

ORDINANCE 2022-14

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE 2022 COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES AMENDING, DELETING, REPLACING, AND ADDING OBJECTIVES AND POLCIES PROVIDED FOR WITHIN THE FUTURE LAND USE ELEMENT; AMENDING THE LAND USE DENSITIES AND INTENSITIES TABLE CONTAINED WITHIN THE FUTURE LAND USE ELEMENT; PROVIDING FOR COMPLIANCE WITH THE COMMUNITY PLANNING ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Sections 163.3161 through 163.3248, Florida Statutes), authorizes and requires the Town of Longboat Key to adopt and amend a Comprehensive Plan in accordance with the Act and all applicable state regulations adopted pursuant to the authority granted in the Act; and

WHEREAS, on June 6, 2022, the Town adopted Ordinance 2022-03, which adopted the 2007 Comprehensive Plan; and

WHEREAS, the Town is in the process of amending the Comprehensive Plan in a series of batches; and

WHEREAS, the first batch repealed in its entirety the 2007 Comprehensive Plan and adopted a 2022 Comprehensive Plan that incorporated all required statutory updates; and

WHEREAS, subsequent batches include amendments that were identified and recommended in the evaluation and appraisal report; and

WHEREAS, the Town intends to amend the Future Land Use Element as part of Batch 2 of the Comprehensive Plan Amendments; and

WHEREAS, pursuant to the Community Planning Act, the Town of Longboat Key Code of Ordinances, Chapter 33, designates the Town of Longboat Key Planning and Zoning Board as the local planning agency, responsible for the preparation of the local Comprehensive Plan and amendments thereto; and

WHEREAS, the Town provided due public notice of the Planning and Zoning Board public hearing that was conducted in a manner affording public participation to the fullest extent possible for the review of the proposed Comprehensive Plan amendments; and

WHEREAS, the Town's Planning and Zoning Board, as the local planning agency, held a two public workshops on March 29, 2022 and April 14, 2022, to consider the proposed Comprehensive Plan amendments and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, the Town Commission held a public workshop on May 16, 2022, to consider the recommendations provided by the Planning and Zoning Board; and

WHEREAS, the Town's Planning and Zoning Board, as the local planning agency, held a hearing on June 21, 2022, to consider the final Comprehensive Plan amendments and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, on _____, 2022, the Town Commission conducted a duly noticed initial public hearing on the proposed Comprehensive Plan amendments and upon a majority vote of the Town Commission approved the forwarding of the Comprehensive Plan amendments to the applicable reviewing agencies as provided for in section 163.3184, Florida Statutes; and

WHEREAS, Section 163.3184, Florida Statutes, requires that the Town transmit the proposed Comprehensive Plan amendments to the state land planning agency, as well as other specified agencies and parties; and

WHEREAS, the Town has considered any comments regarding the Town's proposed Comprehensive Plan amendments received from the reviewing agencies; and

WHEREAS, on _____, 2022, the Town Commission conducted a duly noticed second public hearing on the proposed Comprehensive Plan amendments and the Town Commission approved the adoption of the Comprehensive Plan amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The Recitals above are ratified and confirmed as true and correct and fully incorporated herein.

SECTION 2. The Comprehensive Plan amendments to the Future Land Use Element, attached hereto and incorporated herein as Exhibit "A", are hereby adopted by the Town of Longboat Key.

SECTION 3. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance is valid.

SECTION 4. All parts of ordinances in conflict herewith shall be superseded and the same are hereby repealed.

SECTION 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Longboat Key upon adoption.

SECTION 6. This Ordinance shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the Town that the *Comprehensive Plan* amendment package is complete. If timely challenged, the *Comprehensive Plan* amendment shall not become effective until the said State land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Passed on the first reading and initial public hearing this day of _____, 2022.

Adopted on the second reading and public hearing this day of _____, 2022.

ATTEST:

/s/ Kenneth Schneier
Kenneth Schneier, Mayor

/s/ Trish Shinkle
Trish Shinkle, Town Clerk

Exhibit “A”

TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN UPDATE FUTURE LAND USE (FLU) ELEMENT

FLU GOAL 1: To preserve and enhance the character of the Town of Longboat Key by:

- 1) ensuring that the location, density, intensity, and character of land uses are responsive to the social and economic needs of the community and are consistent with the support capabilities of the natural and manmade systems; and**
- 2) maintaining an environment that is conducive to the health, safety, welfare, and property values of the community.**

FLU OBJECTIVE 1.1: The Town will manage land use, development, and redevelopment through the preparation, adoption, implementation, and enforcement of the Land Development Code (LDC).

