

March 11, 2015

To: Longboat Key Planning & Zoning Board (PZB)
From: UF Resilient Communities Initiative (UFRCI)
Through: Alaina Ray, Director, Planning, Zoning & Building
Re: Process Report

In advance of the March 17, 2015 regular meeting of the PZB, here is an update on current progress and next steps to further the development of the new Comprehensive Plan (Plan) and Land Development Code (LDC), discussed under the headings of the various aspects of the ongoing planning efforts for the Town.

Nonconforming properties

Ordinance 2015-02. The PZB has completed its focused preliminary review of the Plan Future Land Use Element (FLUE) policies directly related to nonconforming properties. The PZB has recommended changes to the Plan to combine current FLUE Policies 1.1.5 (A), 1.1.5 (B), and 1.1.6 into a new FLUE Policy 1.1.5 in Ordinance 2015-12. That ordinance was reviewed by the Town Commission at a workshop, adopted on first reading and transmitted to the state for review by the Florida Department of Economic Opportunity in accordance with State Law. The state has completed their review and has offered no objections. It is anticipated that that the Town Commission will adopt Ordinance 2015-12 on second reading in April.

Ordinance 2015-11. On March 17, 2015, the PZB will begin crafting the changes to the Land Development Code to implement the Plan changes provided in Ordinance 2015-02 with regard to non-conformities. Each section of the Land Development Code that addresses nonconformities has been identified and is provided for review with suggested revisions. A new LDC chapter is presented to address nonconforming property moving forward. Existing sections with copious detail for addressing nonconformities have been deleted as the policy direction is to eliminate most nonconformities through amendments to the Plan and LDC that seek to provide a more conforming regulatory scheme for these existing properties. The PZB will determine if any specific existing provisions should be retained and included in the new general LDC Chapter for nonconformities.

Ordinance 2015-10. Also on March 17, 2015, the PZB will begin the more complicated evaluation of modifications to the future land use categories as provided by Table 1 of the FLUE and described in Policy 1.1.10. As a preliminary step to the eventual modification of the Future Land Use Map, UFRCI proposes to subsume several of the current future land use categories into more general groupings focused on opportunity areas identified throughout the Town, i.e., Open Space, Single Family

Residential, Multi-Family Residential, Commercial, Mixed Use, etc. The conceptual framework is to establish broader, more general future land use categories to accommodate currently nonconforming properties that provide the planning bases for new zoning districts in the land development code. The land development code will subsequently be revised to provide the various ranges of density and intensity of uses in new or revised zoning districts. Additionally, the existing future land use categories will provide for

1. “Stable Areas”—areas that are mature and settled in their development pattern, and unlikely to be desirous of, or to support a market for, dynamic changes in use; and
2. “Opportunity Areas”—e.g., commercial tourism areas that are suitable for and capable of the type of dynamic redevelopment that can restore the historic balance of residential and tourism uses the Town desires for the future.

If this concept is acceptable subsequent steps will be to revise the Future Land Use Map, amend the zoning code, and revise the zoning map. It is likely that these steps will trigger the need for referenda approvals by the electors in satisfaction of Article II, Section 22(b) of the Town Charter.

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AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; AMENDING POLICIES 1.1.10, 1.1.11, AND TABLE 1 OF THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Goal of the Town's Comprehensive Plan Future Land Use element is to preserve and enhance the character of the Town of Longboat Key by ensuring that 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 to maintain an environment that is conducive to the health, safety, welfare, and property values of the Town; and

WHEREAS, the Town Commission seeks to amend the Town's Comprehensive Plan to allow certain nonconforming properties reasonable economic redevelopment opportunities including, but not limited to, possible increases in allowable density; and

WHEREAS, Article II, Section 22, of the Town Charter requires referendum approval of the Town's electors to increase density in excess of the density limits established by the 1984 Comprehensive Plan; and

WHEREAS, the Town Commission in accordance with Article II, Section 22, of the Town Charter, adopted Ordinance 2007-48 directing to referendum of the electors of the Town the following question:

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?

