

FUTURE LAND USE ELEMENT (AMENDMENTS ONLY)

GOAL 1

To preserve and enhance the character of the Town of Longboat Key by the following: 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.

OBJECTIVE 1.1

The Town will manage land development through the preparation, adoption, implementation, and enforcement of land development regulations.

Policy 1.1.2

The Town will utilize its land development regulations to implement the adopted Comprehensive Plan, which 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 the Conservation Lands designated in the Conservation and Coastal Management Element;
- 5) Manage areas subject to seasonal and periodic flooding and provide for appropriate stormwater management;
- 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 principles in landscaping regulations, **and;**
- 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)** below the level of service standards adopted in this **Comprehensive Plan;** **and,**
- 11) Consider the impacts of land use plan amendments and development orders on the transportation system.**

Policy 1.1.8

By December 2008, the The Town will has developed a waterbody classification system and map, which may include a map, to assist with the implementation of the land development regulations.

Policy 1.1.10

The Future Land Use Map, Figure 2, shall contain the following future land use categories, which are further detailed in and implemented by the land development regulations. Table 1 illustrates the maximum densities and intensities of development for each future land use category. Height restrictions for each category shall 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 land development regulations shall limit their height.

10) Commercial. The commercial land use categories allow office-institutional uses as well as retail sales and services. Tourism units may be allowed pursuant to Future Land Use Policy 1.1.11. 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 land development regulations. 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 land development regulations. A waterfront restaurant may be allowed an additional five feet in building height above the maximum allowed in the land use category.

11) 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 land use types from the following types: residential, tourism units, commercial, office, public facility, private institutional, or recreational. No one land use type shall exceed 80% of the total site. Residential uses shall not exceed 30% of a mixed use project. Development approval shall follow the outline development process of the land development regulations. A complete application for development approval pursuant to the WBO shall receive priority for Town development review and approval. Development densities and intensities of the underlying Future Land Use categories may be transferred within and between properties that are combined in one development proposal under the WBO criteria. The nonresidential intensities of the underlying Future Land Use category may be increased by 10% additional lot coverage and up to a total of 4 stories (55 feet) may be allowed 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 land development regulations.

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

Symbol	Category	Density	Nonresidential Intensities			
			Maximum Lot Coverage		Maximum Height (stories/feet)	
			Standard	PUD or ODP	Standard	PUD or ODP
OS	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				
RL-1	Low Density SF Residential	1 du/ac				
RL-2	Low Density SF Residential	2 du/ac				
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				
TRC-3	Medium Density Tourist Resort/Commercial	3 u/ac	25%	35%	3/40	4/55
TRC-6	High Density Tourist Resort/Commercial	6 u/ac	30%	40%	4/50	5/65
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	
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.

OBJECTIVE 1.6

To assist in redeveloping and revitalizing key areas of the Town in a sustainable, mixed use pattern of development in order to support a continued recreation-oriented lifestyle for Town residents and visitors.

Policy 1.6.1

The Town may 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.

Policy 1.6.2.

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 land development regulations.

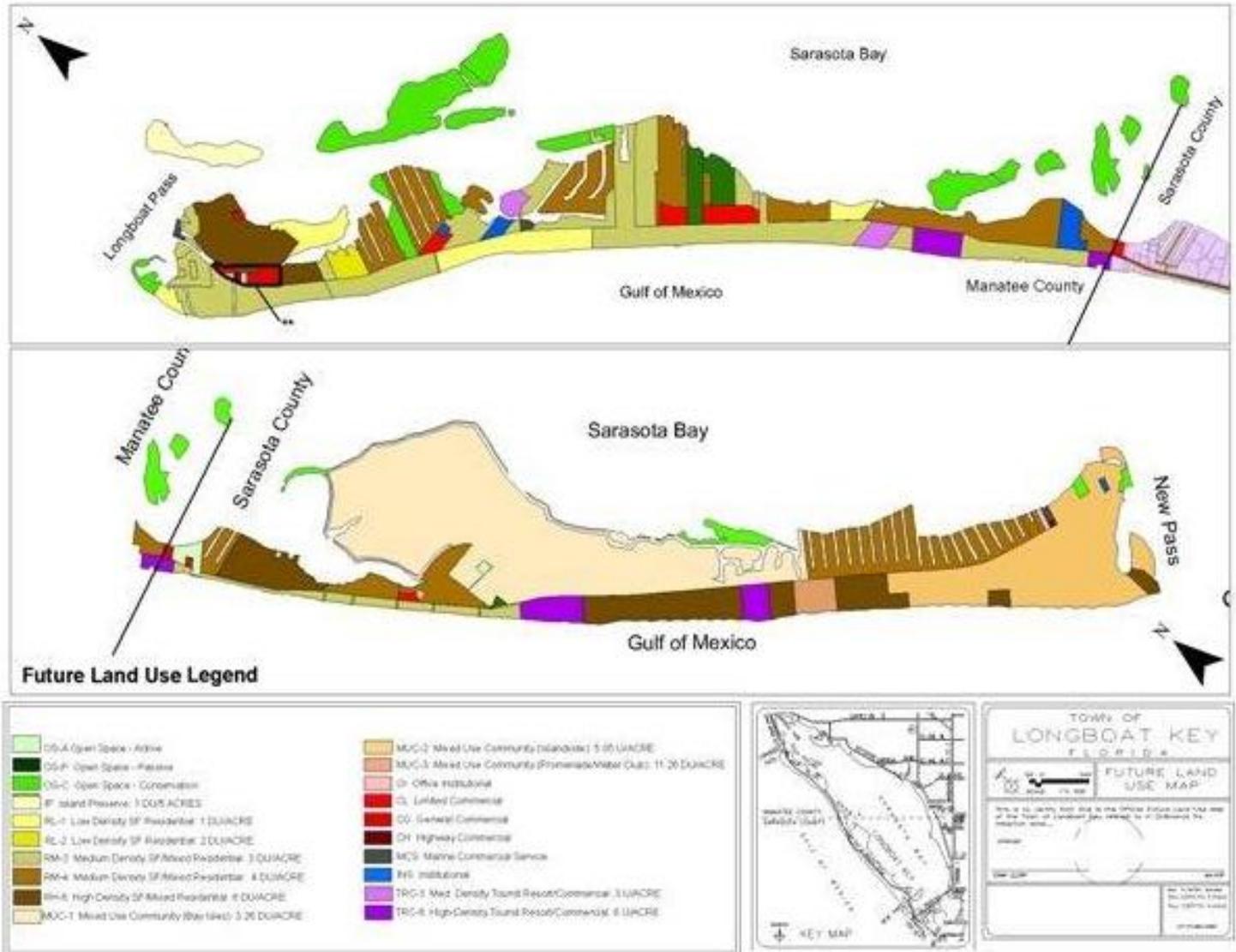
Policy 1.6.3

The Town may provide fiscal incentives to the revitalization of the Town Center and Whitney Beach areas 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.

Policy 1.6.4

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 1: Future Land Use Map



* Increased densities and intensities for tourism uses may be available in the tourist resort commercial, commercial, office, and marina commercial service future land use categories under the land development regulations for utilization of no more than 250 tourism units islandwide, as set forth in the Future Land Use Map above, reflected by the referendum vote of March 18, 2008.

