



TOWN OF LONGBOAT KEY

2022 Comprehensive Plan

**Adopted
June 6, 2022
Ordinance 2022-03**

**Planning, Zoning and Building Department
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228**

Table of Contents

I. INTRODUCTION	1
FUTURE LAND USE (FLU) ELEMENT	4
MOBILITY ELEMENT	19
CONSERVATION & COASTAL MANAGEMENT (CCM) Element.....	24
HOUSING (HOU) ELEMENT.....	37
RECREATION & OPEN SPACE (ROS) ELEMENT	41
POTABLE WATER (PW) SUB-ELEMENT.....	45
GOVERNANCE (GOV) ELEMENT	60
CAPITAL IMPROVEMENTS ELEMENT (CIE)	65
MANATEE COUNTY PUBLIC SCHOOL FACILITIES (MCPSF) SUB-ELEMENT	71
SARASOTA COUNTY PUBLIC SCHOOL FACILITIES (SCPSF) SUB-ELEMENT	76
PROPERTY RIGHTS (PR) ELEMENT	84

I. INTRODUCTION

PURPOSE, PLAN FORMAT AND ADMINISTRATION

1. PURPOSE

This Comprehensive Plan is developed pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), and Title 9J-5 of the Florida Administrative Code (F.A.C.). Other than the purposes expressly set forth in Chapter 163, F.S. and 9J-5 F.A.C., this Comprehensive Plan has these goals:

- Improve the physical environment for the community as a setting for human and natural resource activities;
- Protect the public health, safety, and welfare;
- Ensure that long-range considerations are included in the determination of short-range actions;
- Promote political cooperation by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the Town; and,
- To ensure appropriate protection of the public interest with consideration of private property rights as determined by the Town Commission and state law.

2. PLAN FORMAT

This Plan sets forth goals, objectives, and policies, as well as narratives, tables, and maps. The goals, objectives, and policies are specifically adopted as the Comprehensive Plan, together with the maps required by law, and are bound together as one book entitled The Comprehensive Plan, Volume I. The narrative, tables, and remaining maps are supportive materials to further explain the goals, objectives, and policies, and are contained in a separately bound book entitled Support Documentation, Volume II. Any discrepancy between the goals, objectives, and policies and the narrative, tables, and remaining maps shall be resolved in favor of the goals, objectives, and policies.

Each element in the adopted Comprehensive Plan contains one or more goal, lists objectives to be achieved in order to reach the associated goals, and identifies policies that act as enforcement requirements for the achievement of the associated objective. Goals, objectives, and policies are not listed in order of importance. All policies shall be considered of equal importance except where the conflict of two or more policies arises in the course of simultaneously applying those policies to a specific set of circumstances. When two or more policies are conflicting when applied to a particular set of factual circumstances, such conflict shall be initially resolved by administrative interpretation of the Plan's policies. The objective of any such interpretation shall be to obtain a result that 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 policy applies shall be the elected or appointed board with whom the final decision rests.

The objectives in this Comprehensive Plan are not always measurable. While the Town will make efforts towards measuring the effectiveness (or lack thereof) of the objectives

connected with the Comprehensive Plan through the evaluation and appraisal process, it is recognized the results of the monitoring and evaluation do not always ensure continuing success, correct apparent failures, or achieve goals. As a result, and consistent with F.S. Chapter 163, the Town's planning program shall be a continuous and ongoing process.

The provisions of this Comprehensive Plan shall be viewed as a minimum requirement for the purposes and intent of this Comprehensive Plan. Thus, this Comprehensive Plan must be reviewed broadly to achieve its goals, policies, and objectives.

FUTURE LAND USE ELEMENT

**Town of Longboat Key
Comprehensive plan update
FUTURE LAND USE (FLU) ELEMENT**

FLU GOAL 1: To preserve and enhance the character of the Town of Longboat Key by

- 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.**

FLU OBJECTIVE 1.1: The Town will manage land use, development, and redevelopment through the preparation, adoption, implementation, and enforcement of the Land Development Code (LDC).

FLU Policy 1.1.1: The Town will utilize a long-term planning timeframe of 10 years.

FLU Policy 1.1.2: The Town will follow the adopted LDC, which address the location and extent of land uses, including development related standards, in accordance with the Future Land Use Map and the policies and descriptions of types, densities, and intensities.

FLU Policy 1.1.3: The Town will utilize innovative land development regulations and efficient administrative procedures to implement the Comprehensive Plan and in support of the Town's stated goals and objectives.

FLU Policy 1.1.4: The Town will encourage energy efficient land development and redevelopment that, through location, scale, and design, minimize long-term energy commitments, emphasizing renewable energy use.

FLU Policy 1.1.5: The Town will utilize the LDC to implement the adopted Town of Longboat Key Comprehensive Plan (LBKCP). The LDC, at a minimum, will:

- 1) Regulate the subdivision of land;
- 2) Regulate the use of land and surface waters;
- 3) Ensure the compatibility of adjacent land uses;
- 4) Protect and preserve the conservation lands designated in the Conservation and Coastal Management Element;
- 5) Provide for appropriate stormwater management, especially in areas subject to seasonal and periodic flooding;
- 6) Regulate signage;
- 7) Regulate onsite traffic circulation, site access, and parking demands;
- 8) Provide buffering and open space requirements;
- 9) Provide for water conservation, low impact development, and other sustainability principles;

- 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 pursuant to F.S. 163.3180) below the level of service standards adopted in this Comprehensive Plan;
- 11) Consider the impacts of land use plan amendments and development orders on the transportation system, and;
- 12) Be based on and consistent with the standards for land use densities and intensities, as indicated on Table 1 and Policy 1.1.10.

FLU Policy 1.1.6: The Town will review and update its LDC and performance standards to ensure the protection of environmentally-sensitive land

FLU Policy 1.1.7: The Town will incorporate best management practices to be consistent with the Conservation and Coastal Management Element.

FLU Policy 1.1.8: The LDC 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.

FLU Policy 1.1.9 [RESERVED]

FLU Policy 1.1.10: In development planning efforts, the Town will emphasize the protection of the visual and aesthetic character of neighborhoods, including open space.

FLU Policy 1.1.11: The Town will encourage design principles that accommodate healthy lifestyles, safety, and aging in place.

FLU Policy 1.1.12: 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 LDC 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 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 LDC. The PUD 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 1.1.13 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.

FLU Policy 1.1.13: 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 existing, foreseen by the current future land use categories of the Comprehensive Plan, or the applicable uses and standards of the LDC. 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 LDC limit their height. Additional development criteria, parameters, and standards for future land use categories in the Opportunity Areas are provided in the LDC.

The Future Land Use Map, Appendix A, contains the following future land use categories that are further detailed in and implemented by the LDC.

Open Space – Opportunity Areas. 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 LDC.

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.

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.

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.

Island Preserve Established Area (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 (1 du/5 acres). Public service facilities must be provided by the developer prior to construction of any habitable structures.

Single-Family Residential Opportunity Areas (SFRO). This category permits single-family dwelling units. Additional development criteria, parameters, and standards are provided in the LDC.

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 (1 du/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 denser 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.

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 (2 du/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 denser 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.

Multi-Family Residential Opportunity Area (MFRO). This category permits multi-family residential development. Additional development criteria, parameters, and standards are provided in the LDC.

Medium-Density Single-Family/Mixed Residential Established Area (RM-3). This category allows medium-density residential development, including single-family detached units, multi-family units, or a mixture of single-family detached units and multi-family units, at a density of no more than three (3) units per acre (3 du/acre).

Medium Density Single-Family/Mixed Residential Established Area (RM-4). This category allows medium-density residential development, including single-family detached units, multi-family units, or a mixture of single-family detached units and multi-family units, at a density of no more than four (4) units per acre (4 du/acre).

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, multi-family dwelling units, or a mixture of single-family detached dwelling units and multi-family dwelling units, at a density of no more than six dwelling units per acre (6 du/acre). Specific density of future 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 LDC.

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 1.1.14. 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 LDC. 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 LDC.

Mixed Use Community (MUC). 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 LDC. 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 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 percent of lot coverage per use may be permitted through the PUD procedures and standards of the LDC 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 LDC to improve the design of the community and functionality of the uses, as shown on Table 1.

A minimum of 50 percent 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. 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:

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 percent for existing recreational uses including, but not limited to, the clubhouse, yacht club and recreational maintenance buildings.

Use	Maximum Percent of Total Property Within the MUC
Residential	37%
Tourism (units and associated resort amenities)	0%
Commercial/Office	4%
Institutional	2.5%

Mixed Use Community – Islandside Established Area (MUC-2). This category encompasses the Islandside 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 percent for existing recreational uses including, but not limited to, the clubhouse and recreational maintenance buildings.

Use	Maximum Percent of Total Property Within the MUC
Residential	33%
Tourism (units and associated resort amenities)	12%
Commercial/Office	1.5%
Institutional	0%

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.

Use	Maximum Percent of Total Property Within the MUC
Residential	100%
Tourism	0%
Commercial/Office	0%
Institutional	0%

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 percent, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC.

Office-Institutional Established Area (OI). This category allows for a variety of office and private institutional uses including, but not limited to, banks and other financial institutions. Tourism units may be allowed pursuant to Future Land Use Policy 1.1.14. A maximum of 15 percent 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 LDC. Lot coverage also may

exceed the standard lot coverage by up to 10 percent, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC.

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 LDC.

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.

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 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.

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 1.1.14.

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 LDC. 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 percent 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 LDC. Lot coverage also may exceed the standard lot coverage by up to 10 percent, as shown on Table 1, through the Outline Development Plan (ODP) process of the LDC. A waterfront restaurant may be allowed an additional five feet in building height above the maximum allowed in the land use category.

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 use type must not exceed 80 percent of the total site. Residential uses must not exceed 30 percent of a mixed use project. Development approval must follow the outline development process of the LDC. 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 percent 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 LDC.

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 Map amendment to apply the Opportunity land use classification. When approved, such rezonings will allow previously legally non-conforming properties to become conforming with the Comprehensive Plan, per Policy 1.1.9. The LDC shall provide for the development densities and intensities of the CORD.

Table 1

Land Use Densities and Intensities in the Town of Longboat Key

OPPORTUNITY AREAS		ESTABLISHED AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD	Standard	PUD
OSO	Open Space							
		OS-A	Open Space – Active		30%			
		OS-P	Open Space – Passive		15%			
		OS-C	Open Space – Conservation		See Policy 1.1.10			
		IP	Island Preserve	1 du/5 ac				
SFRO	SF Residential							
		RL-1	Low Density SF Residential	1 du/ac				
		RL-2	Low Density SF Residential	2 du/ac				
MFRO	Multi-Family Residential							
		RM-3	Medium Density SF/Mixed Residential	3 du/ac				
		RM-4	Medium Density SF/Mixed Residential	4 du/ac				
		RH-6	High Density SF/Mixed Residential	6 du/ac				
CTDO	Commercial Tourist Destination							
		TRC-3	Medium Density Tourist Resort/Commercial	3 u/ac	25%	35%	3/40	
		TRC-6	High Density Tourist Resort/Commercial	6 u/ac	30%	40%	4/50	

Table 1—continued
Land Use Densities and Intensities in the Town of Longboat Key

OPPORTUNITY AREAS		ESTABLISHED AREAS						
Symbol	Category	Symbol	Category	Density	Nonresidential Intensities			
					Maximum Lot Coverage		Maximum Height (stories/feet)	
					Standard	PUD	Standard	PUD
CRMO	Commercial/ Residential Mixed Use							
		MUC-1	Mixed Use Community (Bay Isles)	3.26 du/ac	30%	40%	4/50	5/65
		MUC-2	Mixed Use Community (Islandside)	5.05 u/ac	30%	40%	4/50	12/130 (tourism units) 8/87 (other)
		MUC-3	Mixed Use Community (Promenade/Water Club)	11.26 du/ac				
		INS	Institutional		30%	40%	2/30	
COMO	Commercial							
		OI	Office-Institutional		30%	40%	2/30	
		CL	Limited Commercial		30%	40%	2/30*	
		CG	General Commercial		30%	40%	3/40*	
		CH	Highway Commercial	3 tourism u/ac	40%	50%	3/40*	
		MCS	Marina Commercial Service	1 accessory du located on the same lot	40%	50%	2/30*	

Note: Dwelling units per acre (du/ac) refers to residential units; units per acre (u/ac) includes both tourism units and residential units.

* An additional five feet in building height allowed for a waterfront restaurant.

** 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.

FLU Policy 1.1.14: 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 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 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 percent of lot coverage may be approved through the Outline Development Plan (ODP) process of the LDC. 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 percent of lot coverage may be approved through the ODP process of the LDC. 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.

FLU OBJECTIVE 1.2: The Town will protect natural and historic resources through enforcement of the appropriate land development regulations and related ordinances, as well as periodic review of the resources and existing land development regulations.

FLU Policy 1.2.1: 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 regulations of the appropriate agencies regulating development within floodplain areas.

FLU Policy 1.2.2

The property owner of any new development will be responsible for the on-site stormwater management.

FLU Policy 1.2.3

Owners of property that have an existing stormwater entitlement or obligation, shall maintain the applicable stormwater systems to the standards and regulations adopted at the time the permit for the development was issued or the obligation was assumed.

FLU Policy 1.2.4

Development will be directed away from wetlands and property owners will be responsible for full mitigation of impacts upon wetlands that result from permitted activity.

FLU Policy 1.2.5: At least every ten years, the Town will review the inventory of historic resources, and if appropriate, consider the development of a local historic designation program.

FLU Policy 1.2.6: 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.

FLU OBJECTIVE 1.3: The Town will issue development orders and permits 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.

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.

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.

FLU OBJECTIVE 1.4: The Town will assist in redeveloping and revitalizing key areas of the Town in a sustainable, mixed-use pattern of development in order to support the character of the Town for residents and visitors.

FLU Policy 1.4.1: The Town will 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 permitting to encourage the development of a central place within the Town for civic and community life.

FLU POLICY 1.4.2: 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 LDC.

FLU POLICY 1.4.3: The Town may provide fiscal incentives to the revitalization of the Town Center and Whitney Beach area 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.

FLU Policy 1.4.4: The Town will prioritize infrastructure enhancements for potential economic development areas or sites.

FLU Policy 1.4.5: The Town will prioritize the development of accessible and efficient multimodal connections between neighborhoods, economic focus areas, Town Center, and other destinations.

