



**JOINT TOWN COMMISSION
PLANNING & ZONING BOARD
WORKSHOP
MAY 19, 2015**

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

Process/Progress

10/20/2014: Joint TC/PZB workshop - direction: legislation to implement 2008 referendum; n/c density highest priority.

11/18/2014: PZB: remove n/c Plan regulations to LDC.

12/16/2014: Ordinance 2015-02 – PZB recommended to TC.

01/20/2015: Ordinance 2015-02 - TC workshop; to 1st PH.

02/02/2015: Ordinance 2015-02 TC 1st read; to DEO.

02/17/2015: PZB; expanded Plan land uses for new zones.

03/17/2015: Ordinance 2015-10 - PZB recommended to TC.

04/06/2015: Ordinance 2015-02 - TC 2d read/adopt (3.5 mos.).

04/20/2015: Ordinance 2015-10 - TC workshop.

05/04/2015: Ordinance 2015-10 TC 1st read; to DEO.

05/19/2015: Joint TC/PZB workshop; options new zoning; density changes.

Four (4) Primary Categories of Nonconformities (for Zoning)

1. Lots or Parcels—current **property dimensions** are (usually) less than the zoning district requires.
2. Sites—existing **density** is greater than what the zoning district allows.
3. Structures—the existing **building(s) dimensions** do not comply with the zoning requirements.
4. Use—the **current use** of the property is/are not rightful use(s) within the zoning district.

Current Focus

2. Sites—existing **density** is greater than what the zoning district allows.

Objectives for Nonconforming Properties

1. Enhance opportunities to modernize aging nonconforming properties.
2. Based on the 2008 referendum (Ordinance 2007-48), maintain existing lawful density.
3. Reduce financial uncertainty for sale and/or redevelopment of nonconforming properties.

Guidelines for Implementing Objectives

- Establish new zoning districts within the legal framework of new land use categories established in Plan (Ordinance 2015-10).
- Within these new zoning districts, establish incremental ranges to conform existing higher densities while minimizing the allowable potential density increase above what exists (Ordinance 2007-48).
- Establish a limited pool of units through referendum to be assigned to properties within these new zoning districts to attain the additional units allowed by the incremental ranges.
- Potential to establish a limited pool of additional units through referendum to be assigned to properties (either by right or as requested) within new zoning districts to incentivize redevelopment.
- Establish a process for rezoning (Town initiated and/or owner initiated) currently nonconforming properties (sites/density).

Overcoming Potential Obstacles

- Any additional density over the limitations provided in the 1984 Plan currently requires affirmative approval by referendum.
- Protect Private Property Rights—any implementation should be equitable to affected property owners.
- Outreach efforts likely to be time consuming.
- Unidentified Obstacles?

Scenarios to Conform Existing Density

- Scenario 1

Establish zoning categories for commercial tourism and multi-family properties in increments of two (2) units per acre.

- Scenario 2

Establish zoning categories for commercial tourism properties in increments of 12, 15, 18, and 42 units per acre.

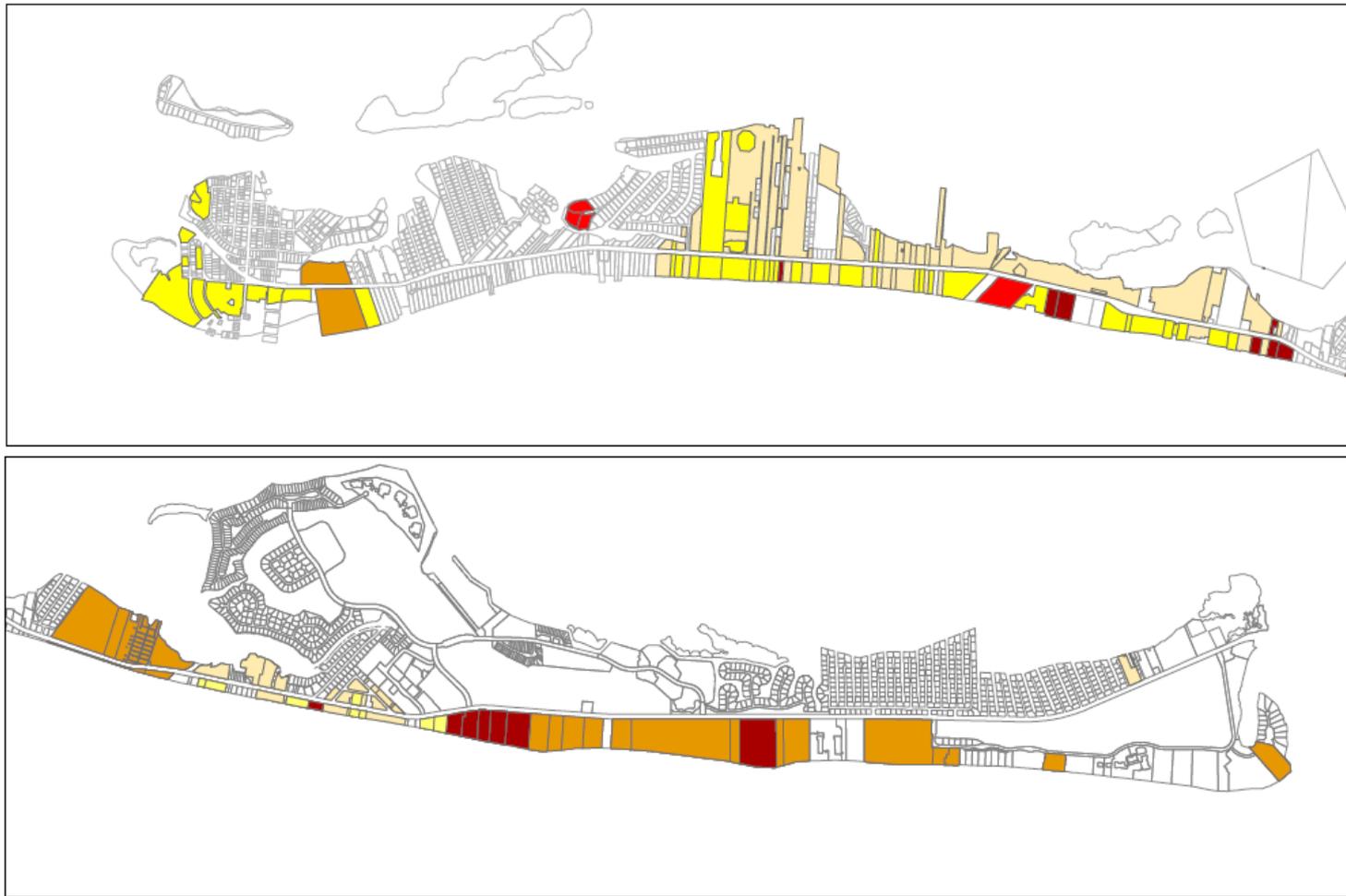
- Scenario 3

Establish zoning categories for commercial tourism and multi-family properties in increments of five (5) units per acre

Current affected properties – land use and zoning

~11 properties in the commercial tourism and ~90 properties in the mixed residential land use categories and zoning districts are affected by the density limitations currently provided in the Plan and LDC.

EXISTING MIXED RESIDENTIAL & COMMERCIAL TOURISM PROPERTIES: CURRENT FUTURE LAND USE



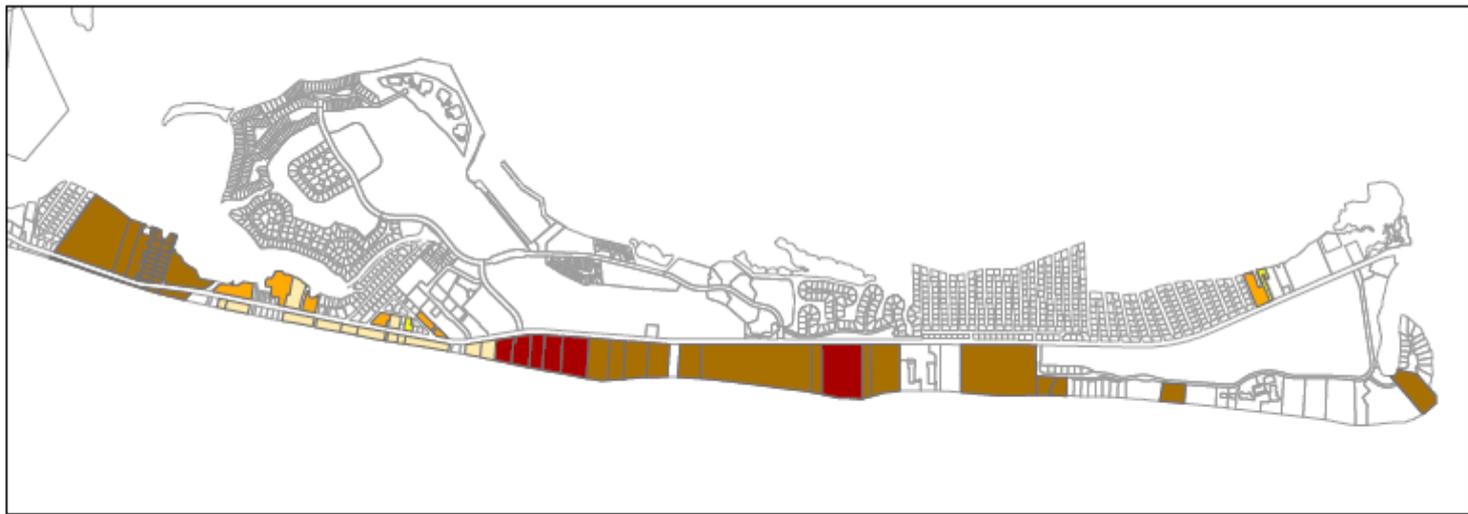
EXISTING MIXED RESIDENTIAL & COMMERCIAL TOURISM PROPERTIES: CURRENT ZONING



Town
of
Longboat Key

Mixed Residential
Tourist Commercial

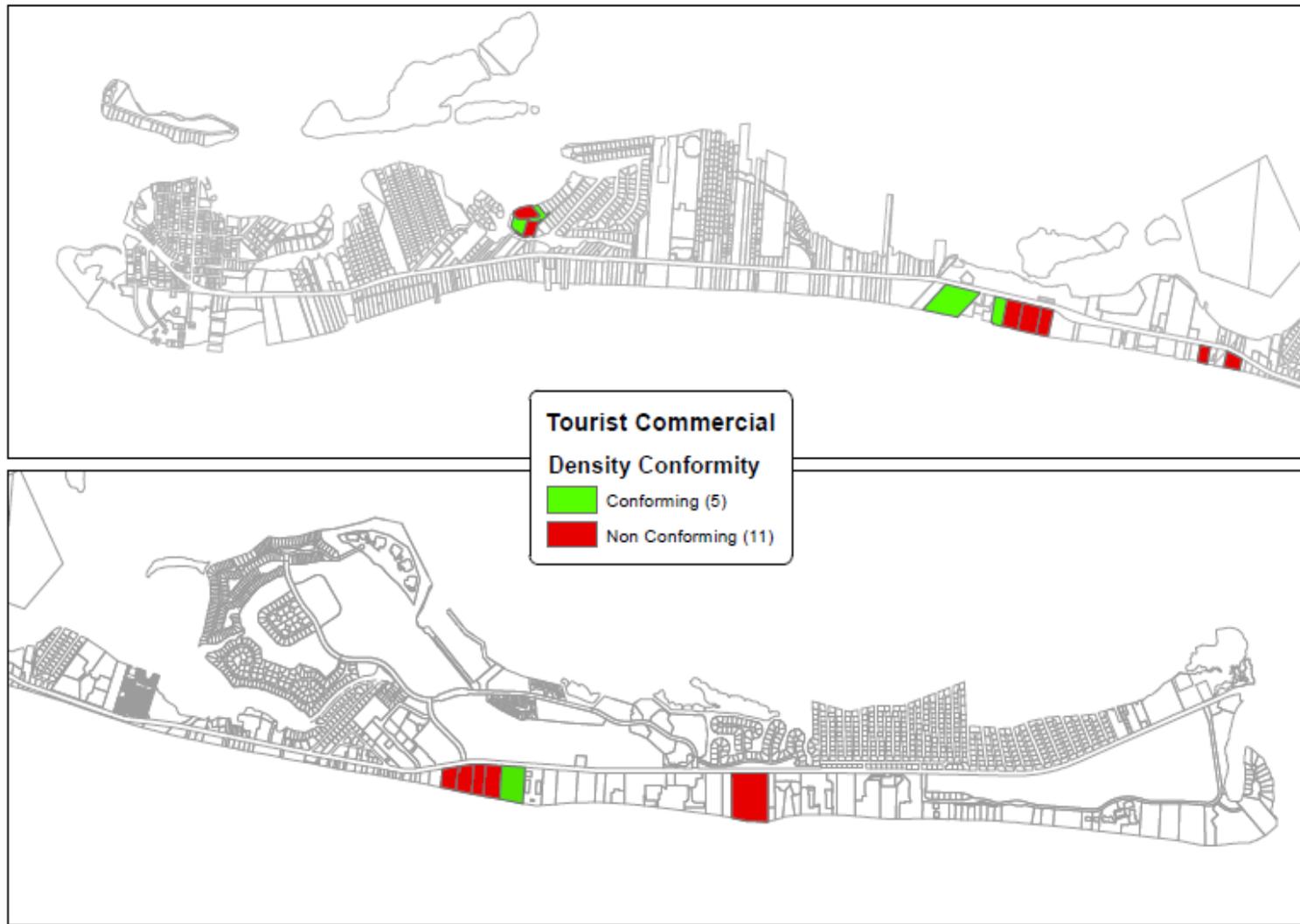
| ZONING | |
|--|-------|
|  | R-1SF |
|  | R-3SF |
|  | R-4SF |
|  | R-3MX |
|  | R-4MX |
|  | R-6MX |
|  | T-3 |
|  | T-6 |



