



**PLANNING & ZONING BOARD
MEETING
NOVEMBER 18, 2014**

**TOWN OF LONGBOAT KEY
AND
UNIVERSITY OF FLORIDA**

Comprehensive Plan Elements

- **GOALS, OBJECTIVES POLICIES AND STRATEGIES**
 - Based on surveys, studies, community goals and vision, etc., such as:
 - ◆ Vision Plan
 - ◆ Core Values
 - ◆ Urban Land Institute Study
 - These serve to help community leaders implement the priorities and wishes of the community.

Commercial Tourism Redevelopment Issues

Current Policy Review and
Implications for a
Resilient Future for Longboat Key

Longboat Key Town Charter

Does the Town want to amend its Charter to allow thereby remove the provision against density increases?

Direction: Explore potential to amend Charter to allow the Town Commission to grant additional density in certain limited situations.

Longboat Key Town Charter

- Article II, Section 22. Comprehensive Plan for town.
- Section 22(b) The present density limitations provided in the existing comprehensive plan as adopted March 12, 1984 shall not be increased without the referendum approval of the electors of Longboat Key.

NONCONFORMING STRUCTURES

- **Involuntary Destruction**

- **Policy 1.1.5(A)**: It is the intent of the Town that, in the event of involuntary destruction due to natural events, noncompliant structures may be allowed to rebuild to the same density and building cubic volume, and allowed to increase height to correspond with the increase of height required by flood regulations, so long as the non-conformities are reduced or eliminated, to the greatest extent possible, as determined by the Town and consistent with the Town Code.

- **Voluntary Reconstruction**

- **Policy 1.1.5(B)**: It is the intent of the Town that, in the event of voluntary reconstruction, noncompliant structures may be allowed to rebuild to the same density and building cubic volume, allowed to increase height to correspond with the increase of height required by flood regulations, and allowed additional standards to encourage redevelopment while reducing or eliminating non-conformities to the greatest extent possible, as determined by the Town and consistent with the Town Code.

POLICY CONSIDERATIONS

1. Guiding Document Provisions
2. Current Policy Issues
3. Potential Options to Address Policy Issues

POLICY CONSIDERATIONS

2008 Referendum (Ord 2007-48) – Asked:

For the properties that **have more dwelling or tourism units than currently allowed**, but which were **legal at the time they were created**, may the Town consider and grant approval to **allow those properties to rebuild to their current dwelling or tourism unit levels** in the event of **involuntary or voluntary destruction?**

POLICY CONSIDERATIONS

2008 Referendum (Ord. 2007-48) –

Approved by Electors

Therefore: Implementation

- This approved referendum has not yet been affirmatively implemented for density
- Cubic volume, i.e., “the box” is not constrained by the Town Charter—but is still constrained by the Plan and the Land Development Code; do we wish to revisit?.
- Affirmative implementation requires changes to Comp. Plan Policy 1.1.5. AND then changes to the Land Development Code

POLICY CONSIDERATIONS

GUIDING DOCUMENTS: Resolution 2011-32

1. The Vision Statement: foresees that the Town will embrace “visionary planning” to enhance “your way of life.”
2. The Mission Statement:
“To **vigorously** maintain and preserve Longboat Key’s status as a premier residential and **visitor destination** that supports the **historic balance** between residential, recreational, **tourism, and commercial attributes**, through a commitment to long-term and short-term planning excellence and measurable results.”

POLICY CONSIDERATIONS

GUIDING DOCUMENTS: Resolution 2011-32

3. The Core Values:

1. A framework of **“sound fiscal planning.”**
4. The town will **strengthen** the ability of businesses to thrive year round on Longboat Key by **encouraging commercial revitalization, development, and maintenance through clear regulations and incentives** that support long-term planning for vibrant integrated commercial centers.