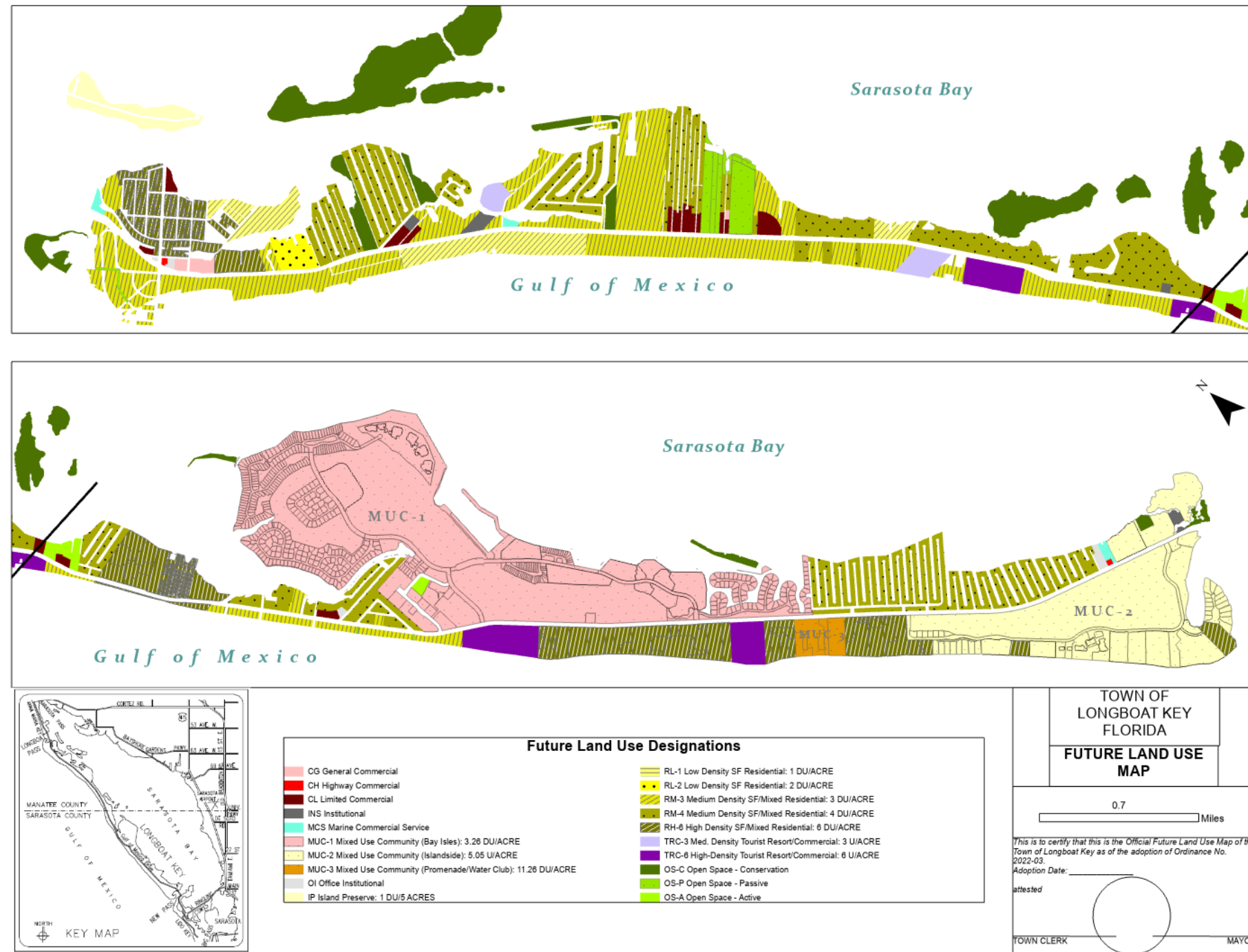
FLU Policy 1.4.6: Periodically, the Town will initiate a LDC review to evaluate whether evolving

changes related to online consumer activities and delivery methods may require changes to allowable uses, parking, or other standards; and similarly evaluate whether changes in transportation technologies may require changes to Comprehensive Plan policies and the LDC.

FLU Policy 1.4.7: 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.

FLU Policy 1.4.8: The Town will encourage providers to maintain safe and efficient access to telecommunications infrastructure including but not limited to multichannel video programming, internet, and to reliable energy.

Figure 2: Future Land Use Map



* Increased densities and intensities for tourism uses may be available in the tourist resort commercial, commercial, office, and marina commercial service future land use categories under the LDC for utilization of no more than 250 tourism units islandwide, as set forth in the Future Land Use Map above, reflected by the referendum vote of March 18, 2008.

** Whitney Beach Overlay

MOBILITY ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
MOBILITY ELEMENT**

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

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

MOBILITY Policy 1.1.1: Coordinate with the Florida Department of Transportation (FDOT) on their work plans and initiatives.

MOBILITY Strategy 1.1.1.1: The Town shall review mobility plans and implementing actions of the City of Sarasota, City of Bradenton Beach, and Manatee and Sarasota Counties for consistency with the Florida Transportation Plan, the FDOT Barrier Islands Traffic Study (BITS), the Strategic Intermodal System Plan, the work programs and initiatives of FDOT, and the Greenways and Trails System Plan of the Florida Department of Environmental Protection.

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

MOBILITY Strategy 1.1.2.1: The Town shall recognize the Federal Highway Administration (FHWA) classification of Gulf of Mexico Drive (SR 789) as an “Urban Collector”, to support federal funding and disaster recovery.

MOBILITY Policy 1.1.3: Adopt and implement a “Mobility Plan” for the Gulf of Mexico Drive corridor that builds upon the recommendations of the FDOT Barrier Islands Traffic Study (BITS).

MOBILITY Strategy 1.1.3.1: The Town shall collaborate with Manatee and Sarasota Counties, the SMMPO, FDOT and adjoining jurisdictions to develop and implement a mobility plan for the Gulf of Mexico Drive Corridor that builds upon the recommendations of the BITS and the Gulf of Mexico Drive Corridor Plan.

MOBILITY Strategy 1.1.3.2: The Town shall maintain the Interlocal Agreement with Sarasota County that implements the Sarasota County Mobility Plan within the Sarasota County portion of the Town of Longboat Key.

MOBILITY Strategy 1.1.3.3: The Town shall designate the Town of Longboat Key as an “Urban Infill” Area as defined by the Sarasota County Mobility Plan.

MOBILITY Strategy 1.1.3.4: The Town shall designate Gulf of Mexico Drive as a “Multi-modal Corridor” as defined by the Sarasota County Mobility Plan and the SMMPO Long Range Transportation Plan.

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

MOBILITY Strategy 1.1.4.1: The Town shall collaborate with FDOT, the SMMPO, Manatee and Sarasota Counties, and neighboring jurisdictions to maintain established maximum clearance times.

MOBILITY Strategy 1.1.4.2: The Town shall pursue the Town Commission’s priority recommendations from the FDOT BITS and monitor all proposed land use actions along evacuation routes to I-75 that would negatively affect evacuation maximum clearance times.

MOBILITY OBJECTIVE 1.2: Create and maintain a land use pattern that enables diverse mobility choices.

MOBILITY Policy 1.2.1: Ensure new development and redevelopment provides a mixture of complementary land uses and designs that promote internal trip capture, all alternative modes of travel (pedestrian, bicycle, local and regional transit, trolley, waterborne, and other modes of transportation that may evolve) 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.

MOBILITY Policy 1.2.2: Maintain the quality of and preserve the rights-of-way along travel corridors.

MOBILITY Strategy 1.2.2.1: The Land Development Code (LDC) shall maintain a minimum right-of-way width for Gulf of Mexico Drive and provide criteria, standards, methodologies and procedures that ensure that minimum right-of-way width is preserved.

MOBILITY Strategy 1.2.2.2: The LDC shall maintain existing minimum right-of-way widths for local streets – both public and private - and provide criteria, standards, methodologies and procedures that ensure that minimum right-of-way widths are preserved.

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

MOBILITY Strategy 1.2.3.1: The Town shall collaborate with Sarasota County for the collection and allocation of “mobility fees”.

MOBILITY Strategy 1.2.3.2: The Town shall collaborate with Manatee County for the collection and allocation of mobility fees or other alternative “roadway impact fees” that

address transportation mobility, and ensure that the funding system complies with F.S. § 163.31801, as amended.

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

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

MOBILITY Strategy 1.3.1.1: The Town shall maintain the roadway quality and Level of Service “D”, defined as the cumulative vehicular capacity, of Gulf of Mexico Drive.

MOBILITY Strategy 1.3.1.2: The Town shall maintain and improve pedestrian access along both sides of Gulf of Mexico Drive, by coordinating with FDOT to provide safe pedestrian crossings on Gulf of Mexico Drive.

MOBILITY Strategy 1.3.1.3: The Town shall coordinate with Sarasota County Area Transit and Manatee County Area Transit to achieve a single, unified, approach to transit.

MOBILITY Policy 1.3.2: Coordinate with FDOT to apply complete street and context sensitive design principles for the improvement of Gulf of Mexico Drive.

MOBILITY Strategy 1.3.2.1: The Town shall encourage both public and private investment in preparing and adopting design guidelines for the improvement of Gulf of Mexico Drive.

MOBILITY Strategy 1.3.2.2: The LDC shall include criteria, standards, methodologies and procedures for the application of established design principles to the improvement of Gulf of Mexico Drive.

MOBILITY Strategy 1.3.2.3: The LDC shall require new development and redevelopment to provide the mobility infrastructure improvements on Gulf of Mexico Drive necessary (1) to directly serve the project, (2) to provide for safe site access and circulation, and (3) to mitigate direct impacts.

MOBILITY Strategy 1.3.2.4: The Town shall coordinate with FDOT to maintain bicycle lanes on both sides of Gulf of Mexico Drive.

MOBILITY Strategy 1.3.2.5: The Town shall coordinate with FDOT to maintain and improve a multi-use path on the east side of Gulf of Mexico Drive, in compliance with the Shared-Use Nonmotorized (SUN) Trail Program requirements.

MOBILITY Strategy 1.3.2.6: The Town shall coordinate with FDOT to work towards providing and maintaining a sidewalk on the west side of Gulf of Mexico Drive, where practical.

MOBILITY Policy 1.3.3: Apply complete street and context sensitive design principles to the improvement and development of local streets.

MOBILITY Strategy 1.3.3.1: The Town shall guide both public and private investment, and prepare and adopt design guidelines for the improvement and development of local corridors.

MOBILITY Strategy 1.3.3.2: The LDC shall include criteria, standards, methodologies and procedures for the application of established design principles to the improvement and development of local corridors.

MOBILITY Strategy 1.3.3.3: The LDC shall require new development and redevelopment to provide the mobility infrastructure improvements on local streets necessary (1) to directly serve the project, (2) to provide for safe site access and circulation, and (3) to mitigate direct impacts.

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

MOBILITY Strategy 1.3.4.1: The Town shall periodically identify mobility infrastructure needs to correct deficiencies and meet future demands.

MOBILITY Strategy 1.3.4.2: The Town shall prioritize and program public expenditure through the Capital Improvements Program for the mobility infrastructure required to correct existing deficiencies and accommodate future needs.

MOBILITY Policy 1.3.5: Monitor future projections for sea level rise and develop strategies to enhance resiliency to ensure transportation facilities and mobility are maintained in the Town into the future.

CONSERVATION AND COASTAL MANAGEMENT ELEMENT

**Town of longboat key
Comprehensive plan update
CONSERVATION & COASTAL MANAGEMENT (CCM) Element**

CCM GOAL 1: Maintain the integrity and quality of the coastal resources.

CCM OBJECTIVE 1.1: Preserve the quantity, quality and function of coastal waters, including the Gulf of Mexico and Sarasota Bay and its adjacent tributaries.

CCM Policy 1.1.1: All wastewater and stormwater discharges into coastal waters shall meet established state requirements.

CCM Strategy 1.1.1.1: The Town shall collaborate with the Southwest Florida Water Management District (SWFWMD) to develop and implement technical standards and specifications for discharge into coastal waters.

CCM Strategy 1.1.1.2: The Land Development Code (LDC) 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.

CCM Strategy 1.1.1.3: The Town shall collaborate with the Sarasota Bay Estuary Program (SBEP) to implement its goals and policies pertaining to (1) wastewater treatment and reclamation and (2) stormwater treatment and prevention.

CCM Strategy 1.1.1.4: With the exception of Jewfish Key, the LDC shall require that all new development and redevelopment shall be connected to the central wastewater collection and disposal system.

CCM Strategy 1.1.1.5: In order to protect water quality, the Town's LDC shall require erosion control standards for new development and redevelopment, consistent with state permitting requirements.

CCM Strategy 1.1.1.6: The Town shall comply with the mitigation and construction standard programs of the National Flood Insurance Program (NFIP), Florida Department of Environmental Protection (FDEP), and the Florida Building Code (FBC).

CCM Policy 1.1.2: Encourage the application of Low Impact Development (LID) techniques for the management of stormwater.

CCM Strategy 1.1.2.1: The Town shall collaborate with Manatee and Sarasota Counties and the SWFWMD to develop and implement technical standards and specifications for the application of LID techniques.

CCM Strategy 1.1.2.2: The LDC shall encourage LID and best management practices for new development and redevelopment, including, but not limited to, pervious pavement, vegetative buffers, and stormwater landscape islands and buffers.

CCM Strategy 1.1.2.3: The Town shall plan for and manage stormwater in its green infrastructure, including its parks, greenways, and protected conservation lands.

CCM Policy 1.1.3: Coordinate red tide response and mitigation efforts.

CCM Strategy 1.1.3.1: The Town shall monitor local impacts to regional red tide events and report on local conditions and actions, as appropriately determined by Town Commission and Town Management.

CCM Strategy 1.1.3.2: The Town shall cooperate and collaborate with state, local, and private agencies that monitor and study red tide events, including but not limited to: Florida Fish and Wildlife Conservation Commission (FWC), FDEP, Department of Health, SBEP, and Mote Marine.

CCM Strategy 1.1.3.3: The Town shall work in collaboration with state, local, and private entities on their efforts to minimize and mitigate the effects of red tide in a practical, cost-effective manner for the Town.

CCM OBJECTIVE 1.2: Preserve the quantity, quality and function of coastal wetlands, as defined by Florida Statutes (F.S).

CCM Policy 1.2.1: Support the initiatives and programs of the SBEP to restore freshwater and saltwater wetlands and to minimize further losses.

CCM Strategy 1.2.1.1: The Town shall collaborate with the SBEP to implement its Habitat Restoration Plan, as may be amended.

CCM Policy 1.2.2: Consistent with Future Land Use Element Policy 1.2.4, new development and redevelopment shall not be authorized within freshwater or saltwater wetlands except where a compelling public interest can be demonstrated.

CCM Strategy 1.2.2.1: The LDC shall recognize Federal and State wetland boundaries.

CCM Strategy 1.2.2.2: The LDC shall include criteria, standards, methodologies, and procedures for the protection and management of freshwater and saltwater wetlands. Per F.S. § 163.3177((6)(d)2.k.), as amended, the LDC 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.

CCM Strategy 1.2.2.3: The Town shall ensure that development on uplands adjacent to wetlands preserve a wetland transition area which will act as a buffer between wetlands and upland development.

CCM OBJECTIVE 1.3: Preserve and manage beaches.

CCM Policy 1.3.1: Protect, restore, and maintain beaches and dunes to their natural function.

CCM Strategy 1.3.1.1: The Town shall implement the recommendations made in the Town of Longboat Key 2019 Comprehensive Beach Management Plan, as may be amended, including the renewal of sand placement easements.

CCM Strategy 1.3.1.2: The LDC shall prohibit new development or redevelopment from locating on dunes and from adversely impacting the stability of the native or restored beach.

CCM Strategy 1.3.1.3: The LDC shall require that new development and redevelopment seaward of the FDEP Coastal Construction Control Line must demonstrate FDEP approval.

CCM Strategy 1.3.1.4: The Town shall continue to plan for, encourage, and support beach enhancement and renourishment projects.