EXISTING CONFORMING & NONCONFORMING (DENSITY) COMMERCIAL TOURISM PROPERTIES

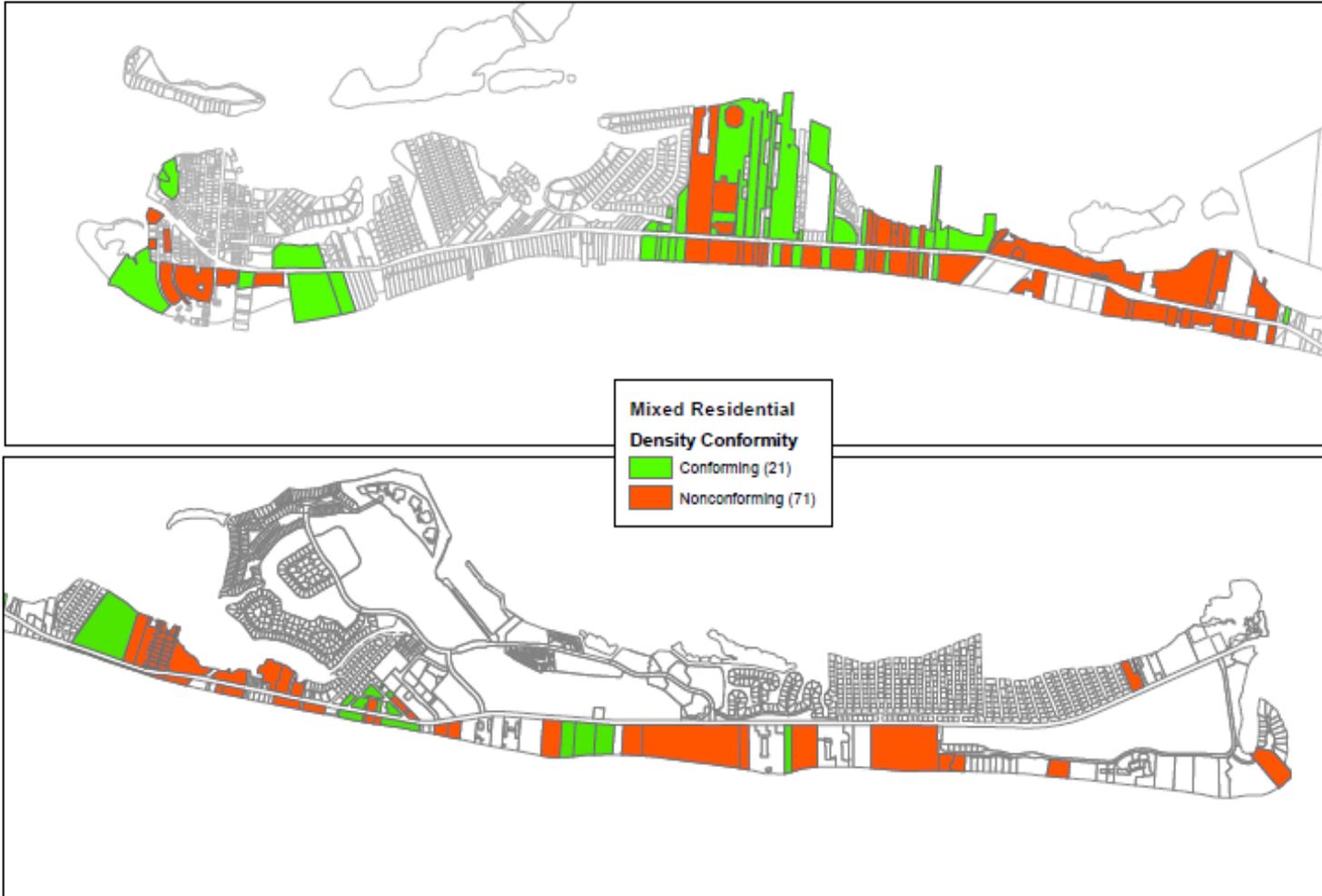
Town
of
Longboat Key

Density Conformity
Tourist Commercial



EXISTING CONFORMING AND NONCONFORMING (DENSITY) MIXED RESIDENTIAL PROPERTIES

Town
of
Longboat Key



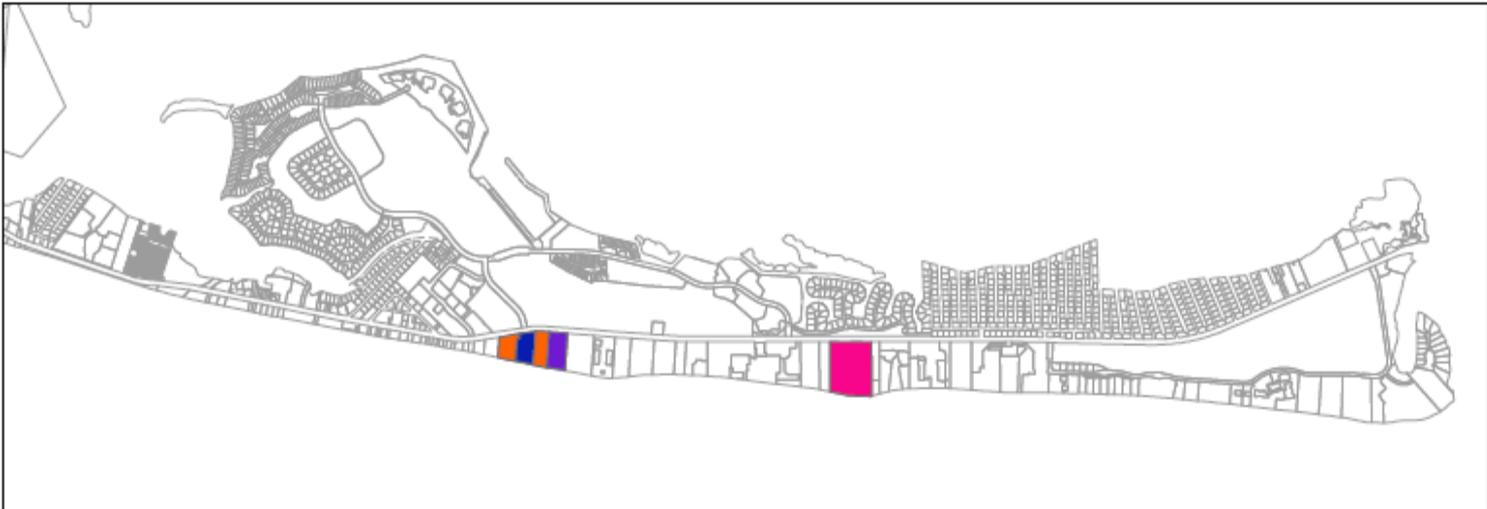