FLU Policy 1.1.1: The Town will utilize a long-term planning timeframe of 10 years.

FLU Policy 1.1.2: The Town will follow the adopted LDC, which address the location and extent of land uses, including development related standards, in accordance with the Future Land Use Map and the policies and descriptions of types, densities, and intensities.

FLU Policy 1.1.3: The Town will utilize innovative land development regulations and efficient administrative procedures to implement the Comprehensive Plan and in support of the Town’s stated goals and objectives.

FLU Policy 1.1.4: The Town will encourage energy efficient land development and redevelopment that, through location, scale, and design, minimize long-term energy commitments, emphasizing renewable energy use.

FLU Policy 1.1.5: The Town will utilize the LDC to implement the adopted Town of Longboat Key Comprehensive Plan (LBKCP). The LDC, at a minimum, will:

- 1) Regulate the subdivision of land;
- 2) Regulate the use of land and surface waters;
- 3) Ensure the compatibility of adjacent land uses;
- 4) Protect and preserve the conservation lands designated in the Conservation and Coastal Management Element;
- 5) Provide for appropriate stormwater management, especially in areas subject to seasonal and periodic flooding;
- 6) Regulate signage;
- 7) Regulate onsite traffic circulation, site access, and parking demands;
- 8) Provide buffering and open space requirements;
- 9) Provide for water conservation, low impact development, and other sustainability principles;
- 10) Ensure that development orders and permits will not result in a reduction of the levels of service for the affected public facilities (except transportation facilities pursuant to F.S. 163.3180) below the level of service standards adopted in this Comprehensive Plan;
- 11) Consider the impacts of land use plan amendments and development orders on the transportation system, and;

12) Be based on and consistent with the standards for land use densities and intensities, as indicated on Table 1 and Policy 1.1.10.

FLU Policy 1.1.6: The Town will review and update its LDC and performance standards to ensure the protection of environmentally-sensitive land.

FLU Policy 1.1.7: The Town will incorporate best management practices to be consistent with the Conservation and Coastal Management Element.

FLU Policy 1.1.8: The LDC will specify standards for redeveloping lawfully existing property that does not currently conform to the future land use density and building volume limits provided elsewhere in this Plan and may establish standards to conform certain property with lawfully existing nonconforming density.

FLU Policy 1.1.9 [RESERVED]

FLU Policy 1.1.10: In development planning efforts, the Town will emphasize the protection of the visual and aesthetic character of neighborhoods, including open space.

FLU Policy 1.1.11: The Town will encourage design principles that accommodate healthy lifestyles, safety, and aging in place.

FLU Policy 1.1.12: The Town will use overlay zone districts, planned unit developments (PUD), and other innovative land use controls in planning for redevelopment. The Town will develop land use controls to encourage redevelopment of aging properties that are legally non-conforming as to density. Properties with legally non-conforming density may use overlay district(s) as provided for in the LDC to redevelop such properties to provide flexibility and to encourage imaginative, functional, high-quality land planning developments in designated Opportunity Areas which are compatible with adjacent and nearby lands and activities and are consistent with the existing character of the Town. The planned unit development process may be used for Mixed-Use Community (MUC) zone districts, certain conforming density developments, and other zoning districts as provided for in the LDC. The PUD process may allow for height and lot coverage (building coverage) that exceed the standard maximums, within the Mixed-Use Community (MUC) zone districts, as set forth in Policy 1.1.13 and Table 1, as necessary or desirable to encourage flexibility in design and development, to facilitate the adequate and economical provision of infrastructure and public spaces, to preserve the natural and scenic qualities of open areas, and to improve site qualities, while ensuring public health, safety, comfort, order, appearance, convenience, and general welfare.

