

M E M O R A N D U M

DATE: June 3, 2016

TO: Planning and Zoning Board

FROM: Alaina Ray, Director
Planning, Zoning and Building Department

RE: Ordinance 2016-09: Comprehensive Plan Update

- Implementation Element (Replaces the Capital Improvement Element),
- Governance Element (Replaces the Intergovernmental Coordination Element),
- Housing Element,
- Recreation and Open Space Element,
- Conservation and Coastal Management Element, and
- Infrastructure: Stormwater Sub-Element

At the May 17, 2016, Planning and Zoning Board (P&Z Board) Meeting, Staff discussed comments received from the Board regarding the draft Comprehensive Plan update. Staff was directed to research certain policies related to the updated elements and present them at the next workshop.

Staff will discuss the following policies with P&Z Board:

- Replacing “will’s” in the elements
 - Per your request, all instances where will, shall, may, and must (if applicable), are highlighted on the elements and attached for your review
- Level of service related to parks and recreation
- Public Art

The PowerPoint Presentation included with this memo provides details regarding the Level of Service for Parks and Open Space and policy information for Public Art.

Town of Longboat Key Comprehensive Plan Update IMPLEMENTATION Element (Replaces Capital Improvements Element)

IMP GOAL 1: IMPLEMENT THE TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN.

IMP OBJECTIVE 1.1: THE TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN (LBKCP) **WILL** BE IMPLEMENTED THROUGH THE APPLICATION OF TOOLS, INSTRUMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO:

- STRATEGIC MASTER PLANS;
- LAND DEVELOPMENT CODES;
- CAPITAL IMPROVEMENT PROGRAMS;
- CONCURRENCY MANAGEMENT; AND
- PARTNERSHIPS AND INTERLOCAL AGREEMENTS.

IMP POLICY 1.1.1: IMPLEMENT THE LBKCP THROUGH STRATEGIC MASTER PLANS.

IMP STRATEGY 1.1.1.1: ADOPT AND APPLY STRATEGIC MASTER PLANS THAT ADVANCE THE MISSION OF DEPARTMENTS AND AGENCIES AND PROVIDE POLICY AND OPERATIONAL GUIDANCE.

IMP STRATEGY 1.1.1.2: STRATEGIC MASTER PLANS **WILL** BE REVIEWED FOR CONSISTENCY WITH THE LBKCP UPON ADOPTION OR AMENDMENT.

IMP STRATEGY 1.1.1.3: THE ADOPTION OR AMENDMENT OF A STRATEGIC MASTER PLAN **WILL** NOT CONSTITUTE AN AMENDMENT TO THE LBKCP.

IMP POLICY 1.1.2: ADOPT AND APPLY A LAND DEVELOPMENT CODE THAT MEETS THE REQUIREMENTS OF CHAPTER 163 F.S.

IMP STRATEGY 1.1.2.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE, AT A MINIMUM, REGULATIONS REGARDING THE FOLLOWING:

1. SUBDIVISION OF LAND;
2. USE OF LAND AND WATER;
3. PROTECTION OF POTABLE WATER WELLFIELDS;
4. DRAINAGE AND STORMWATER MANAGEMENT;
5. PROTECTION OF ENVIRONMENTALLY SENSITIVE RESOURCES;
6. SIGNAGE;
7. ADEQUATE PUBLIC FACILITIES; AND
8. MOBILITY.

IMP STRATEGY 1.1.2.2: THE LAND DEVELOPMENT CODE **WILL** ESTABLISH ZONING DISTRICTS CONSISTENT WITH THE FUTURE LAND USE ELEMENT OF THE LDKCP AND PRESCRIBE DEVELOPMENT STANDARDS TO ACHIEVE THE INTENT OF EACH DISTRICT.

IMP STRATEGY 1.1.2.3: THE LAND DEVELOPMENT CODE **WILL** INCLUDE A ZONING MAP.

IMP STRATEGY 1.1.2.4: THE LAND DEVELOPMENT CODE **WILL** ESTABLISH CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES THAT PROMOTE THE APPLICATION OF PLANNED DEVELOPMENTS. THE APPROVAL OF A PLANNED DEVELOPMENT **WILL** CONSTITUTE A REZONING.

IMP STRATEGY 1.1.2.5: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA AND PROCEDURES FOR THE AMENDMENT OF THE ZONING MAP. A REZONING ACTION **MUST** CONSIDER, AT A MINIMUM:

- CONSISTENCY WITH THE COMPREHENSIVE PLAN;
- COMPLIANCE WITH THE LAND DEVELOPMENT CODE;
- THE ADEQUACY OF PUBLIC FACILITIES; AND
- COMPATIBILITY WITH THE COMMUNITY AND NEIGHBORING PROPERTIES.

IMP STRATEGY 1.1.2.6: THE LAND DEVELOPMENT CODE **WILL** ENCOURAGE THE MASTER PLANNING OF DEVELOPMENT PROJECTS.

IMP STRATEGY 1.1.2.7: THE LAND DEVELOPMENT CODE **WILL** INCLUDE DEVELOPMENT STANDARDS PERTAINING TO SUBDIVISION LAYOUT AND DESIGN, INFRASTRUCTURE CONFIGURATION AND DESIGN, THE PROTECTION OF OPEN SPACE AND ENVIRONMENTAL RESOURCES, THE MAINTENANCE OF LEVELS OF SERVICE, AND THE COMPATIBILITY OF LAND USES.

IMP STRATEGY 1.1.2.8: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA AND PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT.

IMP STRATEGY 1.1.2.9: THE LAND DEVELOPMENT CODE **WILL** PROVIDE FOR EQUITABLE RELIEF IN THE FORM OF VARIANCES AND APPEALS OF ADMINISTRATIVE INTERPRETATIONS.

IMP STRATEGY 1.1.2.10: THE LAND DEVELOPMENT CODE **WILL** RECOGNIZE THE EXISTENCE OF NON-CONFORMITIES AND VESTED RIGHTS AND ESTABLISH CRITERIA, STANDARDS, AND PROCEDURES FOR THE REGULATION OF SUCH PROPERTIES.

IMP POLICY 1.1.3: MAINTAIN A CAPITAL IMPROVEMENTS PROGRAM (CIP).

IMP STRATEGY 1.1.3.1: ESTABLISH AND ANNUALLY UPDATE A FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP).

IMP STRATEGY 1.1.3.2: MAINTAIN A CAPITAL IMPROVEMENTS SCHEDULE (CIS). THE CIS **WILL** LIST CAPITAL PROJECTS REQUIRED TO MEET ESTABLISHED LEVELS OF SERVICE FOR THE CONCURRENCY ELEMENTS.

IMP STRATEGY 1.1.3.3: THE CIS **WILL** SHOW ESTIMATED COSTS AND PROJECT FUNDING SOURCES IN FIVE-YEAR INCREMENTS.

IMP STRATEGY 1.1.3.4: THE CIP **WILL** INCLUDE CRITERIA AND PROCEDURES FOR ANNUALLY RECONCILING THE CIS WITH THE CIP.

IMP STRATEGY 1.1.3.5: THE CIP **WILL** INCLUDE THE CIS, INCLUDING PROJECT DESCRIPTIONS, ESTIMATED COSTS, SOURCES OF FUNDING, AND TIMETABLES FOR COMPLETION.

IMP STRATEGY 1.1.3.6: THE FIRST YEAR OF THE ANNUAL CIP **WILL** CONSTITUTE A CAPITAL BUDGET.

IMP STRATEGY 1.1.3.7: THE CIP **WILL** INCLUDE PROGRAMS AND METHODS TO PROVIDE INFORMATION FOR THE PUBLIC ABOUT THE PLANNING AND PROGRAMMING OF CAPITAL INVESTMENTS.

IMP STRATEGY 1.1.3.8: THE CIP **WILL** INCLUDE PROGRAMS AND METHODS TO OBTAIN PUBLIC INPUT AND COMMENT PRIOR TO AND DURING PROJECT DEVELOPMENT.

IMP POLICY 1.1.4: ESTABLISH LEVELS OF SERVICE (LOS)

IMP STRATEGY 1.1.4.1: ESTABLISH MOBILITY LOS AS PRESCRIBED BY THE MOBILITY ELEMENT.

IMP STRATEGY 1.1.4.2: ESTABLISH POTABLE WATER LOS AS PRESCRIBED BY THE POTABLE WATER ELEMENT.

IMP STRATEGY 1.1.4.3: ESTABLISH WASTEWATER LOS AS PRESCRIBED BY THE WASTEWATER ELEMENT.

IMP STRATEGY 1.1.4.4: ESTABLISH STORMWATER INFRASTRUCTURE LOS AS PRESCRIBED BY THE STORMWATER MANAGEMENT ELEMENT.

IMP STRATEGY 1.1.4.5: ESTABLISH SOLID WASTE LOS AS PRESCRIBED BY THE SOLID WASTE ELEMENT.

IMP STRATEGY 1.1.4.6: ESTABLISH RECREATIONAL FACILITY LOS AS PRESCRIBED BY THE RECREATION AND OPEN SPACE ELEMENT.

IMP STRATEGY 1.1.4.7: ESTABLISH PUBLIC SCHOOL FACILITY LOS AS PRESCRIBED BY THE PUBLIC SCHOOL FACILITIES ELEMENTS OF SARASOTA COUNTY AND MANATEE COUNTY.

IMP POLICY 1.1.5: PLAN AND PROGRAM CAPITAL INFRASTRUCTURE AND FACILITIES INVESTMENT TO MEET ESTABLISHED LOS.

IMP STRATEGY 1.1.5.1: DEVELOP AND MAINTAIN AN INVENTORY OF CAPITAL INFRASTRUCTURE AND FACILITIES NEEDED TO MEET LOS.

IMP STRATEGY 1.1.5.2: PROJECT CAPITAL INFRASTRUCTURE AND FACILITY NEEDS TO MEET LOS THAT SUPPORT PROJECTED GROWTH AND DEVELOPMENT.

IMP STRATEGY 1.1.5.3: EVALUATE AND PRIORITIZE CAPITAL INFRASTRUCTURE AND FACILITIES INVESTMENT.

IMP POLICY 1.1.6: PRUDENTLY MANAGE FISCAL RESOURCES AND DEBT.

IMP STRATEGY 1.1.6.1: APPLY A FULL RANGE OF FUNDING RESOURCES TO MEET CAPITAL INFRASTRUCTURE AND FACILITY NEEDS.

IMP STRATEGY 1.1.6.2: PROVIDE CAPITAL INFRASTRUCTURE AND FACILITIES WITHIN THE ABILITY TO PAY FROM EXISTING AND AVAILABLE REVENUE SOURCES.

IMP STRATEGY 1.1.6.3: APPLY PROFESSIONALLY ACCEPTABLE TECHNIQUES FOR THE ESTIMATE OF PROJECT COSTS, INCLUDING PROJECTED OPERATING AND MAINTENANCE OBLIGATIONS.

IMP POLICY 1.1.7: EXISTING AND FUTURE DEVELOPMENT **WILL** BEAR A PROPORTIONATE SHARE OF THE COSTS OF NEEDED PUBLIC INFRASTRUCTURE AND FACILITIES.

IMP STRATEGY 1.1.7.1: NEW DEVELOPMENT AND REDEVELOPMENT **WILL** BE REQUIRED TO PAY A PROPORTIONATE SHARE OF THE COST OF CAPITAL FACILITY CAPACITY NEEDED TO MAINTAIN ADOPTED LEVELS OF SERVICE.

IMP STRATEGY 1.1.7.2: NEW DEVELOPMENT AND REDEVELOPMENT **WILL** BE REQUIRED TO PAY WATER AND SEWER CONNECTION FEES REFLECTING A PROPORTIONATE SHARE OF FACILITY COSTS.

IMP STRATEGY 1.1.7.3: NEW DEVELOPMENT AND REDEVELOPMENT **WILL** BE REQUIRED TO PAY THE FACILITY INVESTMENT FEE FOR WATER AND WASTEWATER CAPACITY REQUIRED BY AGREEMENTS WITH MANATEE COUNTY.

IMP STRATEGY 1.1.7.4: PARTICIPATE IN MOBILITY, TRANSPORTATION, AND/OR ROAD IMPACT FEE PROGRAMS ESTABLISHED BY SARASOTA COUNTY AND MANATEE COUNTY. DEVELOP AND IMPLEMENT A STRATEGIC PLAN FOR MOBILITY AND TRANSPORTATION FUNDING CONSIDERING TRANSIT SERVICE IMPROVEMENTS, BICYCLE AND PEDESTRIAN FACILITIES AND OTHER MULTI-MODAL ENHANCEMENTS.

IMP POLICY 1.1.8: ENSURE THAT ADEQUATE FACILITIES ARE IN PLACE TO SUPPORT NEW DEVELOPMENT (CONCURRENCY MANAGEMENT).

IMP STRATEGY 1.1.8.1: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT ADEQUATE PUBLIC FACILITIES FOR POTABLE WATER, WASTEWATER, STORMWATER MANAGEMENT, SOLID WASTE, AND PUBLIC SCHOOLS ARE IN PLACE AT THE TIME OF DEVELOPMENT OR WITHIN A SPECIFIED PERIOD OF TIME.

IMP STRATEGY 1.1.8.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE TECHNICAL CRITERIA, STANDARDS, AND METHODOLOGIES TO EVALUATE THE IMPACT OF NEW DEVELOPMENT AND REDEVELOPMENT ON LEVELS OF SERVICE FOR POTABLE WATER, SANITARY SEWER, STORMWATER MANAGEMENT, SOLID WASTE, AND PUBLIC SCHOOLS.

IMP STRATEGY 1.1.8.3: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, AND METHODOLOGIES TO DETERMINE POTENTIAL IMPACT OF NEW DEVELOPMENT AND REDEVELOPMENT ON LOS AND ENSURE MITIGATION OF THOSE IMPACTS FOR POTABLE WATER, SANITARY SEWER, STORMWATER MANAGEMENT, SOLID WASTE, AND PUBLIC SCHOOLS.

IMP STRATEGY 1.1.8.4: NO DEVELOPMENT ORDER **WILL** BE ISSUED WITHOUT A DETERMINATION THAT THE ESTABLISHED LOS FOR POTABLE WATER, SANITARY SEWER, STORMWATER MANAGEMENT, SOLID WASTE, AND PUBLIC SCHOOLS IS NOT DEGRADED OR THAT MITIGATION IS PROVIDED.

IMP STRATEGY 1.1.8.5: CAPITAL PROJECTS REQUIRED TO SATISFY CONCURRENCY **WILL** BE INCLUDED IN THE CIS.

IMP OBJECTIVE 1.2: PROGRESS TOWARD IMPLEMENTATION OF THIS COMPREHENSIVE PLAN **WILL** BE MEASURED THROUGH AN ADMINISTRATIVE WORK PLAN.

IMP Policy 1.2.1: ESTABLISH PRIORITIES FOR IMPLEMENTATION OF THE DIRECTIVES PRESCRIBED BY THIS COMPREHENSIVE PLAN (LBKCP).

IMP Strategy 1.2.1.1: IDENTIFY AND PROGRAM SHORT-TERM IMPLEMENTING ACTIONS TO BE TAKEN WITHIN TWO YEARS OF ADOPTION OF THE LBKCP.

IMP Strategy 1.2.1.2: IDENTIFY AND PROGRAM IMPLEMENTING ACTIONS TO BE TAKEN WITHIN FIVE YEARS OF ADOPTION OF THE LBKCP.

IMP Strategy 1.2.1.3: IDENTIFY AND PROGRAM IMPLEMENTING ACTIONS TO BE TAKEN OVER THE HORIZON OF THE LBKCP.

IMP Policy 1.2.2: PERIODICALLY UPDATE AN ADMINISTRATIVE WORK PROGRAM FOR IMPLEMENTATION OF THE LBKCP. UPDATE OF THE ADMINISTRATIVE WORK PROGRAM **WILL** NOT BE CONSTRUED TO REQUIRE THE AMENDMENT OF THE LBKCP.

IMP Strategy 1.2.2.1: THE ADMINISTRATIVE WORK PROGRAM **WILL** INCLUDE, AT A MINIMUM, THE FOLLOWING COMPONENTS:

- IDENTIFICATION OF THE OBJECTIVE, POLICY OR STRATEGY REQUIRING ACTION;
- IDENTIFICATION OF THE AGENCY AND/OR TOWN DEPARTMENT RESPONSIBLE FOR IMPLEMENTATION;
- THE TYPE OF ACTION REQUIRED; AND
- THE PRIORITY OR TIME PERIOD FOR THE ACTION TO BE COMPLETED.

IMP Strategy 1.2.2.2: **PERFORM AN ADMINISTRATIVE** REVIEW AND UPDATE THE ADMINISTRATIVE WORK PROGRAM DURING THE ANNUAL BUDGET PROCESS.

**Town of Longboat Key
Comprehensive Plan Update
GOVERNANCE Element (Replaces INTERGOVERNMENTAL
COORDINATION Element)**

GOV GOAL 1: PROVIDE THE COMMUNITY WITH AN EFFECTIVE GOVERNMENT.

GOV OBJECTIVE 1.1: ENSURE TRANSPARENT AND ETHICAL GOVERNANCE.

GOV POLICY 1.1.1: ADHERE TO FLORIDA'S CODE OF ETHICS AS ADMINISTERED BY THE FLORIDA COMMISSION ON ETHICS AND PRESCRIBED BY §112.311 F.S.

GOV STRATEGY 1.1.1.1 DEVELOP AND IMPLEMENT ETHICS GUIDELINES TO ENSURE TRANSPARENCY AND ETHICAL GOVERNANCE.

GOV STRATEGY 1.1.1.2: ESTABLISH PROCEDURES FOR REVIEW BY THE TOWN ATTORNEY ON QUESTIONS OF ETHICS AND THE APPLICATION OF THE FLORIDA CODE OF ETHICS.

GOV POLICY 1.1.2: ADHERE TO THE PRINCIPLES OF "GOVERNMENT IN THE SUNSHINE" AS PRESCRIBED BY FLORIDA STATUTES.

GOV STRATEGY 1.1.2.1: ADOPT AND IMPLEMENT RULES AND PROCEDURES, NOTICE OF PUBLIC MEETINGS, AND THE KEEPING OF MINUTES CONSISTENT WITH FLORIDA STATUTES.

GOV STRATEGY 1.1.2.2: ESTABLISH PROCEDURES FOR REVIEW BY THE TOWN ATTORNEY ON QUESTIONS OF COMPLIANCE WITH "GOVERNMENT IN THE SUNSHINE" STATUTES AND RULES.

GOV POLICY 1.1.3: AVOID CONFLICTS OF INTEREST AS DEFINED BY FLORIDA STATUTES (CHAPTER 112 F.S.).

GOV STRATEGY 1.1.3.1: ESTABLISH PROCEDURES FOR REVIEW BY THE TOWN ATTORNEY ON QUESTIONS OF "CONFLICT OF INTEREST."

GOV POLICY 1.1.4: FOR QUASI-JUDICIAL PROCEEDINGS, "EX PARTE COMMUNICATION" **SHALL** BE AVOIDED AND/OR DISCLOSED AND APPROPRIATELY HANDLED PER FLORIDA STATUTES AND RULES.

GOV POLICY 1.1.5: MAKE PUBLIC RECORDS AVAILABLE AS PRESCRIBED BY FLORIDA STATUTE AND RULES.

GOV STRATEGY 1.1.5.1: ESTABLISH AND IMPLEMENT PROCEDURES FOR THE MAINTENANCE OF PUBLIC RECORDS AS REQUIRED BY STATE STATUTES AND RULES.

GOV STRATEGY 1.1.5.2: ADOPT PROCEDURES AND RULES PERTAINING TO THE HANDLING AND RESPONSE TO REQUESTS FOR PUBLIC RECORDS.

GOV OBJECTIVE 1.2: ADOPT AND MAINTAIN A LEGALLY SUFFICIENT COMPREHENSIVE PLAN.

GOV POLICY 1.2.1: ADOPT AND MAINTAIN A COMPREHENSIVE PLAN THAT MEETS THE REQUIREMENTS PRESCRIBED BY THE COMMUNITY PLANNING ACT (CHAPTER 163 F.S.).

GOV POLICY 1.2.2: THE COMPREHENSIVE PLAN SHALL PROVIDE THE PRINCIPLES, GUIDELINES, STANDARDS, AND STRATEGIES FOR THE ORDERLY AND BALANCED ECONOMIC, SOCIAL, PHYSICAL, ENVIRONMENTAL, AND FISCAL DEVELOPMENT OF THE COMMUNITY THAT REFLECT THE ,COMMUNITY’S VISION AND COMMITMENTS.

GOV POLICY 1.2.3: THE COMPREHENSIVE PLAN IS NOT INTENDED TO BE REGULATORY. RATHER, THE COMPREHENSIVE PLAN SHALL ESTABLISH THOSE REGULATIONS, PROGRAMS, AND ACTIONS REQUIRED TO IMPLEMENT THE PLAN.

GOV STRATEGY 1.2.3.1: ESTABLISH PRINCIPLES THAT DESCRIBE HOW REGULATIONS, PROGRAMS, AND ACTIONS WILL BE CARRIED OUT.

GOV STRATEGY 1.2.3.2: ESTABLISH PREDICTABLE STANDARDS FOR THE USE AND DEVELOPMENT OF LAND.

GOV STRATEGY 1.2.3.3: ESTABLISH GUIDELINES FOR THE CONTENT OF MORE DETAILED LAND DEVELOPMENT AND LAND USE REGULATIONS.

GOV POLICY 1.2.4: ALL REGULATIONS, DEVELOPMENT ORDERS, AND DEVELOPMENT ACTIONS SHALL BE CONSISTENT WITH THE ADOPTED COMPREHENSIVE PLAN IN ACCORDANCE WITH CHAPTER 163, F.S. THE TOWN COMMISSION SHALL BE THE ULTIMATE AUTHORITY FOR DETERMINATIONS OF CONSISTENCY WITH THE ADOPTED COMPREHENSIVE PLAN WITH SPECIFIC RESPONSIBILITY DELEGATED TO THE APPROVING AUTHORITY ESTABLISHED BY THE RESPECTIVE LAND DEVELOPMENT REGULATION.

GOV STRATEGY 1.2.4.1: ALL AMENDMENTS TO THE COMPREHENSIVE PLAN ARE LEGISLATIVE AND SHALL BE THE SOLE RESPONSIBILITY OF THE TOWN COMMISSION.

GOV STRATEGY 1.2.4.2: ALL TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODES ARE LEGISLATIVE AND SHALL BE THE SOLE RESPONSIBILITY OF TOWN COMMISSION.

GOV STRATEGY 1.2.4.3: ALL ZONING MAP AMENDMENTS TO THE LAND DEVELOPMENT CODES ARE QUASI-JUDICIAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE TOWN COMMISSION.

GOV STRATEGY 1.2.4.4: QUASI-JUDICIAL AND MINISTERIAL DECISIONS DELEGATED TO THE TOWN ADMINISTRATOR, A HEARING OFFICER OR TO ANOTHER COMMISSION OR AGENCY UNDER THE LAND DEVELOPMENT CODE SHALL BE PRESUMED BE CONSISTENT WITH THE COMPREHENSIVE PLAN IF FOUND BY THE APPROVING AUTHORITY TO BE IN COMPLIANCE WITH THE LAND DEVELOPMENT CODES.

GOV STRATEGY 1.2.4.5: PROCEDURES AND CRITERIA SHALL BE ESTABLISHED FOR THE APPEAL OF ANY DETERMINATION OF CONSISTENCY WITH THIS COMPREHENSIVE PLAN TO THE TOWN COMMISSION.

GOV OBJECTIVE 1.3: ENSURE A CLEAR, EFFICIENT, AND FAIR DECISION MAKING PROCESS.

GOV POLICY 1.3.1: THE TOWN COMMISSION SHALL BE THE ULTIMATE LEGISLATIVE AUTHORITY FOR THE TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN (LBKCP) AND ITS IMPLEMENTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ACTIONS:

- ADOPTION AND AMENDMENT OF THE LBKCP;
- FINAL DETERMINATIONS OF CONSISTENCY WITH THE LBKCP;
- INITIATION OF AMENDMENTS TO THE LBKCP;
- APPOINTMENT OF MEMBERS OF THE LOCAL PLANNING AGENCY.

GOV POLICY 1.3.2: THE TOWN COMMISSION SHALL BE THE ULTIMATE QUASI-JUDICIAL AUTHORITY FOR THE LAND DEVELOPMENT CODES, ITS IMPLEMENTATION AND ENFORCEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ACTIONS:

- ADOPTION OF THE LAND DEVELOPMENT CODE;
- INITIATION AND ADOPTION OF AMENDMENTS TO THE TEXT AND ZONING MAPS OF THE LAND DEVELOPMENT CODE;
- ISSUANCE OF DEVELOPMENT ORDERS ON QUASI-JUDICIAL DEVELOPMENT APPLICATIONS; AND
- DELEGATION, WITHIN THE LAND DEVELOPMENT CODE, OF THE POWER TO ENFORCE AND CARRY OUT PLANNING, PLATTING AND ZONING AUTHORITY TO THE ADMINISTRATOR, HEARING OFFICER OR OTHER BOARD OR COMMISSION.

GOV POLICY 1.3.3: THE TOWN COMMISSION SHALL BE THE ULTIMATE FISCAL AUTHORITY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ACTIONS:

- APPROVE DEVELOPMENT AGREEMENTS PROVIDING FOR CAPITAL FACILITIES FUNDING;
- ADOPT AND AMEND THE CAPITAL IMPROVEMENT PLAN (CIP);

- ESTABLISH PUBLIC IMPROVEMENT AND ASSESSMENT DISTRICTS, PUBLIC INFRASTRUCTURE ZONES, AND PUBLIC UTILITIES;
- ESTABLISH AND AMEND SCHEDULES FOR ADMINISTRATIVE, APPLICATION AND CONSULTANT FEES, DEDICATIONS, IMPACT FEES, EXACTIONS, RATES, CHARGES AND ASSESSMENTS, AND SECURITY INSTRUMENTS;
- INITIATE LITIGATION AND SEEK REMEDIES TO ENFORCE VIOLATIONS OF THE LAND DEVELOPMENT CODES OR DEVELOPMENT AGREEMENTS.

GOV Policy 1.3.4: THE RESPONSIBILITY FOR IMPLEMENTING THE LBKCP **SHALL** BE VESTED WITH THE TOWN ADMINISTRATOR, INCLUDING BUT NOT LIMITED TO:

- ADMINISTRATION AND ENFORCEMENT OF LAND DEVELOPMENT CODES;
- PREPARATION AND MAINTENANCE OF THE CAPITAL IMPROVEMENTS PROGRAM
- ADMINISTRATION AND IMPLEMENTATION OF OTHER PROGRAMS AND ACTIONS PRESCRIBED BY THE LBKCP.

GOV Policy 1.3.8: THE LOCAL PLANNING AGENCY **SHALL** BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE LONGBOAT KEY COMPREHENSIVE PLAN AND **SHALL**, AT A MINIMUM, SPECIFICALLY:

- PERFORM FUNCTIONS MANDATED BY STATE LAW;
- REVIEW STUDIES, DATA, AND ANALYSIS RELATED TO THE LBKCP AND ITS AMENDMENTS;
- REVIEW DATA AND INFORMATION REGARDING THE DEMOGRAPHICS, ECONOMY, LAND USE, INFRASTRUCTURE, AND OTHER TOPICS APPROPRIATE TO THE PLANNING PROCESS;
- HOLD PUBLIC MEETINGS AND PREPARE WRITTEN RECOMMENDATIONS FOR ADOPTION OF AMENDMENTS TO THE LBKCP TEXT AND MAP AMENDMENTS.

GOV Strategy 1.3.8.1: THE PLANNING AND ZONING BOARD **WILL** SERVE AS THE LOCAL PLANNING AGENCY.

GOV OBJECTIVE 1.4: ENGAGE THE PUBLIC IN PLANNING AND DEVELOPMENT REVIEW ACTIVITIES.

GOV Policy 1.4.1: PROMOTE BROAD AND TIMELY PUBLIC PARTICIPATION IN LEGISLATIVE DECISIONS PERTAINING TO THE COMPREHENSIVE PLAN (LBKCP), TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODES, THE ADOPTION OF STRATEGIC MASTER PLANS, AND INTERLOCAL AGREEMENTS.

GOV Strategy 1.4.1.1: THE LAND DEVELOPMENT CODES **WILL** ESTABLISH PROCEDURES FOR PUBLIC PARTICIPATION IN LEGISLATIVE ACTIONS PERTAINING TO THE LBKCP AND ITS IMPLEMENTATION.

GOV Policy 1.4.2: QUASI-JUDICIAL ACTIONS REQUIRING APPROVAL BY THE TOWN COMMISSION **WILL** PROVIDE FOR PUBLIC REVIEW AND COMMENT.

GOV STRATEGY 1.4.2.1: THE LAND DEVELOPMENT CODES **WILL** INCLUDE PROCEDURES PROVIDING AN OPPORTUNITY FOR REVIEW AND COMMENT BY THE GENERAL PUBLIC ON QUASI-JUDICIAL ACTIONS BEFORE THE TOWN COMMISSION.

GOV STRATEGY 1.4.2.2: THE LAND DEVELOPMENT CODES **WILL** INCLUDE STANDARDS AND PROCEDURES PROVIDING AN OPPORTUNITY FOR REVIEW AND COMMENT BY PROPERTY OWNERS DEEMED TO BE AFFECTED BY QUASI-JUDICIAL ACTIONS BEFORE THE TOWN COMMISSION.

GOV GOAL 2: PROMOTE INTERGOVERNMENTAL COOPERATION AND COORDINATION.

GOV OBJECTIVE 2.1: COORDINATE WITH SARASOTA COUNTY AND MANATEE COUNTY AND WITH MUNICIPALITIES AND PUBLIC AGENCIES WITHIN THE TWO COUNTIES.

GOV POLICY 2.1.1: COORDINATE THE DEVELOPMENT, AMENDMENT, AND IMPLEMENTATION OF THE COMPREHENSIVE PLAN WITH THE PLANS OF SARASOTA COUNTY, MANATEE COUNTY, AND ADJACENT MUNICIPALITIES AS REQUIRED BY THE COMMUNITY PLANNING ACT (CHAPTER 163 F.S.).

GOV STRATEGY 2.1.1.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY AND ADJACENT MUNICIPALITIES TO DEVELOP MECHANISMS, TECHNIQUES, AND PROCEDURES TO ENSURE THE TIMELY REVIEW OF COMPREHENSIVE PLAN AMENDMENTS AND IMPLEMENTATION ACTIONS.

GOV STRATEGY 2.1.1.2: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY AND ADJACENT MUNICIPALITIES TO DEVELOP MECHANISMS, TECHNIQUES, AND PROCEDURES FOR THE SHARING OF DATA AND ANALYSIS.

GOV POLICY 2.1.2: COORDINATE THE DEVELOPMENT, AMENDMENT AND IMPLEMENTATION OF THE COMPREHENSIVE PLAN WITH THE PLANS OF THE SARASOTA COUNTY SCHOOL BOARD AND THE MANATEE COUNTY SCHOOL BOARD.

GOV STRATEGY 2.1.2.1: COLLABORATE WITH THE SARASOTA COUNTY SCHOOL BOARD AND THE MANATEE COUNTY SCHOOL BOARD TO DEVELOP MECHANISMS, TECHNIQUES AND PROCEDURES TO ENSURE THE TIMELY REVIEW OF COMPREHENSIVE PLAN AMENDMENTS AND IMPLEMENTATION ACTIONS.

GOV STRATEGY 2.1.1.2: MAINTAIN AND IMPLEMENT THE "INTERLOCAL AGREEMENT FOR PUBLIC SCHOOLS" AS REQUIRED BY STATE STATUTE AND IN ACCORDANCE WITH THE PUBLIC SCHOOL FACILITIES DIRECTIVES OF THIS COMPREHENSIVE PLAN.

GOV POLICY 2.1.3 PROVIDE FOR THE TIMELY REVIEW OF CAPITAL INVESTMENTS IN INFRASTRUCTURE AND FACILITIES.

GOV STRATEGY 2.1.3.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, ADJACENT MUNICIPALITIES, THE SARASOTA COUNTY SCHOOL BOARD, AND THE MANATEE COUNTY SCHOOL BOARD TO DEVELOP MECHANISMS, TECHNIQUES, AND PROCEDURES FOR THE REVIEW OF CAPITAL INVESTMENT IN INFRASTRUCTURE AND FACILITIES.

GOV STRATEGY 2.1.3.2: SEEK FORMAL AGREEMENTS WITH SARASOTA COUNTY, MANATEE COUNTY AND ADJACENT MUNICIPALITIES FOR THE PROVISION OF INFRASTRUCTURE, FACILITIES AND SERVICES ACROSS JURISDICTIONAL BOUNDARIES, AS APPROPRIATE.

GOV POLICY 2.1.4: PROVIDE FOR THE TIMELY REVIEW OF DEVELOPMENT PROPOSALS FOR CONSISTENCY WITH PLANS AND LEVELS OF SERVICE.

GOV STRATEGY 2.1.4.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, ADJACENT MUNICIPALITIES, THE SARASOTA COUNTY SCHOOL BOARD, AND THE MANATEE COUNTY SCHOOL BOARD TO DEVELOP MECHANISMS, TECHNIQUES, AND PROCEDURES FOR THE REVIEW OF DEVELOPMENT PROPOSALS, AS APPROPRIATE.

GOV STRATEGY 2.1.4.2: MONITOR DEVELOPMENT PROPOSALS IN SURROUNDING JURISDICTIONS FOR POTENTIAL IMPACTS TO THE TOWN'S ADOPTED LOS.

GOV POLICY 2.1.5: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, ADJACENT MUNICIPALITIES AND REGIONAL AND STATE AGENCIES FOR THE DELIVERY OF FIRE PROTECTION, POLICE PROTECTION, EMERGENCY OPERATIONS, RESCUE AND PRE-HOSPITAL EMERGENCY MEDICAL CARE.

GOV STRATEGY 2.1.5.1: SEEK MUTUAL AID AGREEMENTS WITH SARASOTA COUNTY, MANATEE COUNTY, ADJACENT MUNICIPALITIES AND REGIONAL AND STATE AGENCIES FOR THE DELIVERY OF FIRE PROTECTION, POLICE PROTECTION, EMERGENCY OPERATIONS, RESCUE AND PRE-HOSPITAL EMERGENCY MEDICAL CARE.

GOV POLICY 2.1.6: SUPPORT THE PROVISION OF HEALTH, HUMAN, AND SOCIAL SERVICES BY SARASOTA COUNTY, MANATEE COUNTY AND OTHER AGENCIES, AS APPROPRIATE.

GOV STRATEGY 2.1.6.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY AND OTHER AGENCIES TO FACILITATE THE PROVISION OF HEALTH, HUMAN, AND SOCIAL SERVICES WITHIN THE TOWN, AS APPROPRIATE.

GOV OBJECTIVE 2.2: COORDINATE WITH REGIONAL AND STATE AGENCIES.

GOV POLICY 2.2.1: MONITOR AND SUPPORT, WHEN APPROPRIATE, THE STRATEGIC POLICY PLANS OF THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) AND THE TAMPA BAY REGIONAL PLANNING COUNCIL (TBRPC).

GOV STRATEGY 2.2.1.1: ENSURE THAT THIS COMPREHENSIVE PLAN MAINTAINS CONSISTENCY WITH THE SOUTHWEST FLORIDA REGIONAL STRATEGIC POLICY PLAN, AS AGREED TO BY BOTH THE SWFRPC AND THE TBRPC DUE TO THE TOWN BEING LOCATED IN BOTH REGIONS.

GOV POLICY 2.2.2: COLLABORATE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE SARASOTA-MANATEE METROPOLITAN PLANNING ORGANIZATION TO PROVIDE AND MAINTAIN THE TRANSPORTATION AND MOBILITY SYSTEM.

GOV STRATEGY 2.2.2.1: COORDINATE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE SARASOTA-MANATEE METROPOLITAN PLANNING ORGANIZATION REGARDING THE PLANNING, PROGRAMMING, AND FUNDING OF TRANSPORTATION AND MOBILITY IMPROVEMENTS.

GOV STRATEGY 2.2.2.2: THE LAND DEVELOPMENT CODES **WILL** REQUIRE COMPLIANCE WITH THE RULES AND REGULATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AS A CONDITION FOR DEVELOPMENT APPROVAL, WHEN APPROPRIATE.

GOV POLICY 2.2.3: COLLABORATE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REGARDING THE CONSERVATION AND PRESERVATION OF NATURAL RESOURCES.

GOV STRATEGY 2.2.3.1: THE LAND DEVELOPMENT CODES **WILL** REQUIRE COMPLIANCE WITH THE RULES AND REGULATIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS A CONDITION FOR DEVELOPMENT APPROVAL, WHEN APPROPRIATE.

GOV POLICY 2.2.4: SUPPORT THE SARASOTA BAY ESTUARY PROGRAM (SBEP).

GOV STRATEGY 2.2.4.1: SUPPORT AND IMPLEMENT THE PLANS, STRATEGIES, AND PROGRAMS OF THE SARASOTA BAY ESTUARY PROGRAM (SBEP).

GOV POLICY 2.2.5: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, ADJACENT MUNICIPALITIES, FEDERAL, STATE, AND REGIONAL AGENCIES TO PROTECT AND MANAGE COASTAL RESOURCES.

GOV STRATEGY 2.2.5.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, WEST COAST INLAND NAVIGATION DISTRICT (WCIND), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND THE ARMY CORPS OF ENGINEERS (USACE) REGARDING THE REMOVAL AND REPLACEMENT OF DREDGED MATERIALS.

GOV OBJECTIVE 2.3: ENDEAVOR TO RESOLVE DISPUTES THROUGH MEDIATION.

GOV POLICY 2.3.1: USE THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL TO RESOLVE INTERGOVERNMENTAL DISPUTES, AS APPROPRIATE.

GOV STRATEGY 2.3.1.1: USE THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL'S CONFLICT MEDIATION PROCESS AND PROVISIONS OF CHAPTER 171, F.S. FOR RESOLVING DISPUTES, AS APPROPRIATE.

Town of Longboat Key Comprehensive Plan Update HOUSING Element

HOU GOAL 1: ENSURE AN ADEQUATE, SAFE AND SANITARY HOUSING SUPPLY.

HOU OBJECTIVE 1.1: ACCOMMODATE A RANGE OF HOUSING CHOICE AND ENSURE AN ADEQUATE HOUSING SUPPLY.

HOU Policy 1.1.1: MONITOR AVAILABILITY OF LAND FOR THE PURPOSE OF ACCOMMODATING PROJECTED HOUSING NEEDS.

HOU STRATEGY 1.1.1.1: DESIGNATE LAND AREAS SUITABLE FOR HOUSING ON THE FUTURE LAND USE MAP (FLUM).

HOU STRATEGY 1.1.1.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE ZONING DISTRICTS THAT ACCOMMODATE RESIDENTIAL USES CONSISTENT WITH THE FLUM.

HOU Policy 1.1.2: ENSURE THAT A RANGE OF HOUSING CHOICE IS AVAILABLE TO ACCOMMODATE PROJECTED HOUSING NEEDS.

HOU STRATEGY 1.1.2.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE ZONING PROVISIONS THAT ACCOMMODATE A RANGE OF RESIDENTIAL USES CONSISTENT WITH THE FLUM.

HOU Policy 1.1.3: PROVIDE FOR THE PUBLIC INFRASTRUCTURE AND FACILITIES REQUIRED TO SUPPORT RESIDENTIAL DEVELOPMENT.

HOU STRATEGY 1.1.3.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES TO ENSURE THAT ROADWAYS, UTILITIES AND STORMWATER MANAGEMENT ARE ADEQUATE TO SUPPORT RESIDENTIAL DEVELOPMENT.

HOU Policy 1.1.4: COMPLY WITH FEDERAL AND STATE HOUSING PROGRAMS AND REGULATIONS.

HOU STRATEGY 1.1.4.1: REVIEW AMENDMENTS TO LAND DEVELOPMENT CODES TO ENSURE COMPLIANCE WITH FEDERAL AND STATE HOUSING PROGRAMS AND REGULATIONS.

HOU STRATEGY 1.1.4.2: PROVIDE COMPENSATION IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS IF FAMILIES ARE DISPLACED BY GOVERNMENT ACTION.

HOU OBJECTIVE 1.2: PROMOTE THE LIVABILITY AND STABILITY OF NEIGHBORHOODS.

HOU Policy 1.2.1: PROTECT THE VISUAL AND AESTHETIC QUALITY OF NEIGHBORHOODS.

HOU STRATEGY 1.2.1.1: ADOPT AND ENFORCE CODE PROVISIONS REQUIRING THE MAINTENANCE OF BUILDING EXTERIORS AND SITES.

HOU Policy 1.2.2: ENSURE THAT NEIGHBORHOODS ARE SERVED WITH ALL NECESSARY SUPPORTING UTILITIES.

HOU STRATEGY 1.2.2.1: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT NEW DEVELOPMENT AND REDEVELOPMENT PROVIDE FOR SUPPORTING UTILITIES INCLUDING POTABLE WATER, WASTEWATER, STORMWATER MANAGEMENT, SOLID WASTE, ELECTRICITY AND TELECOMMUNICATIONS.

HOU Policy 1.2.3: ENCOURAGE THE PRESERVATION OF HISTORICALLY SIGNIFICANT HOUSING.

HOU STRATEGY 1.2.3.1: THE LAND DEVELOPMENT CODES AND BUILDING CODES **WILL** PROVIDE CRITERIA, STANDARDS AND PROCEDURES THAT ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORICALLY SIGNIFICANT STRUCTURES LISTED ON THE FLORIDA MASTER SITE FILE OR THE NATIONAL REGISTER OF HISTORIC PLACES.

HOU OBJECTIVE 1.3: ENSURE THAT HOUSING IS SAFE, SANITARY AND WELL MAINTAINED.

HOU Policy 1.3.1: ENSURE THAT NEW RESIDENTIAL STRUCTURES ARE STORM RESISTANT.

HOU STRATEGY 1.3.1.1: ENFORCE THE REGULATIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE FLORIDA BUILDING CODE.

HOU Policy 1.3.2: ENCOURAGE THE RETROFITTING OF EXISTING RESIDENTIAL STRUCTURES FOR STORM RESISTANCE.

HOU STRATEGY 1.3.2.1: CONSIDER THE APPLICATION OF STATE AND FEDERAL SUBSIDY PROGRAMS TO ENSURE SAFE, DECENT, AND SANITARY HOUSING.

HOU Policy 1.3.3: ENCOURAGE ENERGY EFFICIENT HOUSING.

HOU STRATEGY 1.3.3.1: THE LAND DEVELOPMENT CODES AND BUILDING CODE **WILL** ENCOURAGE GREEN BUILDING STANDARDS AND ENERGY EFFICIENT TECHNOLOGIES.

HOU OBJECTIVE 1.4: ACCOMMODATE HOUSING TO MEET SPECIAL NEEDS.

HOU Policy 1.4.1: ACCOMMODATE SMALL-SCALE GROUP HOMES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES.

