

Regular Workshop – September 26, 2016  
Agenda Item 12

Agenda Item: Proposed Ordinance 2016-10, Amending Comprehensive Plan, Mobility Element

Presenter: Town Manager and Staff

Summary: Proposed Ordinance converts the Town's Transportation Element of the Comprehensive Plan into a new Mobility Element, which addresses vehicular, pedestrian, and bicycle usage. It encourages the principles of 'Complete Streets,' which is a concept promoting accessible design and encourages transformation of streets into functional and welcoming places for both vehicles and pedestrians.

The Planning & Zoning Board reviewed proposed revisions at their August 23, 2016, Regular Meeting and recommended approval of Ordinance 2016-10, as written.

Attachments: 9-14-16 Memo, PZB Director to Manager;  
9-14-16 Memo, P&Z Board Chair to Town Commission;  
7-11-16 Staff Report, Planner to P&Z Board;  
PowerPoint Presentation;  
8-23-16 Minutes of P&Z Board Regular Meeting;  
Proposed Ordinance 2016-10.

Recommended

Action: Pending discussion, forward Ordinance 2016-10 to the October 4, 2016 Regular Meeting for first reading and public hearing.

## MEMORANDUM

**DATE:** September 14, 2016

**TO:** Dave Bullock, Town Manager

**FROM:** Alaina Ray, AICP, Director  
Planning, Zoning & Building Department

**SUBJECT:** Proposed Ordinance 2016-10, Mobility Element

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Proposed Ordinance converts the Town's Transportation Element of the Comprehensive Plan into a new Mobility Element, which addresses vehicular, pedestrian, and bicycle usage. It encourages the principles of 'Complete Streets,' which is a concept promoting accessible design and encourages transformation of streets into functional and welcoming places for both vehicles and pedestrians.

The Planning & Zoning Board reviewed proposed revisions at their August 23, 2016, Regular Meeting and recommended approval of Ordinance 2016-10, as written.

Staff is requesting the Town Commission review proposed Ordinance 2016-10, and pending discussion, forward to the October 4, 2016 Regular Meeting for first reading and public hearing. Following public hearing, the Ordinance will be forwarded to the Florida Department of Economic Opportunity (DEO) for review and comment. Once the Town has received DEO approval, Ordinance 2016-10 will be scheduled for second reading, public hearing, and adoption.

AR/dmc

## MEMORANDUM

**DATE:** September 14, 2016

**TO:** Honorable Mayor and Town Commission

**THROUGH:** Dave Bullock, Town Manager

**FROM:** Jim Brown, Chair  
Planning and Zoning Board

**SUBJECT:** Proposed Ordinance 2016-10, Mobility Element

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During the public hearing held on August 23, 2016, the Planning and Zoning Board recommended APPROVAL of Ordinance 2016-10, which replaces the Transportation Element in the Town's Comprehensive Plan with a new Mobility Element. The specific motion from the August 23, 2016, meeting of the P&Z Board is as follows:

**MR. GARNER MOVED THE P&Z BOARD RECOMMEND APPROVAL OF ORDINANCE 2016-10, MOBILITY ELEMENT, AS WRITTEN. MS. BISHOP SECONDED THE MOTION. MOTION PASSED ON ROLL CALL VOTE: BISHOP, AYE; BROWN, AYE; GARNER, AYE; SCHNEIER, AYE; SYMANSKI, AYE.**

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

1. Ordinance 2016-10;
2. Staff Report, dated 7-11-2016, Planner to P&Z Board;
3. PowerPoint presentation; and
4. Draft minutes from the 8-23-2016 regular P&Z Board meeting on this issue.

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

JB/dmc

## M E M O R A N D U M

**DATE:** July 11, 2016

**TO:** Planning and Zoning Board

**FROM:** Maika Arnold, Planner  
Planning, Zoning and Building Department

**RE:** Ordinance 2016-10: Comprehensive Plan Update  
Mobility Element (Replaces the Transportation Element)

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At the May 17, 2016 and June 21, 2016 Planning and Zoning Board meetings, Staff introduced a draft version of the Mobility Element. Ordinance 2016-10 converts the Town's Transportation Element of the Comprehensive Plan into a new Mobility Element, which address vehicular, pedestrian, and bicycle usage. It encourages the principles of "Complete Streets," which is a concept promoting accessible design and encourages transformation of streets into functional and welcoming places for both vehicles and pedestrians.