POLICY CONSIDERATIONS

GUIDING DOCUMENTS: Resolution 2011-32

3. The Core Values (continued):

6. The town will **maintain** Longboat Key as a **premier vacation destination and enhance year round tourism through continued revitalization, development, and maintenance of tourism-oriented businesses and amenities such as; lodging, cultural attractions, restaurants, golf courses, tennis facilities and beaches.**

POLICY CONSIDERATIONS

GUIDING DOCUMENTS: Resolution 2011-32

3. The Core Values (continued):

11. The town recognizes the need to **provide suitable amenities** for **visitors and residents of all ages.**

POLICY CONSIDERATIONS

GUIDING DOCUMENTS: ULI Study Report

Implementation Considerations

	IMPLEMENTATION ITEM	WHO	COMMENTS	PRIORITY
1	Rezoning the Colony	Town of Longboat Key	Institutionalizing the hotel zoning of the Colony ensures that the high-end tourist facility will return to the site and enable process when development is ready to proceed.	High
2	Land use planning efforts for Whitney Plaza	Town of Longboat Key, property owners, business leaders, neighborhood residents, and other stakeholders	A vacant or at best underused shopping center that is likely better served in the future as a mixed-use development. Doing the vision/zoning upfront that enables the desirable development for community will streamline the process. As part of this process, interim uses should be explored to backfill with creative uses such as an incubator or a community kitchen.	High
3	Comprehensive/vision plan update	Town of Longboat Key, residents, business leaders, property owners, and other stakeholders	The comprehensive plan for the town has not been updated in 30 years. A new plan is needed that reflects the changes that have occurred in the past 30 years and the changes desired for the next 30.	High
4	Developing and adopting modern codes and permit processes	Town of Longboat Key staff	The panel heard from multiple business leaders that current codes and permit processes make business investment frustrating at best and unlivable at worst. Town codes should provide certainty to investors and help implement the vision plan for the town.	High
5	Master plan for Publix supermarket area	Town staff and stakeholders	The Publix site is the center of Longboat Key and should be developed into a pedestrian-friendly town center that primarily serves local residents but also visitors.	High

POLICY CONSIDERATIONS

2008 Referendum (Ord 2007-48) – Implementation

DIRECTION:

- **AMEND Policy 1.1.5(A) to implement the referendum.**
- **AMEND Policy 1.1.5(A) to implement the Guiding Documents**

COMMERCIAL TOURISM OPTIONS: Involuntary Destruction, e.g., Hurricane; Flood; Tornado

- **Policy 1.1.5(A)**: It is the intent of the Town that, in the event of involuntary destruction due to natural events, noncompliant structures may be allowed to rebuild to the same density and building cubic volume, and allowed to increase height to correspond with the increase of height required by flood regulations, so long as the non-conformities are reduced or eliminated, to the greatest extent possible, as determined by the Town and consistent with the Town Code.
- Problematic provisions underlined:
 1. Limitation on buildings' cubic volume, i.e., “the box” may only be elevated—not enlarged.
 2. Requirement that non-conformities be “reduced or eliminated” to “the greatest extent possible” implies little, if any, flexibility for “the box” or for density

IMPLEMENTATION OPTIONS:

DIRECTION:

1. Permit *certain* allowances to preserve existing density; and/or
2. Allow *certain* adjustments to “the box”.

AND/OR

3. Direct the solution for post-disaster redevelopment to the Land Development Code that will provide *certain* allowances for density and adjustments to “the box”.

**UF|FRCI RECOMMENDED POTENTIAL
NEW POLICY:**

For lawfully existing structures that do not conform to the future land use density and building cubic volume limits provided elsewhere in this Plan, The Land Development Code (may/will) specify incentives, provisions, and standards to encourage post-disaster redevelopment to conform the existing density.

COMMERCIAL TOURISM OPTIONS: Voluntary Redevelopment, e.g., Pre-disaster Rebuilding

• **Policy 1.1.5(B)**: It is the intent of the Town that, in the event of voluntary reconstruction, noncompliant structures may be allowed to rebuild to the same density and building cubic volume, allowed to increase height to correspond with the increase of height required by flood regulations, and allowed additional standards to encourage redevelopment while reducing or eliminating non-conformities to the greatest extent possible, as determined by the Town and consistent with the Town Code.

Problematic provisions underlined:

1. Limitation on buildings' cubic volume, i.e., "the box" may only be elevated—not enlarged.
2. Additional standards to encourage redevelopment, but
3. Requirement that non-conformities be "reduced or eliminated" to "the greatest extent possible" implies little, if any, flexibility for "the box" or for density.

