

## MEMORANDUM

**TO:** Tom Harmer, Town Manager

**FROM:** Allen Parsons, AICP,  
Director, Planning, Zoning & Building Department

**REPORT DATE:** November 3, 2021

**MEETING DATE:** November 15, 2021

**SUBJECT:** Comprehensive Plan Evaluation and Appraisal Report

### **Recommended Action**

Provide direction to Manager.

### **Background**

The Town of Longboat Key (Town) has had a Comprehensive Plan since 1978. Over time it has gone through periodic revisions and updates to ensure that it: appropriately reflects policy direction to address current and anticipated conditions; embodies the community's vision; targets major issues that the Town would like to address in both the short- and long-term; and complies with State Statutes and rules, along with being consistent with State and regional policy plans.

The Town has initiated a review of its Comprehensive Plan, consistent with the State of Florida's growth policy and planning law (Chapter 163.3191(1)), which requires that all counties and municipalities maintain a Comprehensive Plan by monitoring and evaluating community characteristics related to development, provisions of services, environmental protection, and other governmental activities every seven years. The requirement states:

*"At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State requirements in this part since the last update of the comprehensive plan, and notify the State land planning agency as to its determination."*

The Town previously reviewed the Comprehensive Plan in its entirety, including all goals, objectives, policies, in 2016, which included amending parts of the Comprehensive Plan.

To assist in the review, the Town engaged the consulting firm, Kimley-Horn and Associates (Kimley-Horn), to provide a professional objective evaluation of the Town's Comprehensive Plan and prepare an Evaluation and Appraisal Report (EAR), which is a preliminary step required per Chapter 163.3191 of the Florida State Statutes.

Kimley-Horn assessed and evaluated the effectiveness, clarity and State Statute consistency of the goals, objectives, policies and strategies of each element of the Comprehensive Plan. They also coordinated with Town staff to assess each element of the Comprehensive Plan to ensure internal consistency of policies. Kimley-Horn's evaluation and recommendations have been summarized in their report, which is attached to this memo as Attachment A. Kimley-Horn staff

presented their findings to the Planning & Zoning Board on October 19, 2021, and will also present the highlights of the report to the Town Commission.

The Planning & Zoning Board recommended sending official notice to the Department of Economic Opportunity (DEO) that the EAR has been completed and that the Town intends to update its Comprehensive Plan to meet applicable statutory changes/requirements within DEO's required timeframe (1 year after DEO receives the official notice). The Planning & Zoning Board additionally recommended a more in-depth review of each Comprehensive Plan Element to provide more carefully considered recommendations to the Town Commission. Following Town Commission review, staff will send the official notice to DEO by December.

Following submission of the DEO letter in December, the Town will begin to incorporate recommendations identified in the EAR, as a series of future amendments to the specific goals, objectives, policies and strategies of the Comprehensive Plan, as applicable. Town staff will incorporate State-mandated changes first. Comprehensive Plan Elements that require further discussion will be amended separately. The attached report will serve as a road map for the Town, as it identifies various amendments and updates that could be considered as part of an updated Comprehensive Plan. Town staff will utilize the report to facilitate discussions with the Planning & Zoning Board as each Comprehensive Plan Element is evaluated and recommended to the Town Commission.

**Staff Recommendation**

Provide direction to Manager.

**Attachments**

- A. Comprehensive Plan Evaluation and Appraisal Report
- B. Staff PowerPoint Presentation (Available in Town Clerk's Office)
- C. Kimley-Horn and Associates PowerPoint Presentation (Available in Town Clerk's Office)



TOWN OF LONGBOAT KEY

# Comprehensive Plan Evaluation and Appraisal Report (EAR)

Prepared by:

**Kimley»Horn**

Expect More. Experience Better.

# Comprehensive Plan Evaluation and Appraisal Report (EAR)

## Contents

Executive Summary and Introduction.....	3
Future Land Use Element.....	6
Mobility Element.....	39
Conservation and Coastal Management Element .....	49
Housing Element .....	70
Recreation and Open Space Element .....	82
Infrastructure Element: Potable Water Sub-Element.....	90
Infrastructure Element: Wastewater Sub-Element .....	97
Infrastructure Element: Stormwater Sub-Element.....	103
Infrastructure Element: Solid Waste Sub-Element .....	110
Governance Element.....	116
Capital Improvements Element .....	127



## Executive Summary and Introduction

The Town of Longboat Key selected Kimley-Horn to provide a Comprehensive Plan Evaluation and Appraisal Report for the Town's 2017 Comprehensive Plan. The Kimley-Horn team evaluated the Town's Comprehensive Plan and provided recommended amendments, which have been reviewed by Town Staff and are presented in this report.

The Comprehensive Plan is the Town's blueprint for the future. The Plan and its Strategies are crucial when preparing for opportunities such as land use, transportation, housing, and open spaces. People need a safe and secure place to live, a healthy economy that provides jobs and services, ways to get around the Town (bike, pedestrian, car, transit), and quality recreational features. It is the responsibility of the Town leadership to provide the necessary public services and facilities, develop strategies, and adopt regulations and standards that implement this blueprint. The Comprehensive Plan is an umbrella document in that it guides other Town plans, capital projects, and programs which affect the community in large and small ways.

The Town's Comprehensive Plan may be amended at any time. The State of Florida requires municipalities to review and update, where appropriate, their Comprehensive Plan at least every seven (7) years to reflect changes in Growth Management Laws, changing conditions within the community, updates to policies which may no longer be accurate or effective, as well as based on where the community thinks the Plan is working or not.

The current Comprehensive Plan includes over 482 Goals, Objectives, Policies and Strategies within its Elements. Based on analysis and review with the Town staff, 388 items were identified for review and consideration (see following Table). It should be noted that comments identified for each respective Goal, Objective, Policy and/or Strategy may reflect multiple categories identified in this table.

This report provides a summary of recommended amendments for each element, along with a corresponding matrix that identifies the 2017 Goals, Objectives, Policies and Strategies to be updated, recommended actions, and comments/rationale. Additional comments and recommendations are provided by Element specific to the Element's Data, Inventory, and Analysis (DIA).

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Comprehensive Plan Element	Total Goals, Objectives & Policies	Florida Statutes	Inconsistency (with other Elements and/or Policies)	Master Plans and Studies	Other/Insufficient Guidance
Future Land Use	39	11	15	1	24
Mobility	43	3	12	3	23
Conservation and Coastal Management	104	19	13	5	35
Housing	38	17	9	1	28
Recreation and Open Space	33	1	3	5	16
Infrastructure: Potable Water	24	1	3	5	14
Infrastructure: Wastewater	25	0	5	1	8
Infrastructure: Stormwater	28	3	3	0	12
Infrastructure: Solid Waste	29	0	1	0	13
Governance	50	8	6	0	25
Capital Improvements	71	2	5	0	28
<b>TOTAL</b>	<b>484</b>	<b>65</b>	<b>75</b>	<b>21</b>	<b>226</b>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Comprehensive Plan Element	Recommendations (Data, Inventory & Analysis)	Total Recommendations (GOP & DIA)
<b>Future Land Use</b>	<b>11</b>	<b>52</b>
<b>Mobility</b>	<b>3</b>	<b>41</b>
<b>Conservation and Coastal Management</b>	<b>1</b>	<b>72</b>
<b>Housing</b>	<b>1</b>	<b>55</b>
<b>Recreation and Open Space</b>	<b>1</b>	<b>25</b>
<b>Infrastructure: Potable Water</b>	<b>0</b>	<b>23</b>
<b>Infrastructure: Wastewater</b>	<b>0</b>	<b>14</b>
<b>Infrastructure: Stormwater</b>	<b>3</b>	<b>18</b>
<b>Infrastructure: Solid Waste</b>	<b>0</b>	<b>14</b>
<b>Governance</b>	<b>0</b>	<b>39</b>
<b>Capital Improvements</b>	<b>3</b>	<b>35</b>
<b>TOTAL</b>	<b>23</b>	<b>388</b>

*Note: Recommendations/Comments identified above may reflect multiple categories (recommendations) within a specific Goal, Objective and or Policy.*

## Future Land Use Element

The Future Land Use Element guides the development of the Town of Longboat Key and shapes how the Town will grow in the next planning period. The purpose of the Future Land Use Element is to designate future land use patterns with corresponding densities and intensities in areas which will best accommodate the projected population change. The Future Land Use Element is the foundation of the Town of Longboat Key Comprehensive Plan as it ties together all or portions of the other Elements and establishes the planning framework for the Town's vision moving forward. A summary of the changes that are proposed for the Future Land Use Element are as follows.

- Correction/appropriate use of acronyms (LDR vs. LDC)
- Addition of language regarding Energy Efficient, Sustainable and Resilient Land Development practices
- Consideration of a generalized policy regarding non-traditional land-uses, deliveries, parking, and evolving transportation technology
- Removal or consolidation of repetitive Policies
- Addition of "Healthy Communities" Policy to encourage healthy lifestyles and activities
- Addition of cross-references or recommend revision of Policies more applicable to other Elements of the Comprehensive Plan
- Recommend adding a clear, recent Future Land Use Map
- Ensure consistency throughout the entire document and that this Element is following the nomenclature used throughout the rest of the Comprehensive Plan

These recommended changes are important to improve the Element and better guide development in the Town and protect the community's existing character.

**Florida Statute Reference: Chapter 163.3177(6)(a)**



## Future Land Use Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
FLU GOAL 1	To preserve and enhance the character of the Town of Longboat Key by the following: 1) ensuring that the location, density, intensity, and character of land uses are responsive to the social and economic needs of the community and are consistent with the support capabilities of the natural and manmade systems; and 2) maintaining an environment that is conducive to the health, safety, welfare, and property values of the community.	None.	
FLU OBJECTIVE 1.1	The Town will manage land development through the preparation, adoption, implementation, and enforcement of land development regulations.	Revise	Add land "use and development/redevelopment" to better capture the Town's overall character and land use/planning efforts. Add (LDC) at the end of the Objective to initiate the acronym; for consistency it should be Land Development Code (LDC), as that is how the Town's Code of Ordinances refers to these regulations. Should be written with proper capitalization.
FLU Policy 1.1.1	The Town has adopted land development regulations, which address the location and extent of land uses, in accordance with the Future Land Use Map and the policies and descriptions of types, densities, and intensities of land uses contained in this element.	Revise	Following "extent of land uses" consider adding including development related standards; remove portions of the last line re: "of land uses...." as that is repetitive with earlier statements. Change "land development regulations" to LDC; add to " and extent of land uses" to include "including development related standards"; need to add reference to "land use categories"; consider deleting second "land uses contained in this element" - repetitive

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Recommend Adding FLU Policy (1.1.2)</i>		Addition	Utilize innovative land development regulations and efficient administrative procedures to implement the Comprehensive Plan and in support of the Town’s other plans and studies.
<i>Recommend Adding FLU Policy (1.1.3)</i>		Addition	Consider adding language regarding Energy Efficient and Resilient Land Development practices. Possible language includes: energy efficient land development, encourage development and redevelopment that through location, scale and design minimize long-term energy commitments and provide for renewable energy use.
<b>FLU Policy 1.1.2</b>	<p>The Town will utilize its land development regulations to implement the adopted Comprehensive Plan, which at a minimum will:</p> <ol style="list-style-type: none"> <li>1) Regulate the subdivision of land;</li> <li>2) Regulate the use of land and surface waters;</li> <li>3) Ensure the compatibility of adjacent land uses;</li> <li>4) Protect the Conservation Lands designated in the Conservation and Coastal Management Element;</li> <li>5) Manage areas subject to seasonal and periodic flooding and provide for appropriate stormwater management;</li> <li>6) Regulate signage;</li> <li>7) Regulate onsite traffic circulation, site access, and parking demands;</li> <li>8) Provide buffering and open space requirements;</li> <li>9) Provide for water conservation principles in landscaping regulations,</li> </ol>	Revise/Consolidate	<p>Consider revising terminology including "Protect" the conservation lands (protect and preserve/conserve?) Update terms / expand as needed (water conservation principles only, or also sustainability focus, LID, or similar). Regarding #9, can add low impact development (LID) measures to help facilitate resiliency/sustainability initiatives. Also re: #9, why are the water conservation measures limited to landscape regulations, why not other features and facilities (including but not limited to public infrastructure)?; Also repetitive with Policy 1.1.1; consider consolidating these Policies and simplifying.</p>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	<p>10) Ensure that development orders and permits will not result in a reduction of the levels of service for the affected public facilities (except transportation facilities) below the level of service standards adopted in this Comprehensive Plan; and,</p> <p>11) Consider the impacts of land use plan amendments and development orders on the transportation system.</p>		
<p><b>FLU Policy 1.1.3</b></p>	<p>The Town will review and update its land development regulations and performance standards that ensure the protection of environmentally-sensitive land, which at a minimum will:</p> <p>1) Protect conservation lands as designated in the Conservation Element.</p> <p>2) Adhere to appropriate Florida Department of Environmental Protection (FDEP) and Southwest Florida Water Management District (SWFWMD) regulations regarding development.</p> <p>3) Adhere to appropriate federal, state and local regulations and standards regarding designated wetlands, dunes, surface waters, and other environmentally-sensitive lands.</p>	<p>Revise</p>	<p>Add "and Coastal Management" (full Element reference).</p>
<p><i>Recommend Adding FLU Policy (renumber as necessary)</i></p>		<p>Addition</p>	<p>Introduced in other Policies/Elements; could consider adding language like the following into Policy 1.1.3 or as a precursor to 1.1.3. Possible Language: Consistent with the Conservation and Coastal Management Element incorporate best management practices such as reduced impervious areas, increased buffers, LID,</p>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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			surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water supply which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as land clearing, tree removal, and loss of native plants and wildlife habitat
FLU Policy 1.1.4	As required or as necessary, the Town will review and update its land development regulations implementing this Comprehensive Plan, which will be based on and consistent with the standards for land use densities and intensities, as indicated on Table 1 and Policy 1.1.10.	Revise/Consolidate	Repetitive with Policy 1.1.1 and 1.1.2
FLU Policy 1.1.5	The Land Development Code will specify standards for redeveloping lawfully existing property that does not currently conform to the future land use density and building volume limits provided elsewhere in this Plan—and may establish standards to conform certain property with lawfully existing nonconforming density.	None	
FLU Policy 1.1.6	[RESERVED]	None	
FLU Policy 1.1.7	In development planning efforts, emphasis will be placed upon the protection of the visual and aesthetic character of neighborhoods, including open space.	Revise	Repetitive with Parks and Recreation Element Goal 2; also, need to clarify what "character" is being discussed (architectural? Housing types and densities? Land use and connectivity standards? Landscape? What types of open spaces (public, private/ active and or passive)? Possible, additional language - implementation of urban design principles that consider historic, cultural,

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
			and environmental contexts; and promote livable communities; Policy is ambiguous; consider adding additional language (specifics) or range of items for protection/consideration.
<i>Recommend Adding FLU Policy (renumber as necessary)</i>		Addition	Possible "Healthy Communities" Policy. Encourage design principles that accommodate healthy lifestyles and safety. Can also make reference to the use of CPTED principles in design; can also look at linkages to accessible/active transportation alternatives and linkages to recreational opportunities (parks, greenways) that support healthy lifestyles and activities.
FLU Policy 1.1.8	The Town has developed a waterbody classification system and map to assist with the implementation of the land development regulations.	Revise	Is this Policy in the correct Element? Would appear to be better suited in Conservation Element. If retained here, should be consolidated with Policy 1.1.2. Change "land development regulations" to LDC.
FLU Policy 1.1.9	The Town will use overlay zone districts, planned unit developments (PUD), and other innovative land use controls in planning for redevelopment. The Town will develop land use controls to encourage redevelopment of aging properties that are legally non-conforming as to density. Properties with legally non-conforming density may use overlay district(s) as provided for in the land development regulations to redevelop such properties to provide flexibility and to encourage imaginative, functional, high-quality land planning developments in designated Opportunity Areas which are compatible with adjacent and nearby	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	<p>lands and activities and are consistent with the existing character of the Town. The planned unit development process may be used for Mixed-Use Community (MUC) zone districts, certain conforming density developments, and other zoning districts as provided for in the land development regulations. The planned unit development process may allow for height and lot coverage (building coverage) that exceed the standard maximums, within the Mixed-Use Community (MUC) zone districts, as set forth in Policy 1.1.10 and Table 1, as necessary or desirable to encourage flexibility in design and development, to facilitate the adequate and economical provision of infrastructure and public spaces, to preserve the natural and scenic qualities of open areas, and to improve site qualities, while ensuring public health, safety, comfort, order, appearance, convenience, and general welfare.</p>		
<p><b>FLU Policy 1.1.10</b></p>	<p>The Future Land Use Map, Figure 2, contains the following future land use categories that are further detailed in and implemented by the land development regulations. Table 1 divides real property on the island into two (2) overarching types of future planning areas: Opportunity Areas and Established Areas. Opportunity Areas are real properties suitable for dynamic redevelopment. Established Areas are real properties the development of which are mature in nature and whose development character is not anticipated to change beyond what is currently</p>	<p>Revise</p>	<p>Change “land development regulations” to LDC. General comment: Land use categories are sufficient; no additional categories are recommended.</p>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	<p>existing, foreseen by the current future land use categories of the Comprehensive Plan, or the applicable uses and standards of the land development regulations. Table 1 provides the maximum densities and intensities of development for each future land use category in the Established Areas. Height restrictions for each category do not apply to antennae, enclosed elevator shafts, enclosed stairwells and their parapet walls, enclosed mechanical equipment areas, chimneys, or house of worship spires, but the Town land development regulations limit their height. Additional development criteria, parameters, and standards for future land use categories in the Opportunity Areas are provided in the land development regulations.</p>		
	<p>Opportunity Areas (OSO). This category includes lands that are publicly-owned or controlled, and are designed, used or intended to be used for open space and recreational activities by residents and visitors. Additional development criteria, parameters, and standards are provided in the land development regulations.</p>	None	
	<p>Open Space – Active Established Area (OS-A). Uses include, but are not limited to, on-site improvements, structures or other active, player-oriented facilities such as recreation centers, community centers, playgrounds, ballfields, tennis courts and associated accessory facilities. Impervious surface coverage is limited to 30 percent of the lot or parcel.</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	Open Space – Passive Established Area (OS-P). Uses include those that allow for primarily less active leisure pursuits such as, but are not limited to, nature trails, nature centers and associated accessory structures such as restrooms, boardwalks, docks and parking areas (including ingress/egress aisles). Impervious surface coverage is limited to 15 percent of the lot or parcel.	None	
	Open Space – Conservation Established Area (OS-C). Uses include those that allow for the protection and management of natural areas or archaeological sites to remain in their natural state with little or no disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary for conservation management, limited public access, and resource-related educational activities.	None	
	Island Preserve Established Are (IP). This residential category addresses residentially developed islands offshore of the mainland of Longboat Key. Density is limited to one dwelling unit per five acres. Public service facilities must be provided by the developer prior to construction of any habitable structures.	Revise	"Are" should be "Area". Add in (1 du/5 acres) following the spelled out version.
	Single-Family Residential Opportunity Areas (SFRO). This category permits single-family dwelling units. Additional development criteria, parameters, and standards are provided in the land development regulations.	None	