Planning and Zoning Board did not propose any major revisions to the Mobility Element as it was presented during their workshops. Staff has made some minor revisions to the Mobility Element to include the need for sidewalks on the west side of Gulf of Mexico Drive. This has been included in Strategy 1.3.1.4.

Staff is bringing Ordinance 2016-10 forward for the Board's consideration and potential recommendation to the Town Commission.



# Mobility Element

Town Commission Regular Workshop  
September 26, 2016



## MOBILITY ELEMENT

- Replaces the Transportation Element
- Is in compliance with a new Interlocal Agreement between Longboat Key and Sarasota County
- Addresses vehicular, pedestrian, and bicycle usage.
- Defines how a community intends to provide mobility for its residents, businesses and visitors.
- Encourages principles of Complete Streets
  - Consistent with Sarasota County, MPO, and FDOT policies



# MOBILITY ELEMENT REVISIONS

- Additional Policy
  - Policy 1.3.1.4: Work to provide a multi-use path/sidewalk on the west side of Gulf of Mexico Drive



## Planning & Zoning Board Recommendation

The Planning and Zoning Board reviewed proposed Ordinance 2016-10, Mobility Element, at their August 23, 2016, regular meeting.

Following discussion, the Board unanimously recommended approval of the proposed ordinance as written.

TOWN OF LONGBOAT KEY  
PLANNING AND ZONING BOARD  
MINUTES OF REGULAR MEETING

\*\*\*AUGUST 23, 2016\*\*\*

The regular meeting of the Planning and Zoning Board was called to order at 9:00 AM by Chair Jim Brown.

Members Present: Chair Jim Brown; Vice Chair BJ Bishop; Secretary Ken Schneier; Members Leonard Garner, George Symanski

Members Absent: Member Stephen Madva

Also Present: Maggie Mooney-Portale, Town Attorney; Kelly Fernandez, Assistant Town Attorney; Alaina Ray, Planning, Zoning & Building Director; Maika Arnold, Planner; Steve Schield, Planner; Donna Chipman, Office Manager

AGENDA ITEM 1  
PUBLIC TO BE HEARD  
Opportunity for Public to Address Planning and Zoning Board

No one wished to address the board.

AGENDA ITEM 2 AND ITEM 3  
CONSENT AGENDA

**MS. BISHOP MOVED APPROVAL OF THE MINUTES OF THE MAY 31, 2016, SPECIAL MEETING, AND THE JUNE 21, 2016 REGULAR MEETING AND SETTING THE FUTURE MEETING DATE FOR SEPTEMBER 20, 2016 REGULAR MEETING. MR. SCHNEIER SECONDED THE MOTION. MOTION WAS APPROVED UNANIMOUSLY.**

PUBLIC HEARINGS

Agenda Item 4  
Ordinance 2016-10, Comprehensive Plan Amendment  
Mobility Element  
(Continued from the June 21, 2016 meeting)

Pursuant to published notice, the public hearing was opened.

Maika Arnold, Planner, reviewed the staff report noting:

- The Transportation Element was renamed Mobility Element
- It was in compliance with the new interlocal agreement between the Town and Sarasota County
- The element included an additional Policy 1.3.1.4, which addressed providing a multi-use path/sidewalk on the west side of Gulf of Mexico Drive

Chair Brown addressed the additional policy concerning a sidewalk on the west side of Gulf of Mexico Drive asking how the Town would construct it. Ms. Arnold responded there were currently some sidewalks on portions of the west side of Gulf of Mexico Drive. She explained if the policy was included in the Comprehensive Plan, then it would be added to the Capital Improvements Plan, which will allow the Town to request funding to place it on the west side of the entire island. Alaina Ray, Planning, Zoning & Building Director, included that once the policy was included in the Comprehensive Plan and included in the Capital Improvements Plan, the Town can request additional funding from the Metropolitan Planning Organization (MPO). She noted that the sidewalks were just added to a list of projects that were being presented to Manatee County to request additional surtax from tourist funds. Manatee County has agreed to work with the Town on funding to develop a better method of distributing funds. Mr. Garner questioned if it would need the agreement of both Manatee County and Sarasota County to move forward. Ms. Ray responded because it was a Comprehensive Plan amendment, once the Town Commission holds first reading, it would then be forwarded to the state for review, but it would also be forwarded to all entities required to review, which included Manatee and Sarasota Counties. They review to ensure it did not conflict with any of their codes, but they did not have to go through any approval process.