; and

WHEREAS, a majority of the Town electors affirmatively approved the referendum question provided for in Ordinance 2007-48; and

WHEREAS, the Town Commission seeks to amend both the Comprehensive Plan and the Town of Longboat Key's land development regulations to effectuate the will of the electors; and

WHEREAS, the Town wishes to clarify its policy for the redevelopment of nonconforming properties in the Town's Comprehensive Plan and land development regulations; and

WHEREAS, the Community Planning Act, Sections 163.3161 through 163.32466, Florida Statutes, 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 of Longboat Key Code of Ordinances 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, the Town provided due public notice of the Planning and Zoning Board public hearing that was conducted in a manner affording public participation to the fullest extent possible for the review of the proposed Comprehensive Plan amendments; and

WHEREAS, the Town's Planning and Zoning Board, as the local planning agency, held a public hearing on March 17, 2015, to consider the proposed Comprehensive Plan amendments and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, after due public notice, the Town Commission held a workshop on _____, 2015 and considered the recommendations of the Town's Planning and Zoning Board; and

WHEREAS, on _____, 2015, the Town Commission conducted an duly noticed initial public hearing on the proposed Comprehensive Plan amendments and upon a majority vote of the Town Commission approved the forwarding of the Comprehensive Plan amendments to the applicable reviewing agencies as provided for in section 163.3184, Florida Statutes; 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 review pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, on _____, 2015, the Town received notification that the reviewing agencies did/did not have any comments regarding the Town's Comprehensive Plan Amendments; and

WHEREAS, on _____, 2015, the Town Commission conducted a duly noticed second public hearing on the proposed Comprehensive Plan amendments and the Town Commission approved the adoption of the amended Future Land Use Element.

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

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

SECTION 2. The Comprehensive Plan amendments attached hereto and incorporated herein as Exhibit "A" are hereby adopted by the Town of Longboat Key.

SECTION 3. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance is valid.

SECTION 4. This Ordinance becomes effective when adopted in accordance with Florida law and the Charter of the Town of Longboat Key.

Passed on the first reading and initial public hearing this _____ day of _____, 2015.

Adopted on the second reading and public hearing this _____ day of _____, 2015.

Mayor

ATTEST:

Trish Granger, Town Clerk

Exhibits:

“A”: Amended Comprehensive Plan Future Land Use Element: Policies 1.1.10, 1.1.11, and Table 1

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FUTURE LAND USE ELEMENT

GOAL 1 [No changes.]

OBJECTIVE 1.1 [No changes.]

Policy 1.1 through Policy 1.1.9 [No changes.]

Policy 1.1.10

The Future Land Use Map, Figure 2, shall contain the following future land use categories, which that are further detailed in and implemented by the land development regulations. Table 1 divides real property on the island into two (2) overarching types of future planning areas: Opportunity Areas and Stability Areas. Opportunity Areas are real properties suitable for dynamic redevelopment. Stability Areas are real properties the development of which are mature in nature and whose development character is not anticipated to change beyond what is currently existing, foreseen by the current future land use categories of the Comprehensive Plan, or the applicable uses and standards of the land development regulations. Table 1 illustrates provides the maximum densities and intensities of development for each future land use category in the Stability Areas. Height restrictions for each category shall do 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. Development criteria, parameters, and standards for future land use categories in the Opportunity Areas are provided in the land development regulations.

- 1) — Open Space. ~~Open space categories Opportunity Areas (OSO). This category includes lands that are publicly-owned or controlled, and which are designed, used or intended to be used for open space and recreational activities by residents and visitors. Development criteria, parameters, and standards are provided in the land development regulations. The open space categories are:~~
 - a. — Open Space – Active Stability Area (OS-A). Uses may include, but are not limited to, on-site improvements, structures or other active, player-oriented facilities such as recreation centers, community centers, playgrounds, ballfields, tennis courts and associated accessory facilities. Impervious surface coverage is limited to 30 percent of the lot or parcel.
 - b. — Open Space – Passive Stability Area (OS-P). Uses may include those that allow for primarily less-active leisure pursuits, such as, but are not limited to, nature trails, nature centers and associated accessory structures such as restrooms, boardwalks, docks and parking areas (including ingress/egress aisles). Impervious surface coverage is limited to 15 percent of the lot or parcel.
 - c. — Open Space – Conservation Stability Area (OS-C). Uses may include those that allow for the protection and management of natural areas or archaeological sites, to remain in their natural state with little or no disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary

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for conservation management, limited public access, and resource-related educational activities.

