

**Proposed Comprehensive Plan Amendment
CPA 2008-17
Commercial Uses in the
Pine Island Coastal Rural Future Land Use Category**

This proposed comprehensive plan amendment was requested by the Board of County Commissioners to clarify the extent of commercial uses permitted within the Coastal Rural category. This request came at a zoning hearing for an existing commercial establishment that was placed into the Coastal Rural land use category when the category was originally established in 2003. The owner was requesting Commercial Planned Development zoning to legitimize the long established business.

The Coastal Rural future land use category is a fairly new category that applies only to certain areas on Pine Island. The category allows agriculture, fill-dirt extraction, conservation uses, and low density residential uses. The category is currently silent on commercial use, leaving what may be allowed debatable.

In accordance with the Board request, Planning Staff has prepared a staff report and is processing this amendment along with the other 2008/09 comprehensive plan amendments. The amendment has been to two Local Planning Agency public hearings and is scheduled for a third hearing at their regularly scheduled August 24th hearing.

The amendment, along with the other amendments in the 2008/09 amendment cycle, is scheduled for Board consideration at their scheduled Transmittal Hearing on September 23rd or 24th. The actual agendas for those hearings have not been finalized to date. At the Transmittal Hearing the Board can transmit, transmit with modifications, or not transmit the proposal. If the proposed amendment is not transmitted, the issue is concluded. If the proposed amendment is transmitted to the state for review, there will be an additional public hearing, likely in February of 2010. The public is encouraged to make written and/or oral comments at all of these hearings.

The current staff proposal is to limit commercial activities in the Coastal Rural land use category. These restrictions include limited uses, limited impervious area, and limited building floor area. Impervious site area is limited to 2 acres; building floor area is limited to 5,000 square feet. The allowable uses are limited to those uses that satisfy day to day commercial needs such as bait and tackle shops, animal clinics, lawn and garden supply stores, food stores, farm and feed supply stores, personal services (limited to indoor ATM ancillary to a principal use, barbershop, and beauty shop) restaurants, roadside/produce stands, specialty retail, and plant nurseries. Any land that is not already zoned commercial will have to go through the rezoning process, mandating at least two zoning public hearings.

Staff is currently proposing additional limitations and requirements and will have a revised staff report prior to the Local Planning Agency hearing on August 24th. The report will be available on the County's web site. Following additional public comment, the proposal is subject to change, either by staff, by recommendation of the Local Planning Agency, and ultimately, by the Board of County Commissioners.