FLU Policy 1.1.13: Table 1 divides real property on the island into two (2) overarching types of future planning areas: Opportunity Areas and Established Areas. Opportunity Areas are real properties suitable for dynamic redevelopment. Established Areas are real properties the development of which are mature in nature and whose development character is not anticipated to change beyond what is currently existing, foreseen by the current future land use categories of the Comprehensive Plan, or the applicable uses and standards of the LDC. Table 1 provides the maximum densities and intensities of development for each future land use category in the Established Areas. Height restrictions for each category do not apply to antennae, enclosed elevator shafts, enclosed stairwells and their parapet walls, enclosed mechanical equipment areas, chimneys, or house of worship spires, but the Town LDC limit their height. Additional development criteria, parameters, and standards for future land use categories in the Opportunity Areas are provided in the LDC.

The Future Land Use Map, Figure 2, contains the following future land use categories that are further detailed in and implemented by the LDC.

Open Space – Opportunity Areas. This category includes lands that are publicly-owned or controlled, and are designed, used or intended to be used for open space and recreational activities by residents and visitors. Additional development criteria, parameters, and standards are provided in the LDC.

Open Space – Active Established Area (OS-A). Uses include, but are not limited to, on-site improvements, structures or other active, player-oriented facilities such as recreation centers, community centers, playgrounds, ballfields, tennis courts and associated accessory facilities. Impervious surface coverage is limited to 30 percent of the lot or parcel.

Open Space – Passive Established Area (OS-P). Uses include those that allow for primarily less-active leisure pursuits such as, but are not limited to, nature trails, nature centers and associated accessory structures such as restrooms, boardwalks, docks and parking areas (including ingress/egress aisles). Impervious surface coverage is limited to 15 percent of the lot or parcel.

Open Space – Conservation Established Area (OS-C). Uses include those that allow for the protection and management of natural areas or archaeological sites to remain in their natural state with little or no disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary for conservation management, limited public access, and resource-related educational activities.

Island Preserve Established Area (IP). This residential category addresses residentially developed islands offshore of the mainland of Longboat Key. Density is limited to one dwelling unit per five acres (1 du/5 acres). Public service facilities must be provided by the developer prior to construction of any habitable structures.

Single-Family Residential Opportunity Areas (SFRO). This category permits single-family dwelling units. Additional development criteria, parameters, and standards are provided in the LDC.

Low-Density Single-Family Residential Established Area (RL-1). This category is intended to protect and preserve opportunities for detached single-family units, at a density of up to one (1) unit per acre (1 du/acre). This category is located at highly valued water-oriented sites along the bay, bayou or gulf. It provides for land area to accommodate a unique lifestyle that cannot be accommodated in the denser residential areas. Development and redevelopment must be compatible with the need for preserving an estate residential character and minimize potential adverse impacts to fragile natural systems, including estuaries and dune systems.

Low-Density Single-Family Residential Established Area (RL-2). This category is intended to protect and preserve single-family residential areas for detached single-family units, at a density up to two (2) units per acre (2 du/acre). This category is appropriate for larger lots located along Gulf of Mexico Drive adjacent to saltwater bodies. It provides land area to accommodate a unique lifestyle that cannot be accommodated in the denser residential areas. Development and redevelopment must be compatible with the preservation of the prevailing density pattern and minimize potential adverse impacts to fragile natural systems.

Multi-Family Residential Opportunity Area (MFRO). This category permits multi-family residential development. Additional development criteria, parameters, and standards are provided in the LDC.

Medium-Density Single-Family/Mixed Residential Established Area (RM-3). This category allows medium-density residential development, including single-family detached units,

multi-family units, or a mixture of single-family detached units and multi-family units, at a density of no more than three (3) units per acre (3 du/acre).

Medium Density Single-Family/Mixed Residential Established Area (RM-4). This category allows medium-density residential development, including single-family detached units, multi-family units, or a mixture of single-family detached units and multi-family units, at a density of no more than four (4) units per acre (4 du/acre).

High Density Single-Family/Mixed Residential Established Area (RH-6). The high density single-family/mixed residential category permits dwelling units and community residential homes with six or fewer residents plus staff per dwelling unit. This category allows high density residential development, including single-family detached dwelling units, multi-family dwelling units, or a mixture of single-family detached dwelling units and multi-family dwelling units, at a density of no more than six dwelling units per acre (6 du/acre). Specific density of future development proposals within these areas must provide for smooth transitions in residential density and compatibility with the surrounding area, shall preserve stability of established residential areas, and include sufficient open space, parking and landscaping to reinforce goals and objectives for quality living areas.