IMPLEMENTATION OPTIONS:

DIRECTION:

1. Permit *certain* allowances to preserve existing density; and/or
2. Allow *certain* adjustments to “the box”.

AND/OR

3. Direct the solution for post-disaster redevelopment to the Land Development Code that will provide *certain* allowances for density and adjustments to “the box”.

**UF|FRCI RECOMMENDED POTENTIAL
NEW POLICY:**

For lawfully existing structures that do not conform to the future land use density and building cubic volume limits provided elsewhere in this Plan, The Land Development Code (may/will) specify incentives, provisions, and standards to encourage pre-disaster redevelopment to conform the existing density.

COMMERCIAL TOURISM OPTIONS: Other Nonconformities

- **Policy 1.1.6:** Buildings, lots, structures, or uses which were lawful at the effective date of the applicable zoning regulation, but were prohibited, regulated, or restricted under the terms of zoning regulations promulgated thereafter, shall be permitted to continue until they are voluntarily removed, determined to be unsafe, or abandoned. The non-conformities shall not be enlarged, expanded, intensified or extended except in conformance with the goals, objectives and policies of this comprehensive plan and a strict application of the Town's land development regulations.
- Problematic provisions underlined:
 1. Limitation on buildings' cubic volume, i.e., "the box" may only be elevated—not enlarged.
 2. Requirement that non-conformities be "reduced or eliminated" to "the greatest extent possible" implies little, if any, flexibility for "the box"
 3. Contradictory of current policy direction and therefore problematic

IMPLEMENTATION OPTIONS:

DIRECTION:

1. Permit *certain* allowances for existing non-conforming buildings, lots, structures, and uses; and/or
2. Allow *certain* adjustments to “the box”.

AND/OR

3. Direct the solution for non-conforming buildings, lots, structures, and uses to the Land Development Code.

UF|FRCI RECOMMENDED POTENTIAL NEW POLICY:

The Land Development Code (may/will) specify provisions, and standards to conform lawfully existing buildings, lots, structures, and uses made non-conforming by the zoning regulations.

UF|FRCI RECOMMENDED POTENTIAL NEW POLICY (SINGLE POLICY):

The Land Development Code (may/will) specify provisions and standards for lawfully existing nonconforming buildings, lots, structures, and uses. For real property that does not conform to the future land use density provided elsewhere in this Plan, the Land Development Code (may/will) specify incentives, provisions, and standards to encourage redevelopment to conform the existing density.

[Replaces Policies 1.1.5(A), 1.1.5(B), and 1.1.6.]

EXISTING TOURISM UNITS ON LONGBOAT KEY

- **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.

TABLE 1 (excerpt)

Symbol	Category	Tourist Units	Residential Density
OS	Open Space	None	None
IP	Island Preserve	None	1 dwelling unit/5 acres
RL (1, 2)	Low Density SF Residential	None	1, 2 dwelling units/acre
RM (3, 4)	Medium Density SF/Mixed Residential	None	3, 4 dwelling units/acre
RH-6	High Density SF/Mixed Residential	None	6 dwelling units/acre
TRC-3	Medium Density Tourist Resort/Commercial	3 units/acre	3 dwelling units/acre
TRC-6	High Density Tourist Resort/Commercial	6 units/acre	6 dwelling units/acre
MUC-1	Mixed Use Community (Bay Isles)	None	3.26 dwelling units/acre
MUC-2	Mixed Use Community (Islandside)	5.05 units/acre	5.05 dwelling units/acre
MUC-3	Mixed Use Community (Promenade/Water Club)	None	11.26 dwelling units/acre
INS	Institutional	None	None
OI	Office-Institutional	None	None
CL	Limited Commercial	None	None
CG	General Commercial	None	None
CH	Highway Commercial	3 units/acre	None
MCS	Marine Commercial Services		1 accessory dwelling unit located on the same lot

FUTURE LAND USE MAP, TABLE 1, MAXIMUM DENSITIES AND INTENSITIES

- Total existing Tourism Units on LBK = 1,460 (approx.)
- Total existing Tourism Units that could be lost due to existing density and zoning limitations = 600 (approx.)