2) — Island Preserve Stability Area (IP). This residential category ~~includes~~ addresses residentially developed islands offshore of the mainland of Longboat Key. Density is limited to one dwelling unit per five acres. Public service facilities ~~shall~~ must be provided by the developer prior to construction of any habitable structures.

3) — ~~Low Density Single-Family Residential Opportunity Areas (SFRO). The low density single family residential categories~~ This category permits single-family dwelling units. Development criteria, parameters, and standards are provided in the land development regulations, and community residential homes with six or fewer residents plus staff per dwelling unit. In areas which are characterized by built communities with densities lower than the maximum allowed, the land development regulations shall be applied to assure that future development or redevelopment provides a smooth transition in residential densities, while minimizing potential disruption to open space and natural systems. The single-family residential categories are:

a. — Low-Density Single-Family Residential Stability Area (RL-1). This category is intended to protect and preserve opportunities for detached single-family units, at a density of up to one (1) unit per acre. This category is located at highly valued water-oriented sites along the bay, bayou, or gulf. It provides for land area to accommodate a unique lifestyle ~~which~~ that cannot be accommodated in the more dense residential areas. Development and redevelopment ~~shall~~ must be compatible with the need for preserving an estate residential character and ~~shall~~ minimize potential adverse impacts to fragile natural systems, including estuaries and ~~the~~ dune systems.

b. — Low-Density Single-Family Residential Stability Area (RL-2). This category is intended to protect and preserve single-family residential areas for detached single-family units, at a density up to two (2) units per acre. This category is appropriate for larger lots located along Gulf of Mexico Drive adjacent to saltwater bodies. It provides land area to accommodate a unique lifestyle which cannot be accommodated in the more dense residential areas. Development and redevelopment ~~shall~~ must be compatible with the preservation of the prevailing density pattern and ~~shall~~ minimize potential adverse impacts to fragile natural systems.

4) — ~~Medium Density Single family/Mixed Residential. The medium density single family/mixed residential categories permit dwelling units and community residential homes with six or fewer residents plus staff per dwelling unit. The medium density categories provide sufficient acreage for medium density residential development which will be adequately supported by existing or anticipated future public services and facilities, with the intention of preserving~~

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~~the stability of established residential areas. Sufficient open space, landscaped screening and buffering systems shall be used to alleviate the potential adverse impacts of land use transitions between the medium density category lands and areas designated for lower density, higher density, or nonresidential uses.~~

Multiple-Family Residential Opportunity Area (MFRO). This category permits multiple-family residential development. Development criteria, parameters, and standards are provided in the land development regulations.

- a. ~~Medium-Density Single-Family/Mixed Residential Stability Area (RM-3). This category allows medium-density residential development, including single-family detached units, multiple-family units, or a mixture of single-family detached units and multiple-family units, at a density of no more than three (3) units per acre.~~
- b. ~~Medium Density Single-Family/Mixed Residential Stability Area (RM-4). This category allows medium-density residential development, including single-family detached units, multiple-family units, or a mixture of single-family detached units and multiple-family units, at a density of no more than four (4) units per acre.~~
- 5) ~~High Density Single-Family/Mixed Residential Stability Area (RH-6). The high density single-family/mixed residential category permits dwelling units and community residential homes with six or fewer residents plus staff per dwelling unit. This category allows high density residential development, including single-family detached dwelling units, multiple-family dwelling units, or a mixture of single-family detached dwelling units and multiple-family dwelling units, at a density of no more than six dwelling units per acre. Specific density of future development proposals within these areas shall must provide for smooth transitions in residential density and compatibility with the surrounding area, shall preserve stability of established residential areas, and shall include sufficient open space, parking and landscaping to reinforce goals and objectives for quality living areas.~~

Commercial Tourism Destination Opportunity Areas (CTDO). This category permits resort-style tourism uses. Development criteria, parameters, and standards are provided in the land development regulations.