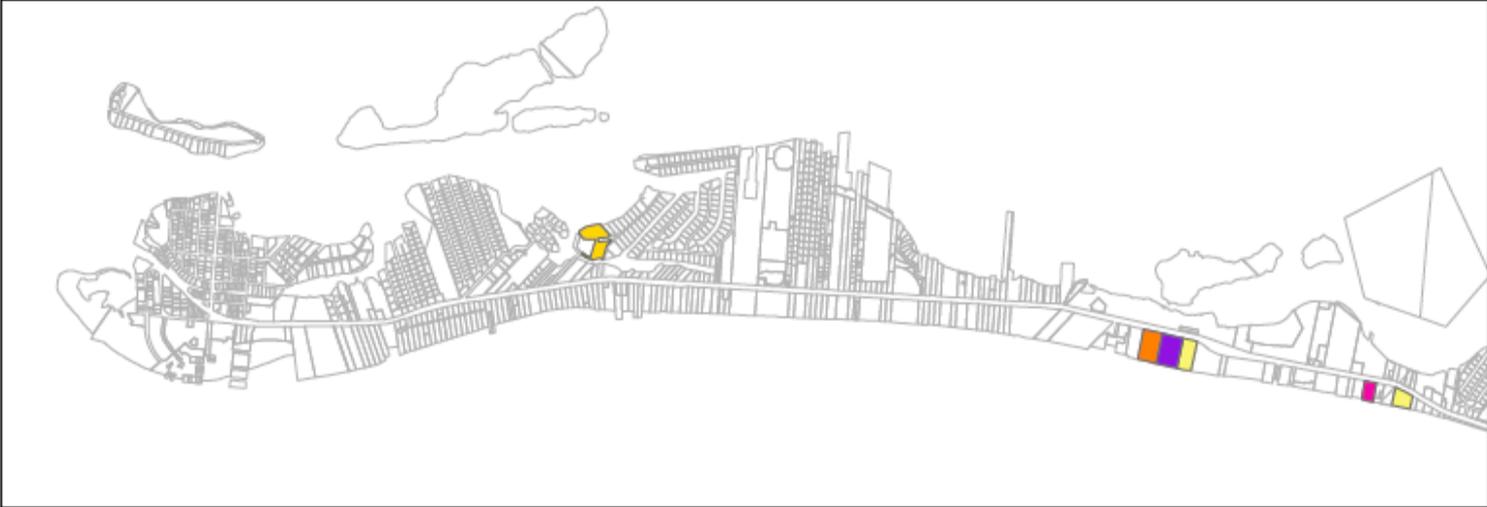
SCENARIO 1

- Establish new zoning categories for commercial tourism and multi-family properties in density increments of two (2) units per acre.
- Nine (9) new commercial tourism districts with **~72** potential additional units; 16 new mixed residential districts with **~351** potential additional units.