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	<p>Low-Density Single-Family Residential Established Area (RL-1). This category is intended to protect and preserve opportunities for detached single-family units, at a density of up to one (1) unit per acre. This category is located at highly valued water-oriented sites along the bay, bayou or gulf. It provides for land area to accommodate a unique lifestyle that cannot be accommodated in the more dense residential areas. Development and redevelopment must be compatible with the need for preserving an estate residential character and minimize potential adverse impacts to fragile natural systems, including estuaries and dune systems.</p>	Revise	<p>Consider adding (throughout this section) the numerical references like identified above to "illustrate" the density. For example, this category would be 1 du/ acre.</p>
	<p>Low-Density Single-Family Residential Established Area (RL-2). This category is intended to protect and preserve single-family residential areas for detached single-family units, at a density up to two (2) units per acre. This category is appropriate for larger lots located along Gulf of Mexico Drive adjacent to saltwater bodies. It provides land area to accommodate a unique lifestyle that cannot be accommodated in the more dense residential areas. Development and redevelopment must be compatible with the preservation of the prevailing density pattern and minimize potential adverse impacts to fragile natural systems.</p>	None	
	<p>Medium-Density Single-Family/Mixed Residential Established Area (RM-3). This category allows medium-density residential development, including</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	single-family detached units, multiple-family units, or a mixture of single-family detached units and multiple-family units, at a density of no more than three (3) units per acre.		
	Medium-Density Single-Family/Mixed Residential Established Area (RM-3). This category allows medium-density residential development, including single-family detached units, multiple-family units, or a mixture of single-family detached units and multiple-family units, at a density of no more than three (3) units per acre.	None	
	Medium Density Single-Family/Mixed Residential Established Area (RM-4). This category allows medium-density residential development, including single-family detached units, multiple-family units, or a mixture of single-family detached units and multiple-family units, at a density of no more than four (4) units per acre.	None	
	High Density Single-Family/Mixed Residential Established Area (RH-6). The high density single-family/mixed residential category permits dwelling units and community residential homes with six or fewer residents plus staff per dwelling unit. This category allows high density residential development, including single-family detached dwelling units, multiple-family dwelling units, or a mixture of single-family detached dwelling units and multiple-family dwelling units, at a density of no more than six dwelling units per acre. Specific density of future	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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	development proposals within these areas must provide for smooth transitions in residential density and compatibility with the surrounding area, shall preserve stability of established residential areas, and include sufficient open space, parking and landscaping to reinforce goals and objectives for quality living areas.		
	Commercial Tourism Destination Opportunity Areas (CTDO). This category permits resort style tourism uses. Additional development criteria, parameters, and standards are provided in the land development regulations.	None	
	Tourist Resort Commercial Established Areas (TRC-3 / TRC-6). These categories permit the unique needs for resort-oriented facilities. These facilities generally are marketed as vacation accommodations for tourists and other transients seeking an environment with a high level of amenities. Uses include multifamily dwelling units, time-share units, and tourism units. Associated resort amenities, such as restaurants, shops, and recreational facilities, may be permitted on the site in conjunction with a tourist resort commercial development. All commercially provided recreational activities requiring shoreline or near-shore water utilization must be concentrated at the commercial hotel facilities. Additional tourism units may be allowed pursuant to Future Land Use Policy 1.1.11. Lot coverage may exceed the standard lot coverage by up to 10%, as shown on Table 1, through	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	the Outline Development Plan (ODP) process of the land development regulations. Table 1 provides associated density, height, and lot coverage allowances and limits for these categories.		
	Commercial / Residential Mixed Use Opportunity Area (CRMO). This category permits a vertical mix of residential and nonresidential uses. Additional development criteria, parameters, and standards are provided in the land development regulations.	None	
	Mixed Use Community. The mixed use community (MUC) categories allow a mix of residential and nonresidential uses in planned communities developed through the planned unit development (PUD) procedures and standards of the land development regulations. The MUC categories encompass mixed use communities approved under prior adopted resolutions and ordinances of the Town Commission, which prior approved uses, densities and intensities are hereby recognized and affirmed. In each MUC, density is calculated on the basis of the average overall density of tourism and dwelling units per acre of all property included in the respective MUC. Clustered development patterns are encouraged and thus the density of separate parcels within each MUC may exceed the average overall density of the MUC category. No boundary of any existing MUC shall be expanded to include additional lands unless contiguous to the boundaries of the MUC as it existed as of December 31, 2010. Redevelopment	Revise	Add abbreviation after title.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>may occur up to the maximum densities designated herein and consistent with the public health, safety and welfare, best quality design, expanded recreational and open space amenities, and adequate public infrastructure and services. Within the acreage allocated for nonresidential uses, tourism units and associated resort amenities, commercial/office uses, and institutional uses must not exceed a maximum lot coverage of 30 percent of a project site per use, except an additional 10% of lot coverage per use may be permitted through the PUD procedures and standards of the land development regulations to improve the design of the community and functionality of the uses, as shown on Table 1. Similarly, the standard height of nonresidential structures in MUC-1 may be increased by one story through the PUD procedures and standards of the land development regulations to improve the design of the community and functionality of the uses, as shown on Table 1. A minimum of 50% of the total property within the MUC must be maintained in open space. Open space means an area comprised of permeable open surfaces excluding structures and impermeable surfaces. Recreation uses include, but are not limited to, those uses allowed in the Open Space – Active and Open Space – Passive land use categories, the recreational facilities identified in Table 1 of the Recreation and Open Space Element, and golf courses. Recreational acreage is not limited.</p>		

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	The mix of uses within the contiguous boundaries of each MUC, as calculated prior to the application of the 50% open space requirement, is allocated as follows:		
	<p>Mixed Use Community – Bay Isles Established Area (MUC-1). This category encompasses the Bay Isles community, formerly delineated as the Planned Development (PD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-1 must not exceed 3.26 dwelling units per acre. The maximum percentages of uses do not include 7.1% for existing recreational uses including, but not limited to, the clubhouse, yacht club and recreational maintenance buildings.</p> <p>Residential 37%            Tourism (units and associated resort amenities) 0%            Commercial/Office 4%            Institutional 2.5%</p>	None	
	<p>Mixed Use Community – Island side Established Area (MUC-2). This category encompasses the Island side community, formerly delineated as the Gulf Planned Development (GPD) FLUM category. Average overall density within the entire contiguous boundaries of the MUC-2 must not exceed 5.05 units per acre. The maximum percentages of uses do not include 1.5% for existing recreational uses including, but not limited to, the clubhouse and recreational maintenance buildings</p> <p>Residential 33%            Tourism (units and associated resort amenities) 12%            Commercial/Office 1.5%</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	Institutional 0%		
	<p>Mixed Use Community – Promenade/Water Club Established Area (MUC-3). This category encompasses the Promenade/Water Club communities, formerly delineated as the Negotiated Planned Development (NPD) FLUM category. Density in this category recognizes the transfer of density accomplished by Town Resolution 81-8, for 175 dwelling units to the NPD in exchange for approximately 18.64 acres of land on a site located near the mid-point of the key that became Joan M. Durante Park. Average overall density within the entire contiguous boundaries of the MUC-3 must not exceed 11.26 dwelling units per acre.</p> <p>Residential 100%            Tourism 0%            Commercial/Office 0%            Institutional 0%</p>	None	
	<p>Institutional Established Area (INS). This category is for use by public and semipublic facilities including, but not limited to schools, government buildings, civic centers, utilities, houses of worship, parks and recreation areas, cemeteries, and nursing homes. Lot coverage may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the land development regulations.</p>	None	
	<p>Office-Institutional Established Area (OI). This category allows for a variety of office and private institutional uses including, but not limited to, banks</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>and other financial institutions. Tourism units may be allowed pursuant to Future Land Use Policy 1.1.11. A maximum of 15% additional lot coverage may be granted as a waiver in conjunction with the revitalization of the development, as further detailed in and implemented by the land development regulations. Lot coverage also may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the land development regulations.</p>		
	<p>Commercial Opportunity Area (COMO). This category permits office-institutional uses as well as retail sales and services. Additional development criteria, parameters, and standards are provided in the land development regulations.</p>	None	
	<p>Limited Commercial Established Area (CL). This category is intended to provide essential tourist or household services in locations highly accessible to residential areas and major thoroughfares. Uses may include neighborhood shops with limited inventory or goods, and specialty shops oriented to services and goods for resort uses in the immediate vicinity, and those uses allowed in the Office/Institutional category. Structures may not exceed lot coverage of 30 percent, and maximum height is 30 feet.</p>	None	
	<p>General Commercial Established Area (CG). This category is intended to accommodate general retail sales and services located in highly accessible areas adjacent to major or minor arterials. Uses may include</p>	None	



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>those uses allowed in the Office/Institutional and Limited Commercial categories but not activities or trades that generate nuisance impacts such as noise, air pollutants or fire hazards, nor is wholesaling or warehousing allowed. Structures may not exceed lot coverage of 30 percent, and maximum height is 40 feet.</p>		
	<p>Highway Commercial Established Area (CH). This category is intended for uses that require access to major arterials and sufficient area for internal vehicular circulation and parking. Uses may include, but are not limited to, vehicular service stations, hotels, motels and restaurants, and retail sales and services oriented to the motoring public or transient resident. Lands designated in this category must not be located adjacent to residential development. Office/Institutional, Limited Commercial and General Commercial uses may be allowed. Structures may not exceed lot coverage of 40 percent and maximum height is 40 feet. Tourism units must not exceed three units per acre, except as allowed by Future Land Use Policy 1.1.11.</p>	None	
	<p>Marine Commercial Service Established Area (MCS). This category is intended for sales and services oriented to the marine industry, such marine repair and services, employee services, storage and commercial support services. One accessory dwelling unit located on the same lot may be permitted as provided in the land development regulations.</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	Structures may not exceed lot coverage of 40 percent and maximum height is 30 feet.		
	In each of the Commercial Established areas (CL, CG, CH, and MCS) described above, tourism units may be allowed pursuant to Future Land Use Policy 1.1.11. A maximum of 15 % additional lot coverage may be granted as a waiver in conjunction with the revitalization of the commercial development, as further detailed in and implemented by the land development regulations. Lot coverage also may exceed the standard lot coverage by up to 10%, as shown on Table 1, through the Outline Development Plan (ODP) process of the land development regulations. A waterfront restaurant may be allowed an additional five feet in building height above the maximum allowed in the land use category.	None	
	Whitney Beach Overlay (WBO). The Whitney Beach Overlay category is intended to provide incentives that encourage redevelopment in a mixed use pattern that promotes high quality site design while protecting adjacent residential areas. Owners within the WBO may choose to develop pursuant either to the underlying Future Land Use categories for their properties, or the WBO standards herein. Development proposals must include a substantial consolidation of properties within the WBO and at least two (2) land use types from the following: residential, tourism units, commercial, office, public facility, private institutional, or recreational. One land	Revise	Recommend that this Overlay & its provisions be re-evaluated as part of the Comp Plan Update or separately.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>use type must not exceed 80% of the total site. Residential uses must not exceed 30% of a mixed use project. Development approval must follow the outline development process of the land development regulations. A complete application for development approval pursuant to the WBO will receive priority for Town development review and determination. Development densities and intensities of the underlying Future Land Use categories may be transferred within and between properties that are combined in one (1) development proposal under the WBO criteria. The nonresidential intensities of the underlying Future Land Use category may be increased by 10% additional lot coverage through the planned unit development or outline development plan processes. Administrative waivers for parking flexibility, setbacks, awning overhangs, internal circulation, and open space may be provided pursuant to the land development regulations.</p>		
	<p>Conformance Overlay Redevelopment District (CORD)            The CORD is an optional zoning overlay district that is intended to apply to existing residential, tourism, or mixed use projects that were legally established prior to March 12, 1984, which do not comply with the existing maximum density provisions of the Comprehensive Plan. The CORD is intended to preserve nonconforming density, while providing for flexibility of design. A rezoning process to apply the CORD, shall be accompanied by a Future Land Use</p>	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>Map amendment to apply the Opportunity land use classification. When approved, such rezonings will allow previously legally nonconforming properties to become conforming with the Comprehensive Plan, per Policy 1.1.9. The Land Development Code shall provide for the development densities and intensities of the CORD.</p>		
<p><b>FLU Policy 1.1.11</b></p>	<p>Historically, tourism has been an important element of the Town’s economy. The Town will maintain land development regulations that implement the Town referendum vote of March 16, 2008, that permits a limited increase of no more than a total additional 250 tourism units islandwide to help restore the historic balance between residential and tourism uses. Development of the 250 tourism units, which are additional to allowed under the Comprehensive Plan at the time of the referendum, will be limited to parcels within the Medium Density Tourist Resort/Commercial (TRC-3), High Density Tourist Resort/Commercial (TRC-6), Limited Commercial (CL), General Commercial (CG), Highway-Oriented Commercial (CH), Office- Institutional (OI), and Marina Commercial Service (MCS) future land use categories and parcels in residential future land use categories that contain an existing legal tourism use. Tourism units on Longboat Key must provide transient lodging accommodations of less than 30 consecutive calendar days or one entire calendar month, whichever is less, and are not to be used as dwelling units for</p>	<p>Revise</p>	<p>Recommendation to consider additional Tourism Pool units, including, potentially, a TDR program to move tourism unit development rights among tourism properties.</p>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>permanent occupancy. The standard maximum lot coverage and height of the future land use category in which the tourism units are located applies, except that up to an additional 10% of lot coverage may be approved through the Outline Development Plan (ODP) process of the land development regulations. In the residential land use categories, the standard maximum lot coverage and height of the zoning district in which the tourism units are located applies, except that up to an additional 10% of lot coverage may be approved through the ODP process of the land development regulations. The town must find by competent substantial evidence that the project incorporating the tourism units is in the best interest of the town and its citizens and does not adversely impact or affect the public interest.</p>		
<b>Table 1</b>	Land Use Densities and Intensities in the Town of Longboat Key	None	
<b>FLU OBJECTIVE 1.2</b>	The Town will protect natural and/or historic resources through periodic review of the resources and existing land development regulations, as well as enforcement of the appropriate land development regulations and related ordinances.	None	
<b>FLU Policy 1.2.1</b>	Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards will be permitted) and if the proposed development is consistent with the	Revise	Language is acceptable as presented; could consider adding "potential performance criteria within the LDC" and include possible language / reference regarding restrictions on encroachments, alterations, and compatible use of the floodplain", etc.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	regulations of the appropriate agencies regulating development within floodplain areas.		
<b>FLU Policy 1.2.2</b>	The property owner of any new development will be responsible for the on-site stormwater management.	Revise	Recommend deleting from this element; already identified broadly in Policy 1.1.2 that stormwater regulations are required.; Communication/Comment: This / these types of policies are also found in infrastructure GOPs/Elements along with provisions for public infrastructure.; Similar comment: ensure adequate provision of water and wastewater
<b>FLU Policy 1.2.3</b>	Property owners that have an existing obligation, shall maintain the applicable stormwater systems to the standards and regulations adopted at the time the permit was issued.	Revise	See previous comment; also found in Stormwater 1.2.2 (repetitive)
<b>FLU Policy 1.2.4</b>	Except for stormwater management and access to isolated uplands, development will be directed away from wetlands.	Revise	See previous comment; also found in Stormwater 1.2.4 (repetitive)
<b>FLU Policy 1.2.5</b>	The developer/property owner will be responsible for full mitigation of impacts upon wetlands that result from permitted activity.	Revise	See previous comment including Stormwater; also Conservation and Coastal Management Element Objective 1.2
<b>FLU Policy 1.2.6</b>	In order to direct development away from wetlands, a density credit will be provided to on-site upland areas. The density credit will be derived from the density assigned to on-site wetland areas as reflected by the Future Land Use designation.	Revise	Consider adding reference to application of the standards and specifics in the LDC
<b>FLU Policy 1.2.7</b>	At least every ten years (beginning 1999), the Town will review the inventory of historic resources, and if appropriate, consider the development of a local historic designation program.	Revise	Recommend updating the initial date and decide how often this should be done.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
FLU Policy 1.2.8	The Town supports the submittal of eligible historic resources for consideration to be included on the National Register of Historic Places, through the US Department of the Interior.	None	
FLU Policy 1.2.9	The Town will assist, when requested, professionals and interested citizens in identifying significant pre-historic or historic resources in need of protection.	None	
FLU OBJECTIVE 1.3	All development orders and permits will be issued only if public or private facilities necessary to meet level of service (LOS) standards (which are adopted as part of the Capital Improvements Element of this Plan) are available concurrent with the impacts of the development.	None	
FLU Policy 1.3.1	The development of land will be coordinated in conjunction with the provision of public facilities and services consistent with the Town's concurrency management system.	None	
FLU Policy 1.3.2	Public facilities and utilities will be located to best: a) maximize the efficiency of services provided; b) minimize costs; and c) minimize impacts on the natural environment. Where feasible, all utilities will be located underground.	None	Good policy, especially underground of facilities.
FLU OBJECTIVE 1.4	The Town will coordinate with appropriate governments and agencies to maximize information and awareness of potential impacts of development.	Revise	Recommend deleting as this is more appropriate in the Governance Element and is already addressed, more comprehensively in GOV Obj 2.1 and related policies
FLU Policy 1.4.1	Upon request to the Town Clerk, the Town will provide the agendas for all Town Commission	Revise	Policy 1.4.1 and 1.4.2 are understood/assumed and as written, do not really "coordinate" with

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	workshop meetings, regular meetings and special meetings.		other agencies/municipalities except upon request. Recommend deleting and renumbering.
<b>FLU Policy 1.4.2</b>	Upon request to the Town’s Planning, Zoning and Building Department, the Town will provide the agendas for all Planning and Zoning Board (Local Planning Agency) workshop meetings, regular meetings and special meetings.	Revise	Policy 1.4.1 and 1.4.2 are understood/assumed and as written, do not really "coordinate" with other agencies/municipalities except upon request. Recommend deleting and renumbering.
<b>FLU OBJECTIVE 1.5</b>	Planning activities within the Town will be governed by the Comprehensive Plan and the Town Code.	Revise	This is more appropriate as a Guiding Principle/Statement compared to a specific Objective.
<b>FLU Policy 1.5.1</b>	Each element in the adopted Plan contains one or more goals, lists objectives to be achieved in order to reach the associated goals and identifies policies, which act as enforcement requirements of the Comprehensive Plan directed toward achievement of the associated objective. Goals, objectives and policies are not listed in order of importance. All policies are to be considered of equal importance except where the conflict or two or more policies arises in the course of simultaneously applying those policies to a specific set of circumstances. If two or more policies are conflicting when applied to a particular set of factual circumstances, such conflict shall be resolved first by administrative interpretation of the Plan’s policies. The objective of any such interpretation shall be to obtain a result, which maximizes the degree of consistency between the proposed development activity and this Comprehensive Plan when considered as a whole. However, the final arbiter as to which	Revise	See previous comment and consider (discuss) with Town Attorney an "Introduction" section which outlines the meaning of terms, roles, responsibilities, and consistency with applicable Florida Statutes including 163.3177, etc.



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	policy applies shall be the elected or appointed board with whom the final decision rests.		
<b>FLU Policy 1.5.2</b>	All proposed amendments to this Comprehensive Plan will comply procedurally with state laws, the Town’s Charter, and land development regulations.	Revise	See previous comment; understood the Town has to comply with the adopted standards and procedures for amendments, land use decisions, etc.
<b>FLU OBJECTIVE 1.6</b>	To assist in redeveloping and revitalizing key areas of the Town in a sustainable, mixed use pattern of development in order to support a continued recreation-oriented lifestyle for Town residents and visitors.	None	
<b>FLU Policy 1.6.1</b>	The Town may encourage the realization of a vibrant Town Center that includes the Town Hall and the public tennis complex area as well as commercial, office, institutional, residential and tourism uses. The Town may maintain a Town Center zoning overlay district within the MUC-1 future land use category for the area depicted on Figure 2. Within the Town Center zoning overlay district, additional nonresidential lot coverage up to 10%, and additional nonresidential and residential height up to one story may be allowed through the Outline Development Plan process to achieve a compact, pedestrian friendly, attractive design supportive of mixed uses. Residential uses are limited to predominantly senior living communities including but not limited to age-restricted, independent living senior communities. The zoning overlay district may also provide additional incentives for design flexibility and expedited	Revise	Portions of this are already addressed in the Land Use Categories section of this Element. Also, although some LDC language (additional 10%) is provided, it is appropriate here due to the nature of the Town and ensuring specific development patterns. This language could be removed as regulatory/Code language if desired including the specific uses identified. Worth recommending potential reconsideration of this policy (especially the independent living component), either as part of the update or separately.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	permitting to encourage the development of a central place within the Town for civic and community life.		
<b>FLU Policy 1.6.2</b>	The Town will encourage revitalization of the Whitney Beach area for a mix of land uses appropriate to the northern gateway to the Town and the surrounding neighborhood, through regulatory incentives that include the Whitney Beach Overlay Future Land Use category, depicted on Figure 3, and implementing land development regulations.	Revise	Change “land development regulations” to “LDC.”
<b>FLU Policy 1.6.3</b>	The Town may provide fiscal incentives to the revitalization of the Town Center and Whitney Beach areas as available and appropriate. These incentives may include, but are not limited to, infrastructure or landscaping improvements, public street abandonment, and public transportation access that support a sustainable development pattern.	None	
<b>Recommend Adding FLU Policy (1.6.4)</b>		Addition	Prioritize infrastructure enhancements for potential economic development areas/sites.
<b>Recommend Adding FLU Policy (1.6.5)</b>		Addition	Similar to/Linking the Mobility Element, can consider adding linkage to multimodal facilities and economic development/redevelopment. Possible language: continue to develop accessible and efficient multimodal connections between neighborhoods, economic focus areas, and Town Center.
<b>Recommend Adding FLU</b>		Addition	Recommend adding a policy related to non-traditional land uses, parking and evolving

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Policy (1.6.6)</i>			transportation technologies to ensure the Town is resilient to new technologies such as Ghost Kitchens, AV/EV, drone deliveries, and urban air mobility.
<i>Recommend Adding FLU Policy (1.6.7)</i>		Addition	Recommend adding a policy to address compatibility of redeveloped single-family structures due to differences in FEMA elevation requirements.
<b>FLU Policy 1.6.4</b>	Because adequate Town-wide wireless communication infrastructure is important to safety and the continued economic and social vitality of Town life, the Town will encourage the location of such infrastructure in suitable areas, consistent with criteria that include safety, aesthetics and neighborhood compatibility and as provided by state and federal law.	Revise	More appropriate in the Infrastructure Element as compared to Future Land Use. Language as provided is not consistent with the Objective and related policies promoting revitalization and redevelopment.
<b>Figure 2</b>	Future Land Use Map	Revise	There is no Figure 1. Map is fuzzy and pixelated—could use a cleaner version.