CCM Strategy 1.3.1.5: The LDC shall require the use of native Florida vegetation and protection of natural features in coastal and waterfront development.

CCM Strategy 1.3.1.6: The Town shall collaborate with Sarasota County, Manatee County, West Coast Inland Navigation District (WCIND), Florida Department of Environmental Protection (FDEP), and the United States Army Corps of Engineers (USACE) regarding the removal and replacement of dredged materials.

CCM OBJECTIVE 1.4: Preserve and protect Sarasota Bay.

CCM Policy 1.4.1: Support the SBEP by collaborating with the partners of the SBEP to implement the Comprehensive Conservation & Management Plan (CCMP), as may be amended.

CCM Strategy 1.4.1.1: The Town shall comply with the SBEP Interlocal Agreement.

CCM Strategy 1.4.1.2: The Town shall annually update program commitments with the SBEP.

CCM Policy 1.4.2: Protect, restore, and maintain the Sarasota Bay shoreline.

CCM Strategy 1.4.2.1: The Town shall coordinate with Florida Fish and Wildlife Commission to evaluate conditions along the shoreline.

CCM Strategy 1.4.2.2: The Town shall encourage appropriate government agencies to evaluate, monitor, and enforce speed limits or boat activity to prevent negative effects on the shoreline.

CCM Strategy 1.4.2.3: The Town shall adopt LDC standards to encourage and require,

where appropriate and feasible, the use of living shorelines to preserve the quality of Sarasota Bay.

CCM Strategy 1.4.2.4: The Town shall utilize, where appropriate, living shorelines at Town facilities.

CCM OBJECTIVE 1.5: Preserve the navigability of canals.

CCM Policy 1.5.1: Create and implement a Town Canal Navigation Maintenance Program.

CCM OBJECTIVE 1.6: Conserve native wildlife, marine species and plant life.

CCM Policy 1.6.1: Support the initiatives and programs of the SBEP to restore shoreline and wetland habitats and to minimize further losses.

CCM Strategy 1.6.1.1: The Town shall collaborate with the SBEP to implement its Habitat Restoration Plan, as may be amended.

CCM Strategy 1.6.1.2: The Town shall develop and implement an ecosystem management plan for Sister Keys.

CCM Policy 1.6.2: Support the initiatives and programs of the SBEP to restore and sustain fish and other living resources in Sarasota Bay.

CCM Strategy 1.6.2.1: The Town shall collaborate with the SBEP and other agencies to develop and apply technical standards, specifications and techniques that protect threatened and endangered species and habitats listed by the United States Fish and Wildlife Service (USFWS) and FWC from the negative impacts of dredging and beach restoration projects.

CCM Strategy 1.6.2.2: The Town shall collaborate with Manatee and Sarasota Counties to enforce FWC approved Manatee Protection Plans (MPP).

CCM Policy 1.6.3: Maintain and enhance native vegetation cover.

CCM Strategy 1.6.3.1: The Town shall encourage implementation of “Florida-Friendly” community landscaping as defined by University of Florida Institute of Food and Agricultural Sciences (IFAS).

CCM Strategy 1.6.3.2: The Town shall encourage the removal of plant species that are exotic, noxious, or invasive, as defined by the Florida Exotic Pest Plant Council (FLEPPC).

CCM Strategy 1.6.3.3: The LDC shall require the removal of plant species that are exotic, noxious, or invasive in new development and redevelopment.

CCM Strategy 1.6.3.4: The Town shall preserve and protect native habitats by

complying with mitigation of adverse impacts related to redevelopment whenever areas of native habitats are involved, as required by Southwest Florida Water Management District (SWFWMD) and FDEP.

CCM OBJECTIVE 1.7: Maintain air quality.

CCM Policy 1.7.1: Point source air pollution generators, as may be defined by the Environmental Protection Agency (EPA) or the FDEP, are prohibited.

CCM Policy 1.7.2: Collaborate with federal, state, regional, and local agencies to achieve and maintain compliance with all national and state air quality standards.

CCM Policy 1.7.3: Promote the reduction of vehicle emissions by supporting land uses that promote walking, biking, public and private transit, and alternative modes of transportation, and encourage development that limits the need for automobile use, increases trip capture, and reduces traffic congestion in a cost-effective manner.

CCM Policy 1.7.4: Incorporate LDC standards which control soil erosion and the generation of fugitive dust particles. Require that measures be taken on construction sites or cleared areas which assure that exposed, destabilized, or other altered soil is expeditiously covered with an effective erosion control material.

CCM Policy 1.7.5: Maintain land use controls which promote activities compatible with existing land uses and natural systems, and discourage activities which generate air pollutants and other adverse impacts on the coastal ecosystem.

CCM OBJECTIVE 1.8: Consistent with the Solid Waste Sub-Element, manage hazardous waste.

CCM GOAL 2: Provide infrastructure to ensure public health, safety, and welfare within the Coastal High Hazard Area (CHHA). F.S. § 163.3178(2)(h), as amended, defines the CHHA as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CCM OBJECTIVE 2.1: Within the CHHA, maintain infrastructure that supports land uses and intensities prescribed by the Future Land Use Element.

CCM Policy 2.1.1: Minimize public infrastructure investment in the CHHA.

CCM Strategy 2.1.1.1: The Town shall limit capital expenditures that subsidize development within the CHHA, to restoration or enhancement of natural resources and public services for water dependent uses in order to minimize the impact of natural hazards, such as flooding.

CCM Strategy 2.1.1.2: Within the CHHA, the Town shall site public infrastructure that is deemed necessary, so as to avoid potential breach areas.

CCM Strategy 2.1.1.3: The Town shall not site new public infrastructure seaward of the state Coastal Construction Control Line (CCCL) except where expressly permitted by the FDEP or the United States Army Corps of Engineers (USACE).

CCM Strategy 2.1.1.4: The Town shall expend funds for the protection, replacement or renewal of existing public infrastructure within the CHHA in accordance with the Town of Longboat Key 2019 Comprehensive Beach Management Plan, as may be amended.

CCM OBJECTIVE 2.2: Avoid land uses and activities that are incompatible with the coastal environment.

CCM Policy 2.2.1: Consistent with Strategy 1.2.3.4, prohibit the use of septic tanks except for Jewfish Key.

CCM Strategy 2.2.1.1: Consistent with the Infrastructure Element, the LDC shall require that new development and redevelopment be connected to the central wastewater system. By exception, septic tanks shall be allowed for Jewfish Key.

CCM Policy 2.2.2: Consistent with the Infrastructure Element, prohibit the use of potable water wells as an alternative to available public water supply.

CCM Strategy 2.2.2.1: The LDC shall require that new development and redevelopment be connected to the central water system. Irrigation wells shall be allowed if applicable agencies have issued permits.

CCM Policy 2.2.3: Prohibit landfills and other waste disposal facilities within the Town.

CCM Policy 2.2.4: Prohibit the extraction of minerals and natural materials for commercial purposes.

CCM Policy 2.2.5: Provide and enforce regulations that restrict noise producing activities.

CCM OBJECTIVE 2.3: Provide and maintain public access to coastal recreational amenities.

CCM Policy 2.3.1: Support the initiatives and programs of the SBEP to provide managed access to Sarasota Bay and its resources.

CCM Policy 2.3.2: Identify and preserve public access points to the Gulf of Mexico and to Sarasota Bay.

CCM Strategy 2.3.2.1: The Town shall improve and manage access points to protect the natural environment and to enhance the use and enjoyment of the public.

CCM Policy 2.3.3: Protect physical and visual access to the Gulf of Mexico and Sarasota Bay during the land development process.

CCM Strategy 2.3.3.1: The LDC shall include criteria, standards, methodologies, and procedures for the reasonable protection of physical and visual access to the Gulf of Mexico and Sarasota Bay.

CCM Strategy 2.3.3.2: The LDC shall require that commercially-provided recreational activities requiring shoreline or near-shore water utilization be concentrated at commercial tourist facilities or at specified Town-owned facilities.

CCM GOAL 3: Ensure resiliency in response to natural disasters.

CCM OBJECTIVE 3.1: Reduce the potential for damage to structures within the Coastal High Hazard Area (CHHA).

CCM Policy 3.1.1: Apply and enforce standards for the safety of structures.

CCM Strategy 3.1.1.1: The Town shall apply and enforce development principles and strategies that eliminate unsafe development in the CHHA and that are consistent with, or more stringent than, the flood-resistant construction requirements in the FBC and applicable flood plain management regulations, as set forth in 44 C.F.R. part 60, as may be amended.

CCM Strategy 3.1.1.2: The Town shall encourage property owners to retrofit structures with storm resistant materials. The Town shall ensure that the LDC and other codes do not unreasonably impede the retrofitting of structures for storm resistance.

CCM Policy 3.1.2: Minimize repetitive losses.

CCM Strategy 3.1.2.1: The LDC shall encourage the relocation, removal, or replacement of existing non-compliant structures in Velocity Flood Zones (V-Zones), or seaward of the Coastal Construction Control Line (CCCL) to safer locations.

CCM Strategy 3.1.2.2: The LDC shall require that existing structures damaged in excess of 50% of value may rebuild only in accordance with local, state and federal regulations.

CCM Strategy 3.1.2.3: The Town shall collaborate with federal, state and other agencies to inform property owners of buy-out programs for structures subject to repetitive damage.

CCM Strategy 3.1.2.4: The Town shall seek to continue its participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS), administered by FEMA, to achieve flood insurance premium discounts for their residents.

CCM Strategy 3.1.2.5: The Town shall support the redevelopment of non-flood compliant properties through public education, and by providing incentives, such as code amendments, building permit fee rebates, or other incentives.

CCM OBJECTIVE 3.2: Prepare and maintain disaster response plans and programs.

CCM Policy 3.2.1: Collaborate with Manatee and Sarasota Counties, municipalities, and other public and private entities to identify safe shelters during events requiring evacuation.

CCM Strategy 3.2.1.1: The Town shall collaborate with Manatee and Sarasota Counties, municipalities, and public and private entities to identify and map shelters.

CCM Strategy 3.2.1.2: The Town shall collaborate with Manatee and Sarasota Counties, municipalities, and public and private entities to inform the public regarding the location and use of designated shelters.

CCM Policy 3.2.2: Collaborate with transportation planning authorities and other local governments to maintain evacuation routes.

CCM Strategy 3.2.2.1: The Town shall maintain evacuation standards consistent with the requirements of the Southwest Florida Regional Planning Council (SWFRPC) and Chapter 252, F.S.

CCM Strategy 3.2.2.2: The Town shall coordinate with the Florida Department of Transportation (FDOT), Sarasota and Manatee County, and maintain consistency with the evacuation plans for each County.

CCM Strategy 3.2.2.3: The Town shall develop, maintain and apply operational plans to ensure that evacuation routes remain open during hurricane events.

CCM Policy 3.2.3: Adopt and comply with a Short-Term Post-Disaster Redevelopment Plan.

CCM Strategy 3.2.3.1: The Town's Short-Term Post-Disaster Redevelopment Plan shall define the circumstances under which the plan shall apply, the procedures required to authorize the implementation of the plan, and the scope of authority permitted.

CCM Strategy 3.2.3.2: The Town's 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.

CCM OBJECTIVE 3.3: Prepare and maintain post-disaster redevelopment plans and programs.

CCM Policy 3.3.1: Coordinate with Manatee and Sarasota Counties on long-term post-disaster planning.

CCM Strategy 3.3.1.1: The Town shall require that reconstructed properties be brought into compliance with the FBC, FEMA requirements and the LDC to the extent practicable.

CCM Strategy 3.3.1.2: Consistent with Strategy 3.1.2.2, the LDC shall specify that legally nonconforming structures, buildings, and uses that are substantially damaged by natural disaster or involuntary action by more than 50% of the structural value, may be reconstructed to the same number of units in existence prior to the casualty.

CCM Policy 3.3.2: Encourage the certification and documentation of non-conforming status.

CCM Strategy 3.3.2.1: The LDC shall provide criteria, standards and procedures for the certification and documentation of the legal non-conforming status of sites, pertaining to the structural dimensions, use, density, parking, or lot size.

CCM Policy 3.3.3: Encourage the development and preapproval of post-disaster redevelopment plans for properties under unified control or ownership.

CCM Strategy 3.3.3.1: The LDC 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 Town of Longboat Key Comprehensive Plan (LBKCP) and with the use, density and design standards prescribed by the LDC.

CCM OBJECTIVE 3.4: Adopt, implement and update a Town-wide Comprehensive Adaptation Plan to address sea level rise and recurrent flooding.

CCM Policy 3.4.1: Pursue strategies recommended in the adopted and updated Comprehensive Adaptation Plan.

CCM Strategy 3.4.1.1: The Town shall encourage the integration of adaptation measures in projects and development by considering data referenced in the Sea Level Rise Projections map (as provided for in Appendix A) in future policy decisions.