Commercial Tourism Destination Opportunity Areas (CTDO). This category permits resort-style tourism uses. Additional development criteria, parameters, and standards are provided in the LDC.

Tourist Resort Commercial Established Areas (TRC-3 / TRC-6). These categories permit the unique needs for resort-oriented facilities. These facilities generally are marketed as vacation accommodations for tourists and other transients seeking an environment with a high level of amenities. Uses include multifamily dwelling units, time-share units, and tourism units. Associated resort amenities, such as restaurants, shops, and recreational facilities, may be permitted on the site in conjunction with a tourist resort commercial development. All commercially provided recreational activities requiring shoreline or near-shore water utilization must be concentrated at the commercial hotel facilities. Additional tourism units may be allowed pursuant to Future Land Use Policy 1.1.14. Lot coverage may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC. Table 1 provides associated density, height, and lot coverage allowances and limits for these categories.

Commercial / Residential Mixed Use Opportunity Area (CRMO). This category permits a vertical mix of residential and nonresidential uses. Additional development criteria, parameters, and standards are provided in the LDC.

Mixed Use Community (MUC). The mixed use community (MUC) categories allow a mix of residential and nonresidential uses in planned communities developed through the planned unit development (PUD) procedures and standards of the LDC. The MUC categories encompass mixed use communities approved under prior adopted resolutions and ordinances of the Town Commission, which prior approved uses, densities and intensities are hereby recognized and affirmed. In each MUC, density is calculated on the basis of the average overall density of tourism and dwelling units per acre of all property included in the respective MUC. Clustered development patterns are encouraged and thus the density of separate parcels within each MUC may exceed the average overall density of the MUC category. No boundary of any existing MUC shall be expanded to include additional lands unless contiguous to the boundaries of the MUC as it existed as of December 31, 2010. Redevelopment may occur up to the maximum densities designated herein and consistent with the public health, safety and welfare, best quality design,

expanded recreational and open space amenities, and adequate public infrastructure and services. Within the acreage allocated for nonresidential uses, tourism units and associated resort amenities, commercial/office uses, and institutional uses must not exceed a maximum lot coverage of 30 percent of a project site per use, except an additional 10% of lot coverage per use may be permitted through the PUD procedures and standards of the LDC to improve the design of the community and functionality of the uses, as shown on Table 1. Similarly, the standard height of nonresidential structures in MUC-1 may be increased by one story through the PUD procedures and standards of the LDC to improve the design of the community and functionality of the uses, as shown on Table 1.

A minimum of 50% of the total property within the MUC must be maintained in open space. Open space means an area comprised of permeable open surfaces excluding structures and impermeable surfaces. Recreation uses include, but are not limited to, those uses allowed in the Open Space – Active and Open Space – Passive land use categories, the recreational facilities identified in Table 1 of the Recreation and Open Space Element, and golf courses. Recreational acreage is not limited. The mix of uses within the contiguous boundaries of each MUC, as calculated prior to the application of the 50% open space requirement, is allocated as follows:

Mixed Use Community – Bay Isles Established Area (MUC-1). This category encompasses the Bay Isles community, formerly delineated as the Planned Development (PD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-1 must not exceed 3.26 dwelling units per acre. The maximum percentages of uses do not include 7.1% for existing recreational uses including, but not limited to, the clubhouse, yacht club and recreational maintenance buildings.

Use	Maximum Percent of Total Property Within the MUC
Residential	37%
Tourism (units and associated resort amenities)	0%
Commercial/Office	4%
Institutional	2.5%

Mixed Use Community – Islandside Established Area (MUC-2). This category encompasses the Islandside community, formerly delineated as the Gulf Planned Development (GPD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-2 must not exceed 5.05 units per acre. The maximum percentages of uses do not include 1.5% for existing recreational uses including, but not limited to, the clubhouse and recreational maintenance buildings.