Mr. Symanski asked, following the discussion of sidewalks being impossible in some places, if language should be included saying 'where practical.' Ms. Ray responded staff would look at creative ways of getting access; it did not mean it could be done on every property, but would try in as many places as possible. Attorney Mooney-Portale commented that the language suggested by Mr. Symanski was not problematic, but it was the decision of the board to make the recommendation.

Discussion ensued on:

- Whether there would be language included in another area of the Town Code that would speak to the issue of sidewalks
- That staff would address the issue in the Zoning Code rewrite
- That staff should review how Mr. Symanski's suggestion might be implemented

**MR. GARNER MOVED THE P&Z BOARD RECOMMEND APPROVAL OF ORDINANCE 2016-10, MOBILITY ELEMENT, AS WRITTEN. MS. BISHOP SECONDED THE MOTION. MOTION PASSED ON ROLL CALL VOTE: BISHOP, AYE; BROWN, AYE; GARNER, AYE; SCHNEIER, AYE; SYMANSKI, AYE.**

**ORDINANCE 2016-10**

**AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY BY REPEALING IN ITS ENTIRETY THE TRANSPORTATION ELEMENT; ESTABLISHING THE MOBILITY ELEMENT; PROVIDING FOR COMPLIANCE WITH THE COMMUNITY PLANNING ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Community Planning Act (Sections 163.3161 through 163.3248, Florida Statutes), authorizes and requires the Town of Longboat Key to adopt and amend a Comprehensive Plan in accordance with the Act and all applicable state regulations adopted pursuant to the authority granted in the Act; and

**WHEREAS**, Section 163.3184, Florida Statutes, requires that the Town transmit the proposed Comprehensive Plan amendments to the state land planning agency, as well as other specified agencies and parties; and

**WHEREAS**, pursuant to the Community Planning Act, the Town of Longboat Key Code of Ordinances, Chapter 33, designates the Town of Longboat Key Planning and Zoning Board as the local planning agency, responsible for the preparation of the local Comprehensive Plan and amendments thereto; and

**WHEREAS**, the Town Commission has determined that the current policies within the Transportation Element of the Comprehensive Plan do not adequately address or improve transportation or mobility on and off the island of Longboat Key; and

**WHEREAS**, The Town Commission recognizes the importance of improving mobility on the island for vehicles, pedestrians, and bicyclists to facilitate and encourage safe, efficient, and convenient movement of the island's residents and visitors; and

**WHEREAS**, the Town Commission has indicated a desire to evaluate, update, and revise its Comprehensive Plan and has directed Town Staff to provide recommendations based upon policy directives regarding improved mobility; and

**WHEREAS**, the Town has adopted an Interlocal Agreement with Sarasota County regarding Sarasota County's Mobility Plan and the Town's collection of Mobility Fees for new development within the Sarasota County portion of the Town; and

**WHEREAS**, Sarasota County's Mobility Plan includes a provision designating the Sarasota County portion of the Town as its own district for the collection and use of Mobility Fees for the purpose of improving vehicular and pedestrian mobility; and

**Whereas**, an island-wide approach to mobility planning will enable the Town to address the mobility needs of the residents and visitors in both the Sarasota and Manatee County portions of the Town; 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 August 23, 2016, 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 \_\_\_\_\_, 2016, and considered the recommendations of the Town's Planning and Zoning Board; and

**WHEREAS**, on \_\_\_\_\_, 2016, the Town Commission conducted a 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 has considered any comments regarding the Town's proposed Comprehensive Plan amendments received from the reviewing agencies; and

**WHEREAS**, on \_\_\_\_\_, 2016, 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 Comprehensive Plan amendments.

**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 \_\_\_\_\_, 2016.

Adopted on the second reading and public hearing this \_\_\_\_\_ day  
of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jack G. Duncan, Mayor

ATTEST:

\_\_\_\_\_  
Trish Granger, Town Clerk

Exhibit:

“A”: Mobility Element of the Town of Longboat Key Comprehensive Plan

**TOWN OF LONGBOAT KEY  
COMPREHENSIVE PLAN UPDATE  
MOBILITY ELEMENT**

**MOBILITY GOAL 1: Provide for safe, convenient, and efficient movement of people and vehicles.**

**MOBILITY OBJECTIVE 1.1: Coordinate with and monitor the state, regional, and neighboring agencies and jurisdictions regarding mobility plans, proposed and/or needed improvements, and potential impacts from proposed development.**

**MOBILITY POLICY 1.1.1:** Coordinate with and monitor the Florida Transportation Plan, the Strategic Intermodal System Plan and the work plans and initiatives of the Florida Department of Transportation (FDOT).

**MOBILITY STRATEGY 1.1.1.2:** Review all mobility plans and implementing actions for consistency with the Florida Transportation Plan, the Strategic Intermodal System Plan and the work plans and initiatives of the Florida Department of Transportation.

**MOBILITY POLICY 1.1.2:** Support the Sarasota County Long Range Transportation Plan and the plans and initiatives of the Sarasota / Manatee Metropolitan Planning Organization (SMMPO).

**MOBILITY STRATEGY 1.1.2.1:** Adopt a Long Range Transportation Map consistent with the Sarasota / Manatee Long Range Transportation Plan that (1) delineates existing and future transportation corridors, (2) classifies roadways and (3) depicts land use and mobility relationships.

**MOBILITY STRATEGY 1.2.2.2:** Designate Gulf of Mexico Drive (SR 789) as an "Urban Collector" consistent with the Federal Highway Administration (FHWA) classification assigned by the FDOT.

**MOBILITY POLICY 1.1.3:** Adopt and implement a "Mobility Plan" in conjunction with participating counties.

**MOBILITY STRATEGY 1.1.3.1:** Collaborate with Sarasota County, Manatee County, the SMMPO, the FDOT and adjoining jurisdictions to develop and implement a mobility plan.

**Comment [MM-P&C1]: Consider whether 1.1.3 should more broadly worded:**

***Adopt and implement a "Mobility Plan" in conjunction with participating counties.***

**MOBILITY STRATEGY 1.1.3.2:** Enter into an Interlocal Agreement with Sarasota County to implement the Sarasota County Mobility Plan within the Sarasota County portion of the Town of Longboat Key.

**MOBILITY STRATEGY 1.1.3.3:** Designate the Town of Longboat Key as an "Urban Infill" Area as defined by the Sarasota County Mobility Plan.

**MOBILITY STRATEGY 1.1.3.4:** Designate Gulf of Mexico Drive as a "Multi-modal Corridor" as defined by the Sarasota County Mobility Plan.

**MOBILITY POLICY 1.1.4:** Maintain the 18-hour maximum total evacuation clearance time established by the Southwest Florida Regional Planning Council (SWFRPC).

**MOBILITY STRATEGY 1.1.4.1:** Collaborate with the FDOT, the SMMPO, Sarasota County, Manatee County and neighboring jurisdictions to maintain established maximum clearance times.

**MOBILITY STRATEGY 1.1.4.2:** Monitor all proposed land use actions along evacuation routes to I-75 that would negatively affect evacuation maximum clearance times.

**MOBILITY OBJECTIVE 1.2: Create and maintain a land use pattern that provides mobility choices.**

**MOBILITY POLICY 1.2.1:** Ensure new development and redevelopment provides a mixture of complimentary land uses and designs that promote internal trip capture and pedestrian / bicycle travel as prescribed by the Future Land Use element.

**MOBILITY STRATEGY 1.2.1.1:** Develop and adopt "Mobility Design Standards" that guide the internal design of new development and redevelopment.

**MOBILITY STRATEGY 1.2.1.2:** The Land Development Regulations shall include criteria, standards, methodologies and procedures to ensure that new development and redevelopment adheres to adopted "Mobility Design Standards".

**MOBILITY POLICY 1.2.2:** Maintain the integrity of travel corridors

**MOBILITY STRATEGY 1.2.2.1:** The Land Development Regulations shall establish a minimum right-of-way width of 100 feet for Gulf of Mexico

Drive and provide criteria, standards, methodologies and procedures that ensure that minimum right-of-way width is preserved.

