



# **ULI Report: Next Steps**

**Town Commission Special Meeting  
November 4, 2013**



## ULI RECOMMENDATIONS

- Build community together
- Adapt to a changing market
- Focus on the future
- Relax rental restrictions
- Implement early actions
- Complete the Town Center
- Locate the Community/Cultural Center at the Town Center
- Improve mobility



## BUILD COMMUNITY TOGETHER

- Implement early actions at opportunity sites
- Build community through shared experiences
- Find opportunities to become a more cohesive community
- Focus on future
- A common vision for the future born out of love for the community
- Create a community conversation forum (digital and physical)



## FOCUS AREAS

- Gulf of Mexico Drive/Town Gateways
- Pedestrian/Bikes/Transit
- Bayfront Park/Recreation
- Town Center
- Comprehensive Plan/Land Development Code
- Whitney Plaza Area
- Rentals
- Digital Communications



## Town Gateways

- Enhance North and South Gateways to Town on Gulf of Mexico Drive
  - Initiate discussions with FDOT; perhaps MPO
  - Explore options with talented professionals
  - Conduct community workshop for input and suggestions
  - Select features
    - Landscaping
    - Islands
    - Signage
    - Roundabout
    - Right-of-way requirements
  - Funding
  - Procure products/services
  - Design/construct
  - Celebrate

# TOWN OF LONGBOAT KEY



## Gulf of Mexico Drive

### Enhance Landscape

- Initiate discussion with FDOT and community partners; perhaps MPO
- Engage professionals
- Community input
- Select Features
  - