MEMORANDUM

DATE: June 2, 2014

TO: Dave Bullock, Town Manager

THROUGH: Alaina Ray, AICP, Director
Planning, Zoning and Building Department

FROM: Briana Ozor, Planner
Planning, Zoning and Building Department

SUBJECT: Ordinance 2014-20, Change of Zoning, 521 Broadway Street

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First America Bank, through their agent Peter Dailey, requests a change in zoning for 521 Broadway Street from Limited Commercial (C1) to Single-Family High-Density Residential (R-6SF), limited to two (2) dwelling units.

The Planning and Zoning Board recommended approval of the Change of Zoning at their May 27, 2014 meeting.

The Town Commission is requested to hold a public hearing and first reading of Ordinance 2014-18, at their June 16, 2014 Special Meeting. A second reading and public hearing will take place on June 30, 2014.

Attachments:
Memo, P&Z Board Chair to Commission;
5-13-14 Staff Report, Planner to P&Z Board;
PowerPoint Presentation;
Draft minutes from the 5-27-14 P&Z Board Regular Meeting;
Ordinance 2014-17.

xc: Maggie Mooney-Portale, Town Attorney
Alaina Ray, AICP, Director – Planning, Building & Zoning

MEMORANDUM

DATE: June 9, 2014

TO: Honorable Mayor and Town Commission

THROUGH: Dave Bullock, Town Manager

FROM: BJ Bishop, Chair
Planning and Zoning Board

SUBJECT: ORDINANCE 2014-20, 521 BROADWAY STREET, REZONING APPLICATION

During the public hearing held on May 27, 2014, the Planning and Zoning Board recommended APPROVAL of Ordinance 2014-20 to allow a rezoning for 521 Broadway Street as requested. The specific motion from the May 27, 2014, meeting of the P&Z Board is as follows:

MR. DALY MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2014-20, 521 BROADWAY STREET, REZONING APPLICATION AS REQUESTED. MR. WILD SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; DALY, AYE; GARNER, AYE; HACKETT, AYE; HIXON, AYE; SCHNEIER, AYE; SYMANSKI, NO; WILD, AYE.

Enclosed, for your review and consideration, please find the following support documentation:

1. Staff Report, dated 5-13-14, Planner to P&Z Board;
2. Ordinance 2014-20;
3. PowerPoint presentation;
4. Draft minutes from the 5-27-14 regular P&Z Board meeting on this issue; and
5. Applicant's Application

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

BJB/dmc

MEMORANDUM

DATE: May 13, 2014

TO: Planning and Zoning Board

FROM: Briana Ozor, Planner

THROUGH: Alaina Ray, Planning, Zoning and Building Director

SUBJECT: **521 Broadway – Change of Zoning Ordinance 2014-20**

PROPERTY OWNER:	First America Bank
AGENT:	Peter Dailey
SITE LOCATION:	521 Broadway Street
EXISTING ZONING:	C1 – Limited Commercial
PROPOSED ZONING:	R-6SF – Single-Family High-Density Residential
REQUEST:	The applicant requests a change in zoning for 521 Broadway Street from Limited Commercial (C1) to Single-Family High-Density Residential (R-6SF), limited to two (2) dwelling units.

Summary

Staff recommends APPROVAL of Ordinance 2014-20 to rezone 521 Broadway Street from C1 to R-6SF. This change corresponds to the applicant's request for a RH-6 future land use designation and will be consistent with the zoning of the surrounding neighborhood as R-6SF.

Background

The Town adopted its first Zoning Code and Zoning Map in 1955, the same year the Town incorporated. This application is to change the zoning of 0.44 acres of vacant commercial property in the Longbeach Subdivision. The property owner seeks to convert their commercial property into a residential development with two (2) single family homes. As stated in the application by Peter Dailey, applicant/agent, this change would benefit not only the property owner but also the Town by creating tax revenue.

As noted by Mr. Dailey, nearby commercial businesses, such as the gas station and dental office, as well as many of the Whitney Beach Plaza shops have closed and remained closed. A small real estate office zoned as office institutional is located west of the property at the corner of Gulf of Mexico Drive and Broadway Street. To the north is a single family home with a commercial future land use designation and zoning. To the south is vacant commercially zoned property, including a vacant gas station, and single family residential homes zoned R-6SF. To

the east is a six (6) unit apartment complex. The Village neighborhood is further east of the property and is zoned R-6SF. The overall character of the neighborhood is residential.

Staff Assessment

Consistency with the Comprehensive Plan

Changing the zoning of the subject property to R-6SF will be consistent with the surrounding neighborhood and maintain the residential character of the area. The assessment of Public Works Director Juan Florensa is that the proposed change will have a "de minimis" impact on the Town's utility, stormwater, and transportation systems. Additionally, the applicant provides documentation from the Southwest Florida Regional Planning Council that the addition of two (2) single family homes at this property would have a negligible impact on the Town's hurricane evacuation.

Site-specific Conditions

This subdivision is overwhelmingly residential in nature with almost all lots zoned as Single-Family High Density Residential (R-6SF) (see maps in application packet). The applicant proposes the same zoning designation for the subject property. Changing the zoning classification of the subject parcel to the classification assigned the rest of the subdivision will create greater consistency with the surrounding neighborhood.

Future Development Opportunities

The applicant confirms and stipulates that the maximum number of single-family residential structures that would be built on the property is two (2). The ordinance, which will be recorded, limits the property to the development of a maximum of two (2) single-family dwelling units.

Staff Recommendation

Based on the above assessment, staff recommends APPROVAL of the request by the applicant to change the zoning of the property located at 521 Broadway Street from Limited Commercial (C1) to Single-Family High-Density Residential (R-6SF), limited to two (2) dwelling units. This change of zoning will be consistent with the surrounding neighborhood. The approval of the change of zoning is contingent upon the adoption of the plan amendment changing the future land use to High Density Single-Family/Mixed Residential (RH-6).

ATTACHMENTS

Attached, please find a copy of the location map, surveys, Change of Zoning application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

xc: Peter Dailey, Agent
Maggie Mooney-Portale, Town Attorney
Alaina Ray, AICP, Planning, Zoning and Building Director

ORDINANCE 2014-20

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING A CHANGE OF ZONING FROM LIMITED COMMERCIAL (C-1) TO SINGLE-FAMILY HIGH DENSITY RESIDENTIAL (R-6SF) FOR PROPERTY CONSISTING OF APPROXIMATELY 0.44 ACRES LOCATED AT 521 BROADWAY STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, First America Bank, submitted an application to the change the zoning of certain real property located at 521 Broadway Street (hereinafter the "Property"); and

WHEREAS, the Town has amended the Comprehensive Plan to designate the future land use of said Property as High Density Single-Family/Mixed Residential (RH-6); and

WHEREAS, the applicant requests approval of its application to change the zoning district of said Property from Limited Commercial (C-1) to Single-Family High Density Residential (R-6SF) to be consistent with the Property's future land use designation; and

WHEREAS, the Planning and Zoning Director has, in a timely fashion, accepted the rezoning application and referred the same to the Planning and Zoning Board along with the required documentation and staff recommendations; and

WHEREAS, the Town of Longboat Key Planning and Zoning Board, after due public notice, held a public hearing on May 27, 2014, concerning the requested change of zoning; and

WHEREAS, following the public hearing before the Planning and Zoning Board, the Planning and Zoning Board recommended approval of the requested change of zoning for said Property, and recommended forwarding the same to the Town Commission for their review and approval; and

WHEREAS, the Town Commission of the Town of Longboat Key, after due public notice, held a public hearing on _____, 2014, on the proposed change of zoning of the Property as recommended by the Planning and Zoning Board; and

WHEREAS, the Town Commission finds that the proposed zoning of R-6SFfor said Property is consistent with the Town's Comprehensive Plan and Future Land Use Map; and

WHEREAS, the Town Commission of the Town of Longboat Key finds that the proposed change of zoning for the Property is in the best interest of the Town.

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

SECTION 1. The Whereas clauses set forth above are hereby adopted as findings by the Town Commission for the adoption of this Ordinance.

SECTION 2. The zoning district for approximately 0.44 acres located at 521 Broadway Street, Longboat Key, Manatee County, Florida 34228 (Lots 33 and 34, Block 22, Long Beach) from Limited Commercial (C-1) to Single-Family High Density Residential (R-6SF) is hereby amended.

SECTION 3. The maximum allowed density of the Property shall be limited to six dwelling units per acre.

SECTION 4. If any section, subsection, sentence, clause or provision of this Ordinance is held to be invalid or ineffective, except for the recording requirement in Section 7, the validity of the remaining portions of this Ordinance shall not be affected.

SECTION 5. All ordinances and parts of ordinances in conflict herewith shall be and the same are herby repealed.

SECTION 6. This Ordinance shall take effect upon second reading in accordance with Law and the Charter of the Town of Longboat Key.

SECTION 7. This Ordinance shall be recorded in the Official Records of Manatee County.

Passed on first reading and public hearing the ____ day of _____, 2014.

Adopted on second reading and public hearing the ____ day of _____, 2014.

_____
James L. Brown, Mayor

ATTEST:

_____
Trish Granger, Town Clerk

TOWN OF LONGBOAT KEY

Ordinance 2014-20
Rezone of 521 Broadway Street

Town Commission

Special Meeting

June 16, 2014

TOWN OF LONGBOAT KEY

Ordinance 2014-20

Proposes to change the zoning of 521 Broadway Street from Limited Commercial (C1) to Single Family High Density Residential (R-6SF).

TOWN OF LONGBOAT KEY

Location Map

Street view from Broadway

Street view from Broadway

Eastern property line

Street view from Palm Ave

TOWN OF LONGBOAT KEY

Street view from Palm Ave

TOWN OF LONGBOAT KEY

P&Z Board Recommendation

At their May 27, 2014, meeting, the P&Z Board, after considering the application materials and testimony, recommended APPROVAL of the application.

AGENDA ITEM 4
ORDINANCE 2014-20, 521 BROADWAY STREET REZONING

Pursuant to published notice, the public hearing was opened.

Briana Ozor, Planner, discussed the application noting:

- The request was to change the zoning from Limited Commercial (C-1) to Single-Family High-Density Residential (R-6SF)
- The site would be limited to two dwelling units
- Changing the zoning would be consistent with the surrounding neighborhood
- The change would have a "de minimis" impact on the Town's utilities, stormwater, and transportation systems

Maggie Mooney-Portale, Town Attorney, explained this was a quasi-judicial hearing, and asked the board the following:

- If there had been Ex Parte communications to which Mr. Hixon, Mr. Hackett, Mr. Aitken, Chair Bishop, and Mr. Schneier noted for the record that they had visited the site, but did not speak to anyone
- If there were any conflicts of interest to which none were noted

Peter Dailey, agent representing the applicant, noted he would stipulate to the testimony from the Small-scale Comprehensive Plan hearing being incorporated, by reference, into this hearing.

MR. DALY MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2014-20, 521 BROADWAY STREET, REZONING APPLICATION AS REQUESTED. MR. WILD SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; DALY, AYE; GARNER, AYE; HACKETT, AYE; HIXON, AYE; SCHNEIER, AYE; SYMANSKI, NO; WILD, AYE.

REZONE APPLICATION

521 Broadway Street
TOWN LONGBOAT KEY

PREPARED FOR
FIRST AMERICA BANK
Manatee Ave
Bradenton, Florida

PREPARED BY
DAILEY DESIGN GROUP, INC.
1763 RIVIERA CIRCLE
SARASOTA, FLORIDA 34232

April, 2013

RECEIVED
MAY 16 2013
Longboat Key
Planning & Zoning

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Planning, Zoning & Building Department (941) 316-1966
501 Bay Isles Road
Longboat Key, Florida 34228
Fax Number: (941) 373-7938
Web: http://www.longboatkey.org

APPLICATION FOR CHANGE OF ZONING

Date: DECEMBER 21, 2012

A. Property Information

Property Legal Description: LOTS 33 + 34, BLOCK 22, LONG BEACH SUBDIVISION Longboat Key, Fla. PLUS SUBMERGED LANDS (SEE FULL LEGAL ATTACHED)

Section: 15 Township: 35 S. Range: 16 E.

Subdivision Name: LONG BEACH Lot: 33+34 Block: 22

Site Address: 521 BROADWAY ST.

Present Zoning Classification: C1 Present Future Land Use Classification: CL

Proposed Zoning Classification: R-6SF Proposed Future Land Use Classification: RH-6

Property Size (to the nearest tenth of acre or square foot): .44 AC

Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.) VACANT

Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):

a. North: SINGLE FAMILY HOME
b. South: BROADWAY ST. + SINGLE FAM. HOMES
c. East: 6 UNITS APARTMENT COMPLEX
d. West: PALM DRIVE + REAL ESTATE OFFICE

At minimum all application submittals shall include the following supplemental materials and information:

- Description of the proposed activity or use and square footages shall be included with the application form.
- Analysis to substantiate the potential coastal/environmental impacts and constraints.
- Analysis of the consistency of the proposed zoning classification with the surrounding area and land uses.
- Description and itemization of existing non-conformities on the subject property.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: FIRST AMERICA BANK
   Address: 8811 MANATEE AVE W.
   City, State & Zip: BRADENTON, FLORIDA 34205
   Telephone: 941-761-7080 Fax: 941-761-7081
   Telephone 2: _____ Mobile: _____

2. Name of Property Owner: _____
   Address: _____
   City, State & Zip: _____
   Telephone: _____ Fax: _____
   Telephone 2: _____ Mobile: _____

3. Name of Property Owner: _____
   Address: _____
   City, State & Zip: _____
   Telephone: _____ Fax: _____
   Telephone 2: _____ Mobile: _____

4. Name of Agent: PETER M DAILEY
   (Agent is person who has been appointed by the property owner to represent in processing of the application)
   Name of Company: DAILEY DESIGN GROUP, LLC
   Address: 1763 RIVIERA CIRCLE
   City, State & Zip: SARASOTA, FLORIDA, 34232
   Telephone: 941-923-5590 Fax: 941-923-5590
   Telephone 2: _____ Mobile: 941-302-1500

5. Name of Engineer: _____
   Name of Company: _____
   Address: _____
   City, State & Zip: _____
   Telephone: _____ Fax: _____
   Telephone 2: _____ Mobile: _____

Planning, Zoning & Building Department (941) 316-1966
501 Bay Isles Road
Longboat Key, Florida 34228
Fax Number: (941) 373-7938
Web: http://www.longboatkey.org

VERIFIED STATEMENT AND CERTIFICATE OF OWNERSHIP

Pursuant to Sections 158.095 and 158.097(C), Town of Longboat Key Town Code, I am submitting the following Verified Statement and Certificate of Ownership. This Verified Statement and Certificate of Ownership reflects each and every individual person having a legal ownership, interest in the subject property except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the name and address of the corporation and principal executive officers will be sufficient.

I hereby verify and certify that as of DEC 2012 (date), the following are all persons and/or entities having a legal ownership interest in the real property located at

521 BROADWAY STREET, LONGBOAT KEY, FLORIDA (legal address)

Property Owners and/or shareholders:

1. DANIEL S. HAGER, CHAIRMAN & CEO FIRST AMERICA BANK
2. _____
3. _____
4. _____

(Please attach additional sheets if necessary)

The undersigned does hereby state under oath that the foregoing information is true and correct.

Daniel S Hager
Signature

DANIEL S. HAGER
Print Name

CHAIRMAN & CEO
Title

State of FLORIDA

County of MANATEE

The foregoing instrument was acknowledged before me this 11th December, 2012, by Daniel S Hager (name and title), who is personally known to me or who has produced _____ as identification.

Imelda Hart
Signature of Notary

Imelda Hart
Print Name of Notary

(seal of Notary)

Notary Public State of Florida
Imelda Hart
My Commission DD996774
Expires 05/31/2014

Please print and fax or mail completed form

TOWN OF LONGBOAT KEY PLANNING ZONING BUILDING 561 Bay Isles Road Longboat Key, FL 34228 Phone: 941/316-1966 FAX: 941/316-1970	**Property Owner Affidavit** Planning Department Authorized Agent

(I)(We) DANIEL S. HAGER, as owner(s) of the property whose address and legal description is 521 BROADWAY St LONGBOAT KEY FL. Lots 33 + 34 Block 22 plus SUBMERGED LANDS hereby appoint PETER M. DAILEY our AGENT agent(s) to act on (my)(our) behalf for the request set forth below. (I)(we) understand that the agent may incur costs and expenses on our behalf in connection with (my)(our) request and agree to pay those fees and expenses in accordance with the Code of Ordinances of the Town of Longboat Key.

The nature of (my)(our) request is COMP PLAN AMENDMENT (Variance, Zoning Determination, Special Exception, etc.)

DANIEL S. HAGER
Print or Type Property Owner's Name

Daniel S Hager
Signature of Property Owner

Print or Type Property Owner's Name

Signature of Property Owner

Mailing Address of Property Owner(s): DANIEL S HAGER, CHAIRMAN & CEO FIRST AMERICA BANK, 2811 MANATEE AVE. W. BRADENTON, FL 34205

Telephone Number of Property Owner(s)

Fax Number of Property Owner(s)

Mailing Address of Agent(s): PETER M. DAILEY, 1763 RIVIERA CIRCLE SARASOTA, FL 34232

941-302-1500
Telephone Number of Agent(s)

941-923-5590
Fax Number of Agent(s)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of December, 2012, by Daniel S Hager, Owner(s) for and on behalf of whom this instrument was executed.

Notary Public State of FLORIDA
Typed Name: Imelda Hart
Commission Expires: 5/31/14
Commission No.: DD 996 774

Personally Known ✓
OR Produced Identification
Type of Identification Produced _____

Notary Public State of Florida
Imelda Hart
My Commission DD996774
Expires 05/31/2014

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CERTIFICATION

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the subject type of development will be complied with whether specified herein or not. Furthermore, I acknowledge that the Town of Longboat Key has the right to inspect the subject property in conjunction with this Comprehensive Land Use Plan amendment application. (Please advise the Town of any restrictions or limitations on the inspections.)

(I) (WE) understand that this Petition becomes a part of the permanent records of the Planning, Zoning and Building Department. (I) (WE) hereby certify that the above statements and the statements or showings made in any paper or plans submitted herein are true to the best of (my) (our) knowledge and belief.

Daniel S Hager
(Signature of Owner)

DANIEL S. HAGER
(Please print or type Owner's Name)

Mailing address you wish information sent to and telephone number:
FIRST AMERICA BANK
MR DANIEL S HAGER
BRADENTON, FL. 34205

Phone (941)

Fax (941)

E-Mail (Optional)

The Owner has hereby designated the above signed person to act as his agent in regard to this Petition. (To be executed when Owner designates another to act on his behalf.)

PETER M. DAILEY
Print or type Agent Name

DAILEY DESIGN GROUP, INC.
Agent Address
1763 RIVIERA CIRCLE
SARASOTA, FL. 34232

Phone (941) 302-1500

Fax (941) 923-5590

E-Mail (Optional)

PDAILEY@DAILEYD.COM

Notarization of Agent's Signature:

State of FLORIDA
County of MANATEE

The foregoing instrument was acknowledged before me this 11th day of December 20 12
by Daniel Hager and Peter M Dailey
as Agent for FIRST AMERICA BANK
(type of authority) (name of party acting on behalf of)

Notary Public

Imelda Hart
Name of Notary

Notary Public State of Florida
Imelda Hart
My Commission DD996774
Expires 05/31/2014

Personally know ✓ OR produced identification ___ Type of identification ___

6. Name of Architect: _____

Name of Company: _____

Address: _____

City, State & Zip: _____

Telephone: _____ Fax: _____

Telephone 2: _____ Mobile: _____

7. Name of Landscape Architect: _____

Name of Company: _____

Address: _____

City, State & Zip: _____

Telephone: _____ Fax: _____

Telephone 2: _____ Mobile: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER(S).

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the subject type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant's Signature: Daniel S. Hager **Date:** 12-21-12
(If applicant is not the property owner, a property owner affidavit will be required)

Daniel S. Hager
(Please print or type name)

FOR STAFF USE ONLY

Application Fee: $ 3000.00 deposit* Receipt # _____
(Application fee of $900 will be deducted from deposit)

Application and Plans Accepted By: _____ Date: _____

File Code/Number: _____

**Deposit required at time of formal submission*

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be refunded the unused portion of the deposit.

NARRATIVE – 521 Broadway Street

REZONE-R-6SF

PURPOSE

The request is to rezone the 521 Broadway Street to R-6SF which is a consistent implementing Zoning District for the RH-6 Future Land Use Classification. We are stipulating to no more than 2 dwelling units on the property (See the Attached Proposed Illustrative Subdivision Plan page 28).

HISTORY

521 Broadway Street has been a vacant parcel for many years. The irregular configuration and lack of sufficient depth has limited marketing strategies to develop the parcel for commercial uses. The owners of the parcel are desirous of changing the zoning to allow development of two single family residences on the parcel.

In November 2012 the First America Bank was successful in having a referendum approved by the voters on Long Boat Key to allow consideration of changing the land use and zoning of the restaurant from Commercial Limited, (CL) and Commercial Zoning, (C-1) to Single Family Residential. The majority of the area in the Village area surrounding parcel in the Long Beach Subdivision was platted at R-6SF or 6 dwelling units per acre. The parcel occupies 3 lots of the Long Beach Subdivision which was platted in January of 1914. The R-6SF zoning district was created in the first codified zoning Code for the island in 1955 when the Town of Longboat Key was created to reflect areas that were platted at 6 dwelling units per acre. We are proffering to restrict the ultimate development of the property to only two residential home sites.

ATTACHMENTS CHECK LIST AND CRITERIA

A. *Provide the reason for the request to demonstrate how the change benefits the applicant and how the change benefits the town.*

The main purpose for changing the land use and zoning is to allow the current owners to be able to develop the parcel with two residential homes. It is our opinion, and bourne out by recent trends, that commercial development at the north end of LBK is struggling and is not the Highest and Best Use of certain properties. The Town benefits by not having another vacant site (or vacant commercial establishment) not producing sales tax revenues and reduced ad valorem taxes.

B. Verified statement, including a certificate of ownership, showing each and every individual person having a legal ownership, interest in the subject property except publically held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation principals executive officers will be sufficient. If the applicant is a contract purchaser, provide a copy of contract.

A Verified Statement and Certificate of Ownership' forms have been executed and are attached.

C. A land survey completed within the prior two years with a complete legal description prepared and certified by a registered surveyor, provided at a reasonable scale.

A signed sealed copy of the survey dated June 2012 is attached.

D. Map or Maps showing:

1. Proposed Land Use Map designation of the subject parcel.

See attached Proposed Land Use Map designation page 21.

2. Current Future Land Use Map designation of the subject property and all abutting.

A Current Land Use Map is attached page 23

3. Existing Land Use (e.g. house, commercial, vacant) of subject parcel and all properties within 500' radius of subject parcel. Include a description of all structures on the property.

The Existing Land Use for the land is vacant but improved land. The parcel is essentially cleared and to grade. Attached on page 26 is an Existing Land Use Map with land uses identified for 500 feet radius from the site.

4. Existing Zoning Districts for the subject parcel and all abutting properties.

Attached is an Existing Zoning Map page 24.

5. Proposed Zoning District for the subject parcel.

The proposed Zoning is indicated on the attached Map entitled Proposed Zoning page 25. The requested zoning district is R-6SF, Single Family High Density Residential.

6. Relation of the subject property to the surrounding area. Indicate a 500' radius from property boundary out. Label all roads, streets, alleys, neighborhoods, and other identifiable landmarks.

The subject parcel is located at the west end of Broadway Street and has frontage on Broadway Street and Palm Drive. The physical address of the parcel is 521 Broadway Street. The land area to the north is a single family home in a commercial designated Future Land use and zoning district. The land to the west is unimproved Palm Drive and a small Office Institutional

Parcel, OI, with a real estate office on it adjacent to Gulf of Mexico Drive. The land to the east is a six unit apartment complex zoned R-6SF. The land south of Broadway Street is improved with single family residences.

7. *All existing and proposed curb cuts.*

The parcel has three existing curb cuts on Broadway Street. The parcel also has potential curb cuts from the unimproved Palm Drive.

E. *Describe the property and its characteristics. Include:*

1. *Most recent aerial photograph of the site showing boundaries, adjacent land uses, roads, alleys, neighborhoods, and other identifiable landmarks.*

An aerial is attached page 23 indicating the surrounding land uses in the neighborhood.

2. *Tabulations by acreage and percentage as to the amount of the site that is uplands and wetlands, indicating those wetlands landward and seaward of the mean high water line. Additional related information should include the extent and type of wetlands in accordance with the town's Comprehensive Plan.*

The subject site contains upland area with a total of 16,583 square feet, or .38 +/- acres. A small portion of the eastern most lot is submerged with the total land area of the three lots being .44 acres.

3. *Does the subject parcel contain any plant or animal species with special status, or rare threatened or endangered species of special concern? (e.g. Mangrove, Gopher Tortoise, Scrub Jay, Indigo Snake, Bald Eagle, Florida Coontie).*

There is no plant or animal species with special status, or rare threatened or endangered species of special concern within the upland portion of the site. There are some mangroves located along the shore line of the canal frontage in the northeastern part of the site.

4. *Environment. Please check ALL habitats found on the property.*

_____ *Canal (fresh water)*
_____ *Canal (salt water)*
_____ *Coastal Hammock*
_____ *Scubby Flatwoods*
_____ *Indian Mounds*
_____ *Mangrove Swamp*
_____ *Marshes and Sloughs*
_____ *Coastal Streams*
__X__ *Other (explain)* **Developed Site with a small portion of mangrove along the canal frontage**

5. *How will species or habitats be protected or managed?*

Any alteration of the mangroves will pursued only in compliance with any federal, state, and local permit requirements to allow docks and access to the canal from the proposed homesites.

F. *Concurrency. An analysis of all applicable Level of Service (LOS) elements in the Town's Comprehensive Plan. Analysis shall indicate how the proposed*

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development will impact the Town's Infrastructure. Analysis shall include, but not be limited to: Schools, Transportation, Potable Water, Sanitary Sewer, Solid Waste, Recreation and Open Space and Drainage.

The Small Area Plan Amendment and Rezone from commercial to residential where the property can only support two residential single family homes will likely reduce impacts dramatically from the potential commercial retail/office development allowed under the current land use designation and zoning. Water and sewer will be reduced to approximately 500 gallons per day for water service and 400 gallons per day for sewer. The solid waste will be significantly reduced from a commercial business to residential service. The traffic on Broadway and Gulf of Mexico Drive will be significantly reduced according to the ITE Trip Manual to approximately 20 daily trips with a peak hour impact of only a 2 of trips

There may be a slight impact to schools and recreation open space requirements as two new residences may generate school age children. Longboat Key is largely a retirement community with many of the residents being seasonal empty-nesters. There will not be a restriction on the age for potential buyers and therefore full time families are a possibility, although a small likelihood, based on historical trends.

G. *Identification of any capital Improvements necessary to maintain the adopted LOS.*

There will be no Capital Improvements necessary to maintain adopted LOS.

H. *Utilities.*

1. *Provide a letter from the Public Works Department stating that there is adequate capacity to serve the property utilizing the most intense allowable land use under the proposed zoning district. If insufficient utility capacity is determined, describe how adequate capacity will be provided.*

Attached is a letter from the Utility Director Mr. Juan Florensa stating that there is sufficient capacity to serve the two proposed single family homes for water sewer and solid waste.

2. *Fire Hydrant_____feet.*

There is an existing fire hydrant 180 feet west of the subject property located on the southwest corner of Gulf of Mexico Drive and Broadway Street. There is also a hydrant located in the south west corner of Longboat DR. S. and Broadway Street. This hydrant is approximately 230 feet from the subject site.

I. *Is there any known Historical or Archeological sites on the property?*

There are no known Historical or Archeological sites on the property.

J. *In which FEMA flood zone is the property located.*

According to Community Panel No.125126 0001-0010, May 1992 the subject property is A-13 zone Base elevation 11 requiring a finished floor of 12 feet by the Town above mean high sea level to qualify for flood insurance.

K. Is the property subject to localized flooding or standing water? If so, please describe the on-site and off site impacts.

There is no record of flooding for the subject property based on review of Structure flood insurance reporting.

L. What is the hurricane storm surge Category?

The Subject Parcel is not located in a Storm surge category, however the entire Island is within a Coastal High Hazard Area Designation.

M. Hurricane evacuation information based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces and evacuation routes.

The Hurricane evacuation route is Gulf of Mexico Drive to Cortez Road, (State Road 70) east to I-75. The residential homes being proposed would require shelter space or have to be evacuated in a hurricane event. The number of persons who would reside in the two proposed homes is not known at this time. Per Chapter 163-3173(12) the evacuation time for the addition of two homes will not materially affect the model which the Southwest Florida Regional Planning Council, (SWFRPC), maintains for evacuation within 16 hours out of the County. Although the 9J Rules do not have a provision for DeMinimus impacts, according to Mr. Dan Trescott of the SWFRPC the outputs in the model for two residential units would be DeMinimus. (See Attachment III /Additional Information- page 23 from Mr. Dan Trescott, Planning Director of the Southwest Florida Regional Planning Council).

ADDITIONAL INFORMATION

- **Attachment I is a copy of the Referendum language which was voted on in November 6, 2012 by the electors of the Town of Longboat Key.**
- **Attachment II is a copy of the Concurrency DeMinimus Impact Letter by the Public Works Director for the proposed two residential units on the subject Parcel.**
- **Attachment III –Letter From Dan Trescott Regional Planning Council Hurricane Evacuation Analysis**

ADDITIONAL ZONING INFORMATION

Description of Activity

The proposed rezoning is to allow single family residential development on the 3 lots that comprise the 521 Broadway St. site. We are proposing two residential single family homes on the parcel.

The zoning request is R-6SF. The bulk requirements for R-6SF are as follows:

Minimum Lot Area	7,000 s.f.
Lot Minimum Width	60 feet
Lot Minimum Depth	90 feet
Maximum Gross Density	6 DU/AC
Minimum Street Yard	20 feet
Minimum Side Yard	20' combined/8' min.
Bulk Minimum Floor Area	1,000 s.f.
Minimum Rear Yard	20 feet
Bulk Maximum Height	2 story/30 feet
Bulk Max coverage	30 %

The majority of lots in the Broadway Street Area in the Longbeach Subdivision are zoned R-6SF. The subject property is .44 acres or 19,166 square feet. Physically the lot can only support two residences meeting the density and bulk requirements. Although we are requesting R-6SF zoning to be consistent with zoning in the area and not to create an isolated district. See the attached Proposed Subdivision Map which is submitted only to indicate that what the town will be considering for zoning is in fact possible to situate on the property. On the Map the two lots meet or exceed all of the bulk and density requirements listed above.

Analysis of Coastal Impacts

The rezone which will allow single family residential structures to occupy the property will actually aid in the quality of pre treated runoff from the area into the coastal drainage

Basin. The reason for this is that improvement of the vacant land to two homes sites will have construction permits to properly pre-treat runoff prior to discharge into coastal waters.

The current shore line located in the northeast corner of the parcel will also have proper permitting from agencies controlling access and water quality issues for coastal waters. This would include permitting of docks allowing access to the canal for the individual home sites.

By creating residential units on the island an analysis of Hurricane Evacuation is required. The Hurricane evacuation route is Gulf of Mexico Drive to Cortez Road, (State Road 70) east to I-75. The residential homes being proposed would require shelter space or have to be evacuated in a hurricane event. The number of persons who would reside in the two proposed homes is not known at this time. Per Chapter 163-3173(12) the evacuation time for the addition of two homes will meet the 16 hour criteria. The SWFRPC maintains a model based on an evacuation Study and added the potential two homes into the model. The evacuation times were not significantly impacted. (See attached Memo from Mr. Dan Trescott at the Southwest Florida Regional Planning Council).

ZONING CONSISTENCY

As stated above the requested zoning is R-6SF which is the predominant zoning district in the entire Longbeach Subdivision area of the Island. Many of the lots in the area are an average of 7,000 s.f. The proposed two lots for the subject parcel will be larger than some existing lots in the area but this is due to the lot depth and configuration. We have produced a potential Subdivision Plan based on only two lots which would meet the minimum bulk and density criteria for zoning criteria.

EXISTING NON-CONFORMITIES

There are no existing Non-Conformities on the property.

TOWN OF
Longboat Key
Incorporated November 14, 1955

Public Works Department
600 General Harris Street
Longboat Key FL 34228
(941) 316-1988
FAX (941) 316-1984
www.longboatkey.org

April 4, 2013

Mr. Peter M. Dailey
Dailey Design Group, Inc.
1763 Riviera Circle
Sarasota FL 34232

Re: 521 Broadway Street – Rezoning and Comprehensive Plan Amendment

Dear Mr. Dailey,

You have filed an application for a Rezoning and Comprehensive Plan Amendment for the referenced property. This application seeks to change the Future Land Use Map in the Town's Comprehensive Plan from *Limited Commercial* to *RH-6 High Density SF/Mixed Residential* to allow two single family residential structures on the subject parcel.

Please consider this letter as confirmation that the proposed change will have a "diminimus" impact on our utility, stormwater and transportation systems.

If you have any questions, please contact me.

Sincerely,

Juan J Florensa
Public Works Director

c. Robin D. Meyer, AICP, PZB Director

ORDINANCE 2012-15

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, CALLING FOR A REFERENDUM TO BE PLACED BEFORE THE QUALIFIED ELECTORS OF THE TOWN OF LONGBOAT KEY AT THE NEXT REGULAR ELECTION FOR THE PURPOSES OF DETERMINING WHETHER THE TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN AND RELATED DOCUMENTS, MAY BE AMENDED TO ALLOW FOR A CHANGE IN DENSITY AND INTENSITIES TO ALLOW FOR RESIDENTIAL USES WITH A MAXIMUM OF SIX (6) RESIDENTIAL DWELLING UNITS PER ACRE AT THE VACANT PROPERTY LOCATED AT 521 BROADWAY STREET; PROVIDING FOR THE READING OF THIS ORDINANCE BY TITLE ONLY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 22 (b), of the Town Charter, does not permit an increase in the allowable density, as established by the March 12, 1984, Comprehensive Plan, without the referendum approval of the electors of Longboat Key; and

WHEREAS, the property located at 521 Broadway Street is currently zoned C-1, Limited Commercial; and

WHEREAS, the C-1, Limited Commercial, zoning designation does not have assigned residential density; and

WHEREAS, Peter M. Dailey, agent for the property owner located at 521 Broadway Street, appeared before the Town Commission at the May 24, 2012, Regular Workshop, requesting the Commission place a referendum question in November, 2012, before the electors of the Town, rather than obtain the requisite number of signatures to require such referendum, to allow residential density for the property not to exceed six (6) dwelling units per acre; and

WHEREAS, the Town Commission, as an accommodation to Mr. Dailey to put the question on the ballot and not as an endorsement of the proposal, wishes to place before the qualified electors of the Town of Longboat Key at the next General Election in November, 2012, the provision contained herein to allow the Town to consider a change in density to allow the property located at 521 Broadway Street, currently zoned C-1, Limited Commercial, to be assigned residential density not to exceed six (6) dwelling units per acre.

WHEREAS, the Town will address the merits of this proposal at a later date.

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

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

SECTION 2. The proposed change in density shall be submitted to a vote of the qualified electors of the Town for approval. The referendum shall be held on November 6, 2012, or at such other time for the general election of the Town of

Longboat Key as established by law.

SECTION 3. A ballot question shall be placed before the qualified electors substantially in the following form, which shall be printed on the ballot:

OFFICIAL BALLOT
TOWN OF LONGBOAT KEY, FLORIDA
DENSITY REFERENDUM
November 6, 2012
REFERENDUM QUESTION:

May the Town allow conversion to residential use, with a maximum residential density not to exceed six (6) dwelling units per acre, for the property located at 521 Broadway Street; currently zoned C-1, Limited Commercial, comprising approximately 0.44-acres.

_____ YES ☐

_____ NO ☐

SECTION 4. If a majority of the qualified electors of the Town of Longboat Key actually voting on the referendum shall vote for adoption of the proposed modification to the Town's density, said modification shall become effective at 12:01 a.m. on the day following the day of the Commission's canvass of the referendum results. If a majority of the qualified electors of the Town of Longboat Key actually voting on said question vote against the adoption of the proposed modification, then it shall not be effective or operative, and the same shall be void and of no effect, and the present density and Comprehensive Plan of the Town of Longboat Key shall remain in full force and effect.

SECTION 5. The laws and ordinances in effect in the Town of Longboat Key at the time of this referendum governing election procedures, including the laws and ordinances governing the voting and counting of absentee ballots, shall apply to and govern the referendum provided for herein and all matters pertaining thereto, except as otherwise provided for in this Charter.

SECTION 6. This Ordinance shall take effect upon second reading and adoption.

Passed on first reading and public hearing the 4th day of June, 2012.

Adopted on second reading and public hearing the 2nd day of July, 2012.

James L. Brown, Mayor

ATTEST:

Trish Granger, Town Clerk

COMMITTEE REPORTS AND COMMUNICATIONS - Continued

B. Planning, Zoning, and Building
Commr. Zunz noted a recent meeting with Mr. Mike Aldred representing the owner of the vacant Chevron gasoline station on the North end of Longboat Key and reviewed the issues discussed, noting that Mr. Aldred would get in touch with the Town on options for improvements. (See item later this meeting.)

C. Organizations
Vice Mayor Brenner noted attendance at the Sarasota County Tourist Development Council Strategic Planning Workshop on November 15, 2012, and reviewed the issues discussed and the future "mini" workshops to be held.

D. Organizations
Vice Mayor Brenner noted attendance, with Town Manager Dave Bullock, at the Manatee County Economic Development Corporation "Branding Kick-Off" event.