**OVERALL GOP RECOMMENDATIONS**

- Use of Terms: Clarify the use of terms regarding Land Development Code compared to Land Development Regulations (note the Town’s Code of Ordinances references Land Development Code (Title 15).
- Other Element's incorporate Strategies
- General Format/Comment - reformat FLU nomenclature/identifiers consistent with other elements (HOU = Housing, etc.) Font is different in this element from the rest of the document.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

OVERALL DIA RECOMMENDATIONS			
F.S. Requirements per Section 163.3177(6)(a), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:	The amount of land required to accommodate anticipated growth. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.	Yes (Section V, B and Table 3)	Bureau of Economic and Business Research and Florida Housing Data Clearinghouse; Florida Department of Revenue
	The projected permanent and seasonal population of the area.	Yes (Section III Table 2)	Bureau of Economic and Business Research; Florida Housing Data Clearinghouse
	The character of undeveloped land.	Yes (Section IV, E); Consider adding an analysis of vacant parcels by future land use	Florida Department of Revenue
	The availability of water supplies, public facilities, and services.	Yes (Section IV, G and Section V)	Manatee County
	The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.	Yes (Section V, B)	Town data
	The compatibility of uses on lands	N/A	N/A

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per Section 163.3177(6)(a), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
	adjacent to or closely proximate to military installations.		
	The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.	N/A	N/A
	The discouragement of urban sprawl.	Not in DIA	
	The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.	Not in DIA	U.S. Census Bureau; Town data
	The need to modify land uses and development patterns within antiquated subdivisions.	Not in DIA	Town data
The following areas shall also be shown on the future land use map or map series, if applicable:	A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in	Yes/No (Section V Table 5; Figure 2 and Figure 8; acreage of each designation missing)	Town data

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per Section 163.3177(6)(a), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
	<p>each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed. The future land use element shall include a future land use map or map series. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.</p>		
	<p>The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series:</p> <ul style="list-style-type: none"> <li>(I) Residential.</li> <li>(II) Commercial.</li> <li>(III) Industrial.</li> <li>(IV) Agricultural.</li> <li>(V) Recreational.</li> <li>(VI) Conservation.</li> <li>(VII) Educational.</li> <li>(VIII) Public.</li> </ul>	<p>Yes/No (Figure 2 &amp; Figure 3 &amp; Figure 8 - Note that Industrial, Agriculture, Educational, and Public are not shown)</p>	<p>Town data</p>
	<p>Historic district boundaries and designated historically significant</p>	<p>No (Discussed in Section IV, K but no</p>	<p>Division of Historical Resources of the Florida Department of State</p>

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per Section 163.3177(6)(a), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
	properties.	map)	
	Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.	N/A	
	Multimodal transportation district boundaries.	Not in DIA	Sarasota County/Manatee County
	Mixed-use categories.	Yes (Figure 2)	Town data
The following natural resources or conditions shall be shown on the future land use map or map series, if applicable	Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.	No	Florida Department of Environmental Protection
	Beaches and shores, including estuarine systems.	Yes (Figure 7 Beaches)	U.S. Fish and Wildlife Service
	Rivers, bays, lakes, floodplains, and harbors.	Yes (Figure 4 Floodplains)	Federal Emergency Management Agency
	Wetlands.	Yes (Figure 6)	U.S. Fish and Wildlife Service
	Minerals and soils.	Yes (Section IV J; Figure 5)	Soil Conservation Service
	Coastal high hazard areas.	No	Florida Department of Emergency Management SLOSH Model Data

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
Existing Land Use	Yes (Table 2)	Florida Department of Revenue
Demographic Statistics (Age, Race, Etc.)	No	US Census Bureau
Additional Maps: Existing Land Use, Adjacent Existing Land Use, Vacant Land, Vacant Parcels by Future Land Use, Adjacent Future Land Use, Existing Build Out	No	Florida Department of Revenue; Town Data; County Data; Microsoft Building Footprints
Natural Resources	Yes (Section IV, H) but recommend adding more detail/information to accommodate map series	See data sources for natural resource maps listed above



## Mobility Element

The purpose of the Mobility Element is to plan for a multi-modal transportation system that is safe and meets the needs of the Town's residents and visitors. This Element encourages improved transportation and mobility planning, establishes Level of Service (LOS) Standards for the major roadways, and also recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. A summary of the changes that are proposed for the Mobility Element are as follows.

- Defining the regional mobility plans to be reviewed by the Town
- Consideration of adding recommendations provided by the Sarasota/Manatee Barrier Islands Traffic Study (BITS)
- Addition of waterborne transportation and other alternative modes of transportation to the Goals/Policies/Strategies outlined
- Addition of policies that address sea level rise and resiliency with relation to transportation infrastructure needs
- Removal of non-essential language from the Goals/Policies/Strategies
- Revision of Strategies to acknowledge Gulf of Mexico Drive (SR 789) designation as a Major Collector, and the only collector road within the Town of Longboat Key
- Addition of benefits to Major Collector designation for SR 789
- Consideration of mobility goals and applicability to updated Comprehensive Plan
- Revision of vague language to make clearer Policies/Strategies
- Additions to DIA that inventory current bike/pedestrian/transit systems and future transportation needs

These recommended changes are important to better reflect the current and future transportation needs, assess bicycle, pedestrian, and public transit systems, assist in emergency management processes such as hurricane evacuation routes, and prevent excessive vehicle congestion.

**Florida Statute Reference: Chapter 163.3177(6)(b)**

## Mobility

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>MOBILITY GOAL 1</b>	Provide for safe, convenient, and efficient movement of people and vehicles.	None	
<b>MOBILITY OBJECTIVE 1.1</b>	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.	Revise	Remove "and monitor". Not required, cumbersome.
<b>MOBILITY Policy 1.1.1</b>	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).	Revise	Remove "and monitor". Not required, cumbersome.
<b>MOBILITY Strategy 1.1.1.2</b>	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.	Revise	Suggest defining which mobility plans need to be reviewed. Sarasota and Manatee County mobility plans? Neighboring jurisdictions like City of Sarasota? Change "work plans" to "work programs", suggest specifically referencing support for implementation of recommendations from Sarasota/Manatee Barrier Islands Traffic Study (BITS). Add Florida Greenways and Trails System Plan to list, specifically plans for Gulf Coast Trail.
<b>MOBILITY Policy 1.1.2</b>	Support the Sarasota County Long Range Transportation Plan and the plans and initiatives of the Sarasota / Manatee Metropolitan Planning Organization (SMMPO).	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>MOBILITY Strategy 1.1.2.1</b>	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.	Revise	Remove this strategy as this is not required by the MPO. Consider using Barrier Island Traffic Study as the Town's regional LRTP.
<b>MOBILITY Strategy 1.2.2.2</b>	Designate Gulf of Mexico Drive (SR 789) as an "Urban Collector" consistent with the Federal Highway Administration (FHWA) classification assigned by the FDOT.	Revise	This has been completed as it is a Major Collector. Change to recognize this designation by FHWA and describe benefits - funding and disaster recovery
<b>MOBILITY Policy 1.1.3</b>	Adopt and implement a "Mobility Plan" in conjunction with participating counties.	Revise	Suggest adding, "for the Gulf of Mexico Drive corridor that builds upon the recommendations of the Sarasota/Manatee Barrier Islands Traffic Study (BITS)." Suggest adding BITS Phase 1-3 reports to DIA.
<b>MOBILITY Strategy 1.1.3.1</b>	Collaborate with Sarasota County, Manatee County, the SMMPO, the FDOT and adjoining jurisdictions to develop and implement a mobility plan.	Revise	Add "for the Gulf of Mexico Drive Corridor that builds upon the recommendations of the BITS and the Gulf of Mexico Drive Corridor Plan."
<b>MOBILITY Strategy 1.1.3.2</b>	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.	Revise	Recommend changing "enter into" to "maintain" since this has been accomplished.
<b>MOBILITY Strategy 1.1.3.3</b>	Designate the Town of Longboat Key as an "Urban Infill" Area as defined by the Sarasota County Mobility Plan.	None	
<b>MOBILITY Strategy 1.1.3.4</b>	Designate Gulf of Mexico Drive as a "Multimodal Corridor" as defined by the Sarasota County Mobility Plan.	Revise	Add "and SMMPO Long Range Transportation Plan."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>MOBILITY Policy 1.1.4</b>	Maintain the 18-hour maximum total evacuation clearance time established by the Southwest Florida Regional Planning Council (SWFRPC).	None	
<b>MOBILITY Strategy 1.1.4.1</b>	Collaborate with the FDOT, the SMMPO, Sarasota County, Manatee County and neighboring jurisdictions to maintain established maximum clearance times.	None	
<b>MOBILITY Strategy 1.1.4.2</b>	Monitor all proposed land use actions along evacuation routes to I-75 that would negatively affect evacuation maximum clearance times.	Revise	Consider adding "pursue Longboat Key priority recommendations from the FDOT Barrier Islands Traffic Study."
<b>MOBILITY OBJECTIVE 1.2</b>	Create and maintain a land use pattern that provides mobility choices.	Revise	Change "provides" to "enables diverse"
<b>MOBILITY Policy 1.2.1</b>	Ensure new development and redevelopment provides a mixture of complimentary land uses and designs that promote internal trip capture, all alternative modes of travel (pedestrian, bicycle, local and regional transit, trolley, etc.) and explore transportation demand management strategies such as park and ride facilities on the mainland; in an effort to reduce vehicular trips onto the island and within the Town.	Revise	Change "complimentary" to "complementary". Add "waterborne transit" as a mode of transportation.
<b>MOBILITY Strategy 1.2.1.1</b>	Develop and adopt "Mobility Design Standards" that guide the internal design of new development and redevelopment.	Remove	This is not required.
<b>MOBILITY Strategy 1.2.1.2</b>	The Land Development Regulations shall include criteria, standards, methodologies and procedures to ensure that new development and redevelopment adheres to adopted "Mobility Design Standards".	Remove	Not required.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
MOBILITY Policy 1.2.2	Maintain the integrity of travel corridors	Revise	Add punctuation. Consider adding more specific language regarding the definition of "integrity." Does this pertain specifically to ROW, or does it relate to congestion or availability of multimodal options?
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.	Revise	It appears the existing ROW is 100' but consider removing this specific as more regulatory language. Change "Land Development Regulations" to LDC for consistency with other elements.
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.	Revise	Gulf of Mexico Drive is only Collector, so that can be deleted. Not sure if they can legally ensure a minimum ROW is preserved. Maybe change policy to maintain existing ROW (don't sell or give away). Could also establish ROW needs to seek to acquire. Change "Land Development Regulations" to LDC for consistency with other elements.
MOBILITY Policy 1.2.3	Ensure that new development and redevelopment pays its proportionate share for the cost of mobility infrastructure.	Revise	Delete "proportionate", which has some other connotations.
MOBILITY Strategy 1.2.3.1	Collaborate with Sarasota County for the collection and allocation of "mobility fees."	None	
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.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>MOBILITY Strategy 1.2.3.3</b>	Collaborate with FDOT for the collection and allocation of mobility fees or other alternative “roadway impact fees” that address transportation mobility on State and Strategic Intermodal Systems transportation facilities.	Revise	Should delete reference to SIS as the only SIS is the waterway and roadway impact fees could not be used for waterway.
<b>MOBILITY OBJECTIVE 1.3</b>	Apply the principles of “Complete Streets” and “Context Sensitive Design” while maintaining the capacity and functional integrity of travel corridors.	None	
<b>MOBILITY Policy 1.3.1</b>	Establish Mobility and Quality Levels of Service and/or minimum standards of service for all multi-modal components.	None	
<b>MOBILITY Strategy 1.3.1.1</b>	Maintain the roadway – quality / Level of Service “D” defined as the cumulative vehicular capacity of Arterial roads – not on individual arterial segments.	Revise	If there are no arterial roadways, this should be revised and language for collector should be added.
<b>MOBILITY Strategy 1.3.1.2</b>	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.	Revise	GMD is only collector and there are no arterials. Could list specific roadways intended to be addressed here.
<b>MOBILITY Strategy 1.3.1.3</b>	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.	Move to Policy 1.3.2 and revise	More appropriate under Policy 1.3.2. Add "and improve" after maintain for both bicycle lanes and multi-use path. Add "for consistency with SUN Trail Requirements."
<b>MOBILITY Strategy 1.3.1.4</b>	Work to provide a multi-use path/sidewalk on the west side of Gulf of Mexico Drive.	Move to Policy 1.3.2 and revise	More appropriate under Policy 1.3.2. Add "for consistency with SUN Trail Requirements."
<b>MOBILITY Strategy 1.3.1.5</b>	Coordinate with Sarasota County Area Transit and Manatee County Area Transit to maintain and improve mass transit functionality and accessibility.	Revise	Change “maintain and improve mass transit functionality and accessibility” to "Achieve a single, unified approach to transit."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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<b>MOBILITY Policy 1.3.2</b>	Coordinate with FDOT to apply “complete street / context sensitive” design principles for the incremental improvement of Gulf of Mexico Drive.	None	
<b>MOBILITY Strategy 1.3.2.1</b>	Guide both public and private investment, prepare and adopt design guidelines for the incremental improvement of Gulf of Mexico Drive.	None	
<b>MOBILITY Strategy 1.3.2.2</b>	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.	Revise	Change “Land Development Regulations” to LDC for consistency with other elements.
<b>MOBILITY Strategy 1.3.2.3</b>	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.	Revise	Suggest deleting "and", replace with a comma and add "(3) and provide for safe site access and circulation." This will allow the Town to require safe site access and pedestrian/bicycle improvements to a development/redevelopment site. If amendment to LDC is needed for this, suggest this happen simultaneously with Comp Plan update. Change “Land Development Regulations” to LDC for consistency with other elements.
<b>MOBILITY Policy 1.3.3</b>	Apply “complete street / context sensitive” design principles to the improvement and development of collector and local streets.	None	
<b>MOBILITY Strategy 1.3.3.1</b>	Guide both public and private investment, prepare and adopt design guidelines for the improvement and development of collector and local corridors.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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<b>MOBILITY Strategy 1.3.3.2</b>	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.	Revise	LDR should be LDC for consistency.
<b>MOBILITY Strategy 1.3.3.3</b>	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.	Revise	Could delete collector since GMD is the only collector. Suggest deleting "and" replace with a comma and add "(3) and provide for safe site access and circulation." LDR should be LDC for consistency.
<b>MOBILITY Policy 1.3.4</b>	Direct investment in infrastructure to maintain Mobility Quality / Levels of Service and functional integrity of travel corridors.	None	
<b>MOBILITY Strategy 1.3.4.1</b>	Periodically identify mobility infrastructure needs to correct deficiencies and meet future demands.	None	
<b>New MOBILITY Policy 1.3.5</b>		Addition	Monitor future projections for sea level rise and resiliency to ensure transportation facilities and mobility is maintained in the Town into the future.

**OVERALL GOP RECOMMENDATIONS**

Suggest adding references for encouraging waterborne transportation along with other alternative modes of transportation (consistent with recommendations of BITS). Also suggest adding in some language about monitoring future projections for sea level rise and resiliency to ensure transportation facilities and mobility is maintained in the Town into the future.



OVERALL DIA RECOMMENDATIONS			
F.S. Requirements per 163.3177(6)(b), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
The element shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series.		Yes (Figure 1: shows existing but there is no proposed)	FDOT; Sarasota-Manatee Metropolitan Planning Organization
The element shall reflect the data, analysis, and associated principles and strategies relating to:	The existing transportation system levels of service and system needs and the availability of transportation facilities and services.	Yes (Section I, C and D; Figure 1)	FDOT; Sarasota-Manatee Metropolitan Planning Organization
	The growth trends and travel patterns and interactions between land use and transportation.	Yes (Population discussed in Section I,C; Travel patterns in I, B and I,C; little discussion on land use)	Shimberg Center Florida Housing Data Clearinghouse; FDOT
	Existing and projected intermodal deficiencies and needs.	Yes (Section I, H)	FDOT; Sarasota-Manatee Metropolitan Planning Organization
	The projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.	Yes (Table 9)	FDOT; Sarasota-Manatee Metropolitan Planning Organization
	How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.	Yes (Section E; consider adding more discussion on this item)	FDOT; Sarasota-Manatee Metropolitan Planning Organization

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per 163.3177(6)(b), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
<b>Local governments within a metropolitan planning area designated as an M.P.O. pursuant to s. 339.175 shall also address:</b>	All alternative modes of travel, such as public transportation, pedestrian, and bicycle travel.	Yes (Section I, F and H)	FDOT; Sarasota-Manatee Metropolitan Planning Organization; Manatee County Area Transit (MCAT); Sarasota County Area Transit (SCAT)
	Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals.	Yes (Section I,G)	FDOT; Sarasota-Manatee Metropolitan Planning Organization
	The capability to evacuate the coastal population before an impending natural disaster.	No	Southwest Florida Regional Planning Council
	Airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in ss. 333.01 and 333.02.	N/A	N/A
	An identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems.	Yes (Section I, F)	FDOT; Sarasota-Manatee Metropolitan Planning Organization; Manatee County Area Transit (MCAT); Sarasota County Area Transit (SCAT)

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
Additional Maps: Existing bike, ped, transit; Existing multi-modal LOS; Future roadway, bike, ped, transit for +5 years and +10 years; Future Transportation System LOS (multi-modal LOS) for +5 years and +10 years; Transportation System Needs for +5 years and +10 years; Evacuation Routes; More clear Functional classification, Jurisdiction, and LOS maps (currently all on one map with existing roadways). Add Sarasota/Manatee Barrier Islands Traffic Study Recommendations, FDOT Context Classification map, Florida Greenways and Trail System map.	No	FDOT; Sarasota-Manatee Metropolitan Planning Organization; Manatee County Area Transit (MCAT); Sarasota County Area Transit (SCAT); Southwest Florida Regional Planning Council

## Conservation and Coastal Management Element

The Conservation and Coastal Management Element sets the foundation for the Town to protect and preserve its natural environment and coastal resources as well as protect life and property from natural disasters. The Element ensures the resiliency of the Town and protects the quality of natural systems within the community. A summary of the changes that are proposed for the Conservation and Coastal Management Element are as follows.

- Addition of Policies/Strategies that are more inclusive of the protection and restoration of wildlife, habitats, and wildlife corridors outside of coastal resources including threatened or endangered species
- Incorporation of updates, references, and definitions per Florida Statutes
- Correction of references made to Plans and Interlocal Agreements
- Addition of Policies/Strategies to address Peril of Flood requirements such as limiting development within the CHHA, continuing the Town’s participation in the National Flood Insurance Program Community Rating System, and requiring development principles that are consistent with flood-resistant construction requirements
- Addition of Policies/Strategies that preserve a wetland transition area, require erosion control standards for development, require protection of conservation areas and open space, support beach enhancement and renourishment projects, promote use of native Florida vegetation, and encourage development forms that provide environmental protection

- Incorporation of recommendations of the 2018 Town of Longboat Key Initial Assessment to Address Sea Level Rise and Recurring Flooding such as the development of an Adaptation Plan
- Consolidation/removal of repetitive language and strategies and incorporation of cross-references within Element and Plan
- Correction/appropriate use of acronyms
- Recommendation to make Policies more specific and appropriate to this Element

These recommended changes are important to better reflect the threats of flooding and sea level rise and the importance of conservation measures.

Florida Statute Reference: Chapter 163.3177(6)(d) and (g).

