

**Questions Posed to the Urban Land Institute Panel
from the Town of Longboat Key / October 2013**

1. Longboat Key has an adopted Vision Plan. How realistic is it and does it contain the appropriate elements to help ensure that Longboat Key remains a premier residential and visitor destination? Which elements work or do not work, why, what recommendations can be made to ensure the plan is relevant to future residents and visitors, and how do we measure our progress?
2. Who will be the likely future residents and visitors of Longboat Key over the next 20 years (age, retired/families, Full-time/Part-time, etc.)? How do we target and attract those who are most likely to help Longboat Key remain a viable premier residential and visitor destination, with both short and long-term objectives?
3. What should be the balance of residential, tourism and supportive commercial services to ensure Longboat Key's status as a premier residential and visitor destination?
4. Much of the building stock on Longboat Key is aging. How should the Town encourage revitalization to make properties attractive for the future?
5. Do the differences in the north-, mid- and south-key warrant separate planning efforts? If so, what would be the primary elements of those plans?
6. What challenges and opportunities should the Town be aware of that are likely to influence our future and how can the Town prepare for them? e.g.:
 - Market and regional forces
 - Demographics
 - Changes in resident and visitor expectations
 - Recreational and lifestyle trends
7. What innovations or creative approaches should Longboat Key be developing to address challenges in community infrastructure that could be applied on Longboat Key? Key Areas:
 - Natural Systems
 - Technology/Communications
 - Waterfront/Water-related
 - Arts and Culture
 - Island-based Medical Services
 - Transportation
8. What are Longboat Key's most important assets? How should we protect, enhance and leverage those to make a better community in the future? What might we gain or give up when leveraging those assets?
9. How important is the concept of a "Town Center" to Longboat Key? If important, what would be the best attributes of a Longboat Key "Town Center" and where would be the best location for it to be successful?
10. Should Longboat Key have a Community Center and, if yes, what attributes should it include and where should it be located?