
TASK AREA 5: LAND USE AND ZONING

The Land Use and Zoning Analysis will use information generated from the residential, tourist, and commercial analyses to recommend supporting amendments to the Longboat Key Comprehensive Plan and Zoning Code.

Specific tasks include:

1. A complete review the adopted Comprehensive Plan and Zoning Code to identify policies/regulations that support or impede preferred, market-driven development (i.e., project recommendations)
2. Examination of the Future Land Use Map and Zoning Map to identify suitable locations and land use/zoning designations for preferred, market-driven development
3. Draft specific policy/regulatory language and prepare associated map revisions to guide the location, type, intensity, and form of preferred, market-driven development
4. Prepare draft Comprehensive Plan and Zoning Code amendments for public and agency review and local governing body adoption.

The land use and zoning analysis will examine adopted policies/regulations in light of the community's desire to preserve and enhance the Town's residential character while accommodating new, appropriately-scaled development. The compatibility of redevelopment with existing neighborhoods is paramount to community acceptance as well as economic sustainability. The Team is cognizant that Longboat Key residents view the entire Key as their home, not just one small part. The Team recognizes that change on any part of the Key will create interest from all areas, therefore early and proactive communication and community engagement is vital. Longboat Key contains areas with distinct identities and characteristics that are valued and also valuable for economic development. The Team understands that preserving and enhancing these important characteristics is critical to a successful future.

The Town's Development Review Process, especially for planned development zoning districts will be reviewed as part of the zoning code analysis. This will allow the Team to fully understand the regulatory structure, and the actual implementation of the regulations.

The Team will also review areas that might have potential for small, sensitively-scaled infill redevelopment especially on Longboat Key's bayside. This area offers striking vistas of Sarasota Bay that would make an ideal backdrop for waterfront uses.

The Team will look at connectivity and accessibility of residential areas to commercial uses and determine opportunities for greater integration and mutual support. Building setbacks can influence the look, feel, and function of

a particular setting, so the analysis will include a review of the Town’s setback requirements and associated recommendations.

District-oriented form-based code is increasingly popular in communities for effectiveness in producing livable, context-sensitive developments. Form-based code provisions could be applied to the Town’s potential redevelopment areas while retaining the conventional code for residential and other areas that are not expected to change. The recently approved mixed use centers (i.e., Ord. 2012-06, Ord. 2012-08, and the Bay Front Park Area) will be a special focus of the Team’s analysis.

Upon thorough examination of existing conditions, current regulatory framework, development process, and project recommendations, the Team will recommend a practicable approach for the Town’s zoning provisions.

Project Timeline: Months 1-10

Proposed Cost: \$80,000

BUDGET OVERVIEW

Phase 1 - Preparation	\$ 15,000
Phase 2 - Community Engagement	\$ 35,000
Phase 3 - Assessment	
Residential	\$ 20,000
Tourism	\$ 24,000
Commercial	\$ 26,000
Marketing	\$ 50,000
Land Use and Zoning	\$ 80,000
Phase 4 - Reporting.	\$ 10,000
Total (inclusive of expenses)	\$260,000