APPENDIX A:
SEA LEVEL RISE PROJECTIONS MAP

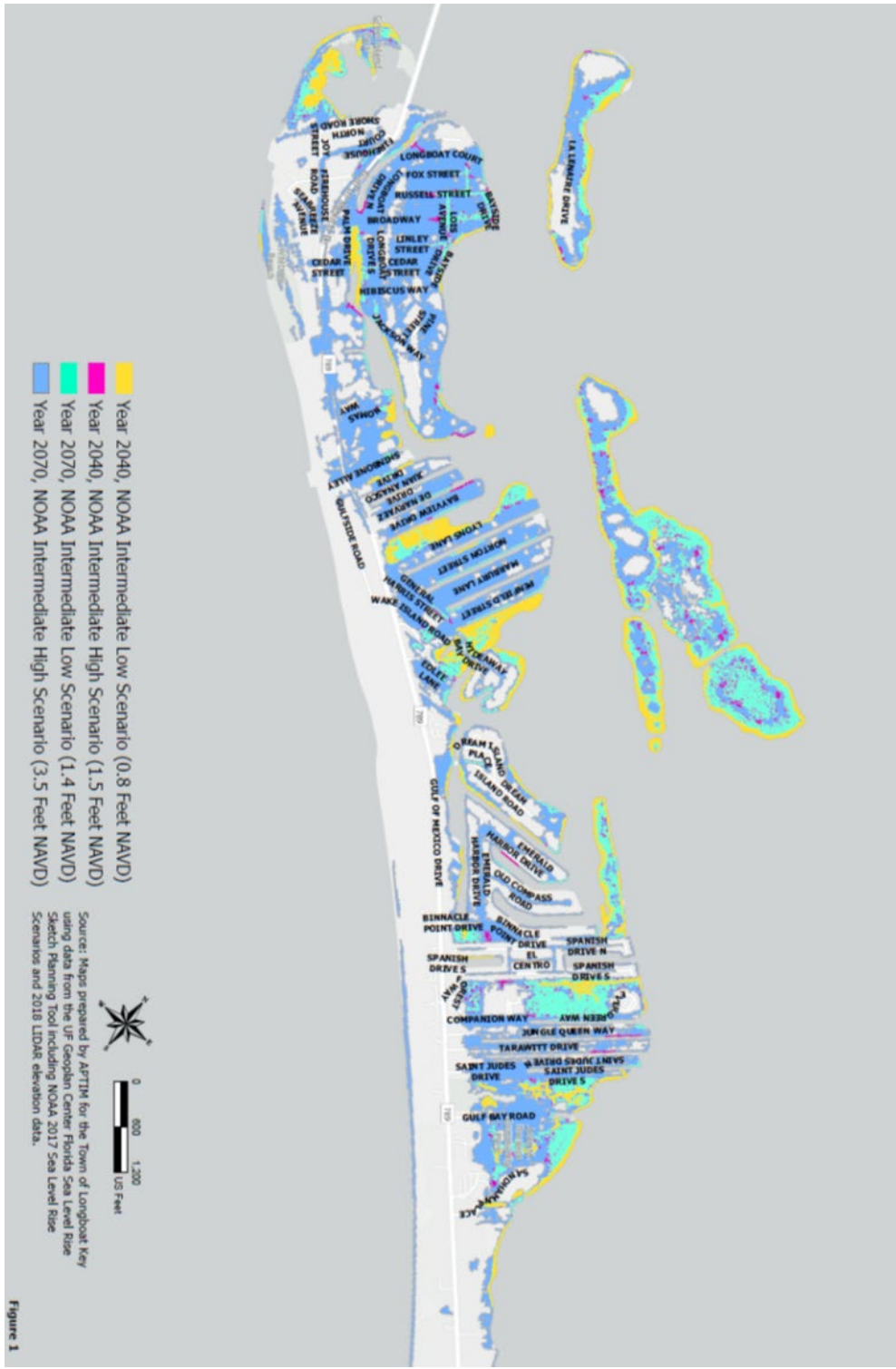
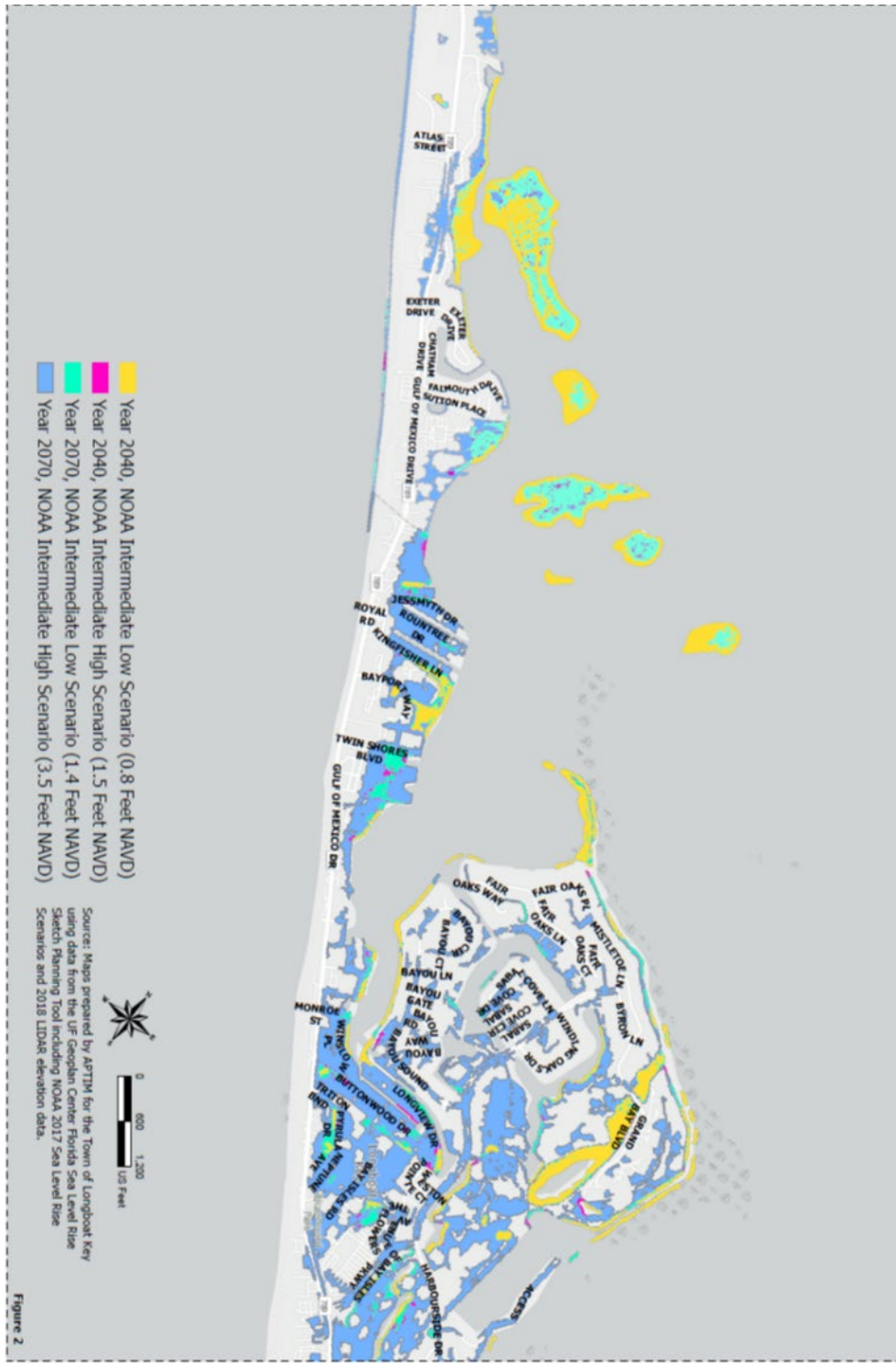
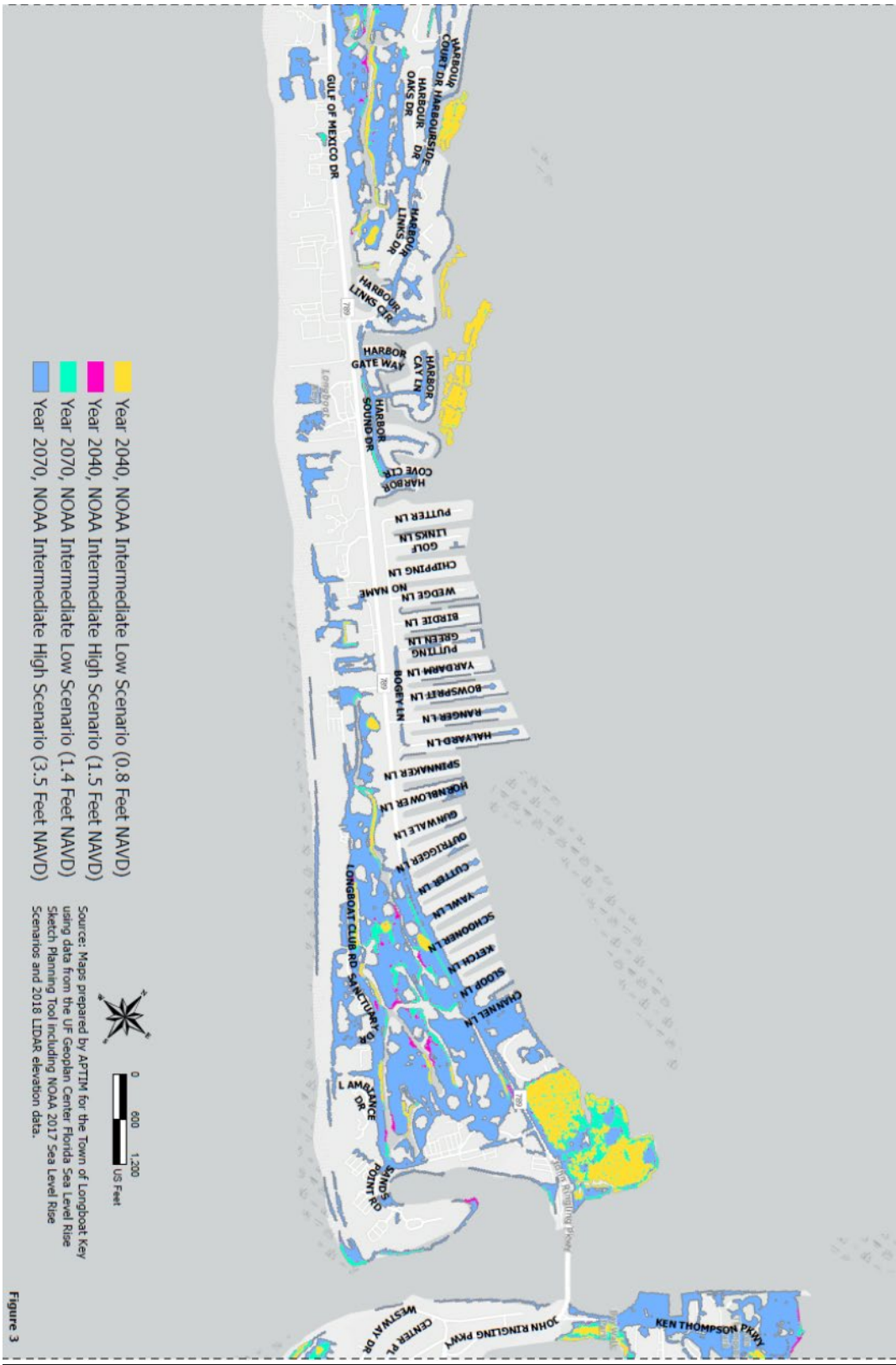


Figure 1





HOUSING ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
HOUSING (HOU) ELEMENT**

HOU GOAL 1: Ensure an adequate, safe, and sanitary housing supply.

HOU OBJECTIVE 1.1: Accommodate a range of housing choice and ensure an adequate housing supply.

HOU Policy 1.1.1: Monitor and encourage a range of housing types and availability to accommodate projected housing needs through at least the long-term planning horizon.

HOU Strategy 1.1.1.1: Designate land areas suitable for a variety of housing types on the Future Land Use Map (FLUM).

HOU Strategy 1.1.1.2: Consistent with Future Land Use Policy 1.1.4, the Land Development Code (LDC) shall include zoning districts that accommodate residential uses and types consistent with the FLUM.

HOU Policy 1.1.2: Provide for the public infrastructure and facilities required to support residential development.

HOU Strategy 1.1.2.1: The LDC shall include criteria, standards, methodologies, and procedures to ensure that roadways, utilities, and stormwater management are adequate to support residential development.

HOU Policy 1.1.3: Comply with Federal and state housing programs and regulations.

HOU Strategy 1.1.3.1: Review amendments to the LDC to ensure compliance with Federal and state housing programs and regulations.

HOU Strategy 1.1.3.2: Provide compensation in accordance with state and Federal regulations if families are displaced by eminent domain.

HOU OBJECTIVE 1.2: Promote the livability and stability of neighborhoods.

HOU Policy 1.2.1: 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.

HOU Strategy 1.2.1.1: Adopt and enforce code provisions requiring the maintenance of building exteriors and sites.

HOU Policy 1.2.2: Ensure that neighborhoods are served with all necessary supporting utilities.

HOU Strategy 1.2.2.1: The LDC shall require that new development and redevelopment provide for supporting utilities including potable water, wastewater, stormwater management, solid waste, electricity, and telecommunications.

HOU Policy 1.2.3: Encourage the preservation of historically significant housing.

HOU Strategy 1.2.3.1: The LDC 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.

HOU OBJECTIVE 1.3: Ensure that housing is safe, sanitary, and well maintained.

HOU Policy 1.3.1: Ensure 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 (FBC).

HOU Policy 1.3.2: Encourage the retrofitting of existing residential structures for storm resistance.

HOU Strategy 1.3.2.1: Consider the application of state and federal subsidy programs to ensure safe, decent, and sanitary housing.

HOU Policy 1.3.3: Encourage energy efficient housing.

HOU Strategy 1.3.3.1: The LDC and building code shall encourage green building standards and energy efficient technologies.

HOU OBJECTIVE 1.4: Accommodate housing to meet special needs.

HOU Policy 1.4.1: Encourage aging in place and the eminent need for elderly/assisted living facilities, by accommodating small-scale group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services.

HOU Strategy 1.4.1.1: The LDC 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.

HOU Policy 1.4.2: Consistent with the Conservation and Coastal Management Element and Future Land Use Element, prohibit large-scale group home facilities within the Coastal High Hazard Area.

HOU Strategy 1.4.2.1: Consistent with the Conservation and Coastal Management Element and Future Land Use Element, the LDC shall prohibit large-scale group home facilities within the Coastal High Hazard Area.

HOU OBJECTIVE 1.5: Promote affordable housing solutions within Sarasota County, Manatee County, and the Region.

HOU Policy 1.5.1: 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.

HOU Strategy 1.5.1.1: Cooperate with regional and local agencies to evaluate housing characteristics, trends, and needs related to very low, low, and moderate income families.

HOU Policy 1.5.2: Support affordable housing programs in Sarasota County and Manatee County.

HOU Strategy 1.5.2.1: Execute and implement agreements that advance affordable housing programs. Such agreements may include financial support to public and private non-profit housing providers.

HOU Policy 1.5.3: Promote cost effective design and construction techniques for new and renovated housing.

HOU Strategy 1.5.3.1: The LDC and the building code shall encourage the use of appropriate innovative and cost-effective design and construction techniques that reduce the cost of housing.

RECREATION AND OPEN SPACE ELEMENT

**Town of Longboat Key
 Comprehensive Plan Update
 RECREATION & OPEN SPACE (ROS) ELEMENT**

ROS GOAL 1: Provide appropriate active and passive recreational and cultural opportunities and preserve open space.

ROS OBJECTIVE 1.1: Acquire, develop, and maintain recreational and cultural spaces and facilities.

ROS Policy 1.1.1: Establish a level of service for parks, recreational, and cultural facilities.

ROS Strategy 1.1.1.1: The Town shall apply the minimum Level of Service for parks, recreational, and cultural facilities by the number of facilities, as shown in Table 1 below.

Table 1: Standards for Recreation Facilities for the residents of the Town of Longboat Key

No. Facilities	Facility
1	Basketball Court
3	Bathroom
10 miles	Beach
32 racks	Bicycle Parking
4	Boardwalk
2	Boat Ramp
1	Botanical Garden
1	Town Center
1	Dog Park
7	Environmental Education/Information Signage
2	Equipped Play Area
4	Fishing Pier
1	Gazebo
4	Hiking Trail
1	Library
1	Multi-Purpose Court Area
1	Multi-use path (west side of Gulf of Mexico Drive)
1	Sidewalk (east side of Gulf of Mexico Drive)
10	Non-Motorized Boat Launching Area
1	Open Play Field (Bayfront Park)
1	Paddle Sports Storage (Bayfront Park)
1	Physical Fitness Trail with Fitness Stations
4	Pickle Ball Courts
35	Picnic Table

No. Facilities	Facility
1	Recreation Center (Bayfront Park)
1	Community Center (Manatee County)
2	Shuffleboard Court (Bayfront Park)
11	Tennis Court

ROS Strategy 1.1.1.2: The Land Development Code (LDC) shall include criteria, standards, methodologies, and procedures for determining the impact of new residential development and redevelopment to maintain the Level of Service.

ROS Policy 1.1.2: Require that new residential development and redevelopment contribute a fair share to support the acquisition, development, and improvement of public open space, parks, recreation, and cultural facilities.

ROS Strategy 1.1.2.1: The LDC shall include criteria, standards, methodologies and procedures for determining and 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.

ROS Policy 1.1.3: Acquire, improve, and maintain lands for open space, park, recreational, and cultural purposes.