## Conservation and Coastal Management Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CCM GOAL 1	Maintain the integrity and quality of the coastal resources.	None	
CCM OBJECTIVE 1.1	Support the Sarasota Bay Estuary Program.	None	
CCM Policy 1.1.1	Collaborate with the partners of the Sarasota Bay Estuary Program (SBEP) to implement the Comprehensive Conservation & Management Plan (CCMP).	Revise	Recommend adding “as may be amended.”
CCM Strategy 1.1.1.1	Comply with the SBEP Interlocal Agreement.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CCM Strategy 1.1.1.2	Annually update program commitments with the SBEP.	None	
CCM OBJECTIVE 1.2	Preserve the quantity, quality and function of coastal wetlands.	Revise	Consider stating that "Wetlands shall be defined as set by 373.421 F.S. and 373.019(27) F.S."
CCM Policy 1.2.1	Support the initiatives and programs of the SBEP to restore freshwater and saltwater wetlands and to eliminate further losses.	Revise	Consider replacing eliminate with "minimize."
CCM Strategy 1.2.1.1	Collaborate with the SBEP to implement its comprehensive habitat protection and restoration plan.	Revise	Incorrect reference, should be Habitat Restoration Plan. Add "as may be amended."
CCM Policy 1.2.2	New development and redevelopment shall not be allowed within freshwater or saltwater wetlands except where a compelling public interest can be demonstrated.	Revise	Consider replacing allowed with "authorized"; Add "Consistent with Future Land Use Element Policy 1.2.5."
CCM Strategy 1.2.2.1	The Land Development Code shall recognize Federal and State wetland boundaries.	Revise	"Federal and State jurisdictional wetland boundaries"
CCM Strategy 1.2.2.2	The Land Development Code shall include criteria, standards, methodologies, and procedures for the protection and management of freshwater and saltwater wetlands.	Revise	Add "Per 163.3177(6)9d), FS, The Land Development Code shall also direct future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands and where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CCM Strategy 1.2.2.3	The Land Development Code shall provide for clustering to preserve wetlands.	Revise	Define development "clustering" in the context of wetland preservation.
<i>Recommend Adding Strategy (1.2.2.4)</i>		Addition	Consider adding a Strategy "Development on uplands adjacent to wetlands shall preserve a wetland transition area which will act as a buffer between wetlands and upland development."
<i>Recommend Adding Strategy (1.2.2.5)</i>		Addition	Consider adding a Policy that is consistent with Future Land Use Element Policy 1.2.6 "In order to direct development away from wetlands, a density credit will be provided to on-site upland areas. The density credit will be derived from the density assigned to on-site wetland areas as reflected by the Future Land Use designation."
CCM Policy 1.2.3	All wastewater and stormwater discharges into coastal waters shall meet established state requirements.	None	
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.	None	
CCM Strategy 1.2.3.2	The Land Development Code shall 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.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
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.	None	
CCM Strategy 1.2.3.4	With the exception of Jewfish Key, the Land Development Code shall require that all new development and redevelopment shall be connected to the central wastewater collection and disposal system.	None	
<i>Recommend Adding Strategy (1.2.3.5)</i>		Addition	Consider adding a Strategy "In order to protect water quality the Town's Land Development Code shall require erosion control standards for new development and redevelopment consistent with state permitting requirements."
CCM Policy 1.2.4	Encourage the application of Low Impact Development (LID) techniques for the management of stormwater.	None	
CCM Strategy 1.2.4.1	Collaborate with Sarasota and Manatee Counties and the SWFWMD to develop and implement technical standards and specifications for the application of Low Impact Development (LID) techniques.	None	
CCM Strategy 1.2.4.2	The Land Development Code shall include criteria, standards, methodologies and procedures that encourage the application of Low Impact Development (LID) techniques by new development and redevelopment.	Revise	Consider amending to state "LID and best management practices for new development and redevelopment including porous pavement, vegetative buffers, and stormwater landscape islands and buffers."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Recommend Adding Strategy (1.2.4.3)</i>		Addition	A strategy may be considered for green infrastructure which provides for wildlife habitat, stormwater management, and recreational opportunities. Green infrastructure is defined as the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters. "The Town shall plan for and manage its green infrastructure including its parks, greenways, and protected conservation lands. The Town shall also coordinate local open space plans with regional green infrastructure plans in order to promote connectivity, investment, and maximize the ecological and public benefits of green infrastructure."
<b>CCM OBJECTIVE 1.3</b>	Preserve native wildlife, marine species and plant life.	Revise	Consider "Conserve native fish, wildlife, and plant species" - Conservation is a more universally accepted term for natural resources. Preservation in the context of natural resource is typically with tracts of land.
<b>CCM Policy 1.3.1</b>	Support the initiatives and programs of the SBEP to restore shoreline and wetland habitats and to eliminate further losses.	Revise	Consider replacing eliminate with "minimize."
<b>CCM Strategy 1.3.1.1</b>	Collaborate with the SBEP to implement its Comprehensive Habitat Protection and Restoration Plan.	Revise	Incorrect reference, should be Habitat Restoration Plan. Add "as may be amended."
<b>CCM Strategy 1.3.1.2</b>	Develop and implement an ecosystem management plan for Sister Keys.	None	



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
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.	None	
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.	Revise	Revise to "...that protect threatened and endangered species and habitats listed by the United States Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) 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.	Revise	Revise to "...to enforce FWC approved Manatee Protection Plans (MPP)."
CCM Policy 1.3.3	Maintain and enhance vegetation cover.	Revise	Consider "Maintain and enhance native vegetative cover."
CCM Strategy 1.3.3.1	Encourage "Florida-Friendly" Landscaping.	Revise	Consider "Encourage implementation of "Florida-Friendly" community landscaping as defined by University of Florida Institute of Food and Agricultural Sciences (IFAS)."
CCM Strategy 1.3.3.2	Encourage the removal of exotic noxious and invasive plant species.	Revise	Amend "...as defined by the Florida Exotic Pest Plant Council (FLEPPC)."
CCM Strategy 1.3.3.3	The Land Development Code shall require the removal of exotic noxious and invasive plant species in new development and redevelopment.	None	
CCM Strategy 1.3.3.4	Develop and implement a beautification plan for Gulf of Mexico Drive.	Revise	Recommend relocating to Mobility Element.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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<i>Recommend Adding Strategy (1.3.3.5)</i>		Addition	Addition of a strategy that encourages the protection and preservation of native habitats by encouraging development forms that provide protection such as clustered development and alternative roadway designs (i.e., reduced rights-of-way) as well as requiring that adverse impacts are mitigated whenever areas of native habitats are involved in the (re)development of a property.
<i>Recommend Adding Policy (1.3.4)</i>		Addition	Add Policy "This Element's DIA specifically includes areas reserved for conservation. All conservation areas identified shall remain undeveloped and protected as well as any existing natural reservations identified in the Recreation and Open Space element per 163.3177(6)9d), FS. May want to allow for passive, public recreational improvements.
<b>CCM OBJECTIVE 1.4</b>	Preserve and manage beaches.	None	
<b>CCM Policy 1.4.1</b>	Protect, restore, and maintain beaches and dunes to their natural function.	None	
<b>CCM Strategy 1.4.1.1</b>	Implement the Comprehensive Beach Management Plan.	Revise	Revise to state "Implement the recommendations made in the Town of Longboat Key 2019 Comprehensive Beach Management Plan including the renewal of sand placement easements, as may be amended."
<b>CCM Strategy 1.4.1.2</b>	The Land Development Code shall prohibit new development or redevelopment from locating on	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	dunes and from adversely impacting the stability of the native or restored beach.		
<b>CCM Strategy 1.4.1.3</b>	The Land Development Code shall require that new development and redevelopment seaward of FDEPs Coastal Construction Control Line must demonstrate FDEP approval.	Revise	First time FDEP acronym is used in Element - spell out.
<b>CCM Strategy 1.4.1.4</b>	Comply with the mitigation and construction standard programs of the NFIP, FDEP, and the Florida Building Code.	Revise	First time NFIP acronym is used in Element - spell out.
<b>Recommend Adding Strategy (1.4.1.5)</b>		Addition	Consider adding strategy to continue to plan for, encourage, and support beach enhancement and renourishment projects.
<b>Recommend Adding Strategy (1.4.1.6)</b>		Addition	Consider adding a strategy that requires the use of native Florida vegetation and protection of natural features in coastal and waterfront development.
<b>CCM OBJECTIVE 1.5</b>	Maintain air quality.	None	
<b>CCM Policy 1.5.1</b>	Point source air pollution generators are prohibited.	None	
<b>CCM Strategy 1.5.1.1</b>	The Land Development Codes shall prohibit point source air pollution generators.	Delete	This strategy is repetitive of Policy 1.5.1 – recommend deleting.
<b>CCM Policy 1.5.2</b>	Collaborate with federal, state, regional, and local agencies to achieve and maintain compliance with all national and state air quality standards.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Recommend Adding Policy (1.5.3)</i>		Addition	Consider adding policy to promote the reduction of vehicle emission by supporting land uses that promote walking, biking, transit, and alternative modes of transportation, and encourage urban infill development that limits the need for automobile use, increases trip capture, and reduces traffic congestion in a cost-effective manner.
<i>Recommend Adding Policy (1.5.4)</i>		Addition	Consider adding a policy to incorporate land development code standards which combat the erosion and generation of fugitive dust particles and require that measures be taken on building sites or cleared areas which assure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.
<i>Recommend Adding Policy (1.5.5)</i>		Addition	Consider adding policy to maintain land use controls which promote only activities compatible with existing land uses and natural systems and discourage or prohibit activities which generate air pollutants and other adverse impacts on the coastal ecosystem.
<b>CCM OBJECTIVE 1.6</b>	Ensure the safe handling of hazardous materials.	None	
<b>CCM Policy 1.6.1</b>	Require the safe handling and disposal of hazardous materials.	None	
<b>CCM Strategy 1.6.1.1</b>	Collaborate with federal, state and local agencies to periodically conduct fire/ safety inspections and report violations.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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CCM Strategy 1.6.1.2	Utilize the Hazardous Material Incident Cost Recovery ordinance to respond to hazardous material incidents.	None	
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.	None	
CCM GOAL 2	Provide infrastructure to ensure public health, safety, and welfare within the Coastal High Hazard Area (CHHA).	Revise	Consider adding definition of CHHA per 163.3178(2)(h), Florida Statutes - ensure everything under this goal is specific to CHHA.
CCM OBJECTIVE 2.1	Invest in infrastructure that supports land uses and intensities prescribed by the Future Land Use Element.	Revise	Recommend clarification that this objective is to limit investment within CHHA.
CCM Policy 2.1.1	Provide infrastructure to support the peak season population.	Revise	Relocate policy to Infrastructure Element and renumber.
CCM Policy 2.1.2	Build-out of the community in accordance with the uses and intensities prescribed by the Future Land Use Element shall be applied to determine infrastructure needs and levels of service.	Revise	Seems more appropriate in Infrastructure Element - consider making specific to CHHA.
CCM Policy 2.1.3	Minimize public infrastructure investment in the federally designated FEMA V-Zone.	Revise	First time FEMA acronym is used - spell out. Keep policies/strategies applicable to CHHA to avoid confusion.
CCM Strategy 2.1.3.1	Limit capital expenditures for roads, potable water, wastewater, stormwater and other public infrastructure in the FEMA V-Zone.	Revise	Consider limiting expenditures that subsidize development permitted in the CHHA to restoration or enhancement of natural resources and public services for water dependent uses and aiming to minimize the impact of natural hazards such as flooding and sea level rise to the community by directing development away from the CHHA consistent with §163.3178(2)(f),

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
			F.S. Keep policies/strategies applicable to CHHA to avoid confusion.
<b>CCM Strategy 2.1.3.2</b>	Public infrastructure within the FEMA V-Zone, that is deemed necessary, shall be sited to avoid potential breach areas.	Revise	Keep policies/strategies applicable to CHHA to avoid confusion.
<b>CCM Strategy 2.1.3.3</b>	Prohibit new infrastructure seaward of the state CCCL except where expressly permitted by the FDEP.	Revise	Make sure that the first time the acronym is used it is spell out - Also add "...or United States Army Corps of Engineers (USACE)"
<b>CCM Strategy 2.1.3.4</b>	Expend funds for the protection, replacement or renewal of existing public infrastructure in accordance with the Comprehensive Beach Management Plan.	Revise	Update reference: Town of Longboat Key 2019 Comprehensive Beach Management Plan, as may be amended.
<b>CCM OBJECTIVE 2.2</b>	Avoid land uses and activities that are incompatible with the coastal environment.	None	
<b>CCM Policy 2.2.1</b>	Prohibit the use of septic tanks except for Jewfish Key.	Revise	Add "Consistent with Strategy 1.2.3.4"
<b>CCM Strategy 2.2.1.1</b>	The Land Development Code shall require that new development and redevelopment be connected to the central wastewater system. By exception, septic tanks shall be allowed for Jewfish Key.	Revise	Consider adding "Consistent with the Infrastructure Element."
<b>CCM Policy 2.2.2</b>	Prohibit the use of potable water wells.	Revise	Make more specific - link to Infrastructure Element
<b>CCM Strategy 2.2.2.1</b>	The Land Development Code shall require that new development and redevelopment be connected to the central water system. Irrigation	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	wells shall be allowed if applicable agencies have issued permits.		
<b>CCM Policy 2.2.3</b>	Prohibit landfills and other waste disposal facilities.	Revise	Specify this is for the whole Town, not just the coastal environment.
<b>CCM Strategy 2.2.3.1</b>	The Land Development Code shall prohibit landfills and other waste disposal facilities or sites.	Revise/Remove	Repetitive. Recommend deleting.
<b>CCM Policy 2.2.4</b>	Prohibit the extraction of minerals and natural materials for commercial purposes.	None	
<b>CCM Strategy 2.2.4.1</b>	The Land Development Code shall prohibit the extraction of minerals and other natural materials including sand for commercial purposes.	Revise/Delete	Repetitive. Recommend deleting.
<b>CCM Policy 2.2.5</b>	The Town shall develop regulations that restrict noise producing activities.	Revise	This should be revised to "maintain". The Town has an adopted Sound Ord.
<b>CCM OBJECTIVE 2.3</b>	Provide and maintain public access to coastal recreational amenities.	None	
<b>CCM Policy 2.3.1</b>	Support the initiatives and programs of the SBEP to provide managed access to Sarasota Bay and its resources.	None	
<b>CCM Strategy 2.3.1.1</b>	Collaborate with the SBEP to implement its Recreational Use Action Plan.	Revise	Recommend adding "as may be amended."
<b>CCM Policy 2.3.2</b>	Identify and preserve public access points to the Gulf of Mexico and to Sarasota Bay.	None	
<b>CCM Strategy 2.3.2.1</b>	Identify public access points to the Gulf of Mexico and Sarasota Bay in the Future Land Use Map.	Revise	Revise to state "Identify public access points to the Gulf of Mexico and Sarasota Bay in the Future Land Use Map series".

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
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.	None	
CCM Policy 2.3.3	Protect physical and visual access to the Gulf of Mexico and Sarasota Bay during the land development process.	None	
CCM Strategy 2.3.3.1	The Land Development Code shall include criteria, standards, methodologies, and procedures for the reasonable protection of physical and visual access to the Gulf of Mexico and Sarasota Bay.	None	
CCM Strategy 2.3.3.2	The Land Development Code shall require that commercially-provided recreational activities requiring Gulf shoreline or near-shore water utilization be concentrated at commercial tourist facilities or at specified Town-owned facilities.	None	
<i>Recommend Adding Strategy (2.3.3.3)</i>		Addition	Consider partnership with Blue Zones Project, Healthy Communities Coalition, or other "Built Community" programs.
CCM GOAL 3	Ensure resiliency in response to natural disasters.	None	
CCM OBJECTIVE 3.1	Reduce the potential for damage to structures within the Coastal High Hazard Area (CHHA).	None	
CCM Policy 3.1.1	Apply and enforce standards for the safety of structures.	None	
CCM Strategy 3.1.1.1	Apply and enforce the safety requirements for structures established by the Federal Emergency Management Agency (FEMA), the Florida	Revise	Consistent with §163.3178(2)(f), F.S. require development principles and strategies that eliminate unsafe development in the CHHA and that are



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	Department of Environmental Protection (FDEP) and the Florida Building Code (FBC).		consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
<b>CCM Strategy 3.1.1.2</b>	Encourage property owners to retrofit structures with storm resistant materials. Ensure that the Land Development Code and other codes do not unreasonably impede the retrofitting of structures for storm resistance.	None	
<b>CCM Policy 3.1.2</b>	Minimize repetitive losses.	None	
<b>CCM Strategy 3.1.2.1</b>	The Land Development Code shall encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.	None	
<b>CCM Strategy 3.1.2.2</b>	The Land Development code shall require that existing structures damaged in excess of 50% of value may rebuild only in accordance with local, state and federal regulations.	None	
<b>CCM Strategy 3.1.2.3</b>	Collaborate with federal, state and other agencies to inform property owners of buy-out programs for structures subject to repetitive damage.	None	
<b><i>Recommend Adding Strategy (3.1.2.4)</i></b>		Addition	To comply with Section 163.3178(2)(f)6, F.S. the Town shall seek to continue its participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Recommend Adding Strategy (3.1.2.5)</i>		Addition	Consistent with the 2018 Town of Longboat Key Initial Assessment to Address Sea Level Rise and Recurring Flooding and Strategy 3.1.2.1, a strategy should be considered encouraging that the Town incentivize redevelopment of non-flood compliant properties through public education, code amendment, building permit fee rebates, or other incentives.
<b>CCM OBJECTIVE 3.2</b>	Prepare and maintain disaster response plans and programs.	None	
<b>CCM Policy 3.2.1</b>	Collaborate with Sarasota County, Manatee County, municipalities, and other public and private entities to identify safe shelters during hurricane events.	None	
<b>CCM Strategy 3.2.1.1</b>	Collaborate with Sarasota County, Manatee County, municipalities, and public and private entities to identify and map shelters.	None	
<b>CCM Strategy 3.2.1.2</b>	Collaborate with Sarasota County, Manatee County, municipalities, and public and private entities to inform the public regarding the location and use of designated shelters.	None	
<b>CCM Policy 3.2.2</b>	Collaborate with transportation planning authorities and other local governments to maintain evacuation routes.	None	
<b>CCM Strategy 3.2.2.1</b>	Maintain evacuation standards consistent with the requirements of the Southwest Florida Regional Planning Council (SWFRPC) and Chapter 252, Florida Statutes (FS).	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

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CCM Strategy 3.2.2.2	Coordinate with FDOT, Sarasota and Manatee County, and maintain consistency with the evacuation plans for each County.	Revise	First time that FDOT acronym is used - spell out.
CCM Strategy 3.2.2.3	Develop, maintain and apply operational plans to ensure that evacuation routes remain open during hurricane events.	None	
CCM Policy 3.2.3	Develop, Maintain, and apply a Short-Term Post-Disaster Redevelopment Plan.	None	
CCM Strategy 3.2.3.1	The Short-Term Post-Disaster Redevelopment Plan shall (1) define the circumstances under which the plan shall be applied, (2) the procedures required to authorize the plan and (3) the scope of authority permitted.	None	
CCM Strategy 3.2.3.2	The Short-Term Post-Disaster Redevelopment Plan shall facilitate and accelerate short term recovery efforts to repair and restore structures and facilities that are potential public health, safety or welfare hazards.	None	
CCM OBJECTIVE 3.3	Prepare and maintain post-disaster redevelopment plans and programs.	None	
CCM Policy 3.3.1	Develop and maintain a Long-Term Post-Disaster Plan.	Revise	Add "and implement"
CCM Strategy 3.3.1.1	The Long-Term Post-Disaster Redevelopment Plan shall require that reconstructed properties be brought into compliance with the Florida Building Code, FEMA requirements and the Land Development Code to the extent practicable.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CCM Strategy 3.3.1.2	The Land Development Code shall 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.	Consolidate	Duplicative of Strategy 3.3.2.1
CCM Strategy 3.3.1.3	The Land Development Code shall specify 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 number of units in existence prior to the casualty.	Revise	Add "Consistent with Strategy 3.1.2."
CCM Policy 3.3.2	Encourage the certification and documentation of nonconforming status.	None	
CCM Strategy 3.3.2.1	The Land Development Code shall provide criteria, standards and procedures for the certification and documentation of the legal non-conforming status of sites and structures.	None	
CCM Policy 3.3.3	Encourage the certification and documentation of nonconforming status. Encourage the development and preapproval of post disaster Redevelopment Plans for properties under unified control and/or ownership.	Revise	First sentence is repetitive of Policy 3.3.2 consider removing.
CCM Strategy 3.3.3.1	The Land Development Code shall 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	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	use, density and design standards prescribed by the Land Development Code.		
<b>Recommend Adding Policy (3.3.4)</b>		Addition	Add a Policy: Encourage the development of an Adaptation Plan for addressing sea level rise and recurring flooding consistent with the 2018 Town of Longboat Key Initial Assessment to Address Sea Level Rise and Recurring Flooding.

**OVERALL GOP RECOMMENDATIONS**

A policy may be considered encouraging the implementation of the recommendations made in the 2018 *Town of Longboat Key Initial Assessment to Address Sea Level Rise and Recurring Flooding* such as the installation of backflow prevention devices within the stormwater system to prevent street and adjacent land flooding.

A policy may be considered encouraging the Town to consider applicable funding and grant opportunities to address sea level rise and flood risk.

A policy may be considered that encourages the acquisition of properties that FEMA has identified as repetitive flood loss properties.

A policy may be considered to protect and enhance landforms that serve as natural mitigation features (i.e., riverbanks, wetlands, dunes, etc.) such as using vegetative management, such as vegetative buffers, around streams, canals, and water sources and retaining natural vegetative beds in stormwater channels.

Overall, some strategies are repetitive (almost word for word) of policies - consider if this is necessary.

Consider adding a policy - Continue to protect and restore native habitats such as the Quick Point Nature Preserve.

Ensure that the Element provides for the emergency conservation of water sources in accordance with the plans of the regional water management district per F.S. Requirements (163.3177(6)9d), FS).

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

OVERALL DIA RECOMMENDATIONS			
F.S. Requirements per 163.3177(6)(d) and (g), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
The following natural resources, where present within the local government's boundaries, shall be identified and analyzed:	Existing recreational or conservation uses and the potential for conservation, recreation, use, or protection.	Yes (Section I A and III D).	Town Decision to update Conservation Areas - FWC Cooperative Land Cover; Florida Land Use, Cover, and Forms Classification System (FLUCFCS); National Wetland Inventory (NWI).
	Known pollution problems including hazardous wastes	Yes (Section II).	Florida Department of Environmental Protection
	Rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs, including information on quality of the resource available.	Yes (Section III and IV and VII)	U.S. Fish and Wildlife Service; Florida National Hydrography Dataset; FWC Cooperative Land Cover; Florida Land Use, Cover, and Forms Classification System (FLUCFCS); National Wetland Inventory (NWI)
	Floodplains	Yes (Section VIII B)	Federal Emergency Management Agency
	Known sources of commercially valuable minerals	Yes (Section I B)	N/A - There are no known commercial mineral mining or extraction activities presently underway on Longboat Key. No future related activity is expected to occur.
	Areas known to have experienced soil erosion problems	Yes (Section I C)	Soil Survey Geographic Database produced and distributed by the Natural Resources Conservation Service (FGDL website)
	Areas that are the location of recreationally and commercially important fish or shellfish, wildlife, marine habitats, and vegetative communities, including forests, indicating known dominant species present and species listed by federal, state, or local government agencies as	Yes (Section I D)	United States Fish and Wildlife Service and the Florida Natural Areas Inventory; Southwest Florida Water Management District (SWFWMD) land use cover data set; FWC Cooperative Land Cover; Florida Land Use, Cover, and Forms Classification System (FLUCFCS); National Wetland Inventory (NWI)

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per 163.3177(6)(d) and (g), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
	endangered, threatened, or species of special concern		
	Designates environmentally sensitive lands for protection based on locally determined criteria which further the goals and objectives of the conservation element	Yes (Section I A)	Town Decision to update Conservation Areas - FWC Cooperative Land Cover; Florida Land Use, Cover, and Forms Classification System (FLUCFCS); National Wetland Inventory (NWI)
	Current and projected needs and sources for at least a 10-year period based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands shall be analyzed. The analysis shall consider the existing levels of water conservation, use, and protection and applicable policies of the regional water management district and further must consider the appropriate regional water supply plan approved pursuant to s. 373.709, or, in the absence of an approved regional water supply plan, the district water management plan approved pursuant to s. 373.036(2).	Water Quality discussed (Section VII); Water demands and quantity not addressed	Infrastructure Element; SWFWMD

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
Economic Base	Yes (Section V)	Town data; Florida Division of Hotels and Restaurants
Historic Resources	Yes (Section VI)	Division of Historical Resources of the Florida Department of State
Emergency Management	Yes (Section VIII)	Federal Emergency Management Agency (FEMA) and State of Florida Division of Emergency Management
Beach and Dune Systems	Yes (Section IX)	County Beach Management Plans
Public Access Facilities	Yes (Section X)	Town data

## Housing Element

Neighborhoods play an important part in determining the vitality, stability, and way of life of the residents within a community. The Housing Element ensures that there is adequate and safe housing for all current and anticipated future residents of the Town of Longboat Key. A summary of the changes that are proposed for the Housing Element are as follows.

- Consolidation/removal of repetitive language and strategies and incorporation of cross-references within Element and Plan
- Revision to ensure consistency in Objective/Policy/Strategy numbering
- Inclusion of a variety of housing types allowed for development
- Addition of Strategies for coordinating housing efforts with other public, nonprofit, and private entities to support and encourage an adequate mix of housing types that are affordable
- Revision of Policy/Strategy language to remove ambiguities in the text
- Expanding on the provisions of special needs housing to accommodate an aging population
- Ensuring Comprehensive Plan language includes Florida Statute housing definitions and/or regulations
- Addition of provisions that encourage infill development

The proposed changes are important for Longboat Key to maintain its current housing stock, to promote infill development as a



context-sensitive solution, and to note how the housing needs of the Longboat community will change as the population ages in place. The recommendations outlined also encourage the Town of Longboat Key to collaborate with other municipalities and entities to support affordable housing initiatives in the Southwest Florida Region.

**Florida Statute Reference: Chapter 163.3177(6)(f)**

## Housing Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>HOU GOAL 1</b>	Ensure an adequate, safe and sanitary housing supply.	None	
<b>HOU OBJECTIVE 1.1</b>	Accommodate a range of housing choice and ensure an adequate housing supply.	None	
<b>HOU Policy 1.1.1</b>	Monitor availability of land for the purpose of accommodating projected housing needs.	Revise; Consolidate	Add "... needs through at least the long term planning horizon."; Consider combining Policies 1.1.1 and 1.1.2, as both mention the LDC consistency and adequate variety of housing types. "Monitor and encourage a range of housing types and availability to accommodate projected housing needs through at least the long term planning horizon."
<b>HOU Strategy 1.1.1.1</b>	Designate land areas suitable for housing on the Future Land Use Map (FLUM).	Revise	Consider revising this strategy to state "Designate land areas suitable for a variety of housing types on the Future Land Use Map (FLUM)"
<b>HOU Strategy 1.1.1.2</b>	The Land Development Code shall include zoning districts that accommodate residential uses consistent with the FLUM.	Revise; Consolidate	Strategy 1.1.1.2 and 1.1.2.1 are essentially the same verbiage - consolidate; Add "Consistent with Future Land Use Policy 1.1.4"
<b>HOU Policy 1.1.2</b>	Encourage a range of housing availability to accommodate projected housing needs.	Revise; Consolidate	Policies 1.1.1 and 1.1.2 both mention the LDC consistency and adequate variety of housing types - see Policy 1.1.1 comment for recommendation; Wording is awkward and should be revised to state a range of housing types, prices, ownership, neighborhood character, etc. - see recommended Strategy (proposed Strategy 1.1.2.3) below

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
HOU Strategy 1.1.2.1	The Land Development Code shall include zoning provisions that accommodate a range of residential uses consistent with the FLUM.	Revise; Consolidate	Strategy 1.1.1.2 and 1.1.2.1 are essentially the same verbiage - consolidate; Add "Consistent with Future Land Use Policy 1.1.4"; Revise to state "uses and types."
<i>Recommend Adding Strategy (1.1.2.2)</i>		Addition	Consider adding a strategy "Promote a diverse mix of housing stock by considering factors such as existing character of the area and adjacent properties; housing style and ownership (i.e. own vs. rent); housing type, community population, and pricing."
HOU Policy 1.1.3	Provide for the public infrastructure and facilities required to support residential development.	Revise	Consider adding "adequate" public infrastructure and facilities...; Consider combining with Policy 1.2.2 on public infrastructure and facilities.
HOU Strategy 1.1.3.1	The Land Development Code shall include criteria, standards, methodologies, and procedures to ensure that roadways, utilities and stormwater management are adequate to support residential development.	Revise	Add cross references to Future Land Use Element Policy 1.1.2, Wastewater Element Strategy 1.2.1.1, and Stormwater Element Strategy 1.1.3.1; Revise to address: Potable water and central wastewater systems; Employment centers, including retail centers which accommodate stores offering household goods and services needed on a frequent and recurring basis; Mobility options; Public parks, recreation areas, and/or open space systems; Adequate surface water management and solid waste collection and disposal; and Schools.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
HOU Policy 1.1.4	Comply with Federal and state housing programs and regulations.	None	
HOU Strategy 1.1.4.1	Review amendments to Land Development Codes to ensure compliance with Federal and state housing programs and regulations.	None	
HOU Strategy 1.1.4.2	Provide compensation in accordance with state and Federal regulations if families are displaced by eminent domain.	Revise	Regulatory in nature, add " Land Development shall ensure residents are able to relocate to standard, affordable housing when residents are displaced by Town actions."; Incorporate "Provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Florida Statutes."
<i>Recommend Adding Strategy (1.1.4.3)</i>		Addition	Consider adding "Coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following: <ul style="list-style-type: none"> <li>• Timing of the relocation,</li> <li>• Assessment of the need for the program which will displace households,</li> <li>• Costs associated with the displacement of such households</li> </ul>
<i>Recommend Adding Strategy (1.1.4.4)</i>		Addition	Consider adding "Coordinate with the appropriate state, federal, and other entities to support property owners in the mitigation of risks to residents and housing from natural hazards and in the repair of housing after a hazard event."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>HOU OBJECTIVE 1.2</b>	Promote the livability and stability of neighborhoods.	Revise	Consider revising this Objective to state "Promote livability by ensuring the City's LDC and review processes promote a diverse mix of housing stock that is well-integrated with the City's mobility network and accessible to services and amenities."
<b>HOU Policy 1.2.1</b>	Protect the visual and aesthetic quality of neighborhoods.	Revise	Consider revising this policy to state "Preserve the life of existing housing stock through the effective implementation of programs that support neighborhood character, conserve natural resources, maintain community facilities, and code enforcement."
<b>HOU Strategy 1.2.1.1</b>	Adopt and enforce code provisions requiring the maintenance of building exteriors and sites.	Revise	Consider stating "The Land Development Code shall comply with and enforce the most current building codes for both new housing construction and in the maintenance of existing housing stock." Also recommend adding reference to "Property Maintenance Code."
<b>HOU Policy 1.2.2</b>	Ensure that neighborhoods are served with all necessary supporting utilities.	Consolidate	Consider combining with Policy 1.1.3 on public infrastructure and facilities.
<b>HOU Strategy 1.2.2.1</b>	The Land Development Code shall require that new development and redevelopment provide for supporting utilities including potable water, wastewater, stormwater management, solid waste, electricity and telecommunications.	Revise/Consolidate	Consider combining under Policy 1.1.3 on public infrastructure and facilities; Add cross references to Future Land Use Element Policy 1.1.2, Wastewater Element Strategy 1.2.1.1, and Stormwater Element Strategy 1.1.3.1.
<b>HOU Policy 1.2.3</b>	Encourage the preservation of historically significant housing.	Revise	Consider a separate objective for historic preservation; as this may not tie in to promoting livability and stability of neighborhoods.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
HOU Strategy 1.2.3.1	The Land Development Codes and building codes shall 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.	None	
HOU OBJECTIVE 1.3	Ensure that housing is safe, sanitary and well maintained.	None	
HOU Policy 1.3.1	Ensure that new residential structures are built according to applicable standards.	Revise; Move	Move policy to Objective 1.2; Add "The Land Development Code shall require that new residential structures are built according to applicable standards."
HOU Strategy 1.3.1.1	Enforce the regulations of the Federal Emergency Management Agency (FEMA) and the Florida Building Code.	Move	Move strategy to Objective 1.2.
HOU Policy 1.3.2	Encourage the retrofitting of existing residential structures for storm resistance.	Revise	Consider adding "Consistent with the Conservation and Coastal Management Element"
HOU Strategy 1.3.2.1	Consider the application of state and federal subsidy programs to ensure safe, decent, and sanitary housing.	Revise	This strategy does not implement the Policy it is under - consider making it its own Policy
<i>Recommend Adding Policy (1.3.3) - renumber subsequent policies</i>		Addition	Consider adding provision on housing rehabilitation of existing residential units.
HOU Policy 1.3.3	Encourage energy efficient housing.	Revise	Consider adding "and encourage the use of renewable resources"

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
HOU Strategy 1.3.3.1	The Land Development Codes and building code shall encourage green building standards and energy efficient technologies.	Revise	Consider revising this to state "The Land Development Codes and building code shall encourage green building standards and energy efficient technologies to address the following: <ul style="list-style-type: none"> <li>• Providing incentives for housing developments that meet recognized green building (e.g. LEED, Green Globes), and</li> <li>• Housing design and construction methods that increase energy efficiency and encourage the use of renewable resources."</li> </ul>
<i>Recommend Adding Strategy (1.3.3.2)</i>		Addition	Consider adding a Strategy encouraging the incorporation of Florida-Friendly landscaping and low impact development principles in the provision of housing.
HOU OBJECTIVE 1.4	Accommodate housing to meet special needs.	Revise	Revise to state "Ensure that suitable lands are available, and regulations are in place to provide for group homes, community residential facilities, foster care facilities, and other special needs housing" per FS.
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.	Revise	Consider adding the concept of aging in place, how this may affect the Longboat Community in the next 20-50 years, and the eminent need for elderly/assisted living facilities.
<i>Recommend Adding Strategy (1.4.1.1)</i>		Addition	Consider adding "The Land Development Codes shall maintain definitions of group homes, community residential homes, and foster care facilities that are consistent with those established by the State of Florida and prohibit the operation of these facilities within the City not operating under an approved

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
			license issued by the appropriate state licensing agency."
<b>HOU Strategy 1.4.1.2</b>	The Land Development Codes shall 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.	Revise	Numbering - change to Strategy 1.4.1.1; Consider stating "The Land Development Codes shall include standards 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 applicable Florida statutes."
<b>HOU Policy 1.4.2</b>	Prohibit large-scale group home facilities within the Coastal High Hazard Area.	Revise	Add "Consistent with the Conservation and Coastal Management Element and Future Land Use Element."
<b>HOU Strategy 1.4.1.2</b>	The Land Development Codes shall Prohibit large-scale group home facilities within the Coastal High Hazard Area.	Revise	Add "Consistent with the Conservation and Coastal Management Element."
<b>HOU OBJECTIVE 1.5</b>	Promote affordable housing solutions within Sarasota County, Manatee County, and the Region.	None	
<b>HOU Policy 1.5.1</b>	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.	Revise	Consider revising this strategy to state To develop regional responses to affordable housing issues collaborate with other governmental entities including, but not limited to: <ul style="list-style-type: none"> <li>• Southwest Florida Regional Planning Council,</li> <li>• Tampa Bay Regional Planning Council,</li> <li>• Sarasota County,</li> <li>• Manatee County, and</li> <li>• Other city and county governments.</li> </ul>
<b>HOU Strategy 1.5.1.1</b>	Cooperate with regional and local agencies to evaluate housing characteristics, trends and needs	Revise	Consider defining affordable housing via Florida statutes definition



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	related to very low, low and moderate income families.		
<b>HOU Policy 1.5.2</b>	Support affordable housing programs in Sarasota County and Manatee County.	Revise	Consider revising this strategy to state "Collaborate with private and nonprofit entities to support affordable housing programs in Sarasota County and Manatee County."
<b>HOU Strategy 1.5.2.1</b>	Execute and implement agreements that advance affordable housing programs. Such agreements may include financial support to public and private non-profit housing providers.	Revise	Change to "Such agreements may include, but are not limited to financial ..."
<b>HOU Policy 1.5.3</b>	Promote cost effective design and construction techniques for new and renovated housing.	Move	Move to OBJ 1.3.
<b>HOU Strategy 1.5.3.1</b>	The Land Development Code and the building code shall encourage the use of appropriate innovative and cost effective design and construction techniques that reduce the cost of housing.	Move	Move to OBJ 1.3.

**OVERALL GOP RECOMMENDATIONS**

Ensure consistency in numbering.

Per 163.3177(6)(f), FS: The housing element must express principles, guidelines, standards, and strategies that reflect, as needed, the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, adequate sites, and distribution of housing for a range of incomes and types, including mobile and manufactured homes.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

OVERALL DIA RECOMMENDATIONS			
F.S. Requirements per 163.3177(6)(f), FS	Subsections	Currently Addressed in Existing DIA	Source to Update Data
The principles, guidelines, standards, and strategies of the housing element must be based on data and analysis prepared on housing needs, which shall include the number and distribution of dwelling units by:	Type	Yes (Section II, A, 2, Table 3)	U.S. Census Bureau
	Tenure	Yes (Section II, A, 2, Table 3)	U.S. Census Bureau
	Age	Yes (Section II, A, 1, Table 2)	U.S. Census Bureau
	Rent	Yes (Section II, C, Table 5)	U.S. Census Bureau
	Value	Yes (Section II, B, Table 4)	U.S. Census Bureau
	Monthly cost of owner-occupied units	Yes (Section II, C, Table 5)	U.S. Census Bureau
	Rent or cost to income ratio	Yes (Section II, C, Table 5; Table 11)	U.S. Census Bureau
And shall show the number of dwelling units that are substandard	Yes (Section II, E)	U.S. Census Bureau	
The data and analysis shall also include:	The methodology used to estimate the condition of housing	Yes (Section II, E)	U.S. Census Bureau
	A projection of the anticipated number of households by size, income range, and age of residents derived from the population projections	Yes (Section III, C, Table 8 and 9)	U.S. Census Bureau and Shimberg Center Florida Housing Data Clearinghouse
	The minimum housing need of the current and anticipated future residents of the jurisdiction.	Yes (Section III, C)	U.S. Census Bureau and Shimberg Center Florida Housing Data Clearinghouse

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
Background Purpose, Growth Trends	Yes (Section I A-B)	U.S. Census Bureau; Shimberg Center Florida Housing Data Clearinghouse; BEBR
Subsidized Housing, Group Homes, Mobile Homes, Building Permit Activity	Yes (Section II F-I)	Town data
Historic Housing	Yes (Section II J )	Division of Historical Resources of the Florida Department of State
Housing Affordability and Availability	Yes (Section II E and Table 11)	Shimberg Center Florida Housing Data Clearinghouse
Household Size and Housing Vacancy	Yes (Table 3)	U.S. Census Bureau
Cost Burden Households and Cost Burden Households with Householder Age 65 and Older	Table 11 lists Households by Cost Burden but not Cost Burden Households with Householder Age 65 and Older	Shimberg Center Florida Housing Data Clearinghouse
Assisted Housing Inventory	No; Contradictory statements within the DIA on ALFs - p. 18 states that "The popularity of Longboat Key among retirees indicates a substantial elderly population...the prospect of an increasing life span and the health problems typically associated with the aging process makes special needs housing for the elderly increasingly important." but then states "Longboat Key is an affluent community with relatively new housing stock. Therefore, there is very little demand for assisted living facilities or housing rehabilitation programs." on p.26	Shimberg Center Florida Housing Data Clearinghouse

## Recreation and Open Space Element

The Town of Longboat Key includes public and private recreation sites including parks, natural areas, waterway access, and recreation facilities. The Recreation and Open Space Element ensures that the Town has a comprehensive system of public recreation and open space which meets the needs of existing and projected users and which enhances the natural resources of the Town. A summary of the changes that are proposed for the Recreation and Open Space are as follows.

- Consolidation of repetitive language and strategies
- Additional language to identify a date for the completion of a Recreation and Open Space Master Plan
- Addition of language that supports investigating potential alternative approaches to meeting LOS through the use of a park hierarchy, differential LOS, etc. that looks at not only the inventory of facilities but also the location and proximity to users
- Incorporate cross references within Element and Plan itself
- Recommend the incorporation of clearer definitions
- Suggest the re-wording of regulatory language
- Update incorrect references
- Propose the addition of Policies/Strategies that promote accessibility/universal design, establish active and passive uses, incorporate green infrastructure and low impact design, improve community livability and healthy communities, promote Florida Friendly Landscape techniques, and encourage intergovernmental coordination

These recommended changes are important to better provide suitable recreation and cultural opportunities to the community and preserve the Town's open space.