**** Whitney Beach Overlay**

Figure 2: Town Center

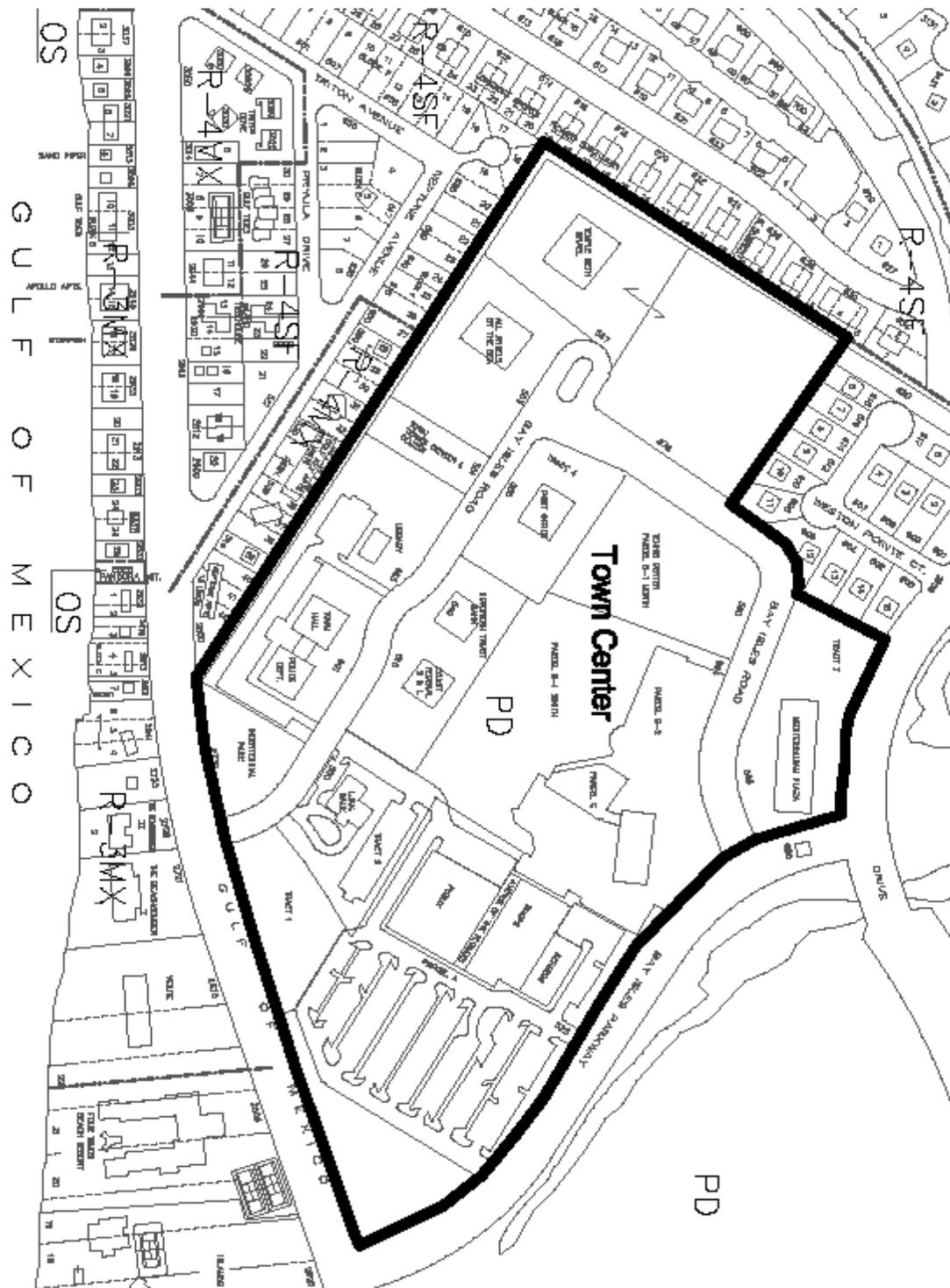
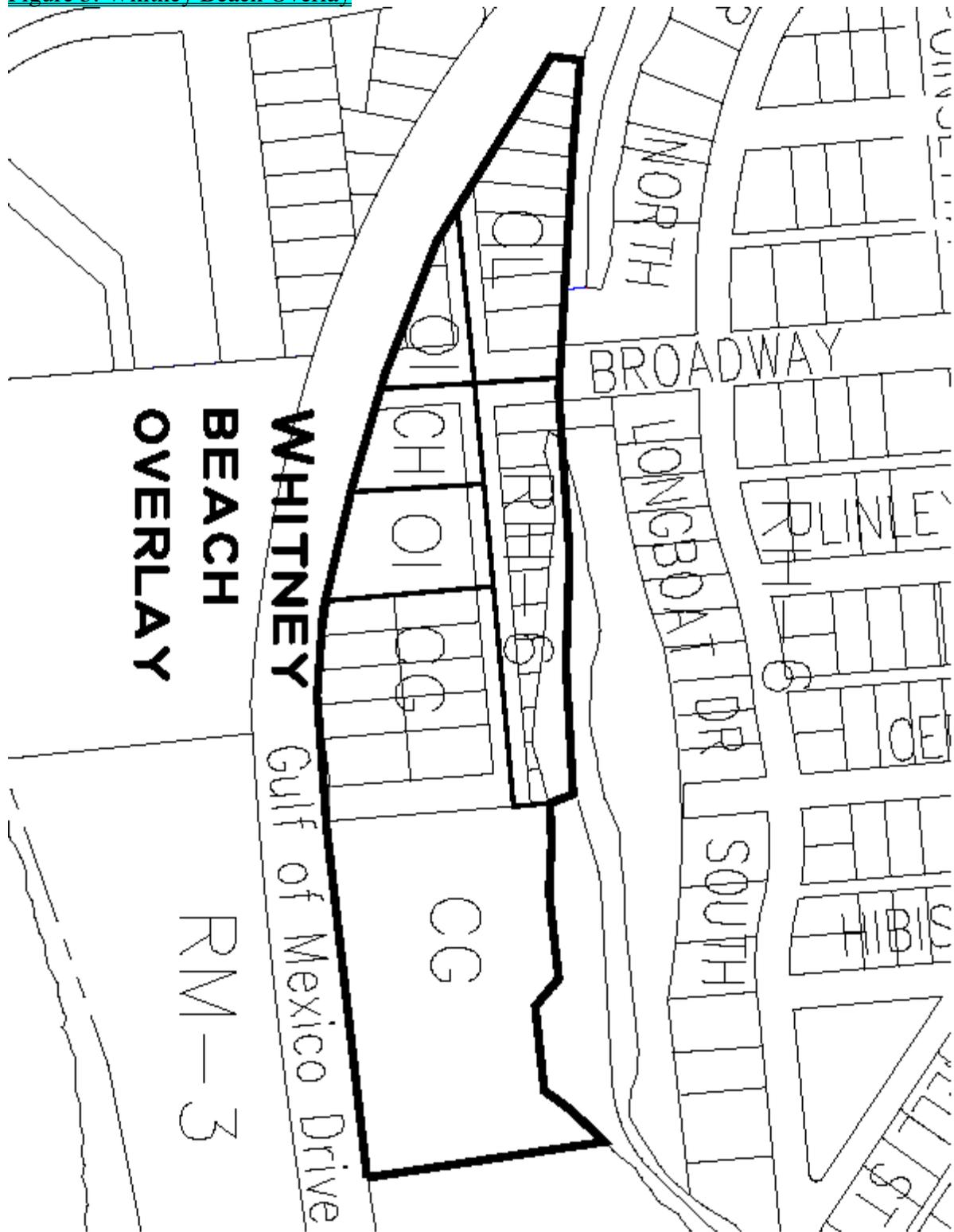


