanced nutrient reduction, sizing, and siting.**

Objections, Recommendations, and Comments

- Objection: Surface Water Mangement
- Recommendation: Demonstrate support for removing standards for public facilities in 100-year floodplains in Policy SF 4.7, consistent with Conservation Element DIA.
- **Result: Policy was duplicated in Surface Water Management and Conservation elements. Struck from SWM but maintained in CON 4.10, consistent with that element's DIA.**

Objections, Recommendations, and Comments

- Comment: Manatee Protection
- Recommendation: Consider further intergovernmental coordination with FWC for review of marinas and water control structures to protect manatees, and increased boater education opportunities at marinas.
- **Result: Coordination with FWC added to manatee and marina-related policies in Conservation, Coastal Management, and BBIA elements.**

Non-ORC Amendments

- Standardized Appendices and struck Tables of Contents
- Corrected scrivener's errors, acronyms, and external and internal references
- Water and Sewer LOS standards moved to CIE
- CON 6.3: reverred to original language for mining permit
- PW 5.4: clarified LOS governed by standards in CIE
- FLU 2.11: clarified density limits in commercial land uses
- Glossary: land uses, dredging clarification, acronyms



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THANK YOU



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