ROS Strategy 1.1.3.1: The Town shall maintain a program for the acquisition, maintenance and improvement of public open space, parks, recreational, and cultural facilities to meet established service levels.

ROS Strategy 1.1.3.2: The Town shall maintain a Capital Improvements Program that includes schedules and funding for public open space, park, recreational, and cultural facility improvements.

ROS Policy 1.1.4: Encourage the provision of recreational opportunities within private developments.

ROS Strategy 1.1.4.1: The LDC shall include criteria, standards, methodologies, and procedures that encourage the provision of recreational opportunities to serve the residents of new development and redevelopment.

ROS OBJECTIVE 1.2: Protect and maintain public, undeveloped, land and ensure its functional integrity.

ROS Policy 1.2.1: Acquire and manage open space that serves the public interest.

ROS Strategy 1.2.1.1: Consistent with the Coastal Conservation Management Element, the Town shall acquire and manage open space (1) to minimize risk in the Coastal High Hazard Area, or (2) to preserve natural vegetation and significant wildlife habitat, or (3) to

expand the inventory of parks and recreational lands, or (4) to expand existing publicly owned or controlled lands.

ROS Policy 1.2.2: The LDC shall require that at least fifty percent (50%) of the gross land area within residential developments shall be retained as open space.

ROS OBJECTIVE 1.3: Ensure public access to public open spaces, parks, and recreational facilities.

ROS Policy 1.3.1: Protect and maintain points of public access to the Gulf of Mexico and to Sarasota Bay while avoiding disturbance of the natural environment.

ROS Strategy 1.3.1.1: The Town shall provide informational signage to identify public access ways and access points.

ROS Strategy 1.3.1.2: The Town shall ensure that all access ways and access points comply with the Americans with Disabilities Act and the Florida Building Code: Accessibility.

ROS Policy 1.3.2: Consistent with the Mobility Element, improve circulation and safety conditions for pedestrian and bicycle traffic. Whenever possible, site access shall be connected to existing sidewalks and pathways, providing access to the community at large.

ROS Strategy 1.3.2.1: The Town shall encourage the use of universal design in the redevelopment of public open spaces, parks and recreational facilities, to improve and maintain accessibility.

ROS Policy 1.3.3: Ensure an appropriately scaled level of automobile access, and provide 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.

ROS OBJECTIVE 2.1: Raise the level of citizen awareness of the importance of aesthetic experiences in their everyday lives.

ROS Policy 2.1.1: Encourage the development of public arts.

ROS Policy 2.1.2: Encourage consideration of aesthetic values in construction of structures.

INFRASTRUCTURE ELEMENT

POTABLE WATER SUB-ELEMENT

POTABLE WATER (PW) SUB-ELEMENT

PW GOAL 1: Provide a sufficient and safe supply of potable water.

PW OBJECTIVE 1.1: Provide adequate water supply to meet current and projected potable water demand.

PW Policy 1.1.1: Provide potable water services and management as an enterprise fund.

PW Policy 1.1.2: Measure potable water projections for new development at a Level of Service (LOS) of 120 gallons per capita per day.

PW Strategy 1.1.2.1: The Town shall determine potable water LOS using historic demands and Southwest Florida Water Management District (SWFWMD) methodology, in accordance with the Town's Consumptive Use Permit.

PW Strategy 1.1.2.2: The Town shall re-evaluate and confirm the LOS using data collected in the Water Supply Plan development process.

PW Policy 1.1.3: Maintain a 10-Year Potable Water Supply Facilities Work Plan that meets the requirements of Sections 163.3177 F.S., 163.3191 F.S. and SWFWMD.

PW Strategy 1.1.3.1: The Town shall maintain a wholesale customer contract with Manatee County for the purchase of bulk potable water.

PW Strategy 1.1.3.2: Pursuant to Sections 163.3177 F.S., 163.3191 F.S. and SWFWMD, the Town adopts the Water Supply Facilities Work Plan, consistent with the SWFWMD Regional Water Supply Plan, as provided in the Potable Water Sub-Element Appendix.

PW Policy 1.1.4: Support the regionalization of water supply.

PW Strategy 1.1.4.1: The Town shall maintain a contract for emergency water supply with the City of Sarasota to provide an alternative potable water source.

PW Policy 1.1.5: Implement a water conservation program.

PW Strategy 1.1.5.1: The Town shall collaborate with the Southwest Florida Water Management District, the Peace River Manasota Regional Water Supply Authority, the Water Alliance, Manatee and Sarasota Counties, the City of Sarasota, and neighboring jurisdictions to promote water conservation.

PW Strategy 1.1.5.2: The Town shall apply a rate structure that encourages water

conservation, including but not limited to a tiered rate structure.

PW Strategy 1.1.5.3: The Town shall encourage the use of shallow wells, cisterns and retained stormwater for irrigation.

PW Strategy 1.1.5.4: The Town shall facilitate changes to the Land Development Code (LDC) that include the use of water-saving measures in new developments and redevelopment properties.

PW Strategy 1.1.5.5: The Town shall provide public education programs encouraging the conservation of potable water.

PW OBJECTIVE 1.2: Ensure users have access to reliable potable water service that meets established water quality standards and public safety requirements.

PW Policy 1.2.1: Provide and maintain distribution infrastructure to serve residential and non-residential demand, provide fire protection, and maintain water quality standards.

PW Strategy 1.2.1.1: The Town shall apply and enforce technical standards, based on Manatee County requirements, for the design and extension of potable water distribution facilities to meet demand and to provide fire protection.

PW Strategy 1.2.1.2: The Town shall develop and maintain digital records on use and condition of the potable water distribution system.

PW Strategy 1.2.1.3: The Town shall develop a Capital Improvements Plan to eliminate water quality deficiencies and to support current demands and future development.

PW Strategy 1.2.1.4: The LDC shall include and maintain criteria, standards, methodologies and procedures pertaining to the provision of potable water to new development and redevelopment.

WASTE WATER (WW) SUB-ELEMENT

WW GOAL 1: Provide adequate and environmentally sound collection, treatment and disposal of wastewater.

WW OBJECTIVE 1.1: Develop and Maintain a Wastewater Master Plan (WWMP).

WW Policy 1.1.1: Develop and maintain a Wastewater Master Plan that:

- Projects current and future wastewater generation;
- Demonstrates consistency with the Future Land Use Element;
- Identifies deficiencies and needs for wastewater collection;
- Identifies deficiencies and needs for wastewater treatment and disposal;
- Establishes programs and schedules to correct current deficiencies and to meet projected needs;
- Provides standards and procedures for the operation and maintenance of wastewater systems;
- Provides for coordination with local governments and regional and state agencies regarding the collection, treatment and disposal of wastewater.

WW Strategy 1.1.1.1: The Town shall collaborate with Manatee County the City of Sarasota, and other local governments to develop and maintain a wastewater database.

WW Strategy 1.1.1.2: The Town shall collaborate with Manatee and Sarasota Counties, the City of Sarasota, 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.

WW Policy 1.1.2: Provide wastewater services and management as an enterprise fund.

WW Strategy 1.1.2.1: The Town shall set rates, charges and collection fees to fund improvement, repair and maintenance of wastewater facilities.

WW Strategy 1.1.2.2: The Town shall require new development and redevelopment to provide all facilities necessary to connect to the wastewater collection system.

WW Strategy 1.1.2.3: The Town shall require new development and redevelopment to contribute a proportionate share to maintain the established levels of service for collection, treatment and disposal of wastewater.

WW Policy 1.1.3: Establish a system level of service (LOS) of 109 gallons per capita per day (gpcd).

WW OBJECTIVE 1.2: Develop and maintain a wastewater collection system.

WW Policy 1.2.1: All development and redevelopment on the main island is required to connect to the public wastewater collection system.

WW Strategy 1.2.1.1: The LDC shall include and implement criteria, standards, methodologies and procedures for the provision of wastewater collection facilities to support new development and redevelopment.

WW Strategy 1.2.1.2: The Town shall utilize designs and specifications, consistent with Manatee County, for the construction of wastewater collection facilities.

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.

WW Strategy 1.2.2.1: The LDC shall include criteria, standards, methodologies and procedures for the provision of on-site wastewater treatment facilities to new development and redevelopment on Jewfish Key.

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.

WW Strategy 1.2.3.1: The Town shall continually improve the operation and maintenance of the wastewater collection system.

WW OBJECTIVE 1.3: Provide for the treatment of wastewater and for the disposal of wastewater effluent and sludge.

WW Policy 1.3.1: Wastewater treatment facilities are prohibited within the Town limits.

WW Strategy 1.3.1.1: The Town shall maintain LDC requirements concerning onsite wastewater treatment and disposal systems.

WW Policy 1.3.2: The Town shall maintain contracts with adjacent wastewater service providers for the treatment and disposal services that meet Advanced Wastewater Treatment (AWT) standards.

WW Strategy 1.3.2.1: The Town shall maintain the contracts with Manatee County for wastewater treatment and disposal services.

STORMWATER (SWM) SUB-ELEMENT

SWM GOAL 1: Provide a managed system of stormwater infrastructure.

SWM OBJECTIVE 1.1: Minimize the risk of damage and loss from flooding.

SWM Policy 1.1.1: Establish levels of service for flood control.

SWM Strategy 1.1.1.1: The Town shall adopt and maintain a 25-yr/24-hr frequency storm drainage system LOS.

SWM Policy 1.1.2: Consistent with Future Land Use (FLU) Policy 1.1.2, 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.

SWM Strategy 1.1.2.1: The LDC shall include criteria, standards, methodologies and procedures to ensure that new development and redevelopment meets the adopted LOS for flood control and meets all applicable state, regional, and local laws and regulations.

SWM Policy 1.1.3: The peak discharge rate of stormwater discharged from the site after development shall not exceed the rate discharged prior to development.

SWM Strategy 1.1.3.1: The LDC shall include criteria, standards, methodologies, and procedures to ensure that stormwater runoff from new development and redevelopment does not exceed the peak discharge rate prior to development.

SWM Policy 1.1.4: Encourage the application of “Low Impact Development (LID)” stormwater management techniques.

SWM Strategy 1.1.4.1: The LDC shall include criteria, standards, methodologies, and procedures that encourage the use of LID stormwater management techniques.

SWM OBJECTIVE 1.2: The Town shall protect surface waters by maintaining and improving stormwater quality.

SWM Policy 1.2.1: Establish water quality standards that are consistent with State of Florida standards.

SWM Strategy 1.2.1.1: The Town shall 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.

SWM Policy 1.2.2: Consistent with Future Land Use Element Policies 1.2.2 and 1.2.3 and the LDC, new development and redevelopment shall provide stormwater management systems that maintain established water quality standards.

SWM Strategy 1.2.2.1: The LDC shall include criteria, standards, methodologies, and procedures to ensure that stormwater runoff from new development and redevelopment meets established water quality standards.

SWM Policy 1.2.3: Stormwater runoff from new development and redevelopment shall not degrade the quality of adjacent coastal waters.

SWM Strategy 1.2.3.1: The LDC shall prohibit the discharge of untreated stormwater into coastal waters.

SWM Strategy 1.2.3.2: The Town shall collaborate with SWFWMD, the Sarasota Bay Estuary Program, and other local governments to reduce the levels of untreated stormwater flowing into coastal waters.

SWM Policy 1.2.4: Consistent with Future Land Use Element Policy 1.2.4 and with the Conservation and Coastal Management Element Objective 1.2, preserve wetlands as natural storage areas and as a part of a stormwater management program.

SWM Strategy 1.2.4.1: The LDC shall mandate the preservation of wetlands and provide for the integration of natural wetlands into stormwater management systems.

SWM Policy 1.2.5: 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.

SWM OBJECTIVE 1.3: Operate and maintain Town-owned stormwater management infrastructure to control flooding and provide environmental benefits.

SWM Policy 1.3.1: Abide by the requirements of the National Pollution Discharge Elimination System (NPDES) permit.

SWM Strategy 1.3.1.1: The Town shall maintain a database of Town-owned stormwater treatment facilities to identify maintenance and improvement needs.

SWM Strategy 1.3.1.2: The Town shall include stormwater management infrastructure in the Capital Improvements Plan.

SWM Strategy 1.3.1.3: The Town shall evaluate and maintain Town-owned stormwater management systems for regulatory compliance and to address deficiencies related to flooding and water quality, including illicit discharge detection and elimination.

SWM Strategy 1.3.1.4: The Town shall educate the public regarding flooding, storm surge, and water quality issues.

SWM OBJECTIVE 1.4: Enhance aquifer recharge areas, if identified, and protect the quality of groundwater resources.

SWM Policy 1.4.1: Collaborate with the SWFWMD to enhance aquifer recharge areas, if identified, and protect the quality of groundwater resources.

SWM OBJECTIVE 1.5: Coordinate with federal, state, regional, and local agencies in the development of plans and programs that will provide for the protection of natural resources by safeguarding and improving the quality of the surface waters of the Town.

SWM Policy 1.5.1: Consistent with the Governance Element, the Town of Longboat Key shall work with all appropriate agencies and jurisdictions in the development and implementation of plans for surface water management.

SOLID WASTE (SW) SUB-ELEMENT

SW GOAL 1 – Provide safe and environmentally sound collection and disposal of solid waste and hazardous waste.

SW OBJECTIVE 1.1: Develop and maintain a Solid Waste Management Program (SWMP).

SW Policy 1.1.1: Develop and maintain a Solid Waste Management Program (SWMP) to address:

- Compliance with federal and state regulations pertaining to the collection, handling and disposal of solid waste;
- Management and minimization of the solid waste stream;
- Collection, transfer and handling of solid waste;
- Disposal of solid waste;
- Public education regarding best practices for solid waste management.

SW Policy 1.1.2: 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.

SW Strategy 1.1.2.1: Consistent with Governance Element Strategy 2.1.1.1, the Town shall execute and maintain contracts with Manatee and Sarasota Counties for the disposal of solid waste to meet the established LOS.

SW Strategy 1.1.2.2: The LDC shall 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.

SW OBJECTIVE 1.2: Minimize the Solid Waste Stream.

SW Policy 1.2.1: The SWMP will provide a recycling and resource recovery program.

SW Strategy 1.2.1.1: The Town shall collaborate with Manatee and Sarasota Counties to promote recycling and resource recovery.

SW Strategy 1.2.1.2: The Town shall contract with private haulers shall ensure participation in recycling and resource recovery programs.

SW Strategy 1.2.1.3: The Town shall collaborate with Manatee and Sarasota Counties to promote recycling and resource recovery through public education.

SW Strategy 1.2.1.4: The Town shall coordinate with Manatee and Sarasota Counties

to provide resources to assist with variability in size and scope of emergency events that can overcome Town resources.

SW OBJECTIVE 1.3: Provide for the safe and sanitary collection, handling and transport of solid waste.

SW Policy 1.3.1: New development and redevelopment shall accommodate the collection and handling of solid waste in the design of subdivisions and sites.

SW Strategy 1.3.1.1: The LDC shall include standards and criteria for the accommodation of the collection and handling of solid waste.

SW Policy 1.3.2: Provide for the collection of solid waste from residences and businesses and transfer to disposal facilities.

SW Strategy 1.3.2.1: The SWMP shall 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.

SW Strategy 1.3.2.2: The Town shall 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.