Use	Maximum Percent of Total Property Within the MUC
Residential	33%
Tourism (units and associated resort amenities)	12%
Commercial/Office	1.5%
Institutional	0%

Mixed Use Community – Promenade/Water Club Established Area (MUC-3). This category encompasses the Promenade/Water Club communities, formerly delineated as the Negotiated Planned Development (NPD) FLUM category. Density in this category recognizes the transfer of density accomplished by Town Resolution 81-8, for 175 dwelling units to the NPD in exchange for approximately 18.64 acres of land on a site located near

the mid-point of the key that became Joan M. Durante Park. Average overall density within the entire contiguous boundaries of the MUC-3 must not exceed 11.26 dwelling units per acre.

Use	Maximum Percent of Total Property Within the MUC
Residential	100%
Tourism	0%
Commercial/Office	0%
Institutional	0%

Institutional Established Area (INS). This category is for use by public and semipublic facilities including, but not limited to schools, government buildings, civic centers, utilities, houses of worship, parks and recreation areas, cemeteries, and nursing homes. Lot coverage may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC.

Office-Institutional Established Area (OI). This category allows for a variety of office and private institutional uses including, but not limited to, banks and other financial institutions. Tourism units may be allowed pursuant to Future Land Use Policy 1.1.14. A maximum of 15% additional lot coverage may be granted as a waiver in conjunction with the revitalization of the development, as further detailed in and implemented by the LDC. Lot coverage also may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC.

Commercial Opportunity Area (COMO). This category permits office-institutional uses as well as retail sales and services. Additional development criteria, parameters, and standards are provided in the LDC.

Limited Commercial Established Area (CL). This category is intended to provide essential tourist or household services in locations highly accessible to residential areas and major thoroughfares. Uses may include neighborhood shops with limited inventory or goods, and specialty shops oriented to services and goods for resort uses in the immediate vicinity, and those uses allowed in the Office/Institutional category. Structures may not exceed lot coverage of 30 percent, and maximum height is 30 feet.

General Commercial Established Area (CG). This category is intended to accommodate general retail sales and services located in highly accessible areas adjacent to major or minor arterials. Uses may include those uses allowed in the Office-Institutional and Limited Commercial categories but not activities or trades that generate nuisance impacts such as noise, air pollutants or fire hazards, nor is wholesaling or warehousing allowed. Structures may not exceed lot coverage of 30 percent, and maximum height is 40 feet.

Highway Commercial Established Area (CH). This category is intended for uses that require access to major arterials and sufficient area for internal vehicular circulation and parking. Uses may include, but are not limited to, vehicular service stations, hotels, motels and restaurants, and retail sales and services oriented to the motoring public or transient resident. Lands designated in this category must not be located adjacent to residential development. Office-Institutional, Limited Commercial and General Commercial uses may be allowed. Structures may not exceed lot coverage of 40 percent and maximum height is 40 feet. Tourism units must not exceed three units per acre, except as allowed by Future Land Use Policy 1.1.14.

Marine Commercial Service Established Area (MCS). This category is intended for sales and services oriented to the marine industry, such marine repair and services, employee services, storage and commercial support services. One accessory dwelling unit located on the same lot may be permitted as provided in the LDC. Structures may not exceed lot coverage of 40 percent and maximum height is 30 feet.

In each of the Commercial Established areas (CL, CG, CH, and MCS) described above, tourism units may be allowed pursuant to Future Land Use Policy 1.1.14. A maximum of 15 % additional lot coverage may be granted as a waiver in conjunction with the revitalization of the commercial development, as further detailed in and implemented by the LDC. Lot coverage also may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC. A waterfront restaurant may be allowed an additional five feet in building height above the maximum allowed in the land use category.

Whitney Beach Overlay (WBO). The Whitney Beach Overlay category is intended to provide incentives that encourage redevelopment in a mixed use pattern that promotes high quality site design while protecting adjacent residential areas. Owners within the WBO may choose to develop pursuant either to the underlying Future Land Use categories for their properties, or the WBO standards herein. Development proposals must include a substantial consolidation of properties within the WBO and at least two (2) land use types from the following: residential, tourism units, commercial, office, public facility, private institutional, or recreational. One land use type must not exceed 80% of the total site. Residential uses must not exceed 30% of a mixed use project. Development approval must follow the outline development process of the LDC. A complete application for development approval pursuant to the WBO will receive priority for Town development review and determination. Development densities and intensities of the underlying Future Land Use categories may be transferred within and between properties that are combined in one (1) development proposal under the WBO criteria. The nonresidential intensities of the underlying Future Land Use category may be increased by 10% additional lot coverage through the planned unit development or outline development plan processes. Administrative waivers for parking flexibility, setbacks, awning overhangs, internal circulation, and open space may be provided pursuant to the LDC.