E. Organizations
Commr. Larson noted attendance at a Joint Management Board Meeting of the Sarasota Bay Estuary Program with the Tampa Bay Estuary Program and the Charlotte Harbor National Estuary Program organizations and reviewed the issues discussed relating to funding from the BP Oil Company fines.

F. Town Commission
Commr. Larson thanked the Commission and the community for their support of the recent Kiwanis sponsored event held in November 2012.

B. Planning, Zoning, and Building - Continued
Commr. Duncan commented on the efforts of Commr. Zunz and suggested that the Town Manager pursue meetings between property owners and Town staff that might not be specific Code violations but would improve the visual impact to the community.

Commr. Zunz noted that Vice Mayor Brenner made initial contact with the property owner's representative.

CONSENT AGENDA

3. Election Results of Special Referenda
On July 2, 2012, the Town Commission adopted Ordinances 2012-14 and 2012-15 to allow for the placement of two referendum questions on the November 6, 2012, General Election Ballot for the purpose of determining whether the Town's Comprehensive Plan may be amended to allow for changes in density and intensity for two properties. Ordinance 2012-14 provided for residential uses with a maximum of six residential dwelling units per acre at 5440 Gulf of Mexico Drive. Ordinance 2012-15 provided for residential uses with a maximum of six residential dwelling units per acre at 521 Broadway Street.

CONSENT AGENDA - Continued

3. Election Results of Special Referenda - Continued

Both Manatee and Sarasota County Supervisors of Election have certified the election results as follows: Referendum 1 for 5440 Gulf of Mexico Drive: In favor: 2,999 votes, Opposed: 1,559 votes; Referendum 2 for 521 Broadway Street: In favor: 3,039 votes, Opposed: 1,531 votes. Both referendum questions were passed by the registered electors who voted on the issues. Recommended Action: Approval of the Consent Agenda will confirm the Commission's canvassing of the returns and declaring the results of the election as submitted by the Supervisor of Elections offices.

There was consensus to approve the Consent Agenda in accordance with Staff's report and recommendation as presented.

ORDINANCES - FIRST READING

4. Ordinance 2012-23, Amending Chapter 30, Meetings

At the November 5, 2012, Regular Meeting, the Town Commission adopted the 2013 Town Commission Meeting Schedule. Ordinance 2012-23, amending Chapter 30 to provide for the change to scheduled workshop meetings was considered at the November 12, 2012, Regular Workshop Meeting and forwarded to the December 3, 2012, Regular Meeting for first reading. Ordinance 2012-23 also incorporates amendments to the agenda material preparation requirements and clarifies addressing the Commission. Recommended Action: Pending first reading, and discussion, forward to January 7, 2013, Regular Meeting for second reading and public hearing.

Town Clerk Trish Granger placed Ordinance 2012-23 on record by title only.

Commr. Zunz moved to pass Ordinance 2012-23 on first reading and to forward to the January 7, 2013, Regular Meeting for second reading and public hearing. The motion was seconded by Commr. Younger. Following comments, the motion carried by a 7-0 roll call vote, as follows: Zunz, aye; Younger, aye; Gans, aye; Larson, aye; Duncan, aye; Brenner, aye; Brown, aye.

ORDINANCES - SECOND READING AND PUBLIC HEARING

5. Ordinance 2012-28, Budget Transfer in the Amount of $40,000 for Completion of Linley Street Boat Ramp

The Linley Street public boat ramp is a 30-year old Town-owned facility and is the only public boat ramp located within the Town. The Town submitted for, and received, $31,000 in West Coast Inland Navigation District (WCIND) grant funding for the boat ramp replacement project. The lowest bid received was $76,670. Staff requested and was granted, additional WCIND project funding assistance in the amount of $20,000. Ordinance 2012-28 provides for the required budget transfer to amend the FY 2012-13 Budget and appropriately fund the boat ramp project. Recommended Action: Pending second reading, public hearing, and discussion, adopt Ordinance 2012-28.

Town Clerk Trish Granger placed Ordinance 2012-28 on record for second reading and public hearing by title only.

ADJOURNMENT

Mayor Brown adjourned the December 3, 2012, Regular Meeting at 8:54 p.m.

Trish Granger, Town Clerk

James L. Brown, Mayor

Minutes Approved: 1-7-13

Trescott Planning Solutions
Urban and Regional Planning

421 Norwood Court • Fort Myers, Florida 33919
Cell 239-850-7163 • Office 239-433-4067
Email: trescott@embarqmail.com

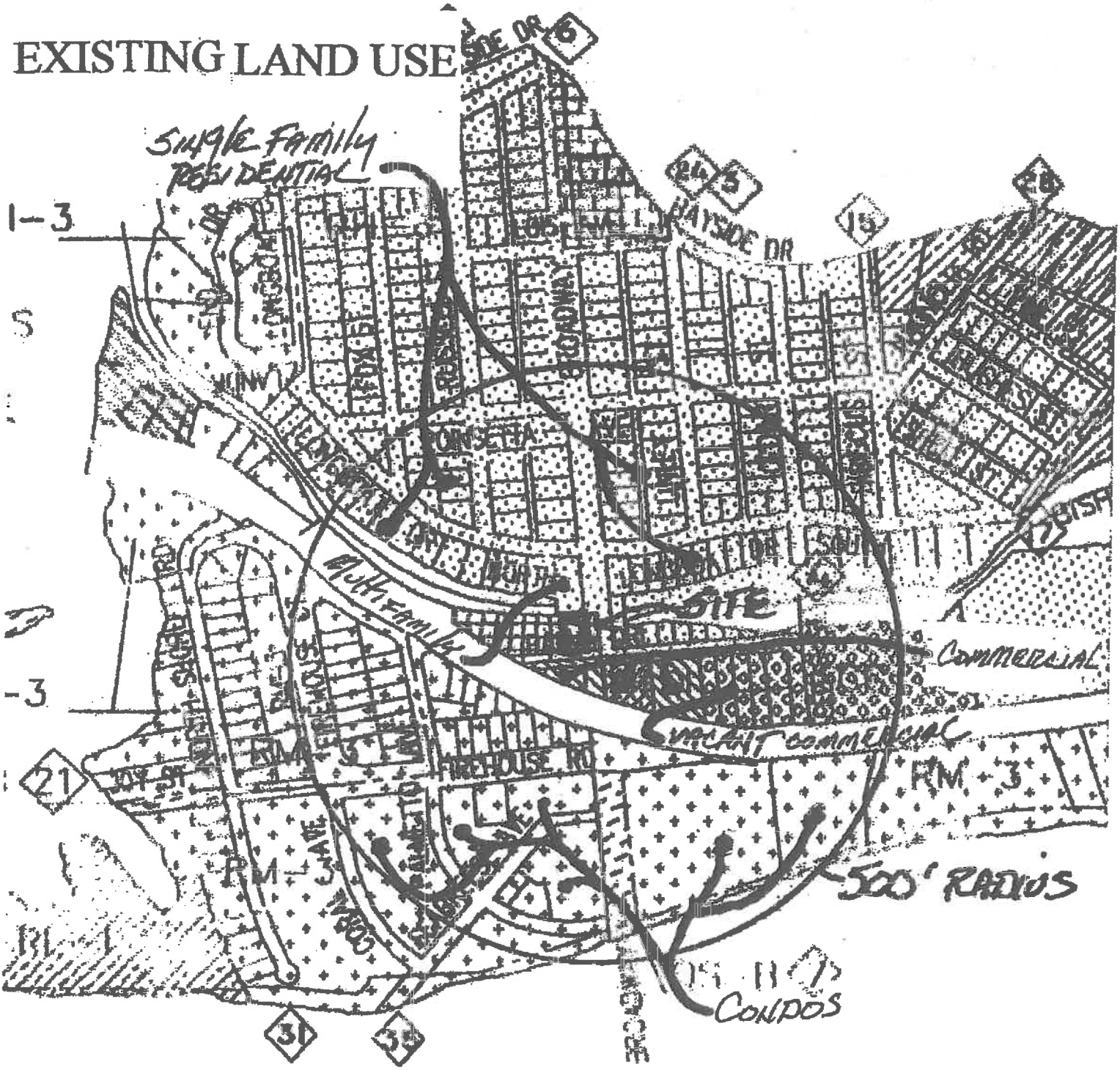
Dear Mr. Dailey:

You requested a determination of the hurricane evacuation clearance time increase caused by the change in land use from commercial to 2 residential units located on Broadway Street near the corner of Gulf of Mexico Drive, Longboat Key. I have determined based the 2010 Southwest Florida Region Evacuation Transportation Analysis, the 2010 operational scenario for evacuation level A out of county clearance time is 12.5 hours. Two residential units would add about 2.4 vehicles to the evacuation route. This minimal vehicle increase did not increase the clearance time when carried out one decimal place. Therefore, the clearance time increase is negligible. If you have any questions please let me know.