**MOBILITY STRATEGY 1.2.2.2:** The Land Development Regulations shall establish minimum right-of-way widths for collectors and local streets – both public and private - and provide criteria, standards, methodologies and procedures that ensure that minimum right-of-way widths are preserved.

**MOBILITY POLICY 1.2.3:** Ensure that new development and redevelopment pays its proportionate share for the cost of mobility infrastructure.

**MOBILITY STRATEGY 1.2.3.1:** Collaborate with Sarasota County for the collection and allocation of “mobility fees”.

**MOBILITY STRATEGY 1.2.3.2:** Collaborate with Manatee County for the collection and allocation of mobility fees or other alternative “roadway impact fees” that address transportation mobility.

**MOBILITY OBJECTIVE 1.3: Apply the principles of “Complete Streets” and “Context Sensitive Design” while maintaining the capacity and functional integrity of travel corridors.**

**MOBILITY POLICY 1.3.1:** Establish Mobility and Quality Levels of Service and/or minimum standards of service for all multi-modal components.

**MOBILITY STRATEGY 1.3.1.1:** Maintain the roadway – quality / Level of Service “D” defined as the cumulative vehicular capacity of Arterial roads – not on individual arterial segments.

Comment [A2]: This looks like a sentence fragment. I don't understand it.

**MOBILITY STRATEGY 1.3.1.2:** Maintain and improve pedestrian access along both sides of Gulf of Mexico drive and one side of collectors and arterials. Coordinate with FDOT to provide safe pedestrian crossings on Gulf of Mexico Drive.

**MOBILITY STRATEGY 1.3.1.3:** Coordinate with FDOT to maintain bicycle lanes on both sides of Gulf of Mexico Drive and to maintain a multi-use path on the east side of Gulf of Mexico Drive.

Comment [A3]: Is there a full multi-use path on one side of GMD? If not, maintain is not the right word. If there is a full path then perhaps the language should be “on the east side of...” versus “on at least one side of...”

**MOBILITY STRATEGY 1.3.1.4:** Work to provide a multi-use path/sidewalk on the west side of Gulf of Mexico Drive.

**MOBILITY STRATEGY 1.3.1.5:** Coordinate with Sarasota County Area Transit and Manatee County Area Transit to maintain and improve mass transit functionality and accessibility.

**MOBILITY POLICY 1.3.2:** Apply “complete street / context sensitive” design principles for the incremental improvement of Gulf of Mexico Drive.

**MOBILITY STRATEGY 1.3.2.1:** Guide both public and private investment, prepare and adopt design guidelines for the incremental improvement of Gulf of Mexico Drive.

**MOBILITY STRATEGY 1.3.2.2:** The Land Development Regulations shall include criteria, standards, methodologies and procedures for the application of established design principles to the improvement of Gulf of Mexico Drive.

**MOBILITY STRATEGY 1.3.2.3:** The Land Development Regulations shall require new development and redevelopment to provide the mobility infrastructure improvements on Gulf of Mexico Drive necessary (1) to directly serve the project and (2) to mitigate direct impacts.

**MOBILITY POLICY 1.3.3:** Apply “complete street / context sensitive” design principles to the improvement and development of collector and local streets.

**MOBILITY STRATEGY 1.3.3.1:** Guide both public and private investment, prepare and adopt design guidelines for the improvement and development of collector and local corridors.

**MOBILITY STRATEGY 1.3.3.2:** The Land Development Regulations shall include criteria, standards, methodologies and procedures for the application of established design principles to the improvement and development of collector and local corridors.

**MOBILITY STRATEGY 1.3.3.3:** The Land Development Regulations shall require new development and redevelopment to provide the mobility infrastructure improvements on collector and local streets necessary (1) to directly serve the project and (2) to mitigate direct impacts.

**MOBILITY POLICY 1.3.4:** Direct investment in infrastructure to maintain Mobility Quality / Levels of Service and functional integrity of travel corridors.

**MOBILITY STRATEGY 1.3.4.1:** Periodically identify mobility infrastructure needs to correct deficiencies and meet future demands.

**MOBILITY STRATEGY 1.3.4.2:** Prioritize and program public expenditure through the Capital Improvements Program for the mobility infrastructure required to correct existing deficiencies and accommodate future needs.



**End of Agenda Item**