Conformance Overlay Redevelopment District (CORD). The CORD is an optional zoning overlay district that is intended to apply to existing residential, tourism, or mixed use projects that were legally established prior to March 12, 1984, which do not comply with the existing maximum density provisions of the Comprehensive Plan. The CORD is intended to preserve nonconforming density, while providing for flexibility of design. A rezoning process to apply the CORD, shall be accompanied by a Future Land Use Map amendment to apply the Opportunity land use classification. When approved, such rezonings will allow previously legally non-conforming properties to become conforming with the Comprehensive Plan, per Policy 1.1.13. The LDC shall provide for the development densities and intensities of the CORD.

Table 1

Land Use Densities and Intensities in the Town of Longboat Key

OPPORTUNITY AREAS		ESTABLISHED AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD	Standard	PUD
OSO	Open Space							
		OS-A	Open Space – Active		30%			
		OS-P	Open Space – Passive		15%			
		OS-C	Open Space – Conservation		See Policy 1.1.10			
		IP	Island Preserve	1 du/5 ac				
SFRO	SF Residential							
		RL-1	Low Density SF Residential	1 du/ac				
		RL-2	Low Density SF Residential	2 du/ac				
MFRO	Multi-Family Residential							
		RM-3	Medium Density SF/Mixed Residential	3 du/ac				
		RM-4	Medium Density SF/Mixed Residential	4 du/ac				
		RH-6	High Density SF/Mixed Residential	6 du/ac				
CTDO	Commercial Tourist Destination							
		TRC-3	Medium Density Tourist Resort/Commercial	3 u/ac	25%	35%	3/40	
		TRC-6	High Density Tourist Resort/Commercial	6 u/ac	30%	40%	4/50	

Table 1—continued
Land Use Densities and Intensities in the Town of Longboat Key

OPPORTUNITY AREAS		ESTABLISHED AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD	Standard	PUD
CRMO	Commercial / Residential Mixed Use							
		MUC-1	Mixed Use Community (Bay Isles)	3.26 du/ac	30%	40%	4/50	5/65
		MUC-2	Mixed Use Community (Islandside)	5.05 u/ac	30%	40%	4/50	12/130 (tourism units) 8/87 (other)
		MUC-3	Mixed Use Community (Promenade/Water Club)	11.26 du/ac				
		INS	Institutional		30%	40%	2/30	
COMO	Commercial							
		OI	Office-Institutional		30%	40%	2/30	
		CL	Limited Commercial		30%	40%	2/30*	
		CG	General Commercial		30%	40%	3/40*	
		CH	Highway Commercial	3 tourism u/ac	40%	50%	3/40*	
		MCS	Marina Commercial Service	1 accessory du located on the same lot	40%	50%	2/30*	

Note: Dwelling units per acre (du/ac) refers to residential units; units per acre (u/ac) includes both tourism units and residential units.

* An additional five feet in building height allowed for a waterfront restaurant.

** The Conformance Overlay Redevelopment District (CORD) allows for modified site-specific standards, including establishing conforming status on prior legally non-conforming densities, through Future Land Use Map amendment, Rezoning and Site Development Plan approval.

FLU Policy 1.1.14: Historically, tourism has been an important element of the Town's economy. The Town will maintain land development regulations that implement the Town referendum vote of March 16, 2008, that permits a limited increase of no more than a total additional 250 tourism units islandwide to help restore the historic balance between residential and tourism uses. Development of the 250 tourism units, which are allowed under the Comprehensive Plan at the time of the referendum, will be limited to parcels within the Medium Density Tourist Resort/Commercial (TRC-3), High Density Tourist Resort/Commercial (TRC-6), Limited Commercial (CL), General Commercial (CG), Highway-Oriented Commercial (CH), Office-Institutional (OI), and Marina Commercial Service (MCS) future land use categories and parcels in residential future land use categories that contain an existing legal tourism use. Tourism units on Longboat Key must provide transient lodging accommodations of less than 30 consecutive calendar days or one entire calendar month, whichever is less, and are not to be used as dwelling units for permanent occupancy. The standard maximum lot coverage and height of the future land use category in which the tourism units are located applies, except that up to an additional 10% of lot coverage may be approved through the Outline Development Plan (ODP) process of the LDC. In the residential land use categories, the standard maximum lot coverage and height of the zoning district in which the tourism units are located applies, except that up to an additional 10% of lot coverage may be approved through the ODP process of the LDC. The town must find by competent substantial evidence that the project incorporating the tourism units is in the best interest of the town and its citizens and does not adversely impact or affect the public interest.