Sincerely,

Daniel L. Trescott, MSP
President

EXISTING LAND USE

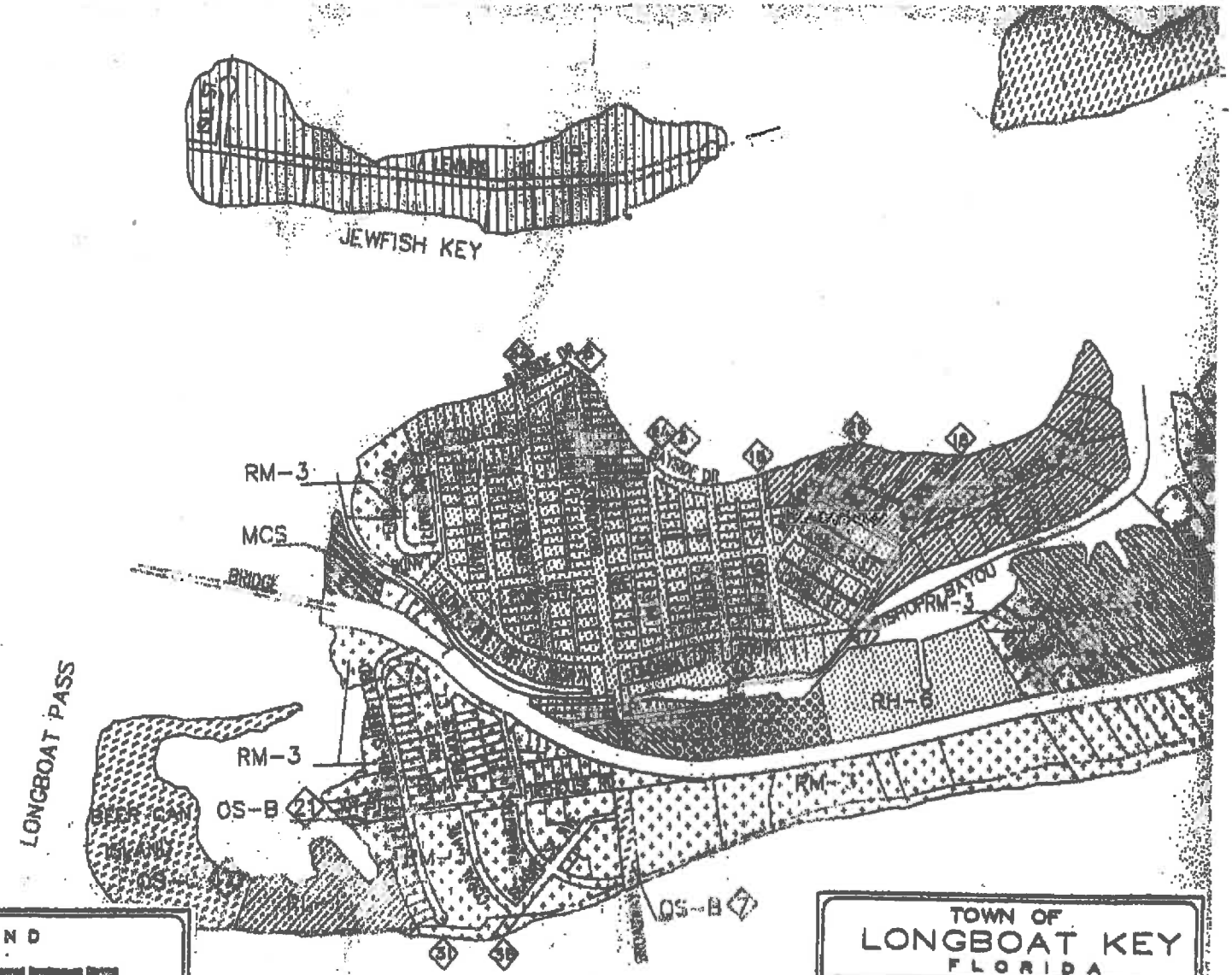


FUTURE LAND USE LEGEND

IP	ISLAND PRESERVE - 1 DU/5 ACRES
OS-A	OPEN SPACE - ACTIVE (1 LOCATIONS, SEE EXHIBIT "A")
OS-B	OPEN SPACE - PASSIVE (2 LOCATIONS, SEE EXHIBIT "A")
OS-C	OPEN SPACE - CONSERVATION (1 LOCATIONS, SEE EXHIBIT "A")
RL-1	LOW DENSITY RESIDENTIAL - 1 DU/ACRE
RL-2	LOW DENSITY RESIDENTIAL - 2 DU/ACRE
RM-3	MED. DENSITY MIXED RESIDENTIAL - 3 DU/ACRE
RM-4	MED. DENSITY MIXED RESIDENTIAL - 4 DU/ACRE
RH-6	HIGH DENSITY MIXED RESIDENTIAL - 6 DU/ACRE
PD	PLANNED DEVELOPMENT - 5.26 DU/ACRE
GU	GULF PLANNED DEVELOPMENT - 0.05 DU/ACRE
NPD	NEGOTIATED PLANNED DEVELOPMENT: 11.26 DU
OI	OFFICE INSTITUTIONAL
CL	LIMITED COMMERCIAL
CG	GENERAL COMMERCIAL
CHI	HIGHWAY COMMERCIAL
MC	MARINE COMMERCIAL SERVICE
INS	INSTITUTIONAL
TC1	MED. DENSITY TOURIST RESORT/COMMERCIAL - 9 DU/ACRE
TC2	HIGH DENSITY TOURIST RESORT/COMMERCIAL - 16 DU/ACRE

EXISTING ZONING

C-1



ZONING LEGEND

OS	Open Space District	PD	Planned Development District
INS	Community Facility-Institutional District	GPD	Golf Course Development District
R-1P	Island Estate Residential District (1 DU/2 A)	NPD	Neighborhood Planned Development District (3.5 DU/A)
R-1SF	Single-Family Low Density Residential District (1 DU/A)	C-1	Limited Commercial District
R-2SF	Single-Family Low Density Residential District (2 DU/A)	C-2	General Commercial District
R-3SF	Single-Family Low-Medium Density Residential District (3 DU/A)	C-3	Highway Oriented Commercial District
R-4SF	Single-Family Medium Density Residential District (4 DU/A)	M-1	Marine Commercial Service District
R-6SF	Single-Family High Density Residential District (6 DU/A)	O-I	Office-Institutional District
R-3MX	Low-Medium Density Mixed Residential District (3 DU/A)	T-3	Low-Medium Density Mixed Planned Commercial District (3 DU/A)
R-4MX	High Density Mixed Residential District (4 DU/A)	T-6	High-Density Mixed Planned Commercial District (6 DU/A)
R-6MX	High Density Mixed Residential District (6 DU/A)		

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228
(941) 316-1999

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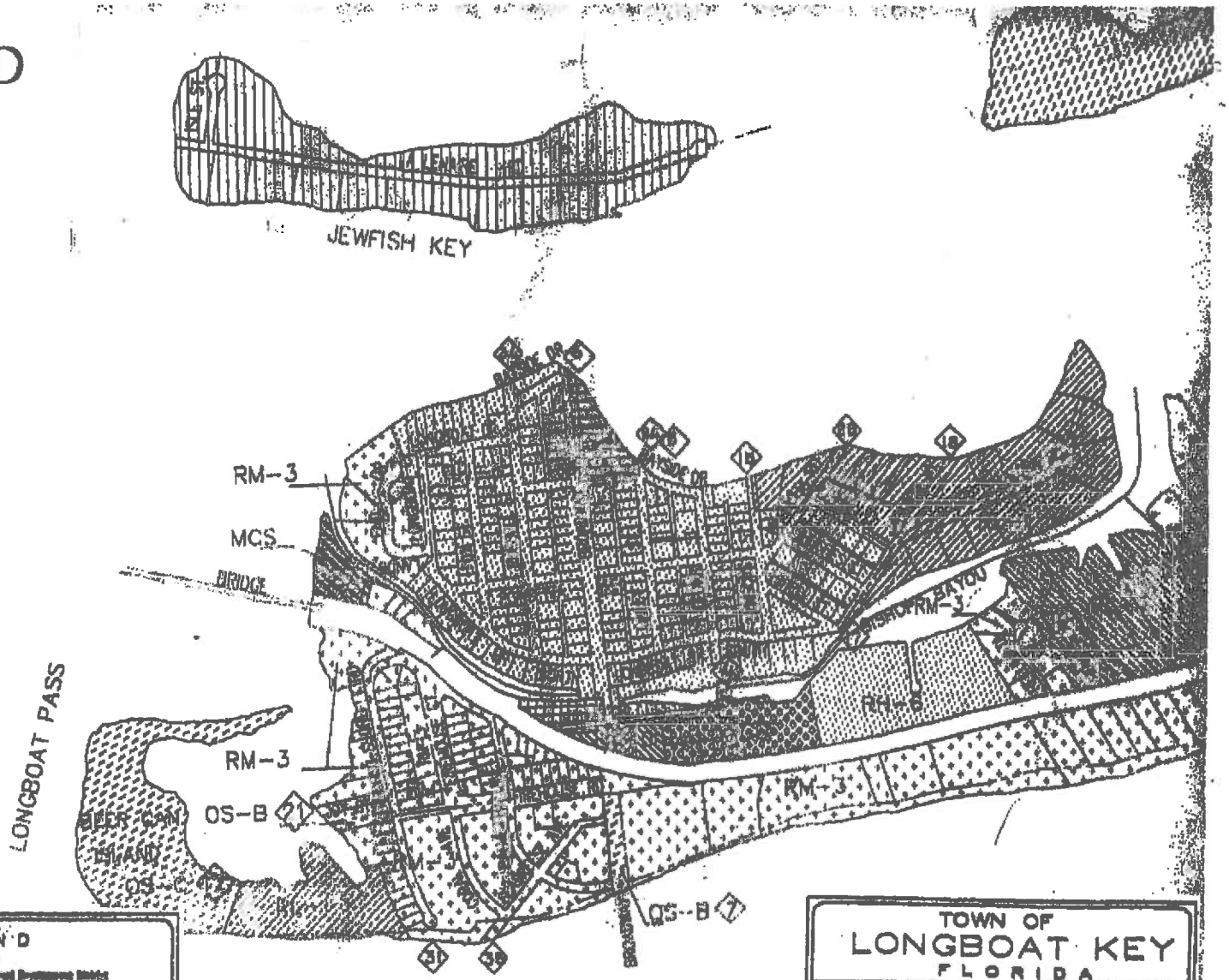
PROPOSED ZONING

R-6MX



ZONING LEGEND

OS	Open Space District
INS	Community Facility-Institutional District
R-1IP	Island Preserve Residential District (1 DU/5 A)
R-1SF	Single-Family Low Density Detache Residential District (1 DU/A)
R-2SF	Single-Family Low Density Residential District (2 DU/A)
R-3SF	Single-Family Low-Medium Density Residential District (3 DU/A)
R-4SF	Single-Family Medium Density Residential District (4 DU/A)
R-6SF	Single-Family High Density Residential District (6 DU/A)
R-3MX	Low-Medium Density Mixed Residential District (3 DU/A)
R-4MX	High Density Mixed Residential District (4 DU/A)
R-6MX	High Density Mixed Residential District (6 DU/A)
PD	Planned Development District (See DU/A)
GPD	Golf Course Development District (See DU/A)
NPD	Neighborhood Planned Development District (See DU/A)
C-1	Limited Commercial District
C-2	General Commercial District
C-3	Highway Oriented Commercial District
M-1	Marine Commercial Service District
O-1	Office-Institutional District
T-3	Low-Medium Density Tourist Resort Commercial District (3 DU/A)
T-6	High-Density Tourist Resort Commercial District (6 DU/A)

TOWN OF LONGBOAT KEY
FLORIDA

ZONING MAP

This is to certify that this is the Official Zoning Map referred to in Ordinance No. 98-__ of the Town of Longboat Key, FL

Attest:

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228
(941) 316-1999

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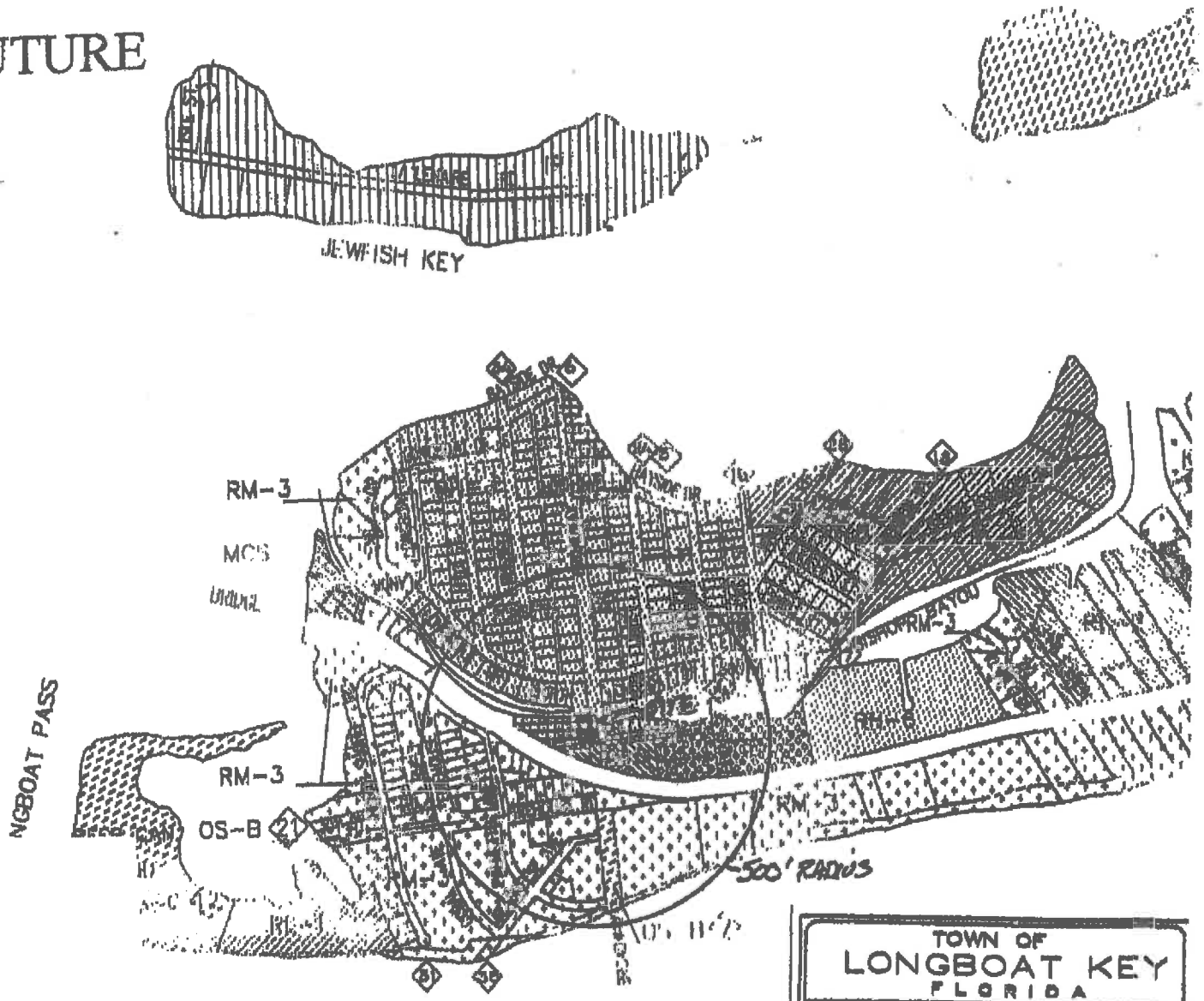
EXISTING FUTURE LAND USE PLAN

CL



FUTURE LAND USE LEGEND

IP	ISLAND PRESERVE	1 DU/5 ACRES
OS-A	OPEN SPACE	ACTIVE (LOCATIONS, SEE EXHIBIT "A")
OS-B	OPEN SPACE	PASSIVE (LOCATIONS, SEE EXHIBIT "A")
OS-C	OPEN SPACE	CONSERVATION (LOCATIONS, SEE EXHIBIT "A")
RL-1	LOW DENSITY SF RESIDENTIAL	1 DU/ACRE
RL-2	LOW DENSITY SF RESIDENTIAL	2 DU/ACRE
RM-3	MED. DENSITY SF/MIXED RESIDENTIAL	3 DU/ACRE
RM-4	MED. DENSITY SF/MIXED RESIDENTIAL	4 DU/ACRE
RH-6	HIGH DENSITY SF/MIXED RESIDENTIAL	6 DU/ACRE
PD	PLANNED DEVELOPMENT	3.26 DU/ACRE
GPD	GULF PLANNED DEVELOPMENT	5.05 DU/ACRE
NPD	NEGOTIATED PLANNED DEVELOPMENT	11.26 DU/ACRE
OI	OFFICE INSTITUTIONAL	
CL	LIMITED COMMERCIAL	
CG	GENERAL COMMERCIAL	
CH	HIGHWAY COMMERCIAL	
MCS	MARINE COMMERCIAL SERVICE	
INS	INSTITUTIONAL	
TRC	MED. DENSITY TOURIST RESORT/COMMERCIAL	4 DU/ACRE
TRC	HIGH DENSITY TOURIST RESORT/COMMERCIAL	8 DU/ACRE

TOWN OF
LONGBOAT KEY
FLORIDA

Future Land Use

This is to certify that this is the Official Zoning Map referred to in Ordinance No. 00-00 of the Town of Longboat Key, FL.

Attested

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228
(941) 316-1999

Sheet
3 of 11

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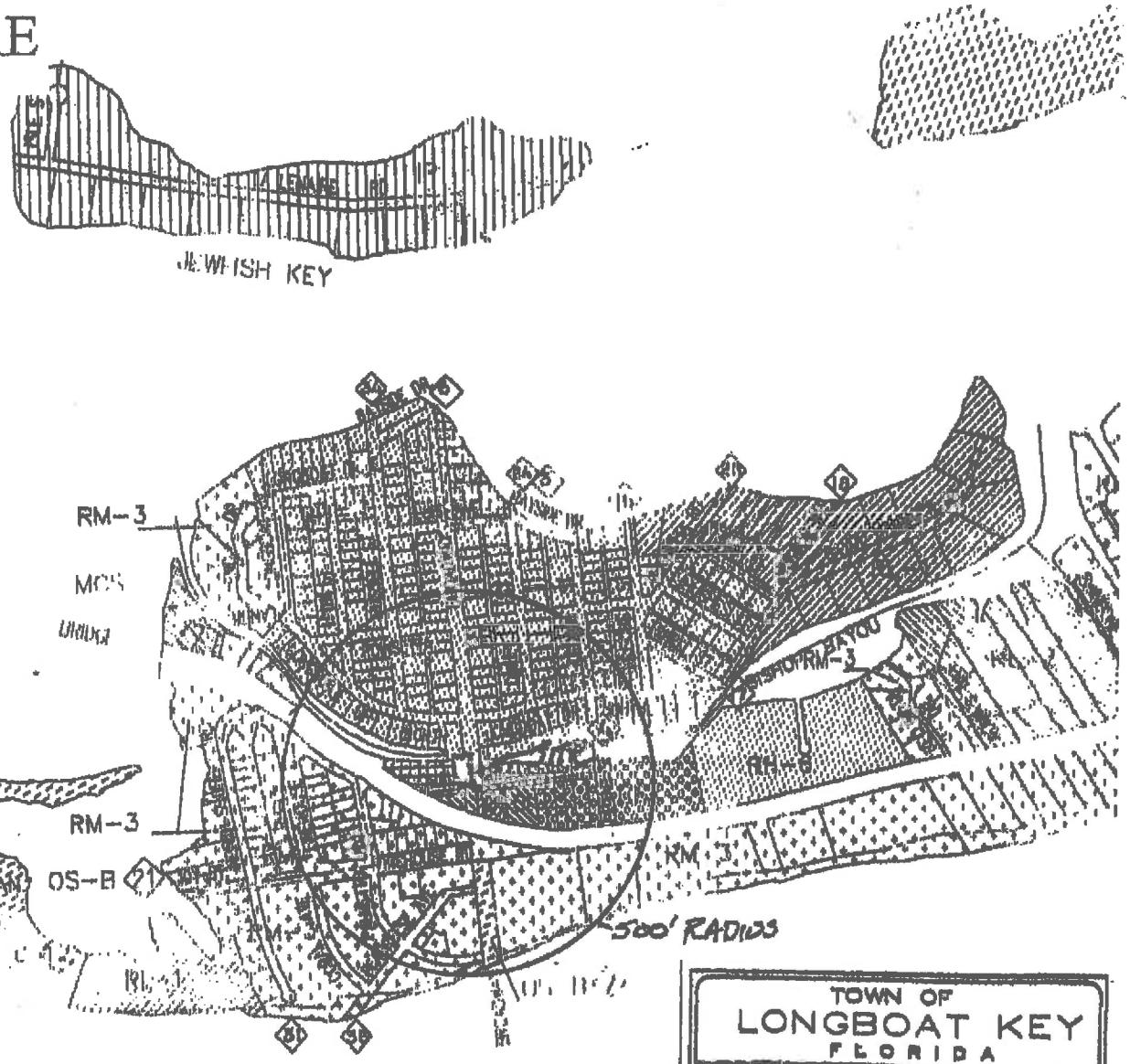
PROPOSED FUTURE LAND USE PLAN