Figure 3: Whitney Beach Overlay



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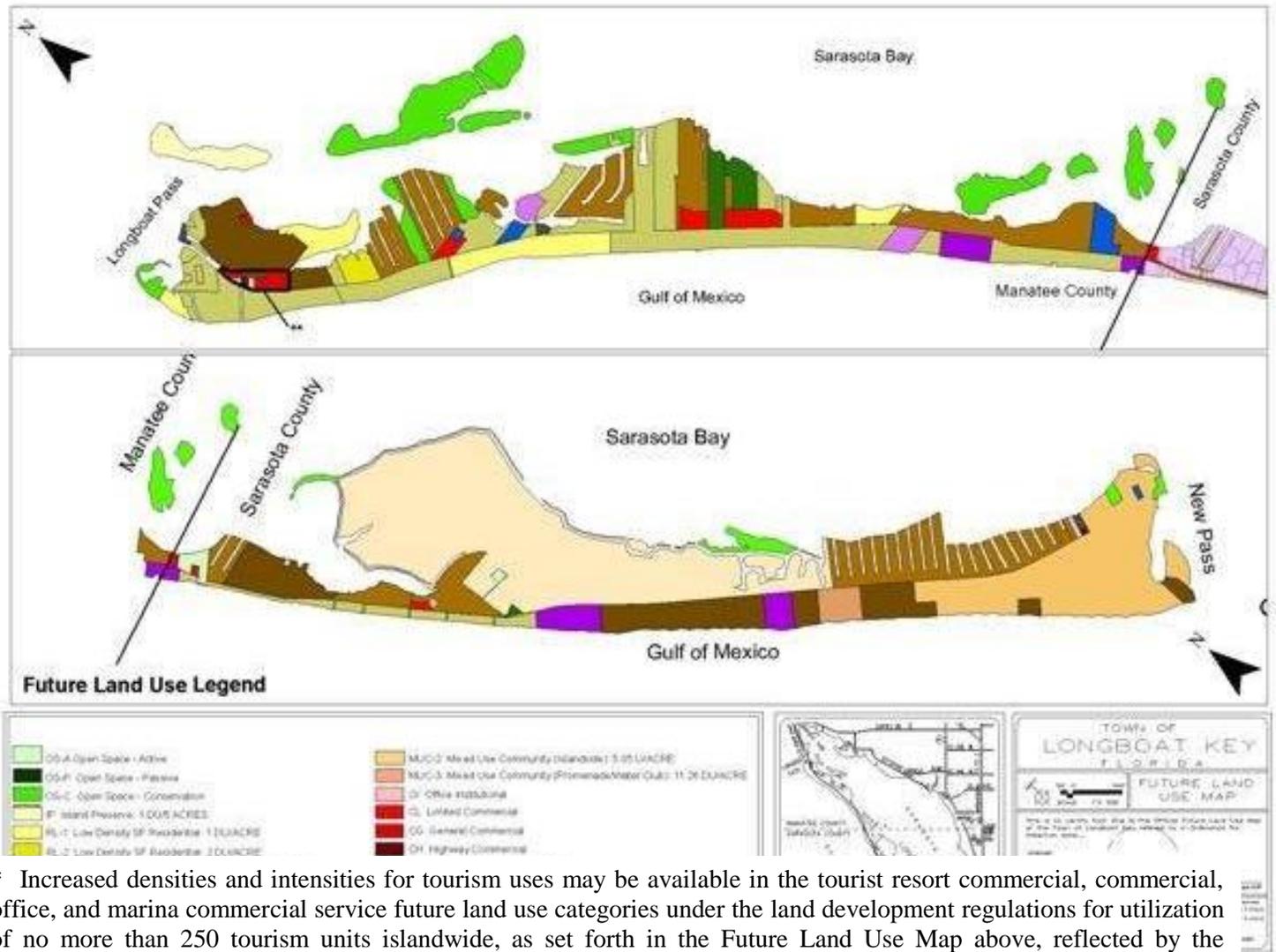
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