- 6) ~~Tourist Resort Commercial Stability Area (TRC-3/TRC-6). The category is These categories intended to accommodate permit 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 must be concentrated at the commercial hotel facilities. Additional tourism units may be~~

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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. Table 1 provides associated density, height, and lot coverage allowances and limits for these categories. 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.~~

Commercial/Residential Mixed Use Opportunity Area (CRMO). This category permits a vertical mix of residential and nonresidential uses. Development criteria, parameters, and standards are provided in the land development regulations.

~~7)~~ Mixed Use Community. The mixed use community (MUC) categories allow a mix of residential and nonresidential uses in planned communities developed through the planned unit development (PUD) procedures and standards of the land development regulations. The MUC categories encompass mixed use communities approved under prior adopted resolutions and ordinances of the Town Commission, which prior approved uses, densities and intensities are hereby recognized and affirmed. In each MUC, density is calculated on the basis of the average overall density of tourism and dwelling units per acre of all property included in the respective MUC. Clustered development patterns are encouraged and thus the density of separate parcels within each MUC may exceed the average overall density of the MUC category. No boundary of any existing MUC shall be expanded to include additional lands unless contiguous to the boundaries of the MUC as it existed as of December 31, 2010. Redevelopment may occur up to the maximum densities designated herein, and consistent with the public health, safety and welfare, best quality design, expanded recreational and open space amenities, and adequate public infrastructure and services. Within the acreage allocated for nonresidential uses, tourism units and associated resort amenities, commercial/office uses, and institutional uses shall must not exceed a maximum lot coverage of 30 percent of a project site per use, except an additional 10% of lot coverage per use may be permitted through the PUD procedures and standards of the land development regulations to improve the design of the community and functionality of the uses, as shown on Table 1. Similarly, the standard height of nonresidential structures in MUC-1 may be increased by one

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story through the PUD procedures and standards of the land development regulations to improve the design of the community and functionality of the uses, as shown on Table 1.

A minimum of 50% of the total property within the MUC **shall** be maintained in open space. Open space means an area comprised of permeable open surfaces excluding structures and impermeable surfaces. Recreation uses include, but are not limited to, those uses allowed in the Open Space – Active and Open Space – Passive land use categories, the recreational facilities identified in Table 1 of the Recreation and Open Space Element, and golf courses. Recreational acreage is not limited. The mix of uses within the contiguous boundaries of each MUC, as calculated prior to the application of the 50% open space requirement, is allocated as follows:

- a.—Mixed Use Community – Bay Isles **Stability Area** (MUC-1). This category encompasses the Bay Isles community, formerly delineated as the Planned Development (PD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-1 **shall** not exceed 3.26 dwelling units per acre. The maximum percentages of uses do not include 7.1% for existing recreational uses including, but not limited to, the clubhouse, yacht club and recreational maintenance buildings.

<u>Use</u>	<u>Maximum Percent of Total Property Within the MUC</u>
Residential	37%
Tourism (units and associated resort amenities)	0%
Commercial/Office	4%
Institutional	2.5%

- b.—Mixed Use Community – Islandside **Stability Area** (MUC-2). This category encompasses the Islandside community, formerly delineated as the Gulf Planned Development (GPD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-2 **shall** not exceed 5.05 units per acre. The maximum percentages of uses do not include 1.5% for existing recreational uses including, but not limited to, the clubhouse and recreational maintenance buildings.

<u>Use</u>	<u>Maximum Percent of Total Property Within the MUC</u>
Residential	33%
Tourism (units and associated resort amenities)	12%
Commercial/Office	1.5%
Institutional	0%

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e.—Mixed Use Community – Promenade/Water Club **Stability Area** (MUC-3). This category encompasses the Promenade/Water Club communities, formerly delineated as the Negotiated Planned Development (NPD) FLUM category. Density in this category recognizes the transfer of density accomplished by Town Resolution 81-8, for 175 dwelling units to the NPD in exchange for approximately 18.64 acres of land on a site located near the mid-point of the key that became Joan M. Durante Park. Average overall density within the entire contiguous boundaries of the MUC-3 **shall must** not exceed 11.26 dwelling units per acre.

<u>Use</u>	<u>Maximum Percent of Total Property Within the MUC</u>
Residential	100%
Tourism	0%
Commercial/Office	0%
Institutional	0%

8) —Institutional **Stability Area** (INS). This category is for use by public and semipublic facilities including, but not limited to schools, government buildings, civic centers, utilities, houses of worship, parks and recreation areas, cemeteries, and nursing homes. Lot coverage 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.