HOU Strategy 1.4.1.2: THE LAND DEVELOPMENT CODES **WILL** PROVIDE FOR SMALL-SCALE GROUP HOMES AND FOSTER CARE HOMES THAT ARE LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES IN ACCORDANCE WITH STATE STATUTES.

HOU Policy 1.4.2: PROHIBIT LARGE-SCALE GROUP HOME FACILITIES WITHIN THE COASTAL HIGH HAZARD AREA.

HOU Strategy 1.4.1.2: THE LAND DEVELOPMENT CODES **WILL** PROHIBIT LARGE-SCALE GROUP HOME FACILITIES WITHIN THE COASTAL HIGH HAZARD AREA.

HOU OBJECTIVE 1.5: PROMOTE AFFORDABLE HOUSING SOLUTIONS WITHIN SARASOTA COUNTY, MANATEE COUNTY, AND THE REGION.

HOU Policy 1.5.1: COLLABORATE WITH THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL, CITY AND COUNTY GOVERNMENTS AND NON-PROFIT HOUSING PROVIDERS TO DEVELOP REGIONAL RESPONSES TO AFFORDABLE HOUSING ISSUES.

HOU Strategy 1.5.1.1: COOPERATE WITH REGIONAL AND LOCAL AGENCIES TO EVALUATE HOUSING CHARACTERISTICS, TRENDS AND NEEDS RELATED TO VERY LOW, LOW AND MODERATE INCOME FAMILIES.

HOU Policy 1.5.2: SUPPORT AFFORDABLE HOUSING PROGRAMS IN SARASOTA COUNTY AND MANATEE COUNTY.

HOU Strategy 1.5.2.1: EXECUTE AND IMPLEMENT AGREEMENTS THAT ADVANCE AFFORDABLE HOUSING PROGRAMS. SUCH AGREEMENTS **MAY** INCLUDE FINANCIAL SUPPORT TO PUBLIC AND PRIVATE NON-PROFIT HOUSING PROVIDERS.

HOU Policy 1.5.3: PROMOTE COST EFFECTIVE DESIGN AND CONSTRUCTION TECHNIQUES FOR NEW AND RENOVATED HOUSING.

HOU Strategy 1.5.3.1: THE LAND DEVELOPMENT CODE AND THE BUILDING CODE **WILL** ENCOURAGE THE USE OF APPROPRIATE INNOVATIVE AND COST EFFECTIVE DESIGN AND CONSTRUCTION TECHNIQUES THAT REDUCE THE COST OF HOUSING.

Town of Longboat Key Comprehensive Plan Update RECREATION & OPEN SPACE Element

ROS GOAL 1: PROVIDE APPROPRIATE RECREATIONAL AND CULTURAL OPPORTUNITIES AND PRESERVE OPEN SPACE.

ROS OBJECTIVE 1.1: ADOPT AND IMPLEMENT A *RECREATION AND OPEN SPACE MASTER PLAN*.

ROS POLICY 1.1.1: DEVELOP AND MAINTAIN A *RECREATION AND OPEN SPACE MASTER PLAN* THAT ESTABLISHES PLANS, STANDARDS, AND PROGRAMS FOR (1) THE DEVELOPMENT AND MANAGEMENT OF PARKS, RECREATIONAL, AND CULTURAL FACILITIES, (2) THE PROTECTION OF OPEN SPACE AND ITS FUNCTIONAL INTEGRITY AND (3) THE PROTECTION AND ENHANCEMENT OF ACCESS TO RECREATIONAL AND CULTURAL FACILITIES AND OPEN SPACE.

ROS OBJECTIVE 1.2: PROVIDE FOR RECREATIONAL AND CULTURAL SPACES AND FACILITIES.

ROS POLICY 1.2.1: *THE RECREATION AND OPEN SPACE MASTER PLAN* WILL INCLUDE (1) THE ESTABLISHMENT OF LEVELS OF SERVICE FOR PARKS AND RECREATIONAL FACILITIES, (2) PROJECTIONS FOR FUTURE PARK, RECREATIONAL, AND CULTURAL NEEDS, (3) PROGRAMS AND STRATEGIES FOR THE ACQUISITION OF LANDS FOR PARK, RECREATIONAL, AND CULTURAL FACILITIES, (4) PROGRAMS AND STRATEGIES FOR THE IMPROVEMENT OF RECREATIONAL AND CULTURAL FACILITIES AND (5) STANDARDS FOR BOTH PUBLIC AND PRIVATE FACILITIES.

ROS POLICY 1.2.2: ESTABLISH A LEVEL OF SERVICE FOR PARKS, RECREATIONAL, AND CULTURAL FACILITIES, WHICH MAY INCLUDE BOTH PUBLIC AND PRIVATE FACILITIES.

ROS STRATEGY 1.2.1.1: THE MINIMUM LEVEL OF SERVICE FOR PARKS, RECREATIONAL, AND CULTURAL FACILITIES IS 12 ACRES PER 1,000 PEAK SEASONAL FUNCTIONAL POPULATION.

ROS STRATEGY 1.2.1.2: THE LAND DEVELOPMENT CODE WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR DETERMINING THE FAIR SHARE OF NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT TO MAINTAIN THE LEVEL OF SERVICE.

ROS POLICY 1.2.3: REQUIRE THAT NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT CONTRIBUTE A FAIR SHARE TO SUPPORT THE ACQUISITION, DEVELOPMENT, AND/OR IMPROVEMENT OF PUBLIC OPEN SPACE, PARKS, RECREATION, AND CULTURAL FACILITIES.

ROS STRATEGY 1.2.3.1: THE LAND DEVELOPMENT CODE WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES FOR DETERMINING A FAIR SHARE CONTRIBUTION ROUGHLY PROPORTIONAL TO THE IMPACT OF NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT ON PUBLIC OPEN SPACE, PARKS, RECREATIONAL, AND CULTURAL FACILITIES.

ROS STRATEGY 1.2.3.2: THE LAND DEVELOPMENT CODE WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR ASSESSING A FAIR SHARE CONTRIBUTION ROUGHLY PROPORTIONAL TO THE IMPACT OF NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT ON PUBLIC OPEN SPACE, PARKS, RECREATIONAL, AND CULTURAL FACILITIES.

ROS POLICY 1.2.4: ACQUIRE, IMPROVE, AND MAINTAIN LANDS FOR OPEN SPACE, PARK, RECREATIONAL, AND CULTURAL PURPOSES.

ROS STRATEGY 1.2.4.1: DEVELOP AND IMPLEMENT A PROGRAM FOR THE ACQUISITION AND IMPROVEMENT OF PUBLIC OPEN SPACE, PARKS, RECREATIONAL, AND CULTURAL FACILITIES.

ROS STRATEGY 1.2.4.2: THE CAPITAL IMPROVEMENT PROGRAM WILL INCLUDE SCHEDULES AND FUNDING FOR PARK, RECREATIONAL, AND CULTURAL FACILITY IMPROVEMENTS.

ROS POLICY 1.2.5: ENCOURAGE THE PROVISION OF RECREATIONAL OPPORTUNITIES WITHIN PRIVATE DEVELOPMENTS.

ROS STRATEGY 1.2.5.1: THE LAND DEVELOPMENT CODE WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES THAT ENCOURAGE THE PROVISION OF RECREATIONAL OPPORTUNITIES TO SERVE THE RESIDENTS OF NEW DEVELOPMENT AND REDEVELOPMENT.

ROS OBJECTIVE 1.3: PROTECT OPEN SPACE AND ENSURE ITS FUNCTIONAL INTEGRITY.

ROS POLICY 1.3.1: *THE RECREATION AND OPEN SPACE MASTER PLAN* WILL INCLUDE (1) THE ESTABLISHMENT OF LEVELS OF SERVICE FOR PARKS AND RECREATIONAL FACILITIES, (2) PROJECTIONS FOR FUTURE PARK, RECREATIONAL, AND CULTURAL NEEDS, (3) PROGRAMS AND STRATEGIES FOR THE ACQUISITION OF LANDS FOR PARK, RECREATIONAL, AND CULTURAL FACILITIES, (4) PROGRAMS AND STRATEGIES FOR THE IMPROVEMENT OF RECREATIONAL AND CULTURAL FACILITIES AND (5) STANDARDS FOR BOTH PUBLIC AND PRIVATE FACILITIES.

ROS Policy 1.3.2: ACQUIRE AND MANAGE OPEN SPACE THAT SERVES THE PUBLIC INTEREST.

ROS Strategy 1.3.2.1: ACQUIRE AND MANAGE OPEN SPACE (1) TO MINIMIZE RISK IN THE COASTAL HIGH HAZARD AREA, (2) TO PRESERVE NATURAL VEGETATION AND SIGNIFICANT WILDLIFE HABITAT, (3) TO EXPAND THE INVENTORY OF PARKS AND RECREATIONAL LANDS, (4) TO EXPAND EXISTING PUBLICALLY OWNED OR CONTROLLED LANDS AND (5) THAT PROTECTS LANDS EXPRESSLY DEEMED TO SERVE THE PUBLIC INTEREST.

ROS Strategy 1.3.2.2: CREATE AND MANAGE A LAND ACQUISITION FUND FOR THE PURPOSE OF ACQUIRING, MAINTAINING, AND IMPROVING PUBLIC OPEN SPACE, PARKS, RECREATIONAL, AND CULTURAL FACILITIES.

ROS Policy 1.3.3: AT LEAST FIFTY PERCENT (50%) OF THE GROSS LAND AREA WITHIN RESIDENTIAL DEVELOPMENTS WILL BE RETAINED AS OPEN SPACE.

ROS Strategy 1.3.3.1: THE LAND DEVELOPMENT CODE WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES TO ENSURE THAT AT LEAST FIFTY PERCENT (50%) OF THE GROSS LAND AREA WITHIN RESIDENTIAL DEVELOPMENTS IS RETAINED AS OPEN SPACE.

ROS Objective 1.4: ENSURE PUBLIC ACCESS TO PUBLIC OPEN SPACES, PARKS, AND RECREATIONAL FACILITIES.

ROS Policy 1.4.1: *THE RECREATION AND OPEN SPACE MASTER PLAN* WILL (1) IDENTIFY ACCESS WAYS AND ACCESS POINTS TO PARKS, RECREATION FACILITIES, PUBLIC OPEN SPACE AND NATURAL ASSETS INCLUDING THE GULF OF MEXICO AND SARASOTA BAY, (3) ESTABLISH PROGRAMS AND STRATEGIES FOR THE PROTECTION AND MANAGEMENT OF ACCESS WAYS AND ACCESS POINTS, AND (5) ESTABLISH PROGRAMS AND STRATEGIES TO IMPROVE BICYCLE AND PEDESTRIAN CIRCULATION AND ACCESS TO PARKS, RECREATIONAL FACILITIES, PUBLIC OPEN SPACE AND NATURAL ASSETS.

ROS Policy 1.4.2: PROTECT AND MAINTAIN POINTS OF PUBLIC ACCESS TO THE GULF OF MEXICO AND TO SARASOTA BAY WHILE AVOIDING DISTURBANCE OF THE NATURAL ENVIRONMENT.

ROS Strategy 1.4.2.1: PROVIDE INFORMATIONAL SIGNAGE TO IDENTIFY PUBLIC ACCESS WAYS AND ACCESS POINTS.

ROS Strategy 1.4.2.2: ENSURE THAT ALL ACCESS WAYS AND ACCESS POINTS COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

ROS Policy 1.4.3: IMPROVE CIRCULATION AND SAFETY CONDITIONS FOR RECREATIONAL PEDESTRIAN AND BICYCLE TRAFFIC.

Town of Longboat Key Comprehensive Plan Update CONSERVATION & COASTAL MANAGEMENT Element

CCM GOAL 1: MAINTAIN THE INTEGRITY AND QUALITY OF THE COASTAL RESOURCES.

CCM OBJECTIVE 1.1: SUPPORT THE SARASOTA BAY ESTUARY PROGRAM.

CCM Policy 1.1.1: COLLABORATE WITH THE PARTNERS OF THE SARASOTA BAY ESTUARY PROGRAM (SBEP) TO IMPLEMENT THE COMPREHENSIVE CONSERVATION & MANAGEMENT PLAN (CCMP).

CCM STRATEGY 1.1.1.1: COMPLY WITH THE SBEP INTERLOCAL AGREEMENT.

CCM STRATEGY 1.1.1.2: ANNUALLY UPDATE PROGRAM COMMITMENTS WITH THE SBEP.

CCM OBJECTIVE 1.2: PRESERVE THE QUANTITY, QUALITY AND FUNCTION OF COASTAL WETLANDS.

CCM Policy 1.2.1: SUPPORT THE INITIATIVES AND PROGRAMS OF THE SBEP TO RESTORE FRESHWATER AND SALTWATER WETLANDS AND TO ELIMINATE FURTHER LOSSES.

CCM STRATEGY 1.2.1.1: COLLABORATE WITH THE SBEP TO IMPLEMENT ITS COMPREHENSIVE HABITAT PROTECTION AND RESTORATION PLAN.

CCM Policy 1.2.2: NEW DEVELOPMENT AND REDEVELOPMENT **WILL** NOT BE ALLOWED IN FRESHWATER OR SALTWATER WETLANDS EXCEPT WHERE A COMPELLING PUBLIC INTEREST CAN BE DEMONSTRATED.

CCM STRATEGY 1.2.2.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR THE ESTABLISHMENT AND DELINEATION OF WETLAND BOUNDARIES.

CCM STRATEGY 1.2.2.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF FRESHWATER AND SALTWATER WETLANDS.

CCM STRATEGY 1.2.2.3: THE LAND DEVELOPMENT CODE **WILL** PROVIDE FOR CLUSTERING TO PRESERVE WETLANDS.

CCM Policy 1.2.3: ALL WASTEWATER AND STORMWATER DISCHARGES INTO COASTAL WATERS **WILL** MEET ESTABLISHED STATE REQUIREMENTS.

CCM STRATEGY 1.2.3.1: COLLABORATE WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) TO DEVELOP AND IMPLEMENT TECHNICAL STANDARDS AND SPECIFICATIONS FOR DISCHARGE INTO COASTAL WATERS.

CCM STRATEGY 1.2.3.2: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT NEW DEVELOPMENT AND REDEVELOPMENT DEMONSTRATE THAT DISCHARGES INTO COASTAL WATERS MEET THE REQUIREMENTS OF THE SWFWMD AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

CCM STRATEGY 1.2.3.3: COLLABORATE WITH THE SBEP TO IMPLEMENT ITS GOALS AND POLICIES PERTAINING TO (1) WASTEWATER TREATMENT AND RECLAMATION AND (2) STORMWATER TREATMENT AND PREVENTION.

CCM STRATEGY 1.2.3.4: WITH THE EXCEPTION OF JEWFISH KEY, THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT **WILL** BE CONNECTED TO THE CENTRAL WASTEWATER COLLECTION AND DISPOSAL SYSTEM.

CCM POLICY 1.2.4: ENCOURAGE THE APPLICATION OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES FOR THE MANAGEMENT OF STORMWATER.

CCM STRATEGY 1.2.4.1: COLLABORATE WITH SARASOTA COUNTY AND THE SWFWMD TO DEVELOP AND IMPLEMENT TECHNICAL STANDARDS AND SPECIFICATIONS FOR THE APPLICATION OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES.

CCM STRATEGY 1.2.4.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES THAT ENCOURAGE THE APPLICATION OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES BY NEW DEVELOPMENT AND REDEVELOPMENT.

CCM OBJECTIVE 1.3: PRESERVE NATIVE WILDLIFE, MARINE SPECIES AND PLANT LIFE.

CCM POLICY 1.3.1: SUPPORT THE INITIATIVES AND PROGRAMS OF THE SBEP TO RESTORE SHORELINE AND WETLAND HABITATS AND TO ELIMINATE FURTHER LOSSES.

CCM STRATEGY 1.3.1.1: COLLABORATE WITH THE SBEP TO IMPLEMENT ITS *COMPREHENSIVE HABITAT PROTECTION AND RESTORATION PLAN*.

CCM STRATEGY 1.3.1.2: DEVELOP AND IMPLEMENT AN ECOSYSTEM MANAGEMENT PLAN FOR SISTER KEYS.

CCM Policy 1.3.2: SUPPORT THE INITIATIVES AND PROGRAMS OF THE SBEP TO RESTORE AND SUSTAIN FISH AND OTHER LIVING RESOURCES IN SARASOTA BAY.

CCM Strategy 1.3.2.1: COLLABORATE WITH THE SBEP AND OTHER AGENCIES TO DEVELOP AND APPLY TECHNICAL STANDARDS, SPECIFICATIONS AND TECHNIQUES THAT PROTECT SPECIES AND HABITATS ON US FISH AND WILDLIFE (USFWS) LIST FROM THE NEGATIVE IMPACTS OF DREDGING AND BEACH RESTORATION PROJECTS.

CCM Strategy 1.3.2.2: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO ENFORCE MANATEE PROTECTION PLANS.

CCM Policy 1.3.3: MAINTAIN AND ENHANCE VEGETATION COVER.

CCM Strategy 1.3.3.1: ENCOURAGE "FLORIDA-FRIENDLY" LANDSCAPING.

CCM Strategy 1.3.3.2: ENCOURAGE THE REMOVAL OF EXOTIC NOXIOUS AND INVASIVE PLANT SPECIES.

CCM Strategy 1.3.3.3: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THE REMOVAL OF EXOTIC NOXIOUS AND INVASIVE PLANT SPECIES IN NEW DEVELOPMENT AND REDEVELOPMENT.

CCM Strategy 1.3.3.4: DEVELOP AND IMPLEMENT A BEAUTIFICATION PLAN FOR GULF OF MEXICO DRIVE.

CCM Objective 1.4: PRESERVE AND MANAGE BEACHES.

CCM Policy 1.4.1: PROTECT, RESTORE, AND MAINTAIN BEACHES AND DUNES TO THEIR NATURAL FUNCTION.

CCM Strategy 1.4.1.1: IMPLEMENT THE *COMPREHENSIVE BEACH MANAGEMENT PLAN*.

CCM Strategy 1.4.1.2: THE LAND DEVELOPMENT CODE **WILL** PROHIBIT NEW DEVELOPMENT OR REDEVELOPMENT FROM LOCATING ON DUNES OR FROM ADVERSELY IMPACTING THE STABILITY OF THE NATIVE OR RESTORED BEACH.

CCM Strategy 1.4.1.3: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT NEW DEVELOPMENT AND REDEVELOPMENT SEAWARD OF FDEPS COASTAL CONSTRUCTION CONTROL LINE **MUST** DEMONSTRATE FDEP APPROVAL.

CCM Strategy 1.4.1.4: COMPLY WITH THE MITIGATION AND CONSTRUCTION STANDARD PROGRAMS OF THE NFIP, FDEP, AND THE FLORIDA BUILDING CODE.

CCM OBJECTIVE 1.5: MAINTAIN AIR QUALITY.

CCM Policy 1.5.1: POINT SOURCE AIR POLLUTION GENERATOR ARE PROHIBITED.

CCM Strategy 1.5.1.1: THE LAND DEVELOPMENT CODES **WILL** PROHIBIT POINT SOURCE AIR POLLUTION GENERATORS.

CCM Policy 1.5.2: COLLABORATE WITH FEDERAL, STATE, REGIONAL, AND LOCAL AGENCIES TO ACHIEVE MAINTAIN COMPLIANCE WITH ALL NATIONAL AND STATE AIR QUALITY STANDARDS.

CCM OBJECTIVE 1.6: ENSURE THE SAFE HANDLING OF HAZARDOUS MATERIALS.

CCM Policy 1.6.1: REQUIRE THE SAFE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS

CCM Strategy 1.6.1.1: COLLABORATE WITH FEDERAL, STATE AND LOCAL AGENCIES TO PERIODICALLY CONDUCT FIRE/ SAFETY INSPECTIONS AND REPORT VIOLATIONS.

CCM Strategy 1.6.1.2: UTILIZE THE HAZARDOUS MATERIAL COST RECOVERY ORDINANCE TO RESPOND TO HAZARDOUS MATERIAL INCIDENTS.

CCM Strategy 1.6.1.3: COLLABORATE WITH FEDERAL, STATE AND LOCAL AGENCIES TO EDUCATE THE PUBLIC REGARDING THE HANDLING AND DISPOSAL OF HOUSEHOLD HAZARDOUS MATERIALS.

CCM GOAL 2: PROVIDE INFRASTRUCTURE TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE WITHIN THE COASTAL HIGH HAZARD AREA (CHHA).

CCM OBJECTIVE 2.1: INVEST IN INFRASTRUCTURE THAT SUPPORTS LAND USES AND INTENSITIES PRESCRIBED BY THE FUTURE LAND USE ELEMENT.

CCM Policy 2.1.1: PROVIDE INFRASTRUCTURE TO SUPPORT THE PEAK SEASON POPULATION.

CCM Policy 2.1.2: BUILD-OUT OF THE COMMUNITY IN ACCORDANCE WITH THE USES AND INTENSITIES PRESCRIBED BY THE FUTURE LAND USE ELEMENT **WILL** BE APPLIED TO DETERMINE INFRASTRUCTURE NEEDS AND LEVELS OF SERVICE.

CCM Policy 2.1.3: MINIMIZE PUBLIC INFRASTRUCTURE INVESTMENT IN THE FEDERALLY DESIGNATED FEMA V-ZONE.

CCM STRATEGY 2.1.3.1: LIMIT CAPITAL EXPENDITURES FOR ROADS, POTABLE WATER, WASTEWATER, STORMWATER AND OTHER PUBLIC INFRASTRUCTURE IN THE FEMA V-ZONE.

CCM STRATEGY 2.1.3.2: PUBLIC INFRASTRUCTURE WITHIN THE FEMA V-ZONE, THAT IS DEEMED NECESSARY, **WILL** BE SITED TO AVOID POTENTIAL BREACH AREAS.

CCM STRATEGY 2.1.3.3: PROHIBIT NEW INFRASTRUCTURE SEAWARD OF THE STATE CCCL EXCEPT WHERE EXPRESSLY PERMITTED BY THE FDEP.

CCM STRATEGY 2.1.3.4: EXPEND FUNDS FOR THE PROTECTION, REPLACEMENT OR RENEWAL OF EXISTING PUBLIC INFRASTRUCTURE IN ACCORDANCE WITH THE COMPREHENSIVE BEACH MANAGEMENT PLAN.

CCM OBJECTIVE 2.2: AVOID LAND USES AND ACTIVITIES THAT ARE INCOMPATIBLE WITH THE COASTAL ENVIRONMENT.

CCM POLICY 2.2.1: PROHIBIT THE USE OF SEPTIC TANKS EXCEPT FOR JEWFISH KEY.

CCM STRATEGY 2.2.1.1: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT NEW DEVELOPMENT AND REDEVELOPMENT BE CONNECTED TO THE CENTRAL WASTEWATER SYSTEM. BY EXCEPTION, SEPTIC TANKS **WILL** BE ALLOWED FOR JEWFISH KEY.

CCM POLICY 2.2.2: PROHIBIT THE USE OF POTABLE WATER WELLS.

CCM STRATEGY 2.2.2.1: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT NEW DEVELOPMENT AND REDEVELOPMENT BE CONNECTED TO THE CENTRAL WATER SYSTEM. IRRIGATION WELLS **WILL** BE ALLOWED IF APPLICABLE AGENCIES HAVE ISSUED PERMITS.

CCM POLICY 2.2.3: PROHIBIT LANDFILLS AND OTHER WASTE DISPOSAL FACILITIES.

CCM STRATEGY 2.2.3.1: THE LAND DEVELOPMENT CODE **WILL** PROHIBIT LANDFILLS AND OTHER WASTE DISPOSAL FACILITIES OR SITES.

CCM POLICY 2.2.4: PROHIBIT THE EXTRACTION OF MINERALS AND NATURAL MATERIALS FOR COMMERCIAL PURPOSES.

CCM STRATEGY 2.2.4.1: THE LAND DEVELOPMENT CODE **WILL** PROHIBIT THE EXTRACTION OF MINERALS OR OTHER NATURAL MATERIALS INCLUDING SAND FOR COMMERCIAL PURPOSES.

CCM POLICY 2.2.5: THE TOWN **WILL** DEVELOP REGULATIONS THAT RESTRICT NOISE PRODUCING ACTIVITIES.

CCM OBJECTIVE 2.3: PROVIDE AND MAINTAIN PUBLIC ACCESS TO COASTAL RECREATIONAL AMENITIES.

CCM Policy 2.3.1: SUPPORT THE INITIATIVES AND PROGRAMS OF THE SBEP TO PROVIDE MANAGED ACCESS TO SARASOTA BAY AND ITS RESOURCES.

CCM Strategy 2.3.1.1: COLLABORATE WITH THE SBEP TO IMPLEMENT ITS *RECREATIONAL USE ACTION PLAN*.

CCM Policy 2.3.2: IDENTIFY AND PRESERVE PUBLIC ACCESS POINTS TO THE GULF OF MEXICO AND TO SARASOTA BAY.

CCM Strategy 2.3.2.1: IDENTIFY PUBLIC ACCESS POINTS TO THE GULF OF MEXICO AND SARASOTA BAY IN THE FUTURE LAND USE MAP.

CCM Strategy 2.3.2.2: IMPROVE AND MANAGE ACCESS POINTS TO PROTECT THE NATURAL ENVIRONMENT AND TO ENHANCE THE USE AND ENJOYMENT OF THE PUBLIC.

CCM Policy 2.3.3: PROTECT PHYSICAL AND VISUAL ACCESS TO THE GULF OF MEXICO AND SARASOTA BAY DURING THE LAND DEVELOPMENT PROCESS.

CCM Strategy 2.3.3.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR THE REASONABLE PROTECTION OF PHYSICAL AND VISUAL ACCESS TO THE GULF OF MEXICO AND SARASOTA BAY.

CCM Strategy 2.3.3.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE REQUIRE THAT COMMERCIALLY-PROVIDED RECREATIONAL ACTIVITIES REQUIRING GULF SHORELINE OR NEAR-SHORE WATER UTILIZATION BE CONCENTRATED AT COMMERCIAL TOURIST FACILITIES.

CCM GOAL 3: ENSURE RESILIENCY IN RESPONSE TO NATURAL DISASTERS.

CCM OBJECTIVE 3.1: REDUCE THE POTENTIAL FOR DAMAGE TO STRUCTURES WITHIN THE COASTAL HIGH HAZARD AREA (CHHA).

CCM Policy 3.1.1: APPLY AND ENFORCE STANDARDS FOR THE SAFETY OF STRUCTURES.

CCM Strategy 3.1.1.1: APPLY AND ENFORCE THE SAFETY REQUIREMENTS FOR STRUCTURES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE FLORIDA BUILDING CODE (FBC).

CCM STRATEGY 3.1.1.2: ENCOURAGE PROPERTY OWNERS TO RETROFIT STRUCTURES WITH STORM RESISTANT MATERIALS. ENSURE THAT THE LAND DEVELOPMENT CODE AND OTHER CODES DO NOT UNREASONABLE IMPEDE THE RETROFITTING OF STRUCTURES FOR STORM RESISTANCE.

CCM POLICY 3.1.2: MINIMIZE REPETITIVE LOSSES.

CCM STRATEGY 3.1.2.1: THE LAND DEVELOPMENT CODE **WILL** ENCOURAGE THE RELOCATION, REMOVAL, OR REPLACEMENT OF EXISTING NON-COMPLIANT STRUCTURES IN V-ZONES, OR SEAWARD OF THE CCCL TO SAFER LOCATIONS.

CCM STRATEGY 3.1.2.2: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT EXISTING STRUCTURES DAMAGED IN EXCESS OF 50% OF VALUE **MAY** REBUILD ONLY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

CCM STRATEGY 3.1.2.3: COLLABORATE WITH FEDERAL, STATE AND OTHER AGENCIES TO INFORM PROPERTY OWNERS OF BUY-OUT PROGRAMS FOR STRUCTURES SUBJECT TO REPETITIVE DAMAGE.

CCM OBJECTIVE 3.2: PREPARE AND MAINTAIN DISASTER RESPONSE PLANS AND PROGRAMS.

CCM POLICY 3.2.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, MUNICIPALITIES, AND OTHER PUBLIC AND PRIVATE ENTITIES TO IDENTIFY SAFE SHELTERS DURING HURRICANE EVENTS.

CCM STRATEGY 3.2.1.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, MUNICIPALITIES, AND PUBLIC AND PRIVATE ENTITIES TO IDENTIFY AND MAP SHELTERS.

CCM STRATEGY 3.2.1.2: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY, MUNICIPALITIES, AND PUBLIC AND PRIVATE ENTITIES TO INFORM THE PUBLIC REGARDING THE LOCATION AND USE OF DESIGNATED SHELTERS.

CCM POLICY 3.2.2: COLLABORATE WITH TRANSPORTATION PLANNING AUTHORITIES AND OTHER LOCAL GOVERNMENTS TO MAINTAIN EVACUATION ROUTES.

CCM STRATEGY 3.2.2.1: MAINTAIN EVACUATION STANDARDS CONSISTENT WITH THE REQUIREMENTS OF THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) AND CHAPTER 252, FLORIDA STATUTES (FS).

CCM STRATEGY 3.2.2.2: DEVELOP, MAINTAIN AND APPLY OPERATIONAL PLANS TO ENSURE THAT EVACUATION ROUTES REMAIN OPEN DURING HURRICANE EVENTS.

CCM Policy 3.2.3: DEVELOP, MAINTAIN, AND APPLY A *SHORT-TERM POST-DISASTER REDEVELOPMENT PLAN*.

CCM Strategy 3.2.3.1: THE *SHORT-TERM POST-DISASTER REDEVELOPMENT PLAN* **WILL** (1) DEFINE THE CIRCUMSTANCES UNDER WHICH THE PLAN **WILL** BE APPLIED, (2) THE PROCEDURES REQUIRED TO AUTHORIZE THE PLAN AND (3) THE SCOPE OF AUTHORITY PERMITTED.

CCM Strategy 3.2.3.2: THE *SHORT-TERM POST-DISASTER REDEVELOPMENT PLAN* **WILL** FACILITATE AND ACCELERATE SHORT TERM RECOVERY EFFORTS TO REPAIR AND RESTORE STRUCTURES AND FACILITIES THAT ARE POTENTIAL PUBLIC HEALTH, SAFETY OR WELFARE HAZARDS.

CCM Objective 3.3: PREPARE AND MAINTAIN POST-DISASTER REDEVELOPMENT PLANS AND PROGRAMS.

CCM Policy 3.3.1: DEVELOP AND MAINTAIN A LONG-TERM POST-DISASTER PLAN.

CCM Strategy 3.3.1.1: THE LONG-TERM POST-DISASTER REDEVELOPMENT PLAN **WILL** REQUIRE THAT RECONSTRUCTED PROPERTIES BE BROUGHT INTO COMPLIANCE WITH THE FLORIDA BUILDING CODE, FEMA REQUIREMENTS AND THE LAND DEVELOPMENT CODE TO THE EXTENT PRACTICABLE **WILL** RESPECTING ORIGINAL USE, DENSITY AND CUBIC VOLUME.

CCM Strategy 3.3.1.2: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES FOR THE CERTIFICATION AND DOCUMENTATION OF LEGAL NON-CONFORMING STATUS PERTAINING TO USE, DENSITY, LOT SIZE AND STRUCTURAL DIMENSIONS.

CCM Strategy 3.3.1.3: THE LAND DEVELOPMENT CODE **WILL** REQUIRE THAT LEGALLY NONCONFORMING STRUCTURES, BUILDINGS AND USES THAT ARE SUBSTANTIALLY DAMAGED BY NATURAL DISASTER OR INVOLUNTARY ACTION BY MORE THAN 50%, **MAY** BE RECONSTRUCTED TO THE SAME BUILDING CUBIC CONTENT AND NUMBER OF UNITS IN EXISTENCE PRIOR TO THE CASUALTY.

CCM Policy 3.3.2: ENCOURAGE THE CERTIFICATION AND DOCUMENTATION OF NON-CONFORMING STATUS.

CCM Strategy 3.3.2.1: THE LAND DEVELOPMENT CODE **WILL** PROVIDE CRITERIA, STANDARDS AND PROCEDURES FOR THE CERTIFICATION AND DOCUMENTATION OF THE LEGAL NON-CONFORMING STATUS OF SITES AND STRUCTURES.