**Florida Statute Reference: Chapter 163.3177(6)(e)**

## Recreation and Open Space Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
ROS GOAL 1	Provide appropriate recreational and cultural opportunities and preserve open space.	Revise	Add "active and passive."
ROS OBJECTIVE 1.1	Adopt and implement a Recreation and Open Space Master Plan.	Revise	Staff recommends a Master Plan is unnecessary, so consider deleting related policies/strategies. The Statutes allow for reference to specific studies and documents providing the formal title, date and similar information is provided. The Town should identify a date for completion of the Master Plan for specificity (FS 163.3177(1)(b))
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.	Revise	Recommend deleting this policy as Master Plan is unnecessary.
ROS OBJECTIVE 1.2	Provide for recreational and cultural spaces and facilities.	Revise	Consider adding "including the improvement of existing amenities."
ROS Policy 1.2.1	The Recreation and Open Space Master Plan shall 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,	Consolidate; Revise	Recommend deleting as Master Plan is unnecessary. This policy should be consolidated with Policy 1.1.1; Consider adding that the Town will investigate potential alternative approaches to meeting LOS through the use of a park hierarchy, differential LOS,

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	(4) programs and strategies for the improvement of recreational and cultural facilities and (5) standards for both public and private facilities.		etc. that looks at not only the inventory of facilities but also the location and proximity to users.
<b>ROS Policy 1.2.2</b>	Establish a level of service for parks, recreational, and cultural facilities.	Revise	Add "Consistent with Policy 1.2.1"
<b>ROS Strategy 1.2.1.1</b>	The minimum Level of Service for parks, recreational, and cultural facilities will be measured by the number of facilities and the following standard: 12 acres per 1,000 peak seasonal functional population.	Revise	Numbering - should be 1.2.2.1;
<b>Table</b>	Standards for Recreation Facilities for the residents of the Town of Longboat Key	Revise	Table not numbered; Table needs updated;
<b>ROS Strategy 1.2.1.2</b>	The Land Development Code shall include criteria, standards, methodologies, and procedures for determining the impact of new residential development and redevelopment to maintain the Level of Service.	Revise	Numbering - should be 1.2.2.2.
<b>ROS Policy 1.2.3</b>	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.	None	
<b>ROS Strategy 1.2.3.1</b>	The Land Development Code shall 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.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
ROS Strategy 1.2.3.2	The Land Development Code shall 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.	Revise; Consolidate	Consolidate with Strategy 1.2.3.1; somewhat redundant although one is discussing "determining" and the other is "assessing"
ROS Policy 1.2.4	Acquire, improve, and maintain lands for open space, park, recreational, and cultural purposes.	None	
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.	Revise	Change "develop and implement" to "maintain."
ROS Strategy 1.2.4.2	The Capital Improvement Program shall include schedules and funding for park, recreational, and cultural facility improvements.	Clarify	Add cross-reference to Capital Improvements Element.
ROS Policy 1.2.5	Encourage the provision of recreational opportunities within private developments.	None	
ROS Strategy 1.2.5.1	The Land Development Code shall include criteria, standards, methodologies, and procedures that encourage the provision of recreational opportunities to serve the residents of new development and redevelopment.	None	
ROS OBJECTIVE 1.3	Protect open space and ensure its functional integrity.	Clarify	Define "functional integrity"; Also, the definition of "open space" should be clarified and identified.
ROS Policy 1.3.1	The Recreation and Open Space Master Plan shall include (1) the establishment of levels of service for parks and recreational facilities, (2) projections for future park, recreational, and cultural needs,	Consolidate	This policy should be consolidated with Policy 1.1.1. Master Plan Unnecessary, consider deleting.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	(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.		
<b>ROS Policy 1.3.2</b>	Acquire and manage open space that serves the public interest.	None	
<b>ROS Strategy 1.3.2.1</b>	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.	Revise	Add cross-reference to Conservation and Coastal Management Element.
<b>ROS Strategy 1.3.2.2</b>	Create and manage a Land Acquisition Fund for the purpose of acquiring, maintaining, and improving public open space, parks, recreational, and cultural facilities. The Town will continue to collect fees for the Land Acquisition Fund until acreage and improvements/amenities are met.	Consolidate	Possibly consolidate with other Strategies/Policies including 1.2.4.1
<b>ROS Policy 1.3.3</b>	At least fifty percent (50%) of the gross land area within residential developments shall be retained as open space.	Revise	Regulatory language - add "The Land Development Code shall require that".
<b>ROS Strategy 1.3.3.1</b>	The Land Development Code shall include criteria, standards, methodologies and procedures to ensure that at least fifty percent (50%) of the gross	Consolidate	Consolidate with Policy 1.3.3.



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	land area within residential developments is retained as open space.		
<b>ROS OBJECTIVE 1.4</b>	Ensure public access to public open spaces, parks, and recreational facilities.	None	
<b>ROS Policy 1.4.1</b>	The Recreation and Open Space Master Plan shall (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, (2) establish programs and strategies for the protection and management of access ways and access points, and (3) establish programs and strategies to improve bicycle and pedestrian circulation and access to parks, recreational facilities, public open space and natural assets.	Revise	Master Plan is unnecessary, consider deleting.
<b>ROS Policy 1.4.2</b>	Protect and maintain points of public access to the Gulf of Mexico and to Sarasota Bay while avoiding disturbance of the natural environment.	None	
<b>ROS Strategy 1.4.2.1</b>	Provide informational signage to identify public access ways and access points.	None	
<b>ROS Strategy 1.4.2.2</b>	Ensure that all access ways and access points comply with the Americans with Disabilities Act and the Florida Accessibility Code.	Revise	Revise to state correct full reference "Florida Building Code: Accessibility"
<b>ROS Policy 1.4.3</b>	Improve circulation and safety conditions for recreational pedestrian and bicycle traffic.	Revise	Add "Consistent with the Mobility Element" and "Whenever possible, site access shall be connected to existing sidewalks and pathways providing access to the community at large."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<i>Recommend Adding Policy (1.4.4)</i>		Addition	Consider adding Policy/Strategy regarding accessibility/universal design.
<i>Recommend Adding Policy (1.4.5)</i>		Addition	Consider adding a Policy "The Town shall ensure an appropriately scaled level of automobile access. Parks with facilities designed to appeal to a wider audience than the immediate adjacent area shall have adequate parking for the anticipated number of users."
ROS GOAL 2	Enhance the quality of the visual environment in the Longboat Key community, both natural and built.	None	
ROS OBJECTIVE 2.1	Raise the level of citizen awareness of the importance of aesthetic experiences in their everyday lives.	None	
ROS Policy 2.1.1	Explore the development of a Public Art Master Plan.	None	

**OVERALL GOP RECOMMENDATIONS**

Consider adding a Policy regarding Green Infrastructure and Low Impact Design in parks facilities such as "The Town shall strive to incorporate a natural system of connectivity within the park and open space system. The Green Infrastructure will aid in transport of natural ecosystems, reduced flooding of developed area, and increased treatment of stormwater runoff." and "The Town shall also utilize low-impact development strategies to reduce stormwater runoff from parks and recreation facilities."

Consider adding a Policy regarding Community Livability and Healthy Communities

Consider adding a Policy/Strategy " The Town shall utilize native plants and Florida Friendly Landscape techniques when landscaping is added or updated in parks, recreation facilities, and open spaces. The Town will promote recycling and signage discouraging littering at Parks."

Consider adding Policy/Strategy on coordination with Sarasota County/Manatee County regarding active and passive recreational and cultural facilities (cross reference to Intergovernmental Element if appropriate).

<b>OVERALL DIA RECOMMENDATIONS</b>		
<b>F.S. Requirements per 163.3177(6)(e), FS</b>	<b>Currently Addressed in Existing DIA</b>	<b>Source to Update Data</b>
A recreation and open space element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities.	Yes - currently lists parks and acreages but missing specificity on number of facilities that are listed in Table in GOPs.	Town data; Shimberg Center Florida Housing Data Clearinghouse.
<b>Additional DIA Sections</b>	<b>Currently Addressed in Existing DIA</b>	<b>Source to Update Data</b>
Map of Facilities (by type)	No	Town Data
Future Demand Analysis	Yes - States Town is currently meeting its LOS for seasonal population and existing parks acreage(s) - does not state amount of surplus or at what point will they need more land	Town Data

## Infrastructure Element: Potable Water Sub-Element

The purpose of the Infrastructure Element is to ensure the availability of wastewater, solid waste, drainage, and potable water facilities to meet the existing and projected demands within the Town. This Element establishes level of service standards and aims to effectively manage growth and maintain environmental quality while providing safe and adequate facilities for residents and visitors. A summary of the changes that are proposed for the Potable Water Sub-Element are as follows.

- Ensure Longboat is meeting the current needs and planning for the future needs for potable water
- Addition of Strategies that outline how the community determines its LOS
- Combine Policies/Strategies that have similar verbiage to consolidate information and improve readability
- Addition of a Strategy for submitting a 10-year Potable Water Supply Plan to SWFWMD
- Revision of Policies on water conservation and determining progress of conservation programs
- Reword select Policies/Strategies to be more inclusive of current potable water regulations
- Consider additional Objectives/Policies/Strategies for emergency situations
- Combine all Infrastructure Sub-Elements into one Element with separate Goals to improve readability and organization

Potable water is a vital component of life, and the Town of Longboat Key must ensure its potable water regulations promote safe and clean systems accessible to all residents and visitors. These recommendations will adhere to modern regulations and water standards.

**Florida Statute Reference: Chapter 163.3177(6)(c)**

## Infrastructure: Potable Water Sub-element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>PW GOAL 1</b>	Provide a sufficient and safe supply of potable water.	None	
<b>PW OBJECTIVE 1.1</b>	Develop and maintain a Potable Water Master Plan and Program (PWMP).	Revise/Remove	No masterplan needed for this for significant growth (since that will not take place). Redevelopment is rare. System is ready to accommodate densities on the island. Can remove this Objective and corresponding Policies/Strategies.
<b>PW Policy 1.1.1</b>	Develop and maintain a Potable Water Master Plan to address: <ul style="list-style-type: none"> <li>• The projection of current and future potable water demand;</li> <li>• The provision of water supply to meet current and future potable water needs including alternatives for potable water supply in emergency or disaster circumstances; and</li> <li>• The planning, programming, design and maintenance of water distribution facilities.</li> </ul>	Revise/Remove	First bullet, current demands are not projected - Rewrite to say establish current water demands and project future potable water demands. Second bullet, rewrite to make more clear: "water supply to meet current and future water demands under normal operations and in emergency or disaster situations." Third bullet, include storage facilities.
<b>PW Policy 1.1.2</b>	Provide potable water services and management as an "Enterprise Fund".	None	
<b>PW Policy 1.1.3</b>	The Level of Service (LOS) is 120 gallons per capita per day.	Revise	Could use more strategies under this bullet. Understood no longer issuing irrigation meters - use per capita is based on combined home use and irrigation. Is this driving LOS up? Sentence could read better w/ action words: "Provide potable water at a Level of Service (LOS) of 120 gallons per capita per day."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>PW Strategy 1.1.3.1</b>	The LOS is based on functional population pursuant to the Southwest Florida Water Management District (SWFWMD) Consumptive Use Permit.	Revise	This is a statement, not a strategy. What are their strategies for determining the LOS and how do they monitor historic per capita use? Encourage use of low flow fixtures? Also, need to revise this with action words: "Determine LOS using historic demands and SWFWMD methodology in accordance with the Town's Consumptive Use Permit."
<i>Recommend Adding Strategy (1.1.3.2)</i>		Addition	Add a strategy to address re-evaluating and confirming the LOS using data collected in the Water Supply Plan development process.
<b>PW OBJECTIVE 1.2</b>	Provide adequate water supply to meet current and projected potable water demand.	Revise	Confirm the language for monitoring and maintaining the system for water supply is in place before removing 1.1, and 1.2 covers it.
<b>PW Policy 1.2.1</b>	Maintain a 10 Year Potable Water Supply Facilities Work Plan.	Consolidate	Combine with strategy 1.2.1.1.
<b>PW Strategy 1.2.1.1</b>	Maintain a 10 Year Potable Water Supply Facilities Plan that meets the requirements of Chapters 163.3177 F.S. and 163.3191 F.S. and SWFWMD.	Consolidate	Combine with Policy 1.2.1.
<b>PW Strategy 1.2.1.2</b>	Maintain a wholesale customer contract with Manatee County for the purchase of bulk potable water.	None	
<i>Recommend Adding Strategy (1.2.1.3)</i>		Addition	Add a strategy to state: The Town will submit a 10-Year Potable Water Supply Facilities Work Plan to the Southwest Florida Water Management District within 18 months of publication of the Regional Water Supply Plan.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
PW Policy 1.2.2	Support the regionalization of water supply.	None	
PW Policy 1.2.3	Implement a water conservation program.	Revise	Revisit progress made since last Comp Plan. Support Town's Water Conservation Program if it is established or keep this policy if they haven't done this.
PW Strategy 1.2.3.1	Collaborate with the Southwest Florida Water Management District, the Peace River Manasota Regional Water Supply Authority, the Water Alliance, Manatee County and neighboring jurisdictions to promote water conservation.	Revise	Include Sarasota County and City of Sarasota.
PW Strategy 1.2.3.2	Apply a rate structure that encourages water conservation.	Revise	Add "tiered rate structure."
PW Strategy 1.2.3.3	Encourage the use of shallow wells, cisterns and retained stormwater for irrigation.	None	
PW Strategy 1.2.3.4	Improve and enforce building codes that ensure the efficient use of potable water.	Revise	Revise "Facilitate changes to Building Code that include use of water-saving measures in new developments and redevelopment properties."
PW Strategy 1.2.3.5	Provide public education programs encouraging the conservation of potable water.	None	
PW Strategy 1.2.3.6	Explore the feasibility of the use of reclaimed water for irrigation.	Remove	Remove as this is a massive infrastructure investment that is not under consideration at this time.
PW OBJECTIVE 1.3	Provide and maintain a potable water distribution system that meets established water quality standards and public safety requirements.	Revise	Revise to "Ensure users have access to reliable potable water service that meets established water quality standards and public safety requirements."
PW Policy 1.3.1	Ensure that potable water is available to serve residential and non-residential demand and to provide fire protection.	Revise	"Provide and maintain distribution infrastructure to serve residential and non-residential demand, provide fire protection, and maintain water quality standards."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>PW Strategy 1.3.1.1</b>	Develop, apply and enforce technical standards for the design and extension of potable water distribution facilities to meet demand and to provide fire protection.	Revise	Town uses Manatee County details.
<b>PW Strategy 1.3.1.2</b>	Maintain data regarding the use and condition of the potable water distribution system.	Revise	Revise to say "Develop and maintain digital records on use and condition of potable water distribution system." Develop some way of tracking age and materials like a data management or asset management system.
<b>PW Strategy 1.3.1.3</b>	Plan and program improvements through the Capital Improvements Program to eliminate deficiencies and provide for new demand.	Revise	Last part of sentence could be more inclusive - to support proactive repair and replacement of existing distribution and storage facilities to serve existing and future demands. "Develop a Capital Improvements Plan to eliminate water quality deficiencies and to support current demands and future development."
<b>PW Strategy 1.3.1.4</b>	The Land Development Regulation will include criteria, standards, methodologies and procedures pertaining to the provision of potable water to new development and redevelopment.	Revise	Revise to state "The Land Development Code shall include and maintain..."

**OVERALL GOP RECOMMENDATIONS**

Consider additional objectives/policy for emergency situations. Resiliency and system hardening. AC pipe replacement plan. System modeling.

Consider combining all Infrastructure Sub-Elements into one Element with separate Goals



OVERALL DIA RECOMMENDATIONS		
F.S. Requirements per 163.317(6)(c), FS	Currently Addressed in Existing DIA	Source to Update Data
Each local government shall address in the data and analyses those facilities that provide service within the local government’s jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses, using data from the comprehensive plan for those areas for the purpose of projecting facility needs as required in this subsection.	Yes (Section I, A)	Town and County data
For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction.	Yes (Section I, A)	Town and County data
The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies.	Yes (Section I, D)	Town and County data
Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b).	Yes (Section I, E)	SWFWMD Regional Water Supply Plan
The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government’s jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development.	Yes (Section I, E)	Town and County data

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
None		<b>OVERALL DIA RECOMMENDATIONS</b>

## Infrastructure Element: Wastewater Sub-Element

The purpose of the Infrastructure Element is to ensure the availability of wastewater, solid waste, drainage, and potable water facilities to meet the existing and projected demands within the Town. This Element establishes level of service standards and aims to effectively manage growth and maintain environmental quality while providing safe and adequate facilities for residents and visitors. A summary of the changes that are proposed for the Wastewater Sub-Element are as follows.

- Correction/appropriate use of acronyms
- Recommendation to make Policies more specific and appropriate to this Element
- Addition of Strategies for determining and maintaining the established LOS
- Revisit established systems and consider alternative means of wastewater disposal for Longboat Key
- Addition of Strategies for continued improvements on the operation and maintenance of wastewater systems
- Consider additional Objectives/Policies/Strategies for emergency situations and for record keeping
- Combine all Infrastructure Sub-Elements into one Element with separate Goals to improve readability and organization

These recommended changes are important to protect the built and natural environment on Longboat Key, to update policies to modern standards, and to establish regulations for emergency situations.

**Florida Statute Reference: Chapter 163.3177(6)(c)**

## Infrastructure: Wastewater Sub-element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
WW GOAL 1	Provide Adequate and environmentally sound collection, treatment and disposal of wastewater.	Revise	Lowercase adequate
WW OBJECTIVE 1.1	Develop and Maintain of Wastewater Master Plan (WWMP).	None	
WW Policy 1.1.1	<p>Develop and maintain a Wastewater Master Plan that:</p> <ul style="list-style-type: none"> <li>• projects current and future wastewater generation;</li> <li>• Demonstrates consistency with the Future Land Use Plan;</li> <li>• the identification of deficiencies and needs for wastewater collection;</li> <li>• the identification of deficiencies and needs for wastewater treatment and disposal;</li> <li>• Establishes programs and schedules to correct current deficiencies and to meet projected needs;</li> <li>• Provides standards and procedures for the operation and maintenance of wastewater systems;</li> <li>• Provides for coordination with local governments and regional and state agencies regarding the collection, treatment and disposal of wastewater.</li> </ul>	Revise	Consistency with capitalizations in list. Some elements of the WWMP are also typical of the Town's Potable Water Master Plan - make policies consistent for both sections of the comp plan and condense the bulleted items.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
WW Strategy 1.1.1.1	Collaborate with Sarasota County, Manatee County and other local governments to develop and maintain a wastewater database.	None	
WW Strategy 1.1.1.2	Collaborate with counties, municipalities, the Southwest Florida Water Management District, the Southwest Florida Regional Planning Council and other regional and state agencies to improve management practices and technologies for wastewater collection, treatment and disposal.	Revise	Include Sarasota County and City of Sarasota.
WW Policy 1.1.2	Provide wastewater services and management as an “Enterprise Fund”.	None	
WW Strategy 1.1.2.1	Set rates, charges and collection fees to fund improvement, repair and maintenance of wastewater facilities.	None	
WW Strategy 1.1.2.2	Require new development and redevelopment to provide all facilities necessary to connect to the wastewater collection system.	None	
WW Strategy 1.1.2.3	Require new development and redevelopment to contribute a proportionate share to maintain the established levels of service for collection, treatment and disposal of wastewater.	None	
WW Policy 1.1.3	Establish a system level of service (LOS) of 109 gallons per capita per day (gpcd).	Revise/Delete	New development fills out form calculator to determine WW usage, varies greatly depending on size and use. Staff recommends deleting this policy.
WW OBJECTIVE 1.2	Develop and maintain a wastewater collection system.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
WW Policy 1.2.1	All development and redevelopment on the main island is required to connect to the public wastewater collection system.	None	
WW Strategy 1.2.1.1	The LDR will include criteria, standards, methodologies and procedures for the provision of wastewater collection facilities to support new development and redevelopment.	Revise	Rephrase with "shall include and implement"; ensure consistent with GOPs in other elements referring to the acronym LDC.
WW Strategy 1.2.1.2	Technical designs and specifications will be established for the construction of wastewater collection facilities.	Revise	Town uses Manatee County details.
WW Policy 1.2.2	All development and redevelopment on Jewfish Key is required to provide on-site wastewater treatment meeting the requirements and standards prescribed by the appropriate jurisdictional authority.	None	Upper case for Jewfish Key.
WW Strategy 1.2.2.1	The LDR will include criteria, standards, methodologies and procedures for the provision of on-site wastewater treatment facilities to new development and redevelopment on islands.	Delete	Florida's policy on onsite wastewater disposal has changed. Consider removing.
WW Policy 1.2.3	Operate and maintain the wastewater collection system to meet all established state regulatory standards and to ensure safety and reliability.	None	
WW Strategy 1.2.3.1	The WWMP will establish standards and procedures for the operation and maintenance of the wastewater collection system.	Revise	These standards and procedures are established now. Remove and replace with strategy for continually improving operation and maintenance efforts.
WW OBJECTIVE 1.3	Provide for the treatment of wastewater and for the disposal of wastewater affluent and sludge.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
WW Policy 1.3.1	Wastewater treatment facilities are prohibited within the corporate limits.	None	
WW Strategy 1.3.1.1	The LDR will prohibit the construction of wastewater treatment facilities with the corporate limits.	Revise	"Maintain the Town's Land Development Code requirements concerning onsite wastewater treatment and disposal systems."
WW Policy 1.3.2	Contract with county government for wastewater treatment and disposal services that meet Advanced Wastewater Treatment (AWT) standards.	Revise	"Maintain contract with adjacent wastewater service providers for treatment and disposal services that meet Advanced Wastewater Treatment (AWT) standards."
WW Strategy 1.3.2.1	Maintain the contract with Manatee County for the treatment and disposal of wastewater.	Revise	"Maintain contracts with Manatee County and the City of Sarasota for wastewater treatment and disposal services."
WW GOAL 1	Provide Adequate and environmentally sound collection, treatment and disposal of wastewater.	Revise	Lowercase adequate
WW OBJECTIVE 1.1	Develop and Maintain of Wastewater Master Plan (WWMP).	None	

**OVERALL DIA RECOMMENDATIONS**

F.S. Requirements per 163.317(6)(c), FS	Currently Addressed in Existing DIA	Source to Update Data
Each local government shall address in the data and analyses those facilities that provide service within the local government's jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses, using data from the comprehensive plan for those areas for the purpose of	No	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per 163.317(6)(c), FS	Currently Addressed in Existing DIA	Source to Update Data
projecting facility needs as required in this subsection.		
For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction.	No	
The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies.	No	
Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
None.		