SCENARIO 1: POTENTIAL COMMERCIAL TOURISM DENSITY RANGES— INCREMENTS OF TWO (2) UNITS/ACRE

Town
of
Longboat Key

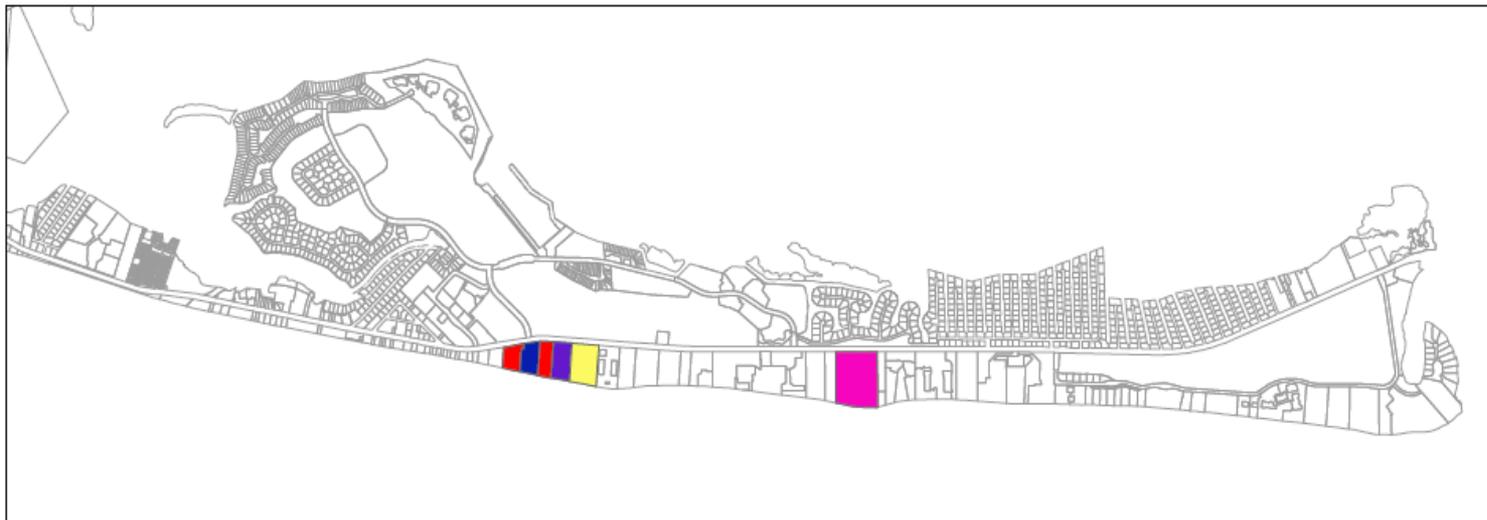
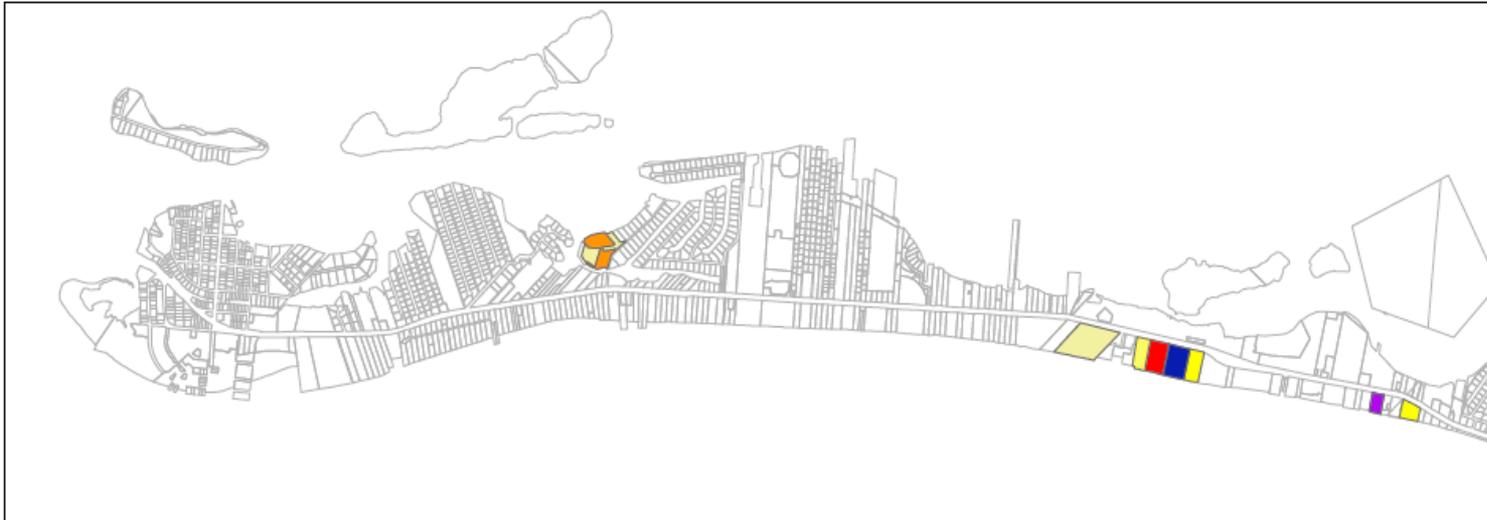
Density Conformity
Tourist Commercial



SCENARIO 1: POTENTIAL COMMERCIAL TOURISM ZONING CATEGORIES—INCREMENTS OF TWO (2) UNITS/ACRE

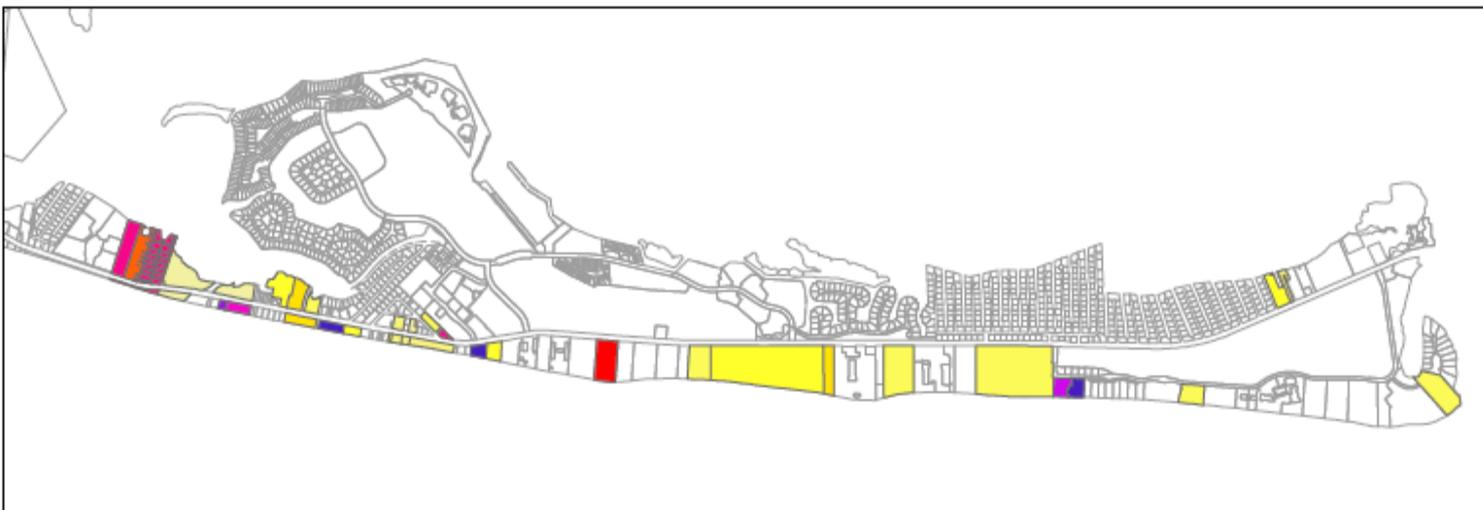
Town
of
Longboat Key

Scenario One
Tourist Commercial



| TOURIST COMMERCIAL REVISED ZONING NEWZONEN | |
|---|--------|
|  | T-3 |
|  | T-6 |
|  | TRC-8 |
|  | TRC-10 |
|  | TRC-14 |
|  | TRC-16 |
|  | TRC-18 |
|  | TRC-20 |
|  | TRC-22 |

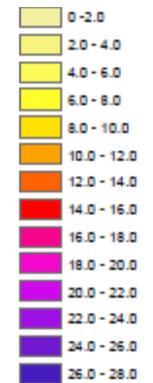
SCENARIO 1: POTENTIAL MIXED RESIDENTIAL DENSITY RANGES— INCREMENTS OF TWO (2) UNITS/ACRE



Town
of
Longboat Key

Density Conformity
Mixed Residential

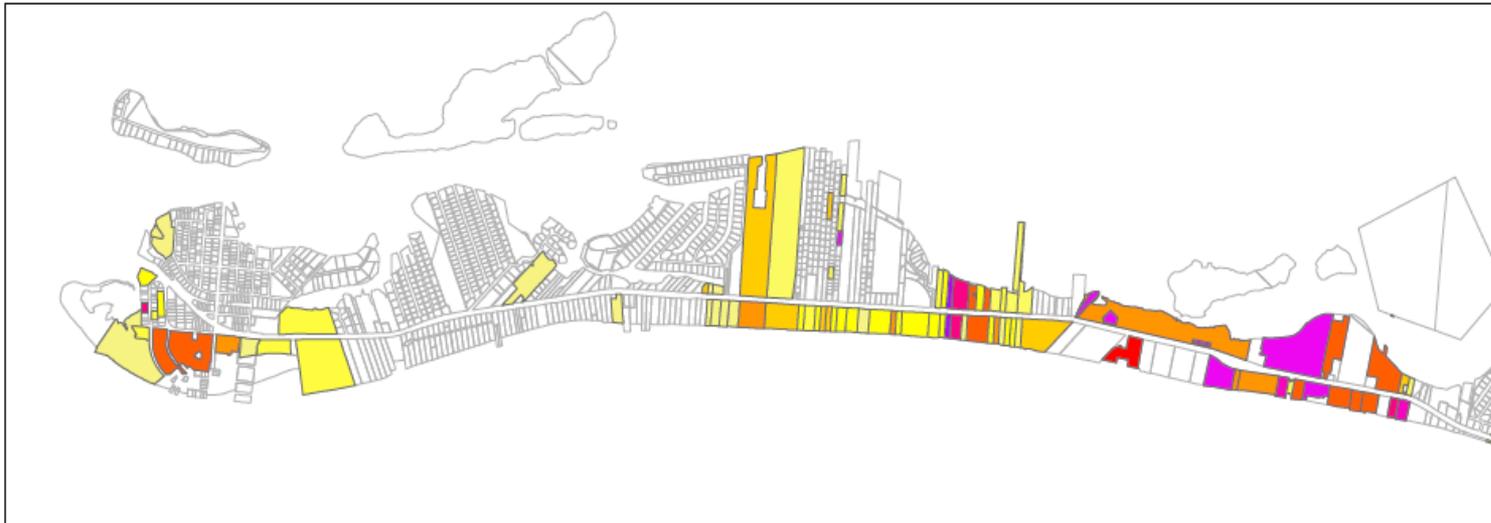
Mixed
Residential
Density
Ranges



SCENARIO 1: POTENTIAL MIXED RESIDENTIAL ZONING CATEGORIES— INCREMENTS OF TWO (2) UNITS/ACRE

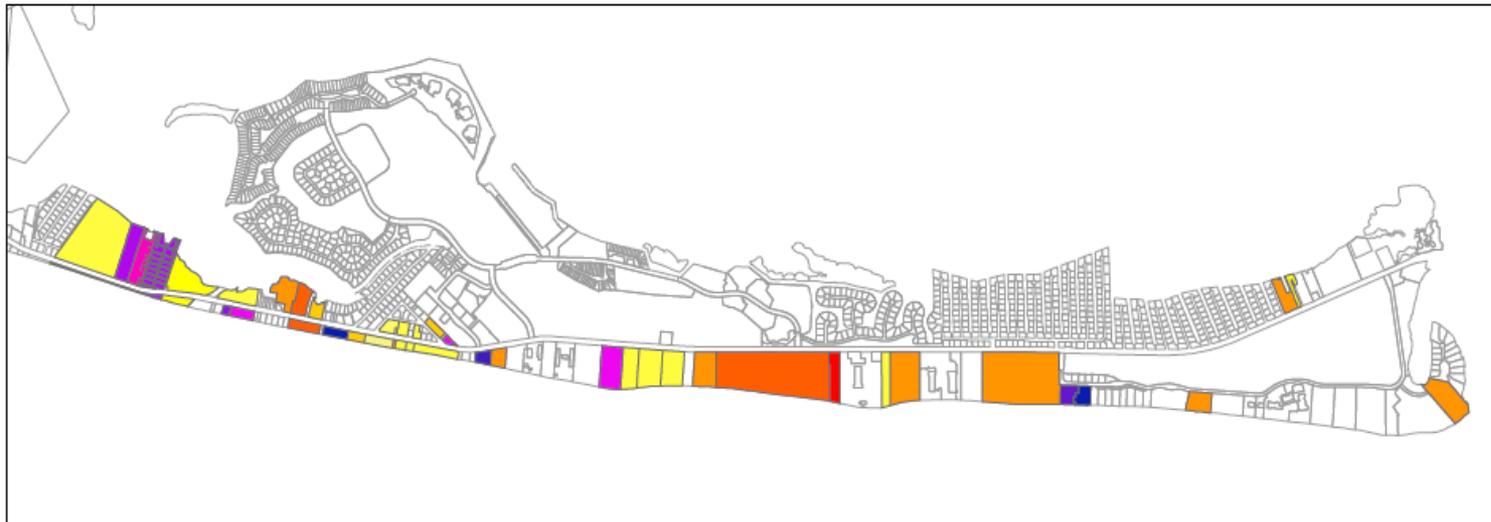
Town
of
Longboat Key

Scenario One
Mixed Residential



MIXED RESIDENTIAL
REVISED ZONING
NEWZONEN

- R-3MX
- R-4MX
- R-6MX
- MX-8
- MX-10
- MX-12
- MX-14
- MX-16
- MX-18
- MX-20
- MX-22
- MX-24
- MX-26
- MX-28
- MX-30
- MX-33



SCENARIO 1—Potential Pros and Cons

- All property owners remain “whole,” i.e., no potential loss of existing units in the future (Ord. 2007-48).
- New zoning categories for commercial tourism and multi-family properties in increments of two (2) units per acre conforms existing and potential additional density. [Requires Referendum]
- Potentially 23 additional districts with **~423** potential additional units over and above the conformed existing number of units. [Requires Referendum]