9) —Office-Institutional **Stability Area** (OI). This category allows for a variety of office and private institutional uses including, but not limited to, banks and other financial institutions. 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 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.

10) —Commercial Opportunity Area (COMO). ~~The commercial land use This category/categories allow permits~~ office-institutional uses as well as retail sales and services. Development criteria, parameters, and standards are provided in the land development regulations. ~~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.~~

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The commercial categories are as follows:

- a. Limited Commercial Stability Area (CL). This category is intended to provide essential tourist or household services in locations highly accessible to residential areas and major thoroughfares. Uses may include neighborhood shops with limited inventory or goods, and specialty shops oriented to services and goods for resort uses in the immediate vicinity, and those uses allowed in the Office/Institutional category. Structures may not exceed ~~a standard~~ lot coverage of 30 percent, and maximum height ~~shall be~~ 30 feet.
- b. General Commercial Stability Area (CG). This category is intended to accommodate general retail sales and services, ~~and shall be~~ located in highly accessible areas adjacent to major or minor arterials. Uses may include those uses allowed in the Office/Institutional and Limited Commercial categories, but ~~may not include~~ activities or trades that generate nuisance impacts such as noise, air pollutants or fire hazards, nor ~~may~~ wholesaling or warehousing ~~be~~ allowed. Structures may not exceed ~~a standard~~ lot coverage of 30 percent, and maximum height ~~shall be~~ 40 feet.
- e. Highway Commercial Stability Area (CH). This category is intended for uses that require access to major arterials and sufficient area for internal vehicular circulation and parking. Uses may include, but are not limited to, vehicular service stations, hotels, motels and restaurants, and retail sales and services oriented to the motoring public or transient resident. Lands designated in this category ~~shall~~ must not be located adjacent to residential development. Office/Institutional, Limited Commercial and General Commercial uses may be allowed. Structures may not exceed ~~a standard~~ lot coverage of 40 percent and maximum height ~~shall be~~ 40 feet. Tourism units ~~shall~~ must not exceed three (3) units per acre, except as allowed by Future Land Use Policy 1.1.11.
- d. Marine Commercial Service Stability Area (MCS). This category is intended for sales and services oriented to the marine industry, such marine repair and services, employee services, storage and commercial support services. One accessory dwelling unit located on the same lot may be permitted as provided in the land development regulations. Structures may not exceed ~~a standard~~ lot coverage of 40 percent and maximum height ~~shall be~~ 30 feet.

In each of the Commercial Stability areas (CL, CG, CH, and MCS) described above, 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

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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 (2) land use types from the following types: residential, tourism units, commercial, office, public facility, private institutional, or recreational. ~~No one~~ One land use type ~~shall~~must not exceed 80% of the total site. Residential uses ~~shall~~must not exceed 30% of a mixed use project. Development approval ~~shall~~must follow the outline development process of the land development regulations. A complete application for development approval pursuant to the WBO ~~shall~~will receive priority for Town development review and ~~approval~~determination. Development densities and intensities of the underlying Future Land Use categories may be transferred within and between properties that are combined in one (1) development proposal under the WBO criteria. The nonresidential intensities of the underlying Future Land Use category may be increased by 10% additional lot coverage 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.

Policy 1.1.11

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

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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.

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

OPPORTUNITY AREAS		STABILITY AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD or ODP	Standard	PUD or ODP
<u>OSO</u>	<u>Open Space</u>	<u>OS</u>	<u>Open Space</u>					
		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				
<u>SFRO</u>	<u>SF Residential</u>							
		RL-1	Low Density SF Residential	1 du/ac				
		RL-2	Low Density SF Residential	2 du/ac				
<u>MFRO</u>	<u>Multiple-Family Residential</u>							
		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				
<u>CTDO</u>	<u>Commercial Tourist Destination</u>							
		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**

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

OPPORTUNITY AREAS		STABILITY AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD or ODP	Standard	PUD or ODP
<u>CRMO</u>	<u>Commercial/Residential Mixed Use</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	
<u>COMO</u>	<u>Commercial</u>							
		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.