SW Policy 1.3.3: Consistent with the Conservation and Coastal Management Element, the storage or disposal of solid waste is prohibited within the Coastal High Hazard Area (CHHA).

SW Strategy 1.3.3.1: The LDC shall prohibit the long-term storage or disposal of solid waste within the Coastal High Hazard Area.

SW OBJECTIVE 1.4: Ensure the safe, sanitary and environmentally sound disposal of solid waste.

SW Policy 1.4.1: The SWMP shall develop and implement a program to ensure the safe and environmentally sound disposal of solid waste.

SW OBJECTIVE 1.5: Ensure the safe and environmentally sound collection, handling and disposal of hazardous waste and hazardous materials.

SW Policy 1.5.1: The Town will collaborate with Manatee and Sarasota Counties to ensure the safe and environmentally sound collection, handling and disposal of hazardous waste and hazardous materials, including but not limited to facilitating a program for the collection of household hazardous waste on Longboat Key.

SW Strategy 1.5.1.1: The Town shall collaborate with Manatee and Sarasota Counties

to both educate and regulate the public regarding the handling and disposal of hazardous waste and hazardous materials.

SW Policy 1.5.2: Consistent with Policy 1.3.3, the disposal of hazardous waste is prohibited within the CHHA.

Potable Water Sub-Element Appendix

The Town of Longboat Key is a wholesale customer of Manatee County Utilities and is included within the Manatee County Water Demand Planning Area. The Town of Longboat Key is responsible for approximately 11 miles of distribution system, beginning at the North side of Longboat Pass Bridge, connecting at the main meter located in the Manatee County beach maintenance facility, and terminating at the Emergency Interconnect with the City of Sarasota on the south end of the New Pass Bridge. The Town has 2.5 million gallons (MG) of storage capacity and maintains three pumping stations: one located approximately a mile from the north end of the Key, one near the Sarasota/Manatee County line with 1.5 MG of storage, and one on the south end of the Key with 1 MG of storage.

The Town receives its potable water supply from Manatee County. Manatee County is under an agreement with its member governments to supply potable water to meet the water demands of member governments. Manatee County supplies water to the following member governments: City of Bradenton, Town of Longboat Key, City of Palmetto, and Sarasota County. The Ten-Year Water Supply Facilities Work Plan, prepared by Manatee County Utilities, reflects the long-term funding commitment required to support the potable water needs of Manatee County Utilities' retail and wholesale customers.

The Town is allocated 2.50 million gallons per day (mgd) based on its water service agreement with Manatee County. The Agreement was entered into on February 6, 2007 and will expire on September 30, 2031. Subject to mutual written agreement by both parties, this agreement may be renewed for one (1) additional period of ten (10) years, commencing on October 1, 2031, and expiring on September 30, 2041. In 2021 Southwest Florida Water Management District (SWFWMD) Public Supply Annual Report (PSAR), the Town used an average 1,911,000 gallons per day of potable water. The Town served a 2021 functional population of 18,356, based on SWFWMD PSAR data, and the consumption was 103 gallons per capita per day (gpcd).

The Town currently is able to meet the demand for potable water with the current infrastructure in place at the three pumping stations. Currently the only major future demand on the system is the re-development of The Colony into the St Regis Resort and Residences. The Town is planning for a 5 to 6% increase in potable water usage with the proposed resort amenities. This is within the water service agreement with Manatee County and the WUP permit with SWFWMD. Construction of the St. Regis Resort and Residences is underway with a 2024/2025 completion goal. To meet current and future demand with future improvements, the Capital Improvement Plan (CIP) includes maintenance, upgrades and replacement of piping and equipment of the Town distribution system. The Town requires the installation of water conservation devices for new construction, pursuant to Chapter 553.14, Florida Statutes, and encourage the installation of the same during redevelopment or rehabilitation. The Town also

restricts the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and vehicle washing during periods of drought, supply reduction, and other emergencies. Finally, the Town promotes water conservation through a public education program developed in cooperation with SWFWMD and the Manatee County Utilities.

**Table 1 – Town of Longboat Key Ten-Year Potable Water System Work Plan
FY 2023/24-FY 32/33**

FISCAL YEAR	PROJECT	ESTIMATED COST
FY23/24	Repair and Replacement	\$2,850,000
FY24/25	Repair and Replacement	\$1,500,000
FY25/26	Repair and Replacement	\$1,600,000
FY26/27	Repair and Replacement	\$940,000
FY27/28	Repair and Replacement	\$940,000
FY28/29	Repair and Replacement	\$940,000
FY29/30	Repair and Replacement	\$1,520,000
FY30/31	Repair and Replacement	\$980,000
FY31/32	Repair and Replacement	\$460,000
FY32/33	Repair and Replacement	\$465,000
Source: Town of Longboat Key Capital Improvement Program (CIP) - Public Works, 2023		

SOUTHERN PLANNING REGION

TOWN OF LONGBOAT KEY

DEMAND ANALYSIS

UTILITY NAME	2020	2025	2030	2035	2040	WUP (MGD)	PER CAPITA WATER USE (2017-2021)	
	Actual PSAR	Max LOS	Max LOS	Max LOS	Max LOS	Permitted	Actual 2017-2021 PSAR	
TOWN OF LONGBOAT KEY (10963)	(SUPPLIED THROUGH MANATEE COUNTY)							
Municipal Population Served	19,000	19,304	19,612	19,925	20,243	2.500	96	
Demand (MGD)	1.924	2.316	2.353	2.391	2.429			
Total Utility Service Area Population	19,000	19,304	19,612	19,925	20,243			
Demand (MGD)	1.924	2.316	2.353	2.391	2.429			
MUNICIPAL POPULATION	19,000	19,304	19,612	19,925	20,243		96	
TOTAL DEMAND (MUNICIPAL)	1.924	2.316	2.353	2.391	2.429	Level of Service	120	
TOTAL DEMAND (UTILITIES)	1.924	2.316	2.353	2.391	2.429	Level of Service	120	

SUPPLY ANALYSIS

EXISTING SOURCES

	CURRENT YIELD (MGD)	2021
Total Permitted Quantities	910000000.000	
Total Current Yield	704237000.000	

FUTURE SOURCE OPTIONS

	2040 POTENTIAL YIELD (MGD)	RESPONSIBLE ENTITY
Conservation	0.110	Town of Longboat Key

Data and Formulas based on 2020 SWFWMD PSAR Report and 2020 Southern Planning Region Community Sheets(1.6% per year Growth)

GOVERNANCE ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
GOVERNANCE (GOV) ELEMENT**

GOV GOAL 1: Provide the community with an effective government.

GOV OBJECTIVE 1.1: Adopt and Maintain a legally sufficient Longboat Key Comprehensive Plan (LBKCP).

GOV Policy 1.1.1: Adopt and maintain a comprehensive plan that meets the requirements prescribed by the Community Planning Act (F.S. Chapter 163).

GOV Policy 1.1.2: The LBKCP 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.

GOV Policy 1.1.3: The LBKCP is not intended to be regulatory. Rather, the LBKCP shall prescribe guidelines for those regulations, programs, and actions required to implement the Plan.

GOV Strategy 1.1.3.1: Prescribe guiding principles that describe how regulations, programs, and actions shall be implemented.

GOV Strategy 1.1.3.2: Establish predictable standards for the use and development of land.

GOV Policy 1.1.4: All regulations, development orders, and development actions shall be consistent with the adopted comprehensive plan in accordance with F.S. Chapter 163. The Town Commission shall be the ultimate authority for determinations of consistency with the adopted LBKCP with specific responsibility delegated to the approving authority established by the respective Land Development Code (LDC).

GOV Strategy 1.1.4.1: All amendments to the LBKCP are legislative.

GOV Strategy 1.1.4.2: All text amendments to the LDC are legislative.

GOV Strategy 1.1.4.3: All zoning map amendments to the LDC are quasi-judicial.

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 LDC shall be presumed to be consistent with the LBKCP if found by the approving authority to be in compliance with the LDC.

GOV Strategy 1.1.4.5: Procedures and criteria shall be established for the appeal of any determination of consistency with this LBKCP.

GOV OBJECTIVE 1.2: Ensure a clear, efficient, and fair decision-making process.

GOV Policy 1.2.1: The Town Commission shall be the ultimate fiscal authority, including but not limited to the following actions:

- Approve development agreements providing for capital facilities funding;
- Adopt and amend the Capital Improvements Plan (CIP);

- Establish public improvement and assessment districts, public infrastructure zones, and public utilities;
- Establish and amend schedules for administrative, application, and consultant fees, dedications, impact fees, rates, charges and assessments, user fees, and security instruments;
- Initiate litigation and seek remedies to enforce violations of the LDC or development agreements.

GOV Policy 1.2.2: The responsibility for implementing the LDKCP shall be vested with the Town Manager, including but not limited to:

- Administration and enforcement of LDC;
- Preparation and maintenance of the CIP; and
- Administration and implementation of other programs and actions prescribed by the LDKCP.

GOV Policy 1.2.3: The Local Planning Agency shall be responsible for maintaining and updating the LDKCP and shall, at a minimum, specifically:

- Perform functions mandated by state law;
- Review studies, data, and analysis related to the LDKCP and its amendments;
- Review data and information regarding the demographics, economy, land use, infrastructure, and other topics appropriate to the planning process;
- Hold public meetings and prepare recommendations for adoption of amendments to the LDKCP text and map amendments.

GOV Strategy 1.2.3.1: The Planning and Zoning Board shall serve as the Local Planning Agency.

GOV OBJECTIVE 1.3: Engage the public in planning and development review activities.

GOV Policy 1.3.1: Promote public participation in legislative decisions pertaining to the comprehensive plan (LDKCP), text amendments to the LDC, the adoption of strategic master plans, and interlocal agreements.

GOV GOAL 2: Promote intergovernmental cooperation and coordination.

GOV OBJECTIVE 2.1: Coordinate with the State of Florida, Sarasota County and Manatee County, and with municipalities and public agencies within the two counties.

GOV Policy 2.1.1: Coordinate the development, amendment, and implementation of the comprehensive plan with the plans of the State of Florida, Sarasota County, Manatee County, and adjacent municipalities as required by the Community Planning Act (F.S. Chapter 163).

GOV Strategy 2.1.1.1: Collaborate with the State of Florida, 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.

GOV Strategy 2.1.1.2: Collaborate with the State of Florida, Sarasota County, Manatee County and adjacent municipalities to develop mechanisms, techniques, and procedures for the sharing of data and analysis.

GOV Policy 2.1.2: Consistent with the Public Schools Facilities Element, 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.

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 comprehensive plan amendments and implementation actions.

GOV Strategy 2.1.2.2: Maintain and implement the “*Interlocal Agreement for Public School Facility Planning*” as required by state statute and in accordance with the Public School Facilities directives of this LBKCP.

GOV Policy 2.1.3 Consistent with the Capital Improvements Element and Infrastructure Element, provide for the timely review of capital investments in infrastructure and facilities.

GOV Strategy 2.1.3.1: Collaborate with the State of Florida, 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.

GOV Strategy 2.1.3.2: Seek and maintain formal agreements with the State of Florida, Sarasota County, Manatee County, and adjacent municipalities for the provision of infrastructure, facilities, and services across jurisdictional boundaries, as appropriate.

GOV Policy 2.1.4: Provide for the timely review of development proposals for consistency with plans and levels of service.

GOV Strategy 2.1.4.1: Collaborate with the State of Florida, 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 development proposals, as appropriate.

GOV Strategy 2.1.4.2: Monitor development proposals in surrounding jurisdictions for potential impacts to the Town’s adopted LOS.

GOV Policy 2.1.5: 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 pre-hospital emergency medical care.

GOV Strategy 2.1.5.1: 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.

GOV Policy 2.1.6: Support the provision of health, human, and social services by Sarasota County, Manatee County, and other agencies, as appropriate.

GOV Strategy 2.1.6.1: Collaborate with Sarasota County, Manatee County, and other agencies to facilitate the provision of health, human, and social services within the Town, as appropriate.

GOV OBJECTIVE 2.2: Coordinate with regional and state agencies.

GOV Policy 2.2.1: Monitor and support, when appropriate, the Strategic Policy Plans of the Southwest Florida Regional Planning Council (SWFRPC) and the Tampa Bay Regional Planning Council (TBRPC).

GOV Strategy 2.2.1.1: Ensure that this LDKCP 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.

GOV Policy 2.2.2: Collaborate with the Florida Department of Transportation (FDOT) and the Sarasota-Manatee Metropolitan Planning Organization (SMMPO) to provide and maintain the transportation and mobility system.

GOV Strategy 2.2.2.1: Coordinate with the FDOT and the SMMPO regarding the planning, programming, and funding of transportation and mobility improvements.

GOV Strategy 2.2.2.2: The LDC shall require compliance with the rules and regulations of the FDOT as a condition for development approval, when appropriate.

GOV Policy 2.2.3: Collaborate with the Florida Department of Environmental Protection (FDEP) and the Southwest Florida Water Management District (SWFWMD) regarding the conservation and preservation of natural resources.

GOV Strategy 2.2.3.1: The LDC shall require compliance with the rules and regulations of the FDEP and the SWFWMD as a condition for development approval, when appropriate.

GOV Policy 2.2.4: Support the Sarasota Bay Estuary Program (SBEP).

GOV Strategy 2.2.4.1: Support and implement the plans, strategies, and programs of the SBEP.

GOV Policy 2.2.5: Collaborate with Sarasota County, Manatee County, adjacent municipalities, federal, state, and regional agencies to protect and manage coastal resources.

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 United States Army Corps of Engineers (USACE) regarding the removal and replacement of dredged materials.

CAPITAL IMPROVEMENTS ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
CAPITAL IMPROVEMENTS ELEMENT (CIE)**

CIE GOAL 1: Implement the Town of Longboat Key Comprehensive Plan (LBKCP).

CIE OBJECTIVE 1.1: The LBKCP shall be implemented through the application of tools, instruments, and programs, including but not limited to:

- **Strategic master plans;**
- **Land Development Code (LDC);**
- **Capital Improvement Program (CIP);**
- **Concurrency management; and**
- **Partnerships and interlocal agreements.**

CIE Policy 1.1.1: Implement the LBKCP through Strategic Master Plans, as defined by F.S. § 163.3164(31), as amended.

CIE Strategy 1.1.1.1: Adopt and apply Strategic Master Plans that advance the mission of departments and agencies and provide policy and operational guidance.

CIE Strategy 1.1.1.2: Strategic Master Plans shall be reviewed for consistency with the LBKCP upon adoption or amendment.

CIE Strategy 1.1.1.3: The adoption or amendment of a Strategic Master Plan shall not constitute an amendment to the LBKCP.

CIE Policy 1.1.2: Adopt and apply a LDC that meets the requirements of Chapter 163 F.S.

CIE Strategy 1.1.2.1: The LDC shall include, at a minimum, regulations identified within this LBKCP as well as 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.

CIE Strategy 1.1.2.2: The LDC 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.

CIE Strategy 1.1.2.3: The LDC shall include a Zoning Map.

CIE Strategy 1.1.2.4: The LDC shall establish criteria, standards, methodologies, and procedures that promote the application of Planned Developments. The approval of a Planned Development shall constitute a rezoning.