RH-6



FUTURE LAND USE DESIGNATION

- IP — ISLAND PRESERVE - 1 DU/5 ACRES
- OS-A — OPEN SPACE - ACTIVE (SEE LOCATIONS, SEE EXHIBIT "A")
- OS-B — OPEN SPACE - PASSIVE (SEE LOCATIONS, SEE EXHIBIT "A")
- OS-C — OPEN SPACE - CONSERVATION (SEE LOCATIONS, SEE EXHIBIT "A")
- RL-1 — LOW DENSITY SF RESIDENTIAL - 1 DU/ACRE
- RL-2 — LOW DENSITY SF RESIDENTIAL - 2 DU/ACRE
- RM-3 — MED. DENSITY SF/MIXED RESIDENTIAL - 3 DU/ACRE
- RM-4 — MED. DENSITY SF/MIXED RESIDENTIAL - 4 DU/ACRE
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- GPD — GULF PLANNED DEVELOPMENT - 3.26 DU/ACRE
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- OI — OFFICE INSTITUTIONAL
- CI — LIMITED COMMERCIAL
- CG — GENERAL COMMERCIAL
- CH — HIGHWAY COMMERCIAL
- MCS — MARINE COMMERCIAL SERVICE
- INP — INSTITUTIONAL
- HC — 3 MED. DENSITY TOURIST RESORT/COMMERCIAL - 3 DU/ACRE

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690 Fax: 729-7580

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manatee County Home Builders Assoc.
Manasota Chapter Of Professional Surveyors & Mappers

BOUNDARY SURVEY OF LOT - BLOCK SUBDIVISION Longbeach - See Description Below
SECTION 15 TOWNSHIP 35 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 6 PAGES 66
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 7801500005/7803300008
PROPERTY ADDRESS: 521 BROADWAY, LONGBOAT KEY, FLORIDA 34228

SCALE 1"=30'

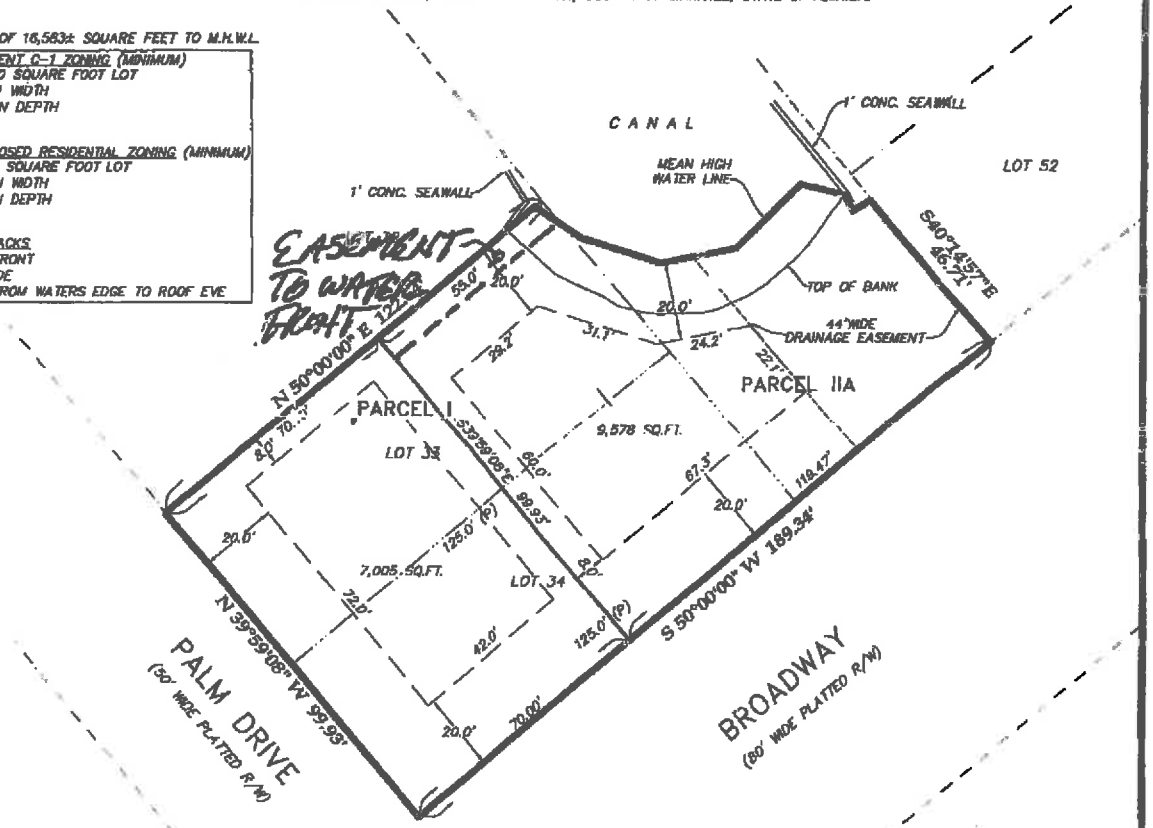
DESCRIPTION:

PARCEL I: LOTS 33 AND 34, BLOCK 22, LONGBEACH ON LONGBOAT KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL II: A PARCEL OF FILLED, FORMERLY SOVEREIGNTY LAND LYING ADJACENT TO SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A GOVERNMENT MEANDER CORNER SITUATED ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA. SAID MEANDER CORNER LYING 1830 FEET, MORE OR LESS, WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF U.S. LOT 5 OF SAID SECTION 15, A DISTANCE OF 950 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY, A PLATTED ROAD, AS SHOWN ON THE PLAT OF LONGBEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF BROADWAY, 370 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 34, BLOCK 22, OF SAID LONGBEACH FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE REAR LOT LINES OF SAID LOT 34 AND LOT 33, A DISTANCE OF 76 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF AN EXISTING CANAL; THENCE EASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE 65 FEET, MORE OR LESS, TO ITS INTERSECTION WITH AN EXISTING CONCRETE VERTICAL SLAB SEAWALL; THENCE SOUTHEASTERLY 4 FEET TO A POINT ON THE REAR LINE OF LOT 52, BLOCK 21, OF SAID LONGBEACH; THENCE SOUTHEASTERLY ALONG SAID REAR LOT LINE 46.80 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF BROADWAY, 64.74 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT, COUNTY OF MANATEE, STATE OF FLORIDA.

TOTAL OF 16,583±: SQUARE FEET TO M.H.W.L.

CURRENT C-1 ZONING (MINIMUM)
10,000 SQUARE FOOT LOT
75' IN WIDTH
125' IN DEPTH
PROPOSED RESIDENTIAL ZONING (MINIMUM)
7,000 SQUARE FOOT LOT
60' IN WIDTH
90' IN DEPTH
SETBACKS
20' FRONT
8' SIDE
20' FROM WATERS EDGE TO ROOF EVE



NOTES:

- BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF BROADWAY BEING ASSUMED S50°00'00"W.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A11", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 125126 0005 C, DATED 11-1-83, (SUBJECT TO VERIFICATION).
- NOT A BOUNDARY SURVEY. SKETCH TO SHOW PROPOSED LOT SPLIT.

Exclusive Use Of:
First America Bank

Job No. 12-117-2
Boundary FB PG Revisions:
Foundation FB PG Revisions:
Final FB PG Other: 6-7-12: Prepare Sketch
Update FB PG Other:
Drawn By KDH

CERTIFICATION OF SURVEYOR

BY: JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 5667
DATE OF CERTIFICATION

****NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER****

LEGEND

(M)=Measured (D)=Deed R = Radial (P)=Plat PC=Point Of Curve ●=Iron Rod Found(IRF)
○=Iron Rod Set(IRS)#6667 ●=Iron Pipe Found (IPF) PCC=Point of Compound Curve ~~~=Water Flow PRC=Point of Reverse Curve
TBM=Temporary Bench Mark POB=Point Of Beginning CMF=Concrete Monument Found N&D=Nail and Disc POC=Point Of Commencement
CMS=Concrete Monument Set #6667 R/W=Right Of Way PRM=Permenent Reference Monument ○=Proposed Elevation 0.00=Existing Elevation

ZB

End of Agenda Item