FLU OBJECTIVE 1.2: The Town will protect natural and historic resources through enforcement of the appropriate land development regulations and related ordinances, as well as periodic review of the resources and existing land development regulations.

FLU Policy 1.2.1: Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards will be permitted) and if the proposed development is consistent with the regulations of the appropriate agencies regulating development within floodplain areas.

FLU Policy 1.2.2

The property owner of any new development will be responsible for the on-site stormwater management.

FLU Policy 1.2.3

Owners of property that have an existing stormwater entitlement or obligation, shall maintain the applicable stormwater systems to the standards and regulations adopted at the time the permit for the development was issued or the obligation was assumed.

FLU Policy 1.2.4

Development will be directed away from wetlands and property owners will be responsible for full mitigation of impacts upon wetlands that result from permitted activity.

FLU Policy 1.2.5: At least every ten years, the Town will review the inventory of historic resources, and if appropriate, consider the development of a local historic designation program.

FLU Policy 1.2.6: The Town supports the submittal of eligible historic resources for consideration to be included on the National Register of Historic Places, through the US Department of the Interior.

FLU OBJECTIVE 1.3: The Town will issue development orders and permits only if public or private facilities necessary to meet level of service (LOS) standards (which are adopted as part of the Capital Improvements Element of this Plan) are available concurrent with the impacts of the development.

FLU Policy 1.3.1: The development of land will be coordinated in conjunction with the provision of public facilities and services consistent with the Town's concurrency management system.

FLU Policy 1.3.2: Public facilities and utilities will be located to best: a) maximize the efficiency of services provided; b) minimize costs; and c) minimize impacts on the natural environment. Where feasible, all utilities will be located underground.

FLU OBJECTIVE 1.4: The Town will assist in redeveloping and revitalizing key areas of the Town in a sustainable, mixed use pattern of development in order to support the character of the Town for residents and visitors.

FLU Policy 1.4.1: The Town will encourage the realization of a vibrant Town Center that includes the Town Hall and the public tennis complex area as well as commercial, office, institutional, residential and tourism uses. The Town may maintain a Town Center zoning overlay district within the MUC-1 future land use category for the area depicted on Figure 2. Within the Town Center zoning overlay district, additional nonresidential lot coverage up to 10%, and additional nonresidential and residential height up to one story may be allowed through the Outline Development Plan process to achieve a compact, pedestrian-friendly, attractive design supportive of mixed uses. Residential uses are limited to predominantly senior living communities including but not limited to age-restricted, independent living senior communities. The zoning overlay district may also provide additional incentives for design flexibility and expedited permitting to encourage the development of a central place within the Town for civic and community life.

FLU POLICY 1.4.2: The Town will encourage revitalization of the Whitney Beach area for a mix of land uses appropriate to the northern gateway to the Town and the surrounding neighborhood, through regulatory incentives that include the Whitney Beach Overlay Future Land Use category, depicted on Figure 3, and implementing LDC.

FLU POLICY 1.4.3: The Town may provide fiscal incentives to the revitalization of the Town Center and Whitney Beach area as available and appropriate. These incentives may include, but are not limited to, infrastructure or landscaping improvements, public street abandonment, and public transportation access that support a sustainable development pattern.

