

## MEMORANDUM

**TO:** Tom Harmer, Town Manager

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

**REPORT DATE:** December 22, 2022

**MEETING DATE:** January 9, 2023

**SUBJECT:** Ordinance 2022-17, Amending the Comprehensive Plan's Future Land Use Map for Porto Longboat Key Residences, 5630 Gulf of Mexico Drive; and Ordinance 2022-18, Zoning Map Amendment (Rezoning) Application for Porto Longboat Key Residences, 5630 Gulf of Mexico Drive

### Recommended Action

Adopt Ordinance 2022-17 and Ordinance 2022-18.

### Background

The Town Commission held a first reading and public hearing of Ordinance 2022-17 and Ordinance 2022-18 at their December 5, 2022 Regular Meeting and forwarded it to the January 9, 2022 Regular Meeting for second reading and public hearing.

The Ordinances would change the Future Land Use designation of property located at 5630 Gulf of Mexico Drive from the (CL) Limited Commercial and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) to RM-4, and Rezoning of the property from the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) Zoning Districts to the R-4MX (Medium Density Mixed Residential 4 units/acre) Zoning District. The Applicant is proposing these changes in order to construct an 8-unit residential condominium building and related amenities. A corrected traffic analysis is attached which describes the correct segment of Gulf of Mexico Drive that was analyzed along which the subject property is located.

This request has four parts, it entails:

1. **Amending the Comprehensive Plan's Future Land Use Map (FLUM)** designation, from the CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) designations to the RM-4 designation;
2. A **Rezoning** of the property from the C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) Zoning Districts to the R-4MX (Medium Density Mixed Residential 4 units/acre) Zoning District;
3. A **Special Exception** for two enclosed elevator shafts to exceed the building's 35 feet maximum height limit; and
4. A **Site Development Plan** request to permit an 8-unit multi-family residential condominium.

Future Land Use Map Amendment and Rezoning 5630 Gulf of Mexico Drive

The Planning & Zoning Board (P&Z Board) has approval authority and will be taking final action on the Special Exception and Site Development Plan requests if the Town Commission approves the Comprehensive Plan amendment and Rezoning requests. This later final action by P&Z Board is due to the P&Z Board not being able to make a finding of consistency with the proposed Comprehensive Plan-Future Land Use designation and the proposed Zoning District until Town Commission final action has been taken.

### **Recommendation**

Staff recommends approval of Comprehensive Plan Amendment Ordinance 2022-17, and Rezone Ordinance 2022-18 to change the designation of the Future Land Use Map from CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) to RM-4 (Medium Density Single-Family Mixed Residential, 4 units/acre), and to Rezone from the C-1 (Limited Commercial) and R-4SF (Single-Family Medium Density Residential 4 units/acre) Zoning Districts to the R-4MX (Medium Density Mixed Residential 4 units/acre) Zoning District for property located 5630 Gulf of Mexico Drive.

The P&Z Board recommended approval of Ordinances 2022-17 and 2022-18 (7-0). If the Town Commission approves these Ordinances, the P&Z Board will be taking final action on the Special Exception and Site Development Plan in a continued public hearing scheduled January 17, 2023.

### **Attachments**

- A. Ordinance 2022-17, Comprehensive Plan Amendment (Available in Town Clerk's Office)
- B. Ordinance 2022-18, Rezoning (Available in Town Clerk's Office)
- C. Corrected Traffic Analysis (Available in Town Clerk's Office)

**End of Agenda Item**