## Infrastructure Element: Stormwater Sub-Element

The purpose of the Infrastructure Element is to ensure the availability of wastewater, solid waste, drainage, and potable water facilities to meet the existing and projected demands within the Town. This Element establishes level of service standards and aims to effectively manage growth and maintain environmental quality while providing safe and adequate facilities for residents and visitors. A summary of the changes that are proposed for the Stormwater Sub-Element are as follows.

- Create incentives for developers/owners to use Low Impact Development systems
- Ensure consistency with State standards
- Include regulations to accommodate for both current and future needs
- Addition of Storm Water Pollution Prevention Plans for any Town or private development
- Implement an annual review process for evaluating the Town's water management plan
- Include provisions for obtaining grant funding for stormwater infrastructure activities
- Include regulations on erosion control
- Collaborate with appropriate agencies to develop and implement plans for surface water management projects
- Correction/appropriate use of acronyms
- Combine all Infrastructure Sub-Elements into one Element with separate Goals to improve readability and organization

These recommended changes and updates to the Stormwater Sub-Element are important to ensure the prevention of runoff pollution and reduce flooding within the community.

**Florida Statute Reference: Chapter 163.3177(6)(c)**

## Infrastructure: Stormwater Sub-element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>SWM GOAL 1</b>	Provide a managed system of stormwater infrastructure.	None	
<b>SWM OBJECTIVE 1.1</b>	Minimize the risk of damage and loss from flooding.	None	
<b>SWM Policy 1.1.1</b>	Establish levels of service for flood control.	None	
<b>SWM Strategy 1.1.1.1</b>	Adopt and maintain a 25-yr/24-hr frequency storm drainage system LOS.	None	
<b>SWM Policy 1.1.2</b>	All new development and redevelopment shall provide stormwater management systems that meet established levels of service and all applicable state, regional, and local laws and regulations.	Revise	This is repetitive with FLU 1.2.2 etc. Consider adding cross reference.
<b>SWM Strategy 1.1.2.1</b>	The Land Development Code shall 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.	None	
<b>SWM Policy 1.1.3</b>	The amount of stormwater discharged from the site after development shall not exceed the amount discharged prior to development.	Revise	Change “amount discharged” to “peak discharge rate.”

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>SWM Strategy 1.1.3.1</b>	The Land Development Code shall 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.	Revise	See note above.
<b>SWM Policy 1.1.4</b>	Encourage the application of Low Impact Development (LID) stormwater management techniques.	Revise	Punctuation: Add end quote after (LID)."
<b>SWM Strategy 1.1.4.1</b>	The Land Development Code shall include criteria, standards, methodologies, and procedures that encourage the use of "Low Impact Development (LID)" stormwater management techniques.	None	
<b>SWM OBJECTIVE 1.2</b>	Maintain stormwater quality.	Revise	Rephrase - "Protect surface waters by maintaining and improving stormwater quality."
<b>SWM Policy 1.2.1</b>	Establish water quality standards.	Revise	Add to the end "consistent with state and water quality standards."
<b>SWM Strategy 1.2.1.1</b>	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.	None	
<b>SWM Policy 1.2.2</b>	New development and redevelopment shall provide stormwater management systems that maintain established water quality standards.	Revise	Add "Consistent with Future Land Use Element Policy 1.2.2 and 1.2.3"; will also need to identify LDC and or Technical Manual.
<b>SWM Strategy 1.2.2.1</b>	The Land Development Code shall include criteria, standards, methodologies, and procedures to ensure that stormwater runoff from new	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	development and redevelopment meets established water quality standards.		
<b>SWM Policy 1.2.3</b>	Stormwater runoff from new development and redevelopment shall not degrade the quality of adjacent coastal waters.	None	
<b>SWM Strategy 1.2.3.1</b>	The Land Development Code shall prohibit the discharge of untreated stormwater into coastal waters.	None	
<b>SWM Strategy 1.2.3.2</b>	Collaborate with SWFWMD, the Sarasota Bay Estuary Program, and other local governments to reduce the levels of untreated stormwater flowing into coastal waters.	None	Repetitive/similar with Governance 2.2.3 etc.
<b>SWM Policy 1.2.4</b>	Preserve wetlands as natural storage areas and as a part of a stormwater management program.	Revise	Add "Consistent with Future Land Use Element Policy 1.2.4 and with the Conservation and Coastal Management Element Objective 1.2."
<b>SWM Strategy 1.2.4.1</b>	The Land Development Code shall mandate the preservation of wetlands and provide for the integration of natural wetlands into stormwater management systems	Revise	Add punctuation.
<b>SWM OBJECTIVE 1.3</b>	Operate and maintain stormwater management infrastructure to control flooding and provide environmental benefits	Revise	Add punctuation.
<b>SWM Policy 1.3.1</b>	Abide by the requirements of the National Pollution Discharge Elimination System (NPDES) permit.	None	
<b>SWM Strategy 1.3.1.1</b>	Maintain a database of town-owned stormwater treatment facilities to identify maintenance and improvement needs.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>SWM Strategy 1.3.1.2</b>	Stormwater management infrastructure shall be included in the Capital Improvements Plan.	None	
<b>SWM Policy 1.3.2</b>	Inventory and evaluate stormwater management systems for compliance to identify deficiencies related to flooding and /or water quality.	Revise	Add - "including illicit discharge detection and elimination."
<b>SWM Policy 1.3.3</b>	Educate the public regarding flooding, storm surge, and water quality issues.	None	
<b>Recommend Adding Policy (1.3.4)</b>		Addition	Consistent with the Conservation and Coastal Management Element, the Town shall enforce erosion control regulations to reduce sedimentation and turbidity in freshwater and coastal water bodies resulting from development activities.
<b>SWM OBJECTIVE 1.4</b>	Enhance aquifer recharge areas, if identified, and protect the quality of groundwater resources	Revise	Add punctuation.
<b>SWM Policy 1.4.1</b>	Collaborate with the SWFWMD to enhance aquifer recharge areas, if identified, and protect the quality of groundwater resources.	None	
<b>Recommend Adding Objective (1.5)</b>		Addition	The Town of Longboat Key will coordinate with other federal, state, regional and local agencies in the development of plans and programs that will provide for the protection of natural resources by protecting and improving the quality of the surface waters of the Town.
<b>Recommend Adding Policy (1.5.1)</b>		Addition	Consistent with the Governance Element, the Town of Longboat Key shall work with all appropriate agencies and jurisdictions in the development and

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
			implementation of plans for surface water management projects for water bodies in the Town.

**OVERALL GOP RECOMMENDATIONS**

Consider combining all Infrastructure Sub-Elements into one Element with separate Goals.

**OVERALL DIA RECOMMENDATIONS**

F.S. Requirements per 163.3177(6)(b), FS	Currently Addressed in Existing DIA	Source to Update Data
Each local government shall address in the data and analyses those facilities that provide service within the local government's jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses, using data from the comprehensive plan for those areas for the purpose of projecting facility needs as required in this subsection.	No	
For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction.	No	
The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies	No	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
None.		

## Infrastructure Element: Solid Waste Sub-Element

The purpose of the Infrastructure Element is to ensure the availability of wastewater, solid waste, drainage, and potable water facilities to meet the existing and projected demands within the Town. This Element establishes level of service standards and aims to effectively manage growth and maintain environmental quality while providing safe and adequate facilities for residents and visitors. A summary of the changes that are proposed for the Solid Waste Sub-Element are as follows.

- Combine all Infrastructure Sub-Elements into one Element with separate Goals to improve readability and organization
- Consider revising/consolidating certain Goals/Objectives/Policies to remove repetitive language
- Ensure correct and consistent use of punctuation throughout the Goals/Objectives/Policies
- Revise for correct/appropriate use of acronyms (LDR vs LDC)

These recommended changes are important to improve this Element which protects the citizens, as well as the built and natural environment on Longboat Key.

Florida Statute Reference: Chapter 163.3177(6)(c)



## Infrastructure: Solid Waste Sub-element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>SW GOAL 1</b>	Safe and environmentally sound collection and disposal of solid waste and hazardous waste	None	
<b>SW OBJECTIVE 1.1</b>	Develop and maintain a Solid Waste Management Program (SWMP)	None	
<b>SW Policy 1.1.1</b>	Develop and maintain a Solid Waste Management Program (SWMP) to address; <ul style="list-style-type: none"> <li>• Compliance with federal and state regulations pertaining to the collection, handling and disposal of solid waste;</li> <li>• Management and minimization of the solid waste stream;</li> <li>• Collection, transfer and handling of solid waste;</li> <li>• Disposal of solid waste</li> <li>• Public education regarding best practices for solid waste management.</li> </ul>	Revise	Consistency with punctuation.
<b>SW Policy 1.1.2</b>	The solid waste landfill disposal rate (LOS) shall be 4.5 pounds per day per capita compaction rate of 1200 pounds per cubic yard. The adopted LOS excludes recyclable material and yard waste.	None	
<b>SW Strategy 1.1.2.1</b>	Execute and maintain contracts with Manatee County and Sarasota for the disposal of solid waste to meet the established LOS.	Revise	Note, may want to include reference within Governance Element regarding this and other infrastructure/utilities. Generally provided in GOV 2.1.1.1.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
SW Strategy 1.1.2.2	The Land Development Regulation will include criteria, standards, and methodologies to ensure that solid waste collection and disposal capacity can support new development and redevelopment without degrading the adopted LOS.	Revise	Consolidate; Repetitive with Policy 1.4.1.2. Should be LDC.
SW OBJECTIVE 1.2	Minimize the Solid Waste Stream	None	
SW Policy 1.2.3	The SWMP will provide a recycling and resource recovery program	Revise	Numbering - no 1.2.1 or 1.2.2, add punctuation at the end.
SW Strategy 1.2.3.1	Collaborate with Manatee County and Sarasota County promote recycling and resource recovery.	None	
SWStrategy 1.2.3.2	Contract with private haulers will ensure participation in recycling and resource recovery programs.	None	
SW Strategy 1.2.3.3	Collaborate with Sarasota County and Manatee County to promote recycling and resource recovery through public education.	None	
SW Strategy 1.2.3.4	Cooperate with regional groups to investigate the economic and environmental viability of regional resource recovery facilities.	Revise	Revise to "Coordinate with Sarasota and Manatee County Emergency Operations during an emergency event for resourcing to assist with variability in size and scope of events that can overcome Town resources."
SW OBJECTIVE 1.3	Provide for the safe and sanitary collection, handling and transport of solid waste.	None	
SW Policy 1.3.1	New development and redevelopment will accommodate the collection and handling of solid waste in the design of subdivisions and sites.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
SW Strategy 1.3.2.1	The Land Development Code will include standards and criteria for the accommodation of the collection and handling of solid waste.	Revise	Numbering - no 1.3.1.1/should be 1.3.1.2.
SW Policy 1.3.2	Provide for the collection of solid waste from residences and businesses and transfer to disposal facilities.	None	
SW Strategy 1.3.2.1	The SWMP will establish criteria, standards, design guidelines and operating procedures for the collection and transfer of solid waste that ensure safe operation and comply with federal and state standards.	None	
SW Strategy 1.3.2.2	Contract with private haulers for the collection of solid waste from residences and businesses and for the transfer of solid waste to disposal facilities. Contracts will require compliance with the SWMP.	None	
SW Policy 1.3.3	The storage or disposal of solid waste is prohibited within the Coastal High Hazard Area.	Revise/Consolidate	Repetitive; consolidate with Strategy 1.5.2; Ensure this language in Conservation and Coastal Management Element and add cross-reference.
SW Strategy 1.3.3.1	The Land Development Regulation will prohibit the long-term storage or disposal of solid waste within the <i>Coastal High Hazard Area</i> .	None	
SW OBJECTIVE 1.4	Ensure the safe, sanitary and environmentally sound disposal of solid waste.	None	
SW Policy 1.4.1	The SWMP will develop and implement a program to ensure the safe and environmentally sound disposal of solid waste.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
SW Strategy 1.4.1.1	Contract with Sarasota County and Manatee County for the disposal of solid waste.	Revise	Repetitive with multiple Policies; LOS previously established in 1.1.2.
SW Strategy 1.4.1.2	Collaborate with Sarasota and Manatee County to maintain established levels of service for the disposal of solid waste.	Revise	See previous comment.
SW OBJECTIVE 1.5	Ensure the safe and environmentally sound collection, handling and disposal of hazardous waste and hazardous materials.	None	
SW Policy 1.5.1	Collaborate with Sarasota County and Manatee County to ensure the safe and environmentally sound collection, handling and disposal of hazardous waste and hazardous materials.	None	
SW Strategy 1.5.1.1	Collaborate with Sarasota County and Manatee County to regulate the handling and disposal of hazardous waste and hazardous materials.	Consolidate	Can potentially consolidate 1.5.1.1 and 1.5.1.2.
SW Strategy 1.5.1.2	Collaborate with Sarasota County and Manatee to educate the public regarding the handling and disposal of hazardous materials.	Consolidate	See previous comment.
SW Policy 1.5.2	The disposal of hazardous waste is prohibited within the Coastal High Hazard Area	Consolidate	Acknowledge linkage with Policy 1.3.3.
SW Strategy 1.5.2.1	The Land Development Regulation will prohibit the disposal of hazardous waste within the Coastal High Hazard Area	Consolidate	Repetitive with Policy 1.3.3.

**OVERALL GOP RECOMMENDATIONS**

Consistency with punctuation.

Consider combining all Infrastructure Sub-Elements into one Element with separate Goals.

OVERALL DIA RECOMMENDATIONS		
F.S. Requirements per 163.317(6)(c), FS	Currently Addressed in Existing DIA	Source to Update Data
Each local government shall address in the data and analyses those facilities that provide service within the local government’s jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses, using data from the comprehensive plan for those areas for the purpose of projecting facility needs as required in this subsection.	Yes (Section B)	Manatee County Solid Waste Department
For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction.	Yes (Section B)	Manatee County Solid Waste Department
The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies.	Yes (Section B and D)	Manatee County Solid Waste Department
Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
None.		

## Governance Element

The Governance Element guides the intergovernmental coordination processes for the Town of Longboat Key. This Element identifies coordination strategies for all other Elements of the Comprehensive Plan and ensures effective coordination between the Town and other jurisdictional agencies to meet residents' needs. A summary of the changes that are proposed for the Governance Element are as follows.

- Ensure consistency in verbiage and references to the Comprehensive Plan and Land Development Code
- Incorporation of cross-references within Element and Plan
- Correction of reference made to the Interlocal Agreement for Public School Facility Planning
- Incorporation of updates to meet Florida Statutes requirements such as adding Policies/Strategies to provide for a dispute resolution process and to provide procedures for identifying and implementing joint planning areas
- Consider consolidating intergovernmental coordination policies throughout Plan into this Element to reduce redundancies

These changes are important to ensure seamless execution of the updated Comprehensive Plan and to mitigate inconsistencies within the document.

**Florida Statute Reference: Chapter 163.3177(6)(h)**

## Governance Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>GOV GOAL 1</b>	Provide the community with an effective government.	None	
<b>GOV OBJECTIVE 1.1</b>	Adopt and Maintain a legally sufficient Comprehensive Plan.	Revise	This Objective and Related Policies are more informational and either restates Florida Statutes or is better served in an introduction portion of the Comprehensive Plan.
<b>GOV Policy 1.1.1</b>	Adopt and maintain a comprehensive plan that meets the requirements prescribed by the Community Planning Act (Chapter 163 F.S.).	Revise	See Objective 1.1 comments.
<b>GOV Policy 1.1.2</b>	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.	Revise	Suggest identifying community vision, values and commitments here.
<b>GOV Policy 1.1.3</b>	The comprehensive plan is not intended to be regulatory. Rather, the comprehensive plan shall prescribe guidelines for those regulations, programs, and actions required to implement the Plan.	None	
<b>GOV Strategy 1.1.3.1</b>	Prescribe guiding principles that describe how regulations, programs, and actions shall be implemented.	None	
<b>GOV Strategy 1.1.3.2</b>	Establish predictable standards for the use and development of land.	Revise	Add "Consistent with FLU Policy 1.1.2."

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
GOV Policy 1.1.4	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.	Revise	Recommend relocating to Future Land Use element. Should be LDC not LDR.
GOV Strategy 1.1.4.1	All amendments to the comprehensive plan are legislative.	Revise/Remove	See comment GOV Strategy 1.1.4.3; consider eliminating
GOV Strategy 1.1.4.2	All text amendments to the land development codes are legislative.	Revise	Should be LDC (caps) for consistency.
GOV Strategy 1.1.4.3	All zoning map amendments to the land development codes are quasi-judicial.	Revise	Informational and addressed through the legal provisions of Legislative vs Quasi-Judicial processes
GOV Strategy 1.1.4.4	Quasi-judicial and ministerial decisions delegated to the Town Manager, Town Planning Director, a hearing officer or to another Town advisory board under the Land Development Code shall be presumed to be consistent with the comprehensive plan if found by the approving authority to be in compliance with the Land Development Codes.	Revise	This is informational and not typically included within a Comprehensive Plan. Should be "Code" not "Codes."
GOV Strategy 1.1.4.5	Procedures and criteria shall be established for the appeal of any determination of consistency with this Comprehensive Plan.	Revise	This is primarily addressed by appeals of Decisions or Determinations of the Planning & Zoning Official.



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>GOV OBJECTIVE 1.2</b>	Ensure a clear, efficient, and fair decision-making process.	None	
<b>GOV Policy 1.2.1</b>	<p>The Town Commission shall be the ultimate fiscal authority, including but not limited to the following actions:</p> <ul style="list-style-type: none"> <li>• Approve development agreements providing for capital facilities funding;</li> <li>• Adopt and amend the Capital Improvement Plan (CIP);</li> <li>• Establish public improvement and assessment districts, public infrastructure zones, and public utilities;</li> <li>• Establish and amend schedules for administrative, application and consultant fees, dedications, impact fees, rates, charges and assessments, user fees, and security instruments;</li> <li>• Initiate litigation and seek remedies to enforce violations of the Land Development Codes or development agreements.</li> </ul>	None	
<b>GOV Policy 1.2.2</b>	<p>The responsibility for implementing the Longboat Key Comprehensive Plan (LBKCP) shall be vested with the Town Manager, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Administration and enforcement of Land Development Codes;</li> <li>• Preparation and maintenance of the Capital Improvements Program; and</li> </ul>	Revise	First time this acronym is being used but Comprehensive Plan is referenced earlier and later in Element not as the acronym - update for consistency.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<ul style="list-style-type: none"> <li>Administration and implementation of other programs and actions prescribed by the LBKCP.</li> </ul>		
<b>GOV Policy 1.2.3</b>	<p>The Local Planning Agency shall be responsible for maintaining and updating the Longboat Key Comprehensive Plan and shall, at a minimum, specifically:</p> <ul style="list-style-type: none"> <li>Perform functions mandated by state law;</li> <li>Review studies, data, and analysis related to the LBKCP and its amendments;</li> <li>Review data and information regarding the demographics, economy, land use, infrastructure, and other topics appropriate to the planning process;</li> <li>Hold public meetings and prepare recommendations for adoption of amendments to the LBKCP text and map amendments.</li> </ul>	None	
<b>GOV Strategy 1.2.3.1</b>	The Planning and Zoning Board shall serve as the Local Planning Agency.	None	
<b>GOV OBJECTIVE 1.3</b>	Engage the public in planning and development review activities.	None	
<b>GOV Policy 1.3.1</b>	Promote 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.	Revise	Recommend adding how this will be done: written comments, speaking at commission meetings/public hearings, open discussion, communications, etc.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
GOV GOAL 2	Promote intergovernmental cooperation and coordination.	None	
GOV OBJECTIVE 2.1	Coordinate with Sarasota County and Manatee County and with municipalities and public agencies within the two counties.	Revise	Add state to this list.
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.).	Revise	Add state.
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.	Revise	Add state, as process includes them in final review of Comp Plan amendments. Add this is an ongoing process.
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.	Revise	Add state.
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.	Revise	Add "Consistent with the Public School Facilities Element."
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	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	comprehensive plan amendments and implementation actions.		
<b>GOV Strategy 2.1.1.2</b>	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.	Revise	Numbering - should be 2.1.2.2; According to spreadsheet provided the correct reference should be updated to "Interlocal Agreement for Public School Facility Planning."
<b>GOV Policy 2.1.3</b>	Provide for the timely review of capital investments in infrastructure and facilities.	Revise	Add "Consistent with the Capital Improvements and Infrastructure Elements."
<b>GOV Strategy 2.1.3.1</b>	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.	Revise	Add state (for roads, etc).
<b>GOV Strategy 2.1.3.2</b>	Seek formal agreements with Sarasota County, Manatee County and adjacent municipalities for the provision of infrastructure, facilities and services across jurisdictional boundaries, as appropriate.	Revise	Change to “seek new and maintain.” Add state agreements.
<b>GOV Policy 2.1.4</b>	Provide for the timely review of development proposals for consistency with plans and levels of service.	Revise	Add "Consistent with the Capital Improvements Element"; add acronym (LOS).
<b>GOV Strategy 2.1.4.1</b>	Collaborate with Sarasota County, Manatee County, adjacent municipalities, the Sarasota County School Board, and the Manatee County School Board to develop mechanisms,	Revise	Add state (roads).