CIE Strategy 1.1.2.5: The LDC shall include criteria and procedures for the amendment of the Zoning Map. A rezoning action must consider, at a minimum:

- Consistency with the comprehensive plan;
- Compliance with the LDC;
- The adequacy of public facilities; and
- Compatibility with the community and neighboring properties.

CIE Strategy 1.1.2.6: The LDC shall encourage the master planning of development projects.

CIE Strategy 1.1.2.7: The LDC 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.

CIE Strategy 1.1.2.8: Consistent with the Governance Element Objective 1.2, the LDC shall include criteria and procedures for administration and enforcement.

CIE Strategy 1.1.2.9: The LDC shall provide for equitable relief in the form of variances and appeals of administrative interpretations.

CIE Strategy 1.1.2.10: The LDC shall recognize the existence of non-conformities and vested rights and establish criteria, standards, and procedures for the regulation of such properties.

CIE Policy 1.1.3: Maintain a Capital Improvements Program (CIP).

CIE Strategy 1.1.3.1: Establish and annually update a five-year CIP.

CIE Strategy 1.1.3.2: Maintain a Capital Improvements Schedule (CIS), which is annually adopted, as part of the Town Budget adoption, and maintained as the CIE's Data and Analysis component. The CIS shall list capital projects required to meet established levels of service for the concurrency elements.

CIE Strategy 1.1.3.3: The CIS shall show estimated costs and project funding sources in five-year increments.

CIE Strategy 1.1.3.4: The CIP shall include criteria and procedures for annually reconciling the CIS with the CIP.

CIE Strategy 1.1.3.5: The CIP shall include the CIS, including project descriptions, estimated costs, sources of funding, and timetables for completion.

CIE Strategy 1.1.3.6: The first year of the annual CIP shall constitute a capital budget.

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.

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.

CIE Policy 1.1.4: Establish and maintain Levels of Service (LOS)

CIE Strategy 1.1.4.1: Maintain Mobility LOS as prescribed by the Mobility Element.

CIE Strategy 1.1.4.2: Maintain potable water LOS as prescribed by the Potable Water Element.

CIE Strategy 1.1.4.3: Maintain wastewater LOS as prescribed by the Wastewater Element.

CIE Strategy 1.1.4.4: Maintain stormwater infrastructure LOS as prescribed by the Stormwater Management Element.

CIE Strategy 1.1.4.5: Maintain solid waste LOS as prescribed by the Solid Waste Element.

CIE Strategy 1.1.4.6: Maintain recreational facility LOS as prescribed by the Recreation and Open Space Element.

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.

CIE Strategy 1.1.4.8: The Town and School Board of Sarasota County agree to implement the level of service standards for 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.

CIE Policy 1.1.5: Plan and program capital infrastructure and facilities investment to meet established LOS.

CIE Strategy 1.1.5.1: Develop and maintain an inventory of capital infrastructure and facilities needed to meet LOS.

CIE Strategy 1.1.5.2: Manatee and Sarasota County School Boards, in coordination with the Town, shall annually update their Five-Year Capital Facilities Plans, to ensure that LOS 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.

CIE Strategy 1.1.5.3: Project capital infrastructure and facility needs to meet LOS that support projected growth and development.

CIE Strategy 1.1.5.4: Evaluate and prioritize capital infrastructure and facilities investment.

CIE Policy 1.1.6: Prudently manage fiscal resources and debt.

CIE Strategy 1.1.6.1: Apply a full range of funding resources to meet capital infrastructure and facility needs.

CIE Strategy 1.1.6.2: Provide capital infrastructure and facilities within the ability to pay from existing and available revenue sources.

CIE Strategy 1.1.6.3: Apply professionally acceptable techniques for the estimate of project costs, including projected operating and maintenance obligations.

CIE Policy 1.1.7: Existing and future development shall bear a proportionate share of the costs of needed public infrastructure and facilities.

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 LOS.

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.

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.

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 considering transit service improvements, bicycle and pedestrian facilities, and other multi-modal enhancements.

CIE Policy 1.1.8: Ensure that adequate facilities are in place to support new development (Concurrency Management).

CIE Strategy 1.1.8.1: The LDC 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.

CIE Strategy 1.1.8.2: The LDC 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.

CIE Strategy 1.1.8.3: The LDC 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.

CIE Strategy 1.1.8.4: 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.

CIE Strategy 1.1.8.5: Capital projects required to satisfy concurrency shall be included in the CIS.

CIE OBJECTIVE 1.2: Progress toward implementation of this LBKCP shall be measured through an administrative work plan.

CIE Policy 1.2.1: Establish priorities for implementation of the directives prescribed by this LBKCP.

CIE Strategy 1.2.1.1: Identify and program short-term implementing actions to be taken within two years of adoption of the LBKCP.

CIE Strategy 1.2.1.2: Identify and program implementing actions to be taken within five years of adoption of the LBKCP.

CIE Strategy 1.2.1.3: Identify and program implementing actions to be taken within five to ten years of adoption of the LBKCP.

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.

CIE Strategy 1.2.2.1: The administrative work program shall include, at a minimum, the following components:

- Identification of the objective, policy ,or strategy requiring action;
- Identification of the agency and/or Town department responsible for implementation;
- The type of action required; and
- The priority or time period for the action to be completed.

CIE Strategy 1.2.2.2: Perform an administrative review and update the administrative work program during the annual budget process.

PUBLIC SCHOOLS FACILITIES ELEMENT

MANATEE COUNTY PUBLIC SCHOOL FACILITIES SUB-ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
MANATEE COUNTY PUBLIC SCHOOL FACILITIES (MCPSF) SUB-ELEMENT**

MCPSF GOAL 1: Maintain coordination and cooperation between the School Board of Manatee County (School Board) and participating local governments.

MCPSF Objective 1.1: Continue coordination and cooperation in School and Community Planning in Manatee County.

MCPSF Policy 1.1.1: Local governments of Manatee County shall implement the “Amended and Restated Interlocal Agreement for Public School Facility Planning” that was fully executed by all the parties on March 19, 2008, as such Agreement may be amended from time-to-time.

MCPSF Policy 1.1.2: The Town shall provide the School District with annual information needed to determine school concurrency.

MCPSF Policy 1.1.3: The Town shall annually provide the School District with its Town of Longboat Key Comprehensive Plan (LBKCP), and its five-year land use and population projections to facilitate development of school enrollment projections.

MCPSF Policy 1.1.4: The Town shall coordinate their LBKCP and Future Land Use Maps with the School District’s long-range facility maps to ensure consistency and compatibility with the provisions of this element.

MCPSF Policy 1.1.5: The Town shall provide the opportunity for the School District to comment on LBKCP Amendments, rezonings, and other land-use decisions that may be projected to impact on public schools.

MCPSF Policy 1.1.6: A Staff Working Group shall be established to meet periodically and carry out the responsibilities assigned pursuant to the Interlocal Agreement.

MCPSF Policy 1.1.7: There shall be regular meetings of the Manatee Council of Governments to ensure open communication on school and community planning issues.

MCPSF OBJECTIVE 1.2: The Five-Year School Capacity Program shall include projects necessary to address existing deficiencies and to meet projected capacity needs based upon achieving and maintaining the adopted level of service standards by the end of the five-year planning period.

MCPSF Policy 1.2.1: The Five-Year Schedule shall be reviewed and amended, at least annually, to include new capacity projects, proportionate share mitigation projects, and any projects necessary to maintain level of service standards.

MCPSF Policy 1.2.2: Each year the Town of Longboat Key shall adopt plan amendments:

- 1) Adding a new fifth year;
- 2) Updating the financially feasible public schools capital facilities program;
- 3) Coordinating the program with the five-year district facilities work plan, the plans of other local governments; and,
- 4) As necessary, updating the concurrency service area map.

The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards shall continue to be achieved and maintained.

MCPSF Policy 1.2.3: If capacity projects are removed from the School Capacity Program by the School Board or moved to a later year, the Town shall similarly modify the Five Year Schedule in its annual LBKCP amendments to ensure consistency.

MCPSF OBJECTIVE 1.3: Participation by all local governments and the School Board of Manatee County in the county emergency preparedness system.

MCPSF Policy 1.3.1: All local governments and the School Board of Manatee County shall be part of the formal Emergency Support Function (ESF)/Incident Command System (ICS) for emergency response.

MCPSF Policy 1.3.2: All local governments and the School Board shall continue collaborative efforts in the management of special needs shelters, and transport and tracking of citizens during evacuations.

MCPSF Policy 1.3.3: All local governments and the School Board shall partner in disaster drills as necessary to ensure community readiness.

MCPSF Policy 1.3.4: All local governments and the School Board shall promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

MCPSF GOAL 2: Provision of public school facilities consistent with the adopted level of service standard.

MCPSF OBJECTIVE 2.1: Recognizing public school facilities as community infrastructure, establish uniform district-wide level of service standards for public schools of the same type.

MCPSF Policy 2.1.1: The level of service Standards for public schools are as follows:

- Elementary - 110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
- Middle - 105% of Permanent FISH Capacity by School Service Area (SSA)
- High - 100% of Permanent FISH Capacity District-wide.

Capacity Utilization is Capacity Demand divided by Capacity Availability.

MCPSF OBJECTIVE 2.2: Establish coordinated concurrency service areas that provide for effective analysis and planning.

MCPSF Policy 2.2.1: The Town shall adopt School Service Areas as part of their land development regulations.

MCPSF Policy 2.2.2: The School Board and Manatee County shall consider the following criteria and standards when establishing and modifying School Service Areas:

- Achievement and maintenance of adopted level of service standards;
- Maximizing utilization of school capacity;
- Transportation costs;
- Court-approved desegregation plans;

- Relationship to School Attendance Zones;
- Anticipated demand and student generation based upon proposed or approved residential development;
- Patterns of development pursuant to adopted Comprehensive Plans;
- Capital projects included in the School Capacity Program;
- Neighborhoods;
- Natural and manmade boundaries, including waterways, arterial roadways, and political boundaries; and,
- Such other relevant matters as are mutually agreed to by the parties of the Interlocal Agreement.

MCPSF OBJECTIVE 2.3: Establish a concurrency management system that evaluates residential development applications for school concurrency requirements and maintains adopted levels of service.

MCPSF Policy 2.3.1: The Town shall ensure that the levels of service are maintained through the review of proposed residential development for consistency with the adopted standards.

MCPSF Policy 2.3.2: Concurrency determinations shall be made at the point in the development review process that constitutes the final concurrency determination for the Town.

MCPSF Policy 2.3.3: Capacity Demand shall be determined for each school type within the service area by adding the following:

- Existing students residing within the service area as determined annually by the School Board;
- Spaces reserved for future development by vesting;
- Spaces reserved for future development with previously issued Certificates of levels of service for school capacity;
- Spaces reserved, subject to final approval by the Town, of the potential number of students from the proposed development based on the most recently adopted methodology of the School Board of Manatee County.

MCPSF Policy 2.3.4: Capacity Availability shall be determined for each school type within the service area by adding the following:

- Existing FISH permanent capacity; and,
- Improvements that shall be in place or under construction within three years of the issuance of the final subdivision or site plan approval, or functional equivalent.

MCPSF Policy 2.3.5: The School Board of Manatee County shall provide an analysis of Capacity Demand versus Capacity Availability.

MCPSF Policy 2.3.6: A proposed residential development shall receive a Certificate of Level of Service for public schools when it is determined there is sufficient Capacity Availability, as determined by Policy 2.3.4, for the proposed impacts to schools based on Capacity Demand, as determined by Policy 2.3.3.

MCPSF Policy 2.3.7: If sufficient capacity is not available within the School Service Area in which the proposed project is located, available capacity from contiguous service areas may be used. Contiguous Service Areas are as follows:

School Service Area	Contiguous Service Area
SSA 1	SSA 2
SSA 2	SSA 1, SSA 3
SSA 3	SSA 2, SSA 4
SSA 4	SSA 3

MCPSF Policy 2.3.8: The School Board may utilize available capacity as needed from a contiguous School Service Area to meet the adopted level-of-service standards to determine financial feasibility within a School Service Area.

MCPSF OBJECTIVE 2.4: Coordinate data to evaluate development impacts and school planning.

MCPSF Policy 2.4.1: The School Board of Manatee County and participating local governments shall work cooperatively to track approved and proposed development projects that have either received or requested concurrency determinations.

MCPSF Policy 2.4.2: The Town shall provide the School Board with annual updates, at a minimum, of concurrency reservations for schools that reflect completed residential units whose impacts are accounted for in the demand generated by existing students.

MCPSF Policy 2.4.3: The Town shall provide the School Board of Manatee County with population projections by School Service Area and update on an annual basis.

MCPSF Policy OBJECTIVE 2.5: Establish provision of mitigation and proportionate share opportunities consistent with F.S.

MCPSF Policy 2.5.1: In circumstances where there is not sufficient capacity in one or more school type, a development shall be required to mitigate its impacts before receiving approval of the Certificate of Level of Service for school concurrency.

MCPSF Policy 2.5.2: An applicant may propose any form of mitigation authorized pursuant to F.S. § 163.3180(13)(e)(1), as amended, that is subject to approval by the School Board of Manatee County and the Affected Local Government(s), including, but not limited to, the contribution of land; the construction, expansion, or payment for land acquisition or construction of a public school facility; the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

MCPSF Policy 2.5.3: When proportionate share mitigation is used to satisfy the requirements of school concurrency, the Applicant, School Board, and the Town shall enter into a legally binding Development Agreement that records and incorporates the mitigation to be contributed by the Applicant and accepted by the School Board, and ensuring such mitigation funds are utilized for an improvement that satisfies the demand.

MCPSF Policy 2.5.4: Proportionate share mitigation shall be eligible for impact fee credits pursuant to the terms of F.S. §§ 163.3180(13)(e)(2) and 163.31801(8), as amended.

PUBLIC SCHOOLS FACILITIES ELEMENT

SARASOTA COUNTY PUBLIC SCHOOL FACILITIES SUB-ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
SARASOTA COUNTY PUBLIC SCHOOL FACILITIES (SCPSF) SUB-ELEMENT**

SCPSF GOAL 1: Collaborate and coordinate with the School Board of Sarasota County (School Board) to provide and maintain a high-quality public education system that meets the needs of Longboat Key’s existing and future population.

SCPSF OBJECTIVE 1.1 Coordination and Consistency: The Town shall implement and maintain mechanisms designed to more closely coordinate with the School Board, in order to provide consistency between the Town of Longboat Key Comprehensive Plan (LBKCP) and public school facilities programs.

SCPSF Policy 1.1.1: The Town shall manage the timing of new development to coordinate with adequate school capacity.

SCPSF Policy 1.1.2: In cooperation with the School Board, the municipalities, and Sarasota County, the Town shall implement the revised Interlocal Agreement for Public School Facility Planning for the County of Sarasota, Florida, between Sarasota County, all legislative bodies of the municipalities, including the Town of Longboat Key, City of North Port, the City of Sarasota, and the City of Venice, and the School Board, adopted by the Town of Longboat Key Commissioners on April 8, 2003, (effective July 2003), as it may be amended. The Interlocal Agreement for Public School Facility Planning, as required by F.S. §§ 1013.33 & 163.31777, as amended, includes procedures for:

- Joint meetings;
- Student enrollment and population projections;
- Coordinating and sharing of information;
- School site analysis;
- Supporting infrastructure;
- LBKCP amendments, rezonings, and development approvals;
- Education Plant Surveys and Five-Year District Facilities Work programs;
- Co-location and shared use;
- Implementation of school concurrency;
- Level of Service standards;
- Concurrency service areas;
- Proportionate-Share Mitigation;
- Oversight processes; and,
- Resolution of Disputes.

