

MEMORANDUM

Date: June 10, 2013

TO: David Bullock, Town Manager

FROM: Robin D. Meyer, AICP, Director
Planning, Zoning and Building Department

SUBJECT: Ordinance 2013-19, Amending the Town of Longboat Key Comprehensive Plan

Attached for your review is Ordinance 2013-19, amending the Future Land Use Element's Policies 1.1.10, 1.1.11 and Table 1 regarding allowance of an additional story and 15 feet of additional building height for the site plan proposals utilizing tourism units, as allowed in Section 158.180.

The Planning and Zoning Board reviewed this proposed amendment at their May 21, 2013 Regular Meeting and unanimously recommended that this amendment be forwarded to the Town Commission for review and adoption.

The Town Commission held first reading of Ordinance 2013-19 on June 3, 2013, and forwarded the Ordinance for second reading and public hearing at their June 17, 2013 Special Meeting. Staff is recommending that the Town Commission adopt the proposed change.

xc: Maggie Mooney-Portale, Town Attorney

ORDINANCE 2013-19

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, PROVIDING FOR THE ADOPTION OF AMENDMENTS TO POLICIES 1.1.10, 1.1.11 AND TABLE 1 OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN TO ALLOW AN ADDITIONAL STORY OF HEIGHT THROUGH THE FINAL SITE PLAN APPROVAL PROCESS FOR TRC-6 PROPERTIES THAT ARE GRANTED ADDITIONAL TOURISM UNITS THROUGH SECTION 158.180 OF THE LAND DEVELOPMENT CODE; AMENDING RELATED SECTION IV.D. OF THE SUPPLEMENTAL DATA AND ANALYSIS FOR THE FUTURE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission desires the authority to authorize an additional story of height for TRC-6 properties through the final site plan approval process for any TRC-6 property that has been granted approval for additional tourism units through Section 158.180 of the Town's land development regulations; and

WHEREAS, the Community Planning Act, Sections 163.3161 through 163.32466, Florida Statutes, ("Act") authorizes and requires the Town of Longboat Key to adopt and amend a Comprehensive Plan in accordance with the Act; and

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

WHEREAS, on March 4, 2013, the Town held a public hearing on the proposed Comprehensive Plan amendments and approved Resolution 2013-07 authorizing the transmittal of the amendments to the Department of Economic Opportunity as the state land planning agency for review; and

WHEREAS, the Town has considered any comments received from the Department of Economic Opportunity, the other reviewing agencies and local governments, and the public; and

WHEREAS, after due public notice, the Town Planning and Zoning Board held a public hearing on May 21, 2013, to consider the proposed Comprehensive Plan amendments, which was conducted in a manner that afforded public participation to the fullest extent possible, and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, after due public notice, the Town Commission held public hearings on June 3, 2013, and June 17, 2013, which were conducted in a manner affording public participation to the fullest extent possible, for adoption of the Comprehensive Plan amendments; and

WHEREAS, the Town Commission of the Town of Longboat Key wishes to adopt the Comprehensive Plan amendments and transmit them to the Florida Department of Economic Opportunity for final review pursuant to Chapter 163, Part II, Florida Statutes.

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

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. Future Land Use Element Policy 1.1.10 (6) is hereby amended as follows:

Tourist Resort Commercial. This category is intended to accommodate the unique land 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 shall be concentrated at the commercial hotel facilities. Additional tourism units may be allowed pursuant to Future Land Use Policy 1.1.11. Lot coverage may exceed the standard lot coverage by up to 10%, and height may exceed the standard height by one story as shown on Table 1, through the Outline Development Plan (ODP) process of the land development regulations. The additional story as shown in Table 1 for TRC-6 may also be approved through the final site plan approval process for properties that are granted additional tourism units through section 158.180 of the land development regulations. The two Tourist Resort Commercial categories are as follows:

a. Medium-Density Tourist Resort/Commercial (TRC-3). Density shall not exceed three units per acre. Tourism units and associated resort amenities shall not exceed a lot coverage of 25%, and maximum height shall be 40 feet.

b. High-Density Tourist Resort Commercial (TRC-6). Density shall not exceed six units per acre. Tourism units and associated resort amenities shall not exceed a lot coverage of 30%, and maximum height shall be 50 feet.

SECTION 3. Future Land Use Element Policy 1.1.11 is hereby amended as follows:

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 additional to 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 shall 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 shall apply, except that up to an additional 10% of lot coverage and an additional story as shown in Table 1 may be approved through the Outline Development Plan (ODP) process of the land development regulations. The additional story shown on Table 1 for TRC-6 may also be approved through the final site plan approval process for properties that are granted additional tourism units through section 158.180 of the land development regulations. In the residential land use categories, the standard maximum lot coverage and height of the zoning district in which the tourism units are located shall apply, except that up to an additional 10% of lot coverage may be approved through the ODP process of the land development regulations. 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.

SECTION 4. Table 1 of the Future Land Use Element is hereby amended as follows:

**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	<u>5/65**</u>
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.

** This additional story for TRC-6 properties may also be approved through the final site plan approval process for properties that are granted additional tourism units through section 158.180 of the land development regulations

SECTION 5. Section IV.D. of the Supplemental Data and Analysis for the Future Land Use Element is hereby amended in part as follows:

~~Distribution of the available tourism units is not a matter of right. The standards of the underlying zoning district that apply to the subject property remain in effect. Projects are reviewed based on criteria established a hierarchy of factors in the land development regulations. , with those that meet current zoning requirements and requesting no departures receiving priority. Requests for departures from the standards of the zoning code must demonstrate by clear and convincing evidence that the project is so beneficial to the Town as to warrant the requested departure. Land development regulation restrictions on height, non open space coverage, structural coverage, sufficiency of land area, parking, and setbacks, in conjunction with the criteria for Outline Development Plan and site plan review by the Planning and Zoning Board and the Town Commission, will allow the Town to control the intensity of development and maintain conformance with the character of the surrounding neighborhood. Site considerations and criteria for area compatibility are part of the review process. The purpose for allowing the potential for an additional story in height for TRC-6 designated properties is an acknowledgement that TRC-6 is the most intensive designation available in the Town of Longboat Key as well as the location of the majority of the existing tourism amenities. Because of these factors the Town anticipates that TRC-6 properties are the best suited to absorb the additional density. In order to grant approval or approval with conditions, the Town must find by competent substantial evidence that the project is in the best interest of the Town and its citizens and does not adversely affect the public interest.~~

SECTION 6. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

SECTION 7. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 8. This Ordinance becomes effective upon adoption in accordance with Law and the Charter of the Town of Longboat Key.

Passed on the first reading and public hearing the 3rd day of June, 2013.

Adopted on the second reading and public hearing the _____ day of _____, 2013.

James L. Brown, Mayor

ATTEST:

Jo Ann Mixon, Deputy Town Clerk



End of Agenda Item