

MEMORANDUM

TO: Tom Harmer, Town Manager

FROM: Allen Parsons, AICP,
Director, Planning, Zoning and Building Department

REPORT DATE: October 20, 2022

MEETING DATE: November 14, 2022

SUBJECT: Recommendations on Comprehensive Plan Mobility
Amendments (Batch 4)

Recommended Action

Accept Planning & Zoning (P&Z) Board recommendations, and proceed with a formal ordinance to be considered by the P&Z Board prior to scheduling first reading by Town Commission.

Background

As previously discussed, staff is continuing to facilitate updating the Comprehensive Plan in a batched approach. Amendments to the Comprehensive Plan will be completed in six Batches of Element-specific reviews and recommendations.

Batch 4 is focused on the Mobility Element. The purpose of the Mobility Element is to plan for a multi-modal transportation system that is safe and meets the needs of the Town's residents and visitors. This Element encourages improved transportation and mobility planning, establishes Level of Service (LOS) Standards for the major roadways, and also recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation network.

The Mobility Element, like the other Comprehensive Plan Elements, consists of a directional framework that establishes an overall plan and recommended actions relevant to the current and future needs of the Town. The framework includes four action-oriented components: Goals, Objectives, Policies, and Strategies. Each component is defined as follows:

1. Goal: stated as an overall long-term end toward which programs or activities are ultimately directed;
2. Objective: a more specific end that is achievable and marks progress toward a goal, and;
3. Policy: a statement that clearly states an intent, direction or result desired to advance an objective.
4. Strategy: an action, program, or technique that implements a policy.

As currently drafted, the Mobility Element has one overarching goal:

“Provide for safe, convenient, and efficient movement of people and vehicles.

The Evaluation and Appraisal Report (EAR) provided a number of recommendations to this Element, which are summarized in the attached Batch 4 Summary Document. No new Policies were recommended for this Element. A number of the Policies and Strategies are proposed to be amended to reflect updated planning initiatives that the Town is involved with (e.g. the Gulf of Mexico Drive Corridor Plan, the Barrier Island Traffic Study, differing Greenways/Trails initiatives). Two Strategies, addressing “Mobility Design Standards” in new developments are proposed to be deleted. Recommendations also address clarifying that the Town has only one collector road¹ (Gulf of Mexico Drive), as identified by the Federal Highway Association and the Florida Department of Transportation. The rest of the streets within the Town are considered local streets². The proposed amendments provide clarification around these roadway categories. The term “arterial” was removed, because the Town does not have any officially designated arterial roads. The term “collector” was removed when the Policy was not referring to Gulf of Mexico Drive, because Gulf of Mexico Drive is the Town’s only collector road.

There are 44 Policies within the Mobility Element. Of the 44 Policies, the P&Z Board recommends amendments to a total of 37 Policies in the FLU Element. These 37 Policy amendments primarily consist of the following three types:

- “Accept EAR Recommendation”: amendments based upon EAR recommendations (**16** total, **3** of which are Policies recommended to be deleted);
- “Accept EAR Recommendation with a P&Z Board revision”: amendments based upon EAR recommendations wherein the P&Z Board had additional wording-related recommendations (**2** total); and
- Non-substantive, series of “clean-up” items that correct scrivener’s errors and otherwise generally add or revise wording for clarity (**19** total).

At the P&Z Board’s September 19, 2022 Workshop the Board made two specific additional recommendations (shown in italics) to Mobility Policy 1.2.1 and Mobility Strategy 1.3.3.3. The recommendations are italicized below.

MOBILITY Policy 1.2.1: Ensure new development and redevelopment provides a mixture of complementary land uses and designs that promote internal trip capture, all alternative modes of travel (pedestrian, bicycle, local and regional transit, trolley, (italics start) *waterborne, and other modes of transportation that may evolve (italics end)*) and explore transportation demand management strategies such as “park and ride” facilities on the mainland in an effort to reduce vehicular trips onto the island and within the Town.

¹ Subdivision Code Section 157.03 defines Collector Streets as, “Those streets which carry intermediate volumes of traffic from minor or local streets to arterial streets, including the principal entrance streets of a residential development.”

² Subdivision Code Section 157.03 defines Local Streets as, “Those streets, the primary function of which is to provide access and service to abutting properties, including access and services to residential, commercial, and public uses.”

MOBILITY Strategy 1.3.3.3: The LDC shall require new development and redevelopment to provide the mobility infrastructure improvements on local streets necessary (1) to directly serve the project, (2) *(italics start) to provide for safe site access and circulation, and (3) to mitigate direct impacts (italics end)*.

A color-coded summary of the three amendment category types and a description of each amendment to the Comprehensive Plan is attached to this memo as Attachment A. At the November 14, 2022 Regular Workshop presentation staff will focus on the more significant recommended amended policies and will be available to respond to questions, comments or other input that the Commission may have.

Based on upon the agreed process for the Batch amendments, upon receipt of any Commission input, the changes will be prepared in Ordinance format for the P&Z Board's consideration before coming back to the Town Commission for first reading.

Staff Recommendation

Accept P&Z Board recommendations, and proceed with a formal ordinance to be considered by the P&Z Board prior to scheduling first reading by Town Commission.

Attachments

- A. Summary of Batch 4 Mobility Element Amendments (Available in Town Clerk's Office)
- B. Mobility Element (version shown with edits in strike thru and underline), (Available in Town Clerk's Office);
- C. Mobility Element (clean version without strike thru and underline shown) (Available in Town Clerk's Office); and,
- D. PowerPoint Presentation (Available in Town Clerk's Office)

End of Agenda Item