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	techniques, and procedures for the review of development proposals, as appropriate.		
<b>GOV Strategy 2.1.4.2</b>	Monitor development proposals in surrounding jurisdictions for potential impacts to the Town’s adopted LOS.	None	
<b>GOV Policy 2.1.5</b>	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 prehospital emergency medical care.	None	
<b>GOV Strategy 2.1.5.1</b>	Seek mutual aid agreements with Sarasota County, Manatee County, adjacent municipalities, fire districts, and regional and state agencies for the delivery of fire protection, police protection, emergency operations, rescue and pre-hospital emergency medical care.	Revise	Much of this is already in place. Change to “continue and seek new.”
<b>GOV Policy 2.1.6</b>	Support the provision of health, human, and social services by Sarasota County, Manatee County and other agencies, as appropriate.	None	
<b>GOV Strategy 2.1.6.1</b>	Collaborate with Sarasota County, Manatee County and other agencies to facilitate the provision of health, human, and social services within the Town, as appropriate.	None	
<b>GOV OBJECTIVE 2.2</b>	Coordinate with regional and state agencies.	None	
<b>GOV Policy 2.2.1</b>	Monitor and support, when appropriate, the Strategic Policy Plans of the Southwest Florida	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	Regional Planning Council (SWFRPC) and the Tampa Bay Regional Planning Council (TBRPC).		
<b>GOV Strategy 2.2.1.1</b>	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.	None	
<b>GOV Policy 2.2.2</b>	Collaborate with the Florida Department of Transportation and the Sarasota-Manatee Metropolitan Planning Organization to provide and maintain the transportation and mobility system.	Revise	Belongs in/duplicative of GOPs in Mobility element.
<b>GOV Strategy 2.2.2.1</b>	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.	Revise	See Comment from GOV Policy 2.2.2.
<b>GOV Strategy 2.2.2.2</b>	The Land Development Codes shall require compliance with the rules and regulations of the Florida Department of Transportation as a condition for development approval, when appropriate.	Revise	See Comment from GOV Policy 2.2.2. Change to Code not Codes.
<b>GOV Policy 2.2.3</b>	Collaborate with the Florida Department of Environmental Protection and the Southwest Florida Water Management District regarding the conservation and preservation of natural resources.	Revise	Consider relocating to CCM Element.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
GOV Strategy 2.2.3.1	The Land Development Codes shall 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.	Revise	Change to Code not Codes.
GOV Policy 2.2.4	Support the Sarasota Bay Estuary Program (SBEP).	Revise	Add "Consistent with the Conservation and Coastal Management Element Objective 1.1."
GOV Strategy 2.2.4.1	Support and implement the plans, strategies, and programs of the Sarasota Bay Estuary Program (SBEP).	None	
GOV Policy 2.2.5	Collaborate with Sarasota County, Manatee County, adjacent municipalities, federal, state, and regional agencies to protect and manage coastal resources.	None	
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.	None	
<b>Recommend Adding Objective/Policies (2.3)</b>		Addition	Consider adding Program/Plan Evaluation and Monitoring Policies for respective Elements/Policies.

**OVERALL GOP RECOMMENDATIONS**

Inconsistent capitalization and terms used for Comprehensive Plan and Land Development Code - update so that consistent throughout; Additionally, ensure consistent use of all acronyms throughout.

Consider consolidating all policies regarding collaboration with other agencies in other Elements into this Element so that in one place and not repetitive.

Per FS 163.3177(6)(h) the Town shall provide for a dispute resolution process, as established pursuant to s. 186.509, for bringing intergovernmental disputes to closure in a timely manner. Add a Policy for Conflict Resolution encouraging the coordination with neighboring jurisdiction and other appropriate entities to address and resolve potential conflicts.

Per FS 163.3177(6)(h) the intergovernmental coordination element must provide procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. Add a Policy addressing this procedure for the Town.

**OVERALL DIA RECOMMENDATIONS**

F.S. Requirements per 163.3177(6)(h), FS	Currently Addressed in Existing DIA	Source to Update Data
This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.	Yes (Section II)	Town Data
Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
None		



## Capital Improvements Element

The Capital Improvements Element ensures the fiscal capability of the Town to fund needed public facilities, guides the funding of those identified improvements, and schedules the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required. A summary of the changes that are proposed for the Capital Improvements Element are as follows.

- Consider updating Strategies to include language such as “ The LDC shall...”
- Update language to reflect maintenance of previously established levels of service by changing "shall" clauses to state "shall continue to require" or "shall maintain"
- Consider that certain GOPs may be more applicable in other Elements of the Comprehensive Plan
- Move Table 1 (Longboat Key Current (Fiscal Years (FY) 1 Through 5) Schedule of Capital Improvements Necessary To Maintain Adopted Level Of Service (LOS)) to the DIA
- Reword regulatory language that would be better suited in the Land Development Code
- Correction and consistency of references made to the Town of Longboat Key Comprehensive Plan (LBKCP)
- Ensure consistency of acronyms such as LBKCP and LOS
- Incorporation of updates, references, and definitions per Florida Statutes
- Consider consolidating the Capital Improvements Element and Governance Element into one Element to reduce redundancies between the two

These proposed amendments would improve the Element to efficiently inventory the infrastructure needs of the community and to budget public funds accordingly. A capital improvements plan is a necessary tool in implementing the Comprehensive Plan as a whole, and this will ensure the needs of the community will continue to be addressed and met.

**Florida Statute Reference: Chapter 163.3177(3)(a)**

## Capital Improvements Element

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>CIE GOAL 1</b>	Implement the Town of Longboat Key Comprehensive Plan.	Revise	Does this goal and its objectives, policies, strategies belong in Governance Element? - consider combining Governance and Capital Improvements Elements into one Element.
<b>CIE OBJECTIVE 1.1</b>	The Town of Longboat Key Comprehensive Plan (LBKCP) shall be implemented through the application of tools, instruments, and programs, including but not limited to: <ul style="list-style-type: none"> <li>• strategic master plans;</li> <li>• land development Codes;</li> <li>• capital improvement programs;</li> <li>• concurrency management; and</li> <li>• Partnerships and interlocal agreements.</li> </ul>	Revise	Consistency with capitalization; acronym LBKCP is not used consistently throughout.
<b>CIE Policy 1.1.1</b>	Implement the LBKCP through Strategic Master Plans.	Revise	Consider defining Master Plan referencing F.S. 163.3164(31) definition.
<b>CIE Strategy 1.1.1.1</b>	Adopt and apply Strategic Master Plans that advance the mission of departments and agencies and provide policy and operational guidance.	None	
<b>CIE Strategy 1.1.1.2</b>	Strategic Master Plans shall be reviewed for consistency with the LBKCP upon adoption or amendment.	None	
<b>CIE Strategy 1.1.1.3</b>	The adoption or amendment of a Strategic Master Plan shall not constitute an amendment to the LBKCP.	Revise	Regulatory language, reword "The Land Development code shall require that..."
<b>CIE Policy 1.1.2</b>	Adopt and apply a Land Development Code that meets the requirements of Chapter 163 F. S.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>CIE Strategy 1.1.2.1</b>	The Land Development Code shall 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; 8. mobility; 9. compatibility of adjacent uses; 10. provide for open space; and 11. safe and convenient onsite traffic flow, considering needed vehicle parking.	Revise	Revise to state" The Land Development Code shall include, at a minimum, regulations <u>identified within this Comprehensive Plan</u> as well as regulations regarding the following:"
<b>CIE Strategy 1.1.2.2</b>	The Land Development Code shall establish zoning districts consistent with the Future Land Use Element of the LBKCP and prescribe development standards to achieve the intent of each district.	None	
<b>CIE Strategy 1.1.2.3</b>	The Land Development Code shall include a Zoning Map.	None	
<b>CIE Strategy 1.1.2.4</b>	The Land Development Code shall establish criteria, standards, methodologies, and procedures that promote the application of Planned Developments. The approval of a Planned Development shall constitute a rezoning.	Revise	This may belong in Future Land Use Element.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CIE Strategy 1.1.2.5	The Land Development Code shall include criteria and procedures for the amendment of the Zoning Map. A rezoning action must consider, at a minimum: <ul style="list-style-type: none"> <li>consistency with the comprehensive plan;</li> <li>compliance with the Land Development Code;</li> <li>the adequacy of public facilities; and</li> <li>compatibility with the community and neighboring properties.</li> </ul>	None	
CIE Strategy 1.1.2.6	The Land Development Code shall encourage the master planning of development projects.	None	
CIE Strategy 1.1.2.7	The Land Development Code shall 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.	None	
CIE Strategy 1.1.2.8	The Land Development Code shall include criteria and procedures for administration and enforcement.	Revise	Add "Consistent with the Governance Element Objective 1.2."
CIE Strategy 1.1.2.9	The Land Development Code shall provide for equitable relief in the form of variances and appeals of administrative interpretations.	None	
CIE Strategy 1.1.2.10	The Land Development Code shall recognize the existence of non-conformities and vested rights and establish criteria, standards, and procedures for the regulation of such properties.	None	
CIE Policy 1.1.3	Maintain a Capital Improvements Program (CIP).	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CIE Strategy 1.1.3.1	Establish and annually update a five- year Capital Improvements Program (CIP).	Revise	Acronym defined in Policy 1.1.3 - does not need redefined here.
CIE Strategy 1.1.3.2	Maintain a Capital Improvements Schedule (CIS). The CIS shall list capital projects required to meet established levels of service for the concurrency elements.	Revise	Remove "for the concurrency elements."
CIE Strategy 1.1.3.3	The CIS shall show estimated costs and project funding sources in five-year increments.	Revise	Consider updating "shall" clauses within this Element to state "shall continue to" or "shall maintain."
CIE Strategy 1.1.3.4	The CIP shall include criteria and procedures for annually reconciling the CIS with the CIP.	None	
CIE Strategy 1.1.3.5	The CIP shall include the CIS, including project descriptions, estimated costs, sources of funding, and timetables for completion.	None	
Table 1	LONGBOAT KEY CURRENT (FISCAL YEARS (FY) 1 THROUGH 5) SCHEDULE OF CAPITAL IMPROVEMENTS NECESSARY TO MAINTAIN ADOPTED LEVEL OF SERVICE (LOS)	Revise	More appropriate in DIA (currently located in both).
CIE Strategy 1.1.3.6	The first year of the annual CIP shall constitute a capital budget.	None	
CIE Strategy 1.1.3.7	The CIP shall include programs and methods to provide information for the public about the planning and programming of capital investments.	None	
CIE Strategy 1.1.3.8	The CIP shall include programs and methods to obtain public input and comment prior to and during project development.	None	
CIE Policy 1.1.4	Establish Levels of Service (LOS)	Revise	Revise to state "and maintain"; consider incorporating LOS here.

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CIE Strategy 1.1.4.1	Establish Mobility LOS as prescribed by the Mobility Element.	Revise	Revise to state "Maintain."
CIE Strategy 1.1.4.2	Establish potable water LOS as prescribed by the Potable Water Element.	Revise	Revise to state "Maintain."
CIE Strategy 1.1.4.3	Establish wastewater LOS as prescribed by the Wastewater Element.	Revise	Revise to state "Maintain."
CIE Strategy 1.1.4.4	Establish stormwater infrastructure LOS as prescribed by the Stormwater Management Element.	Revise	Revise to state "Maintain"; Incorrect reference to Element update to state "Infrastructure: Stormwater Sub-Element."
CIE Strategy 1.1.4.5	Establish solid waste LOS as prescribed by the Solid Waste Element.	Revise	Revise to state "Maintain."
CIE Strategy 1.1.4.6	Establish recreational facility LOS as prescribed by the Recreation and Open Space Element.	Revise	Revise to state "Maintain."
CIE Strategy 1.1.4.7	The Town and School Board of Manatee County agree to implement the level of service standards for public schools district -wide to all schools of the same type as follows: Elementary — 110% Permanent FISH Capacity and capacity for Eligible Relocatables based on the School Service Area; Middle — 105% Permanent FISH Capacity and capacity for Eligible Relocatables based on the School Service Area; and, High — 100% Permanent FISH Capacity and capacity for Eligible Relocatables district -wide.	None	Confirm with School District still applicable
CIE Strategy 1.1.4.8	The Town and School Board of Sarasota County agree to implement the level of service standards for	None	Confirm with School District still applicable

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<p>public schools district -wide to all schools of the same type as follows:                      Elementary — 115% of Permanent Program Capacity by School Service Area                      Middle — 100% Permanent Program Capacity by School Service Area                      High — 105% Permanent Program Capacity by School Service Area.</p>		
<p><b>CIE Policy 1.1.5</b></p>	<p>Plan and program capital infrastructure and facilities investment to meet established LOS.</p>	<p>None</p>	
<p><b>CIE Strategy 1.1.5.1</b></p>	<p>Develop and maintain an inventory of capital infrastructure and facilities needed to meet LOS.</p>	<p>None</p>	
<p><b>CIE Strategy 1.1.5.2</b></p>	<p>Manatee and Sarasota County School Boards, in coordination with the Town, shall annually update their Five Year Capital Facilities Plans, to ensure that level of service standards will continue to be achieved and maintained by the end of the planning period. The Town adopts by reference the Sarasota School District Five Year Capital Facilities Plan, as amended. The Town adopts by reference the School District of Manatee County' s annual Work Plan and annual School Capacity Program, as amended, by the School Board.</p>	<p>None</p>	
<p><b>CIE Strategy 1.1.5.3</b></p>	<p>Project capital infrastructure and facility needs to meet LOS that support projected growth and development.</p>	<p>None</p>	
<p><b>CIE Strategy 1.1.5.4</b></p>	<p>Evaluate and prioritize capital infrastructure and facilities investment.</p>	<p>None</p>	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CIE Policy 1.1.6	Prudently manage fiscal resources and debt.	None	
CIE Strategy 1.1.6.1	Apply a full range of funding resources to meet capital infrastructure and facility needs.	None	
CIE Strategy 1.1.6.2	Provide capital infrastructure and facilities within the ability to pay from existing and available revenue sources.	None	
CIE Strategy 1.1.6.3	Apply professionally acceptable techniques for the estimate of project costs, including projected operating and maintenance obligations.	None	
CIE Policy 1.1.7	Existing and future development shall bear a proportionate share of the costs of needed public infrastructure and facilities.	None	
CIE Strategy 1.1.7.1	New development and redevelopment shall be required to pay a proportionate share of the cost of capital facility capacity needed to maintain adopted levels of service.	Revise	Consider adding "The Land Development Code shall require that..."
CIE Strategy 1.1.7.2	New development and redevelopment shall be required to pay water and sewer connection fees reflecting a proportionate share of facility costs.	Revise	Consider adding "The Land Development Code shall require that..."
CIE Strategy 1.1.7.3	New development and redevelopment shall be required to pay the Facility Investment Fee for water and wastewater capacity required by agreements with Manatee County or other providers.	Revise	Consider adding "The Land Development Code shall require that..."
CIE 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	Revise	This is redundant with Mobility Policies 1.1.3 and 1.2.3 and accompanying strategies in Mobility Element.



TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	considering transit service improvements, bicycle and pedestrian facilities and other multi-modal enhancements.		
<b>CIE Strategy 1.1.7.1</b>	New development and redevelopment shall be required to pay a proportionate share of the cost of capital facility capacity needed to maintain adopted levels of service.	Revise	Consider adding "The Land Development Code shall require that..."
<b>CIE Strategy 1.1.7.2</b>	New development and redevelopment shall be required to pay water and sewer connection fees reflecting a proportionate share of facility costs.	Revise	Consider adding "The Land Development Code shall require that..."
<b>CIE Strategy 1.1.7.3</b>	New development and redevelopment shall be required to pay the Facility Investment Fee for water and wastewater capacity required by agreements with Manatee County or other providers.	Revise	Consider adding "The Land Development Code shall require that..."
<b>CIE Strategy 1.1.7.4</b>	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.	Revise	This is redundant with Mobility Policies 1.1.3 and 1.2.3 and accompanying strategies in Mobility Element.
<b>CIE Policy 1.1.8</b>	Ensure that adequate facilities are in place to support new development (Concurrency Management).	None	
<b>CIE Strategy 1.1.8.1</b>	The Land Development Code shall 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.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
<b>CIE Strategy 1.1.8.2</b>	The Land Development Code shall 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.	None	
<b>CIE Strategy 1.1.8.3</b>	The Land Development Code shall 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.	None	Inconsistent use of acronym LOS.
<b>CIE Strategy 1.1.8.4</b>	No development order shall 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.	Revise	Consider adding "The Land Development Code shall require that..."
<b>CIE Strategy 1.1.8.5</b>	Capital projects required to satisfy concurrency shall be included in the CIS.	None	
<b>CIE OBJECTIVE 1.2</b>	Progress toward implementation of this comprehensive plan shall be measured through an administrative work plan.	None	
<b>CIE Policy 1.2.1</b>	Establish priorities for implementation of the directives prescribed by this comprehensive plan (LBKCP).	None	
<b>CIE Strategy 1.2.1.1</b>	Identify and program short-term implementing actions to be taken within two years of adoption of the LBKCP.	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
CIE Strategy 1.2.1.2	Identify and program implementing actions to be taken within five years of adoption of the LBKCP.	None	
CIE Strategy 1.2.1.3	Identify and program implementing actions to be taken within five to ten years of adoption of the LBKCP.	None	
CIE Policy 1.2.2	periodically update an administrative work program for implementation of the LBKCP. Updates to the administrative work program shall not be construed to require the amendment of the LBKCP.	Revise	Capitalization consistency.
CIE Strategy 1.2.2.1	The administrative work program shall include, at a minimum, the following components: <ul style="list-style-type: none"> <li>• Identification of the objective, policy or strategy requiring action;</li> <li>• Identification of the agency and/ or town department responsible for implementation;</li> <li>• The type of action required; and</li> <li>• The priority or time period for the action to be completed.</li> </ul>	None	
CIE Strategy 1.2.2.2	Perform an administrative review and update the administrative work program during the annual budget process.	None	
CIE Policy 1.2.2	periodically update an administrative work program for implementation of the LBKCP. Updates to the administrative work program shall not be construed to require the amendment of the LBKCP.	Revise	Capitalization consistency.
CIE Strategy 1.2.2.1	The administrative work program shall include, at a minimum, the following components:	None	

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

2017 GOP Number	2017 GOP Language	Recommended Action (Keep Unchanged, Revise, Consolidate, Remove)	Comments/Rationale
	<ul style="list-style-type: none"> <li>• Identification of the objective, policy or strategy requiring action;</li> <li>• Identification of the agency and/ or town department responsible for implementation;</li> <li>• The type of action required; and</li> <li>• The priority or time period for the action to be completed.</li> </ul>		
<b>CIE Strategy 1.2.2.2</b>	Perform an administrative review and update the administrative work program during the annual budget process.	None	

**OVERALL GOP RECOMMENDATIONS**

- Consider updating "shall" clauses within this Element to state "shall continue to require" or "shall maintain" where appropriate.
- Consider combining Governance and Capital Improvements Elements into one Element to reduce redundancies.
- LBKCP acronym is not used consistently throughout.
- The DIA is included with the GOPs for this Element in the Plan, consider updating so that this Element is consistent with the rest of the Elements in the Plan.

**OVERALL DIA RECOMMENDATIONS**

F.S. Requirements per Section 163.3177(3)(a), FS	Currently Addressed in Existing DIA	Source to Update Data
Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.	Yes (in current GOP and DIA s as Table 1)	Town Data

TOWN OF LONGBOAT KEY  
**Comprehensive Plan Evaluation and Appraisal Report (EAR)**

F.S. Requirements per Section 163.3177(3)(a), FS	Currently Addressed in Existing DIA	Source to Update Data
<p>A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.</p>	<p>Yes (in current GOPs and DIA as Table 1)</p>	<p>Town Data</p>

Additional DIA Sections	Currently Addressed in Existing DIA	Source to Update Data
<p>In section regarding impact fees (p33 of 47 of Ordinance 2018-17, p 103 of 133 from Comp Plan), the Sarasota County Road Impact fees are referenced. Sarasota County has adopted Mobility Fee, so this reference should be updated.</p>	<p>No</p>	<p>Sarasota County</p>
<p>In section B of Capital Improvements Analysis (p 37 of 47 of Ordinance 2018-17) there is a reference to Transit being provided by both counties for seamless service and that the route on Longboat Key is currently under review. This is no longer the case, and fixed route service has been eliminated. This section about transit should be revised or removed.</p>	<p>No</p>	<p>SCAT/MCAT</p>
<p>Consider adding transportation projects from the MPO/State 5 Year Transportation Improvement Program into CIP table.</p>	<p>No</p>	<p>FDOT/MPO</p>

**End of Agenda Item**