

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

**TO:** Tom Harmer, Town Manager

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

**REPORT DATE:** May 5, 2022

**MEETING DATE:** May 16, 2022

**SUBJECT:** Recommendations on Comprehensive Plan Future Land Use Element Amendments

### **Recommended Action**

Provide direction to Manager.

### **Background**

The Comprehensive Plan Evaluation and Appraisal Report (EAR) was presented to the Town Commission (Commission) at their November 15, 2021 Regular Workshop. Per Commission direction staff is facilitating an update of the Comprehensive Plan in a batched approach, similar to that taken for the Zoning Code update.

The second Batch of amendments is focused on the Future Land Use (FLU) Element. As with other Comprehensive Plan elements, the FLU Element, provides the Town’s long-range intentions that establishes direction and recommended actions responding to the current and future needs of the Town. The Comprehensive Plan’s organizational structure includes three action-oriented components: Goals, Objectives, and Policies. Each component provides escalating degrees of distinctness and is defined as follows:

1. Goal: stated as an overall long-term end toward which programs or activities are ultimately directed;
2. Objective: a more specific end that is achievable and marks progress toward a goal, and;
3. Policy: a statement that clearly states an intent, direction or result desired to advance an objective.

As currently drafted, the FLU Element has just one overarching goal:

“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.”

The purpose of this item is to present the P&Z Board’s recommendations on the FLU Element. The P&Z Board held two workshops on the FLU Element. During those workshops, staff focused on the recommended amendments noted in the EAR. P&Z Board members considered those recommendations and made

additional recommendations based on the existing overall FLU goal of preserving and enhancing the character of the Town.

The recommended FLU Element contains 74 policies, including the recommendation to include six new policies and to delete nine policies. Of the 74 policies, the P&Z Board recommends amendments to a total of 39 policies in the FLU Element. These 39 policy amendments primarily consist of the following three types:

- “Accept EAR Recommendation”: amendments based upon EAR recommendations (**eight** total);
- “Accept EAR Recommendation with a P&Z Board revision”: amendments based upon EAR recommendations wherein the P&Z Board had additional wording related recommendations (**nine** total); and
- “P&Z Board Initiated Revision”: non-substantive, series of “clean-up” items that correct scrivener’s errors and otherwise generally add or revise wording for clarity (**22** total).

A color-coded summary of the three amendment types and description of each amendment to the Comprehensive Plan is attached to this memo as Attachment A. In the May 16, 2022 Regular Workshop presentation staff will focus on the recommended new policies and will be available to respond to questions, comments or other input that the Commission may have.

Based on upon the agreed process for the Batch amendments, upon receipt of any Commission input, the changes will be prepared in Ordinance format for the Planning & Zoning Board’s consideration before coming back to the Town Commission.

### **Staff Recommendation**

Provide direction to Manager.

### **Attachments**

- A. Summary of Comprehensive Plan Amendments (Available in Town Clerk’s Office)
- B. Future Land Use Element (version shown with edits) (Available in Town Clerk’s Office)
- C. Future Land Use Element (clean version with edits included) (Available in Town Clerk’s Office)

**End of Agenda Item**