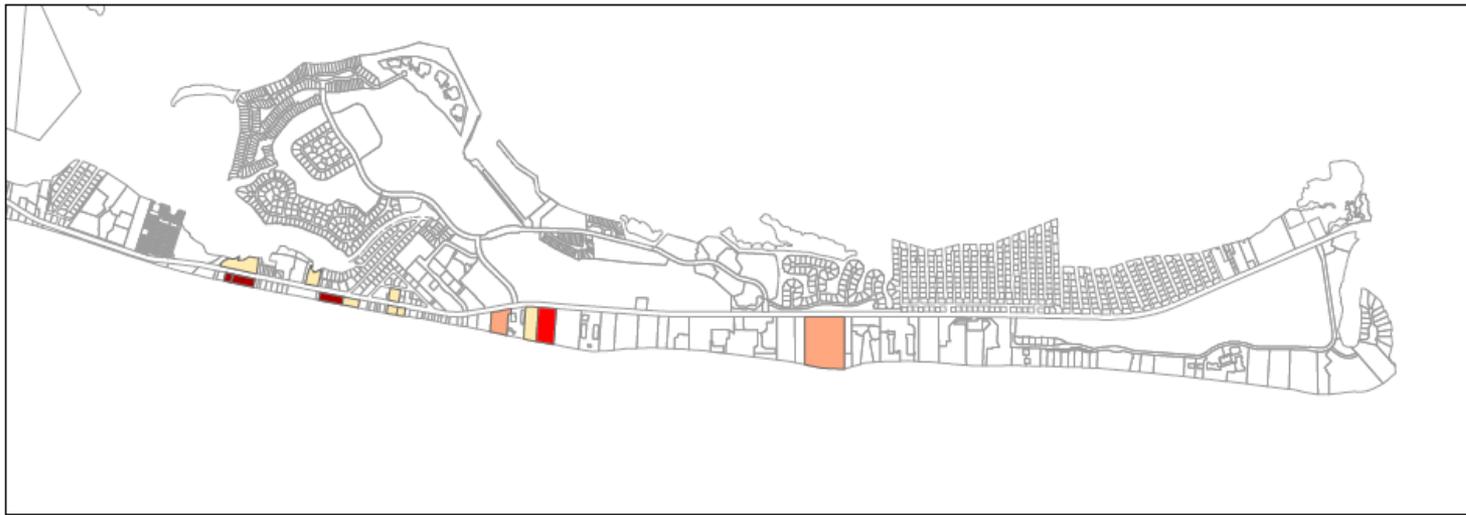
SCENARIO 2

- Addresses commercial tourism only
- Establish new zoning categories for commercial tourism properties in increments of 12, 15, 18, and 42 units per acre (or other increments as may be appropriate).
- Four (4) new commercial tourism districts with ~350 potential additional units; ~76 existing units remain nonconforming

SCENARIO 2: POTENTIAL COMMERCIAL TOURISM ZONING CATEGORIES— VARIOUS INCREMENTS

Town
of
Longboat Key

Scenario Two
Tourist Commercial



SCENARIO 2—Potential Pros and Cons

- Conforming density for certain properties is increased, while other properties are decreased. ~1,010 existing units are conformed ~76 existing units would remain nonconforming for density.
- Potentially four (4) additional Tourism districts with ~350 potential additional Tourism units over and above the conformed number of existing units [Requires Referendum]
- Existing units could be lost in a redevelopment scenario. Could be argued outcome would be contrary to the 2008 referendum (Ord. 2007-48)
- Does not conform multi-family properties zoned and used as Residential; only addresses properties used for Tourism

SCENARIO 3

- Establish new zoning categories for commercial tourism and multi-family properties in increments of five (5) units per acre.
- Three (3) new commercial tourism districts with **~116** potential additional units; five (5) new mixed residential districts with **~1,190** potential additional units.

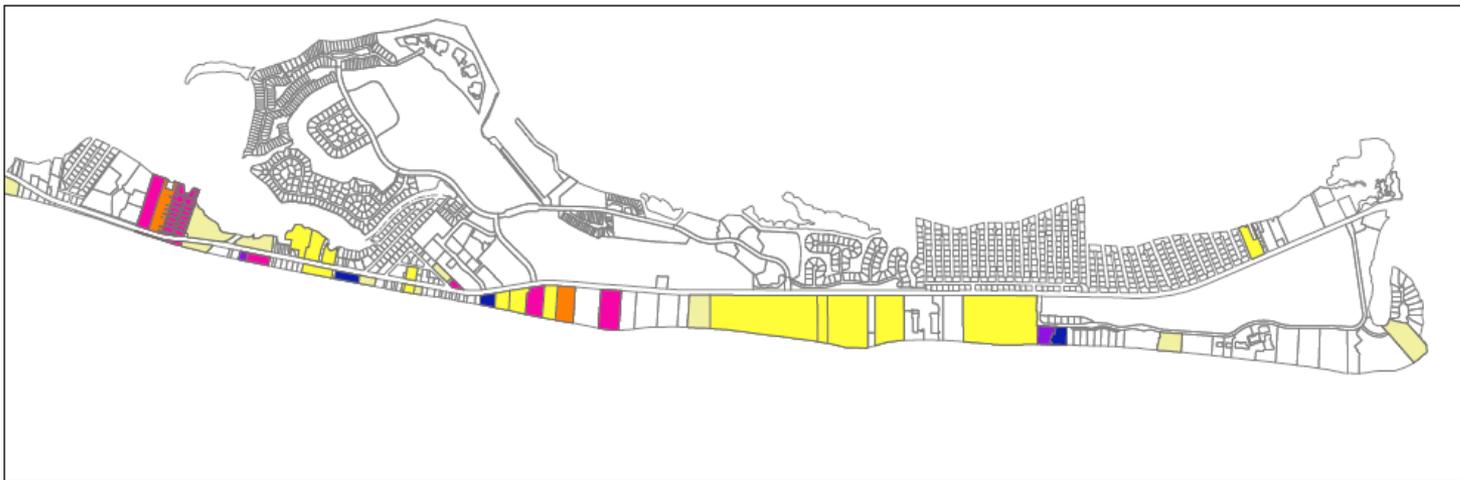
SCENARIO 3: POTENTIAL MULTIPLE FAMILY DENSITY RANGES— INCREMENTS OF FIVE (5) UNITS/ACRE



Longboat Key

Non-Conforming
Density Analysis

Mixed Residential
Tourist Commercial



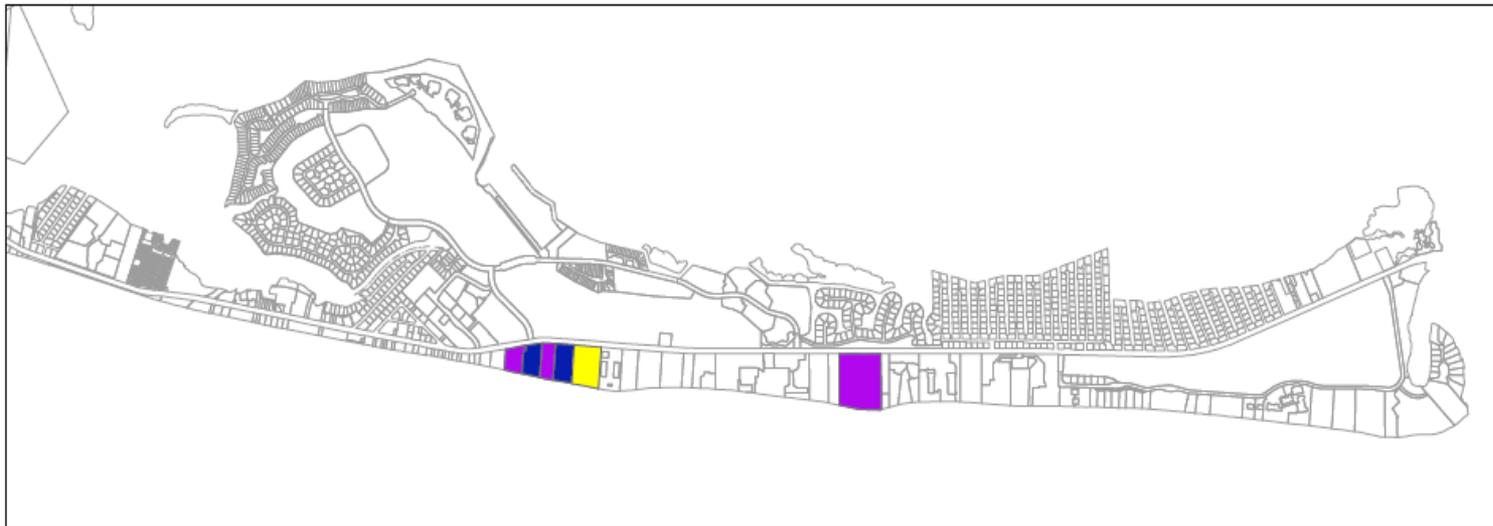
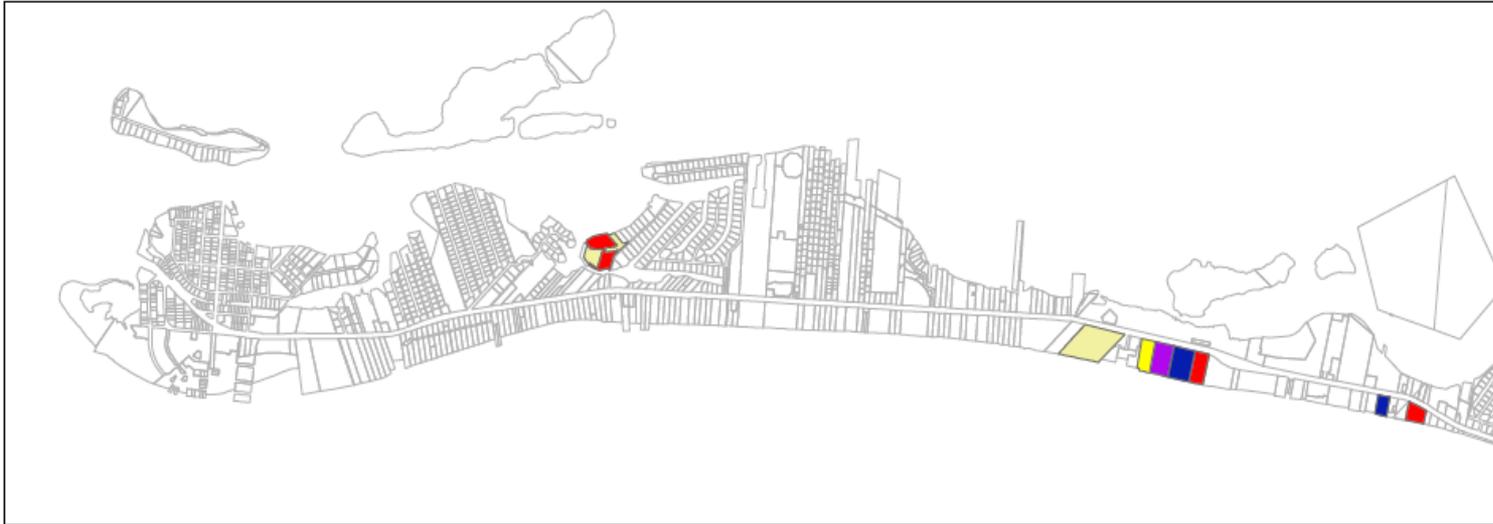
Density Nonconformity
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SCENARIO 3: POTENTIAL COMMERCIAL TOURISM ZONING CATEGORIES— INCREMENTS OF FIVE (5) UNITS/ACRE

Town
of
Longboat Key

Scenario Three
Tourist Commercial



SCENARIO 3—Potential Pros and Cons

- All property owners remain “whole,” i.e., no potential loss of existing units in the future (Ord. 2007-48).
- New zoning categories for commercial tourism and multi-family properties in increments of five (5) units per acre conforms existing and potential additional density. [Requires Referendum]
- Potentially eight (8) additional districts with **1,306** potential additional units over and above the conformed existing number of units. [Requires Referendum]

Additional Options

- Utilize portions of different scenarios
 - Example 1: Use the Tourism element from Scenario 3 and the Multi-Family element from Scenario one to minimize the potential number of units.
 - Example 2: Utilize the Tourism element from Scenario 2 to address Tourism only and a different approach to address other multi-family properties
- Adjust density categories in any scenario to more tightly fit the existing conditions
- Group some of the lower density categories together to result in fewer categories, but leave other higher density categories at a more finely tuned range to minimize potential additional units

New Zoning Districts Ordinance--Other Redevelopment Accommodations/Considerations:

- Additional Height/Stories
- Open space percentage reductions (currently 50%)
- Floor/area ratio (FAR) increases
- Living space ratio increases
- Lot, Yard, and Bulk standards reductions
- Building coverage increases
- Parking requirement reductions
- Pool of units for assignment upon redevelopment
- Transferable Development Rights and Receiving Areas
- Other?

Next Steps

- Ordinance to Planning & Zoning Board encompassing direction/options from Joint Meeting
- Will include proposed processes for rezoning and/or additional density assignment
- Outreach to property owners
- Referenda