

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

**TO:** Planning and Zoning Board

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

**FROM:** Maika Arnold, AICP, Senior Planner

**DATE:** May 13, 2019

**SUBJECT:** Ordinance 2019-06, Comprehensive Plan Amendment

### **Background**

At their February 4, 2019 Regular Meeting, the Town Commission adopted Ordinances 2018-14 and 2018-20, which amended the Zoning Code. Ordinance 2018-20 adopted nonconforming density redevelopment provisions, including the adoption of a new zoning overlay district (Conformance Overlay Redevelopment District or CORD) that will allow a pathway for legally non-conforming density parcels to be made conforming with the Comprehensive Plan. Ordinance 2018-14 included revisions to the Town's Planned Unit Development (PUD) process, including the elimination of height bonuses outside of the Mixed Use Community zone districts.

In furtherance of the Town's efforts to address conforming and nonconforming redevelopments, Staff has proposed a number of housekeeping-type Comprehensive Plan amendments to maintain consistency between the Zoning Code and Comprehensive Plan. Ordinance 2019-06 amends policies 1.1.9, 1.1.10 and Table 1 ("Land Use Densities and Intensities in the Town of Longboat Key") within the Future Land Use (FLU) Element.

The Ordinance amends Policy 1.1.9 to update the Town's policy regarding PUD's and the redevelopment of nonconforming properties. Policy 1.1.10 has been revised to remove the allowance for additional height in Tourist Resort Commercial Established Areas (TRC-3 and TRC-6), which establishes consistency with the PUD amendments made in Ordinance 2018-20. We have also added a description of the Conformance Overlay Redevelopment District (CORD) within Policy 1.1.10, which includes descriptions of Future Land Use Districts and overlays. Table 1 has been revised to reflect the applicable height allowances for TRC-3 and TRC-6 districts, without the previously provided PUD 1-story option. The term "ODP" (Outline Development Plan) has been removed from the title in Table 1 in order to simplify the table, as the term ODP is not a separate approval but is a site plan that accompanies a PUD. The following footnote was also added to Table 1 to provide guidance for redeveloping with a CORD:

*\*\*\* The Conformance Overlay Redevelopment District (CORD) allows for modified site-specific standards, including establishing conforming status on prior legally non-conforming densities, through Future Land Use Map amendment, Rezoning and Site Development Plan approval.*

Staff will present Ordinance 2019-06 at the Planning and Zoning Board Meeting on May 21, 2019, for the Board's consideration and potential recommendation to the Town Commission.

**Staff Recommendation**

Forward Ordinance 2019-06, with a recommendation of approval, to the June 3, 2019, Town Commission Regular Meeting for first reading and public hearing.

**Attachments**

Ordinance 2019-06