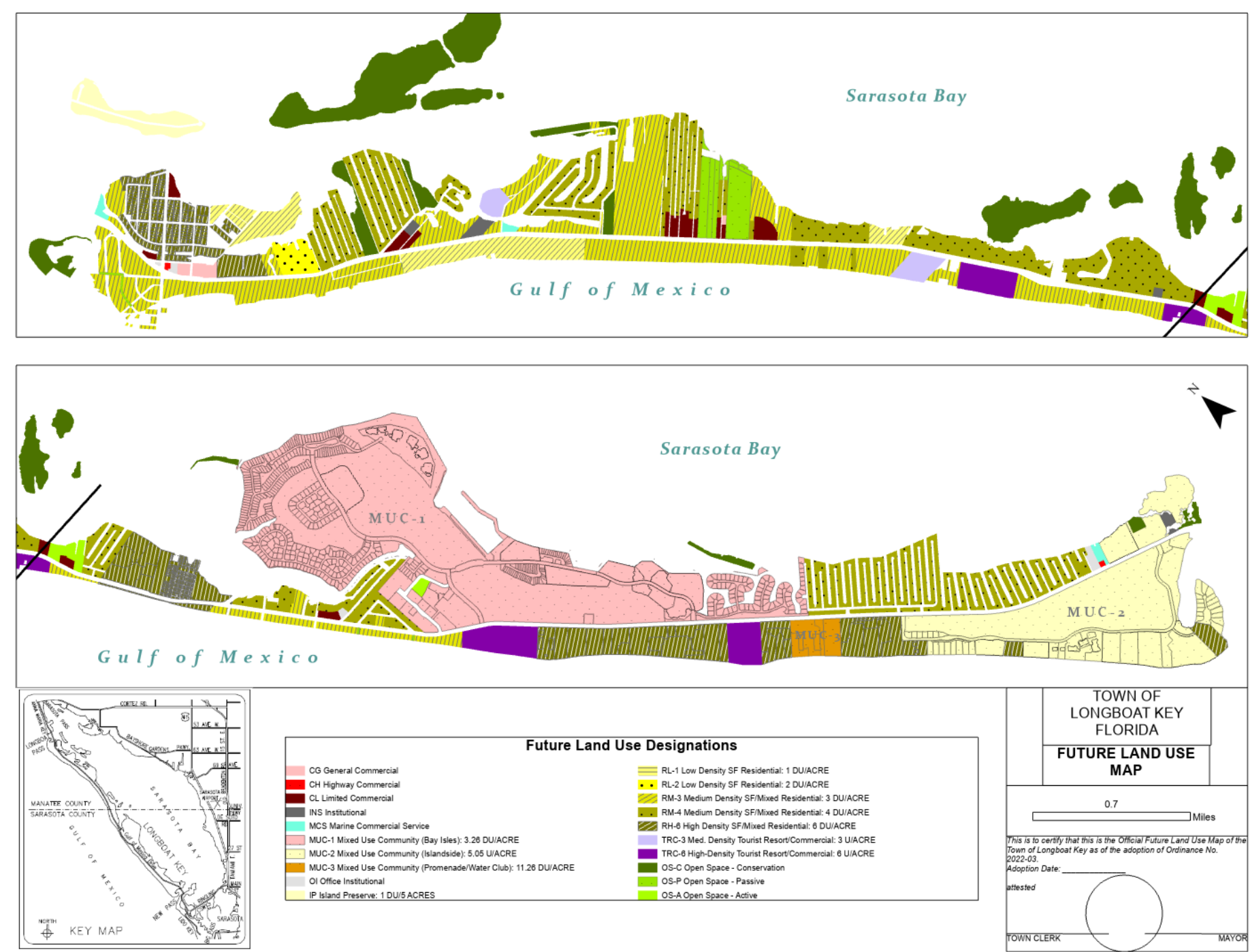
FLU Policy 1.4.4: The Town will prioritize infrastructure enhancements for potential economic development areas or sites.

FLU Policy 1.4.5: The Town will prioritize the development of accessible and efficient multimodal connections between neighborhoods, economic focus areas, Town Center, and other destinations.

FLU Policy 1.4.6: Periodically, the Town will initiate a LDC review to evaluate whether evolving changes related to online consumer activities and delivery methods may require changes to allowable uses, parking, or other standards; and similarly evaluate whether changes in transportation technologies may require changes to Comprehensive Plan policies and the LDC.

FLU Policy 1.4.7: Because adequate Town-wide wireless communication infrastructure is important to safety and the continued economic and social vitality of Town life, the Town will encourage the location of such infrastructure in suitable areas, consistent with criteria that include safety, aesthetics, and neighborhood compatibility, and as provided by state and federal law.

Figure 2: Future Land Use Map



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