SCPSF Policy 1.1.3: The Town shall include a representative of the school district, appointed by the School Board, as a non-voting member of the local planning agency, as required by F.S. § 163.3174, as amended.

SCPSF OBJECTIVE 1.2 School-Related Infrastructure: Enhance community and neighborhood design through effective school-related infrastructure design and standards.

SCPSF Policy 1.2.1: The policy of the Town shall require new development at the time of site plan or final plat to provide for safe walking conditions consistent with Florida’s Safe Ways to

School program including, but not limited, to providing sidewalks from the development to designated school transportation stations.

SCPSF Policy 1.2.2: The Town and the School Board shall work to find opportunities to collaborate on public transit and school bus routes to better serve citizens and students.

SCPSF OBJECTIVE 1.3 Funding: Support supplemental and alternative sources for school capital funding.

SCPSF Policy 1.3.1: The Town shall collect the Educational System Impact Fees, pursuant to F.S. § 163.31801(8), as amended, for the School Board.

SCPSF Policy 1.3.2: With the School Board, the Town shall review and recommend amendments, as necessary, to the Educational System Impact Fees ordinance, consistent with applicable laws.

SCPSF OBJECTIVE 1.4 Sustainability: The Town shall encourage sustainable design and development for educational facilities.

SCPSF Policy 1.4.1: The Town shall encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

SCPSF OBJECTIVE 1.5 Ensure Adequate School Capacity: It is the objective of Town of Longboat Key to coordinate petitions for future land use, rezoning, and subdivision and site plans for residential development with the provision of adequate school capacity. This shall be accomplished by recognizing the School Board’s statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the Town’s authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that may generate students and impact the Sarasota County school system.

SCPSF Policy 1.5.1: The Town shall consider the School Board’s comments and findings on the availability of adequate school capacity when considering proposed LKCP amendments and other land use decisions as provided for in F.S. § 163.3177(6)(a), as amended.

SCPSF Policy 1.5.2: Petitions for future land use, rezoning, and subdivision and site plans for residential development should be in areas with adequate school capacity. Where capacity shall not be available to serve students from the property seeking a land use change, the applicant shall coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with a land use plan amendment or zoning change, early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board’s long-range facilities plan over the five-year, ten-year, and twenty-year planning periods shall be amended to reflect the needs created by the land use plan amendment or zoning change.

SCPSF Policy 1.5.3: Consistent with Section 7.4 of the Interlocal Agreement for Public School Facility Planning, as it may be amended, in reviewing petitions for future land use, rezoning, and subdivision and site plans for residential development, which may affect student enrollment or school facilities, the Town shall consider the following applicable issues:

- School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions.
- Available school capacity or planned improvements to increase school capacity.

SCPSF Policy 1.5.4: All local governments and the Sarasota County School District shall participate in the county emergency preparedness system.

SCPSF Policy 1.5.5: All local governments and the School District shall continue collaborative efforts in the management of special needs shelters, and transport and tracking of citizens during evacuations.

SCPSF Policy 1.5.6: All local governments and the School District shall partner in disaster drills as necessary to ensure community readiness.

SCPSF Policy 1.5.7: All local governments and the School District shall promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

SCPSF OBJECTIVE 1.6 Implement Public School Concurrency: The Town shall manage the timing of petitions for future land use, rezoning, and subdivision and site plans for residential development to ensure adequate school capacity is available consistent with adopted Level of Service (LOS) standards for public school concurrency.

SCPSF Policy 1.6.1: Consistent with the Interlocal Agreement for Public School Facility Planning, as it may be amended, the School Board and Town agree to the following standards for school concurrency in Sarasota County:

SCPSF Sub-Policy 1.6.1.1: LOS Standards: Consistent the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, school concurrency requirements shall be effective for all applications for construction plans (final subdivision or site plans) accepted on or after October 1, 2008. However, interim standards shall apply within designated concurrency service areas for identified backlog facilities. The interim LOS standard within these designated areas shall apply over the period covered by the 10-year schedule of improvements. The LOS standards are initially set as follows:

Elementary School LOS Standards

Initial standard of 115% of permanent program capacity. By 2012, 105% of permanent program capacity. By 2017, backlogged facilities shall achieve a future standard of 105% of permanent program capacity. The following elementary schools are designated as backlogged facilities with an interim Level of Service standard based on permanent program capacity as indicated below:

Facility	Interim Standard
Fruitville Elementary	120%
Tatum Ridge Elementary	130%
Tuttle Elementary	130%
Ashton Elementary	130%
Lakeview Elementary	160%
Taylor Ranch Elementary	130%
Cranberry Elementary	140%
Toledo Blade Elementary	120%
Elementary "I"	120%

Middle School LOS Standards

Initial standard of 100% of permanent program capacity. By 2012, 100% of permanent program capacity. By 2017, backlogged facilities shall achieve a future standard of 100% of permanent program capacity.

High School LOS Standards

Initial standard of 105% of permanent program capacity. By 2012, 100% of permanent program capacity. By 2017, backlogged facilities shall achieve a future standard of 100% of permanent program capacity.

Special Purpose School LOS Standards

100% of total program capacity (including relocatables).

Potential amendments to the LOS standards shall be considered at least annually at the staff working group meeting to take place no later than April 1 of each year. If there is agreement to amend the Level of Service standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the County and municipal comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. No change to LOS shall be adopted without a showing that the amended Level of Service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five years of the School Board's Capital Facilities Plan. Each year the Town of Longboat Key shall adopt plan amendments:

- 1) Adding a new fifth year;
- 2) Updating the financially feasible public schools capital facilities program;
- 3) Coordinating the program with the five-year district facilities work plan, the plans of other local governments; and, as necessary
- 4) Updating the concurrency service area map. The annual plan amendments shall ensure that the Capital Improvements Program (CIP) continues to be financially feasible and that the Level of Service standards shall continue to be achieved and maintained.

SCPSF Sub-Policy 1.6.1.2: Concurrency Service Areas:

- a) Consistent with Subsection 4.2(c), of the Interlocal Agreement for Public School Facility Planning, as it may be amended, the concurrency service area shall be coterminous with the applicable student attendance zone for elementary, middle, and high schools. The concurrency service areas for special schools and charter schools are district-wide. Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance zones, shall be considered annually at the staff working group meeting to take place each year no later than April 1. If there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with student attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and amendment to the County's and each of the municipalities' comprehensive plans.
- b) Consistent with Subsection 4.2(c), of the Interlocal Agreement for Public School Facility Planning, as it may be amended, the concurrency service area shall be coterminous with the applicable student attendance zone for elementary, middle, and high schools. The concurrency service areas for special schools and charter schools are district-wide.
- c) Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance zones, shall be considered annually at the staff working group meeting to take place each year no later than April 1. If there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with student attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and

amendment to the County's and each of the municipalities' comprehensive plans. The amended concurrency service area shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.

- d) Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with LOS standards taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity, and geographic or man-made constraints to travel. The types of adjustments to school operations that shall be considered shall be determined by the School Board's policies on maximization of capacity.
- e) Concurrency service areas shall be designed so that the capital improvements necessary to achieve and maintain the adopted Level of Service shall be financially feasible.

SCPSF Sub-Policy 1.6.1.3: Student Generation Rates: As provided in Section 4.2(f) of the Interlocal Agreement for Public School Facility Planning, the costs per student station and student generation rates are to be established annually by the school district in the adopted Five Year Capital Facilities Plan. The student generation rates, used to determine the impact of a particular development application on public schools, shall be reviewed and updated at least every two years in accordance with professionally accepted methodologies.

SCPSF Sub-Policy 1.6.1.4: School Capacity and Enrollment: The uniform methodology for determining if a particular school is overcapacity, based on the adopted Level of Service standards, shall be determined by the School Board. The School Board hereby selects permanent program capacity as the methodology to determine the capacity of elementary, middle and high schools. Relocatables (portables) are not considered permanent capacity. For special schools, the methodology to determine capacity shall be based on total program capacity (includes portables). Consistent with Section 3.1 of the Interlocal Agreement for Public School Facility Planning, school enrollment shall be based on the annual enrollment of each individual school based on actual counts reported to the Department of Education in October of each year. The School Board shall determine whether adequate capacity exists for a proposed development based on the Level of Service standards and concurrency service areas according to the standards set in Section 4.2(a) of the Interlocal Agreement Public School Facility Planning.

SCPSF Sub-Policy 1.6.1.5: Concurrency Availability Standard

- a) The Town shall amend the concurrency management systems in its concurrency regulations to require that all new residential developments be reviewed for school concurrency at the time of subdivision or site plan approval, using the coordination processes specified in Section 7 of Interlocal Agreement for Public School Facility Planning, as it may be amended, within 180 days of the effective date of the plan amendments to adopt public school concurrency. The Town may choose to provide an

informational assessment of school concurrency at the time of preliminary plat, but the test of concurrency shall be at subdivision or site plan approval.

- b) The Town shall not deny a subdivision or site plan for residential development for the failure to achieve and maintain the adopted LOS for public school capacity where:
 - 1) adequate school capacity shall be in place or under actual construction within three years after the issuance of the subdivision or site plan approval (or functional equivalent) within the concurrency service area, or a contiguous concurrency service area, and the impacts of development can be shifted to the area; or,
 - 2) the developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the subdivision or site plan, as provided in Section 4.2(f) in the Interlocal Agreement for Public School Facility Planning, as it may be amended.
- c) In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year or years two or three of the five-year schedule of improvements shall be considered available capacity for the project and factored into the Level of Service analysis. Any relevant programmed improvements in years four or five of the five-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity shall be available within three years. The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.
- d) This Policy shall not be construed to limit the authority of the Town to deny the subdivision or site plan for residential development for reasons other than failure to achieve and maintain the adopted LOS for public school capacity.
- e) Consistent with Subsection 4.2(f) of the Interlocal Agreement for Public School Facility Planning, as it may be amended, in the event that there is not sufficient capacity in the affected concurrency service area based on the adopted LOS standard to address the impacts of a proposed development and the availability standard for school concurrency cannot be met, the following shall apply:
 - 1) The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share mitigation; or,
 - 2) The project shall be delayed to a date when the Level of Service can be assured through capital enhancement(s) or planned capacity increases; or,
 - 3) A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and the phases shall be delayed to a date when capacity enhancement and Level of Service can be assured; or,
 - 4) The project shall not be approved.

SCPSF Policy 1.6.2: Options for providing proportionate share mitigation for any approval of residential dwelling units that triggers a failure of LOS for public school capacity shall include the following:

- a) Contribution of, or payment for, acquisition of new or expanded school sites;
- b) Construction or expansion of, or payment for, permanent school district facilities;
- c) Mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold

- only to developments within the same concurrency service area or a contiguous concurrency service area; and,
- d) Educational Facility Benefit Districts.

Mitigation shall be directed to projects into the School District's Five-Year Capital Facilities Plan that the School Board agrees shall satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town, and the applicant executed prior to the issuance of the subdivision or site plan. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation into its Five-Year Capital Facilities Plan. This development agreement shall include the developer's commitment to continuing renewal of the development agreement until the mitigation is completed as determined by the School Board.

SCPSF Policy 1.6.3: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to Sarasota County, as determined by the School Board. These costs are in addition to any land costs for new or expanded school sites, if applicable.

SCPSF OBJECTIVE 1.7 Monitoring and Evaluation: On an annual basis, the Town shall monitor and evaluate the Public School Facilities Element in order to ensure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

SCPSF Policy 1.7.1: The Public School Facilities Element shall be monitored for adherence to the established goals, objectives and policies and to ensure these goals, objectives and policies accurately reflect the existing needs and conditions of the public schools.

SCPSF Policy 1.7.2: All amendments to the Public School Facilities Element shall be processed appropriately in accordance with local and state guidelines for the amendment of comprehensive plans.

SCPSF OBJECTIVE 1.8 Financial Feasibility: On an annual basis, the Town shall adopt plan amendments:

- 1) Adding a new fifth year;
- 2) Updating the financially feasible public schools capital facilities program;
- 3) Coordinating the program with the five-year district facilities work plan, the plans of other local governments; and, as necessary,
- 4) Updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the Level of Service standards shall continue to be achieved and maintained.

Future Conditions Maps: Consistent with F.S. § 163.3177(12)(h), as amended, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

PROPERTY RIGHTS ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
PROPERTY RIGHTS (PR) ELEMENT**

PR GOAL 1: The Town of Longboat Key shall make local decision-making with respect for private property rights and with respect for people’s rights to participate in decisions that affect their lives and property.

PR OBJECTIVE 1.1: The Town of Longboat Key shall respect judicially acknowledged and constitutionally protected private property rights.

PR Policy 1.1.1: The Town of Longboat Key shall consider in its decision-making the right of a property owner to physically possess and control his, her, or its interests in the property including, but not limited to, rights arising from easements, leases, or mineral rights.

PR Policy 1.1.2: The Town of Longboat Key shall consider in its decision-making the right of a property owner to use, maintain, develop, and improve his, her, or its property for personal use or for the use of any other person, subject to state law and local ordinances.

PR Policy 1.1.3: The Town of Longboat Key shall consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.

PR Policy 1.1.4: The Town of Longboat Key shall consider in its decision-making the right of a property owner to dispose of his, her, or its property through sale or gift.

PR Policy 1.1.5: The Town of Longboat Key shall adhere to the rule of law in making land use decisions whether legislative, administrative, or quasi-judicial.

PR Policy 1.1.6: The Town’s land development code shall provide for applicable processes, procedures, and standards to implement this Objective.

PR OBJECTIVE 1.2: People have the right to participate in local decision-making that affect their lives and property. The Town of Longboat Key’s decision-making processes and procedures shall be transparent so that all people may reasonably participate in decisions that affect their lives and property.

PR Policy 1.2.1: The Town of Longboat Key recognizes that a person cannot participate in decisions about which they are unaware. The Town shall provide notice as required by controlling law and shall adhere to a policy of open meetings and freedom to review and copy public records, which are bedrock principles of Florida law.

PR Policy 1.2.2: The Town’s land development code shall provide for applicable processes, procedures, and standards to implement this Objective.

PR OBJECTIVE 1.3: People rely on the land use designations assigned to real property under the provisions of the Town’s *Comprehensive Plan* and on the zoning districts or classifications assigned to properties when deciding how to use property. The Town of Longboat Key’s decision-making processes shall be reliable and predictable to promote sound, long-term investments in the community.

PR Policy 1.3.1: The Town of Longboat Key shall respect the right of people, including elected and appointed officials, citizens, and property owners, to fairly evaluate proposed decisions relating to real property.

PR Policy 1.3.2: The decision-making processes of the Town shall ensure that public meetings and public hearings afford the right to participation by the public as a general matter and afford administrative due process with regard to matters that are decided in the course of quasi-judicial and legislative hearing processes and procedures.

PR Policy 1.3.3: The Town's land development code shall provide for applicable processes, procedures, and standards to implement this Objective.