CCM Policy 3.3.3: ENCOURAGE THE DEVELOPMENT AND PREAPPROVAL OF POST-DISASTER REDEVELOPMENT PLANS FOR PROPERTIES UNDER UNIFIED CONTROL.

CCM Strategy 3.3.3.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES THAT ENCOURAGE THE APPROVAL OF POST-DISASTER REDEVELOPMENT PLANS. INCENTIVES **MAY** BE PROVIDED FOR POST-DISASTER REDEVELOPMENT PLANS THAT FULLY COMPLY WITH THIS COMPREHENSIVE PLAN AND WITH THE USE, DENSITY AND DESIGN STANDARDS PRESCRIBED BY THE LAND DEVELOPMENT CODE.

Town of Longboat Key Comprehensive Plan Update INFRASTRUCTURE: STORMWATER Sub-Element

SWM GOAL 1: PROVIDE A MANAGED SYSTEM OF STORMWATER INFRASTRUCTURE

SWM OBJECTIVE 1.1: MINIMIZE THE RISK OF DAMAGE AND LOSS FROM FLOODING

SWM POLICY 1.1.1: ESTABLISH LEVELS OF SERVICE FOR FLOOD CONTROL

SWM STRATEGY 1.1.1.1: ADOPT AND MAINTAIN A 25-YR/24-HR FREQUENCY STORM DRAINAGE SYSTEM LOS.

SWM POLICY 1.1.2: ALL NEW DEVELOPMENT AND REDEVELOPMENT **WILL** PROVIDE STORMWATER MANAGEMENT SYSTEMS THAT MEET ESTABLISHED LEVELS OF SERVICE AND ALL APPLICABLE STATE, REGIONAL, AND LOCAL LAWS AND REGULATIONS.

SWM STRATEGY 1.1.2.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES TO INSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT MEETS THE ADOPTED LOS FOR FLOOD CONTROL AND MEETS ALL APPLICABLE STATE, REGIONAL, AND LOCAL LAWS AND REGULATIONS.

SWM POLICY 1.1.3: THE AMOUNT OF STORMWATER DISCHARGED FROM THE SITE AFTER DEVELOPMENT **WILL** NOT EXCEED THE AMOUNT DISCHARGED PRIOR TO DEVELOPMENT.

SWM STRATEGY 1.1.3.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES TO ENSURE THAT STORMWATER RUNOFF FROM NEW DEVELOPMENT AND REDEVELOPMENT DOES NOT EXCEED THE AMOUNT DISCHARGED PRIOR TO DEVELOPMENT.

SWM POLICY 1.1.4: ENCOURAGE THE APPLICATION OF "LOW IMPACT DEVELOPMENT (LID) STORMWATER MANAGEMENT TECHNIQUES.

SWM STRATEGY 1.1.4.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES THAT ENCOURAGE THE USE OF "LOW IMPACT DEVELOPMENT (LID)" STORMWATER MANAGEMENT TECHNIQUES.

SWM OBJECTIVE 1.2: MAINTAIN STORMWATER QUALITY

SWM POLICY 1.2.1: ESTABLISH WATER QUALITY STANDARDS

SWM STRATEGY 1.2.1.1: ADOPT AND MAINTAIN THE WATER QUALITY STANDARDS OF CHAPTERS 40D-4, 40 AND 400, F.A.C., OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), AS **MAY** BE AMENDED.

SWM POLICY 1.2.2: NEW DEVELOPMENT AND REDEVELOPMENT **WILL** PROVIDE STORMWATER MANAGEMENT SYSTEMS THAT MAINTAIN ESTABLISHED WATER QUALITY STANDARDS.

SWM STRATEGY 1.2.2.1: THE LAND DEVELOPMENT CODE **WILL** INCLUDE CRITERIA, STANDARDS, METHODOLOGIES, AND PROCEDURES TO ENSURE THAT STORMWATER RUNOFF FROM NEW DEVELOPMENT AND REDEVELOPMENT MEETS ESTABLISHED WATER QUALITY STANDARDS.

SWM POLICY 1.2.3: STORMWATER RUNOFF FROM NEW DEVELOPMENT AND REDEVELOPMENT **WILL** NOT DEGRADE THE QUALITY OF ADJACENT COASTAL WATERS.

SWM STRATEGY 1.2.3.1: THE LAND DEVELOPMENT CODE **WILL** PROHIBIT THE DISCHARGE OF UNTREATED STORMWATER INTO COASTAL WATERS.

SWM STRATEGY 1.2.3.2: COLLABORATE WITH SWFWMD, THE SARASOTA BAY ESTUARY PROGRAM, AND OTHER LOCAL GOVERNMENTS TO REDUCE THE LEVELS OF UNTREATED STORMWATER FLOWING INTO COASTAL WATERS.

SWM POLICY 1.2.4: PRESERVE WETLANDS AS NATURAL STORAGE AREAS AND AS A PART OF A STORMWATER MANAGEMENT PROGRAM.

SWM STRATEGY 1.2.4.1: THE LAND DEVELOPMENT CODE **WILL** MANDATE THE PRESERVATION OF WETLANDS AND PROVIDE FOR THE INTEGRATION OF NATURAL WETLANDS INTO STORMWATER MANAGEMENT SYSTEMS

SWM OBJECTIVE 1.3: OPERATE AND MAINTAIN STORMWATER MANAGEMENT INFRASTRUCTURE TO CONTROL FLOODING AND PROVIDE ENVIRONMENTAL BENEFITS

SWM POLICY 1.3.1: ABIDE BY THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

SWM STRATEGY 1.3.1.1: MAINTAIN A DATABASE OF TOWN-OWNED STORMWATER TREATMENT FACILITIES TO IDENTIFY MAINTENANCE AND IMPROVEMENT NEEDS.

SWM STRATEGY 1.3.1.2: STORMWATER MANAGEMENT INFRASTRUCTURE **WILL** BE INCLUDED IN THE CAPITAL IMPROVEMENTS PLAN.

SWM Policy 1.3.2: INVENTORY AND EVALUATE STORMWATER MANAGEMENT SYSTEMS FOR COMPLIANCE TO IDENTIFY DEFICIENCIES RELATED TO FLOODING AND /OR WATER QUALITY.

SWM Policy 1.3.3: EDUCATE THE PUBLIC REGARDING FLOODING, STORM SURGE, AND WATER QUALITY ISSUES.

SWM OBJECTIVE 1.4: ENHANCE AQUIFER RECHARGE AREAS, IF IDENTIFIED, AND PROTECT THE QUALITY OF GROUNDWATER RESOURCES

SWM Policy 1.4.1: COLLABORATE WITH THE SWFWMD TO ENHANCE AQUIFER RECHARGE AREAS, IF IDENTIFIED, AND PROTECT THE QUALITY OF GROUNDWATER RESOURCES.



Ordinance 2016-09 Comprehensive Plan Amendments

Planning & Zoning Board
June 21, 2016



Background

- At the May 17, 2016, Planning and Zoning Board (P&Z Board) Meeting, Staff discussed comments received from the Board regarding the draft Comprehensive Plan update.
- Staff was directed to provide additional information regarding the following:
 - The use of: will, shall, may, and must
 - Recreation and Open Space Levels of Service
 - Public Art



WILL AND SHALL

- Instances where the words will, shall, may, and must (if applicable), are highlighted on the elements



RECREATION AND OPEN SPACE POLICY PROVISIONS

- Comprehensive Plan Policy 1.1.11: The Town will support the appropriate improvement of Town-owned and controlled recreation and open space lands with facilities that expand public enjoyment of those lands while balancing the needs of the environment and neighborhood compatibility.
- Comprehensive Plan Policy 1.2.1: The Town will improve and maintain, as appropriate, existing publicly-owned or controlled open space and recreation areas.
- Comprehensive Plan Policy 1.2.4: Acquisition of land and capital improvements of existing land will be funded by the Town's Parks and Open Space Land Acquisition Fund and other sources.



PARKS AND RECREATION LEVEL OF SERVICE (LOS)

- Level of Service is based on the Town's peak seasonal functional population and the functional household size (evaluated annually)
- Current LOS: 12 acres of recreation and open space per 1,000 peak seasonal functional residents and a Facilities Standards Guide

- Most common technique recommended by the American Planning Association (APA) is an acreage per 1,000 residents and facility requirements
- No published acreage or facility LOS standards in the U.S.
- Varies based on location, type of community, environmental considerations, and other factors



PARKS AND RECREATION LEVEL OF SERVICE (LOS)

- Current Facilities Standards Guide includes the following facilities requirement (these are minimums; additional amounts and/or types of facilities are optional):
 - Tennis Courts (private) – One court per 5,000 persons
 - Tennis Courts (public) – One court per 8,000 persons
 - Multipurpose fields – One per 25,000 persons
 - Basketball Court – One per 12,500 persons
 - Multipurpose pathway – 1 linear mile per 2,500 persons
 - Swimming (non-pool) – 1 linear mile of beach per 25,000 persons
 - Saltwater fishing – 800 linear feet of pier. Shoreline, catwalk, jetty per 5,000 persons
 - Boat ramp – One ramp per 12,500 persons



LEVEL OF SERVICE

- Changes to the current LOS could be made by including standards for:
 - Expand the types of facilities provided per capita (cultural center, library, fitness facility, fitness trails, playground, beach access amenities, water sports access, etc.);
 - Indicate a building square footage per capita (size of cultural center, fitness center, etc.);
 - Provide Access LOS (individual's access and proximity to facilities)
 - Provide Quality LOS (design and maintenance criteria for facilities)



LEVEL OF SERVICE EXAMPLES

- City of Sanibel Island
 - Facilities per capita
 - Example: 3 Playgrounds
 - “The City will continue to provide recreation facilities and programs **beyond the minimum level of service standards** for recreation facilities established in this Policy.”
- City of Coral Gables
 - “The minimum acceptable LOS standards for recreation and open space facilities will be measured by **number of facilities per resident in addition to the following radius standards.**”
 - Example: 1 equipped play area per 5,000 residents
 - Example: Neighborhood park: .25-3 acres with a service radius of 10 minute walk or 0.5 mile drive



PUBLIC ART

- Town's Vision Plan includes public art:
 - Goal 6: Protect and conserve the natural environment and maintain the beauty of the Key
 - Strategy #14: Encourage public art in public places.
- Public art can contribute to the revitalization of civic infrastructure
- Enhances and personalizes public space
- Activates civic dialogue



PUBLIC ART EXAMPLE

- City of Sarasota's Public Art Program
 - Any property owner who applies to the City for a Building Permit to construct or make improvements that exceed \$250,000 in construction value to a multi-family, mixed-use or commercial building or non-residential portion of a mixed use building located in certain districts must make a public art contribution
 - Contributions based on construction valuation of building permit
 - Public Art Committee: reviews all documentation submitted by the property owner or developer
 - Building permits not issued until Public Art Committee approves, donation is made to Public Art Fund or deposit of 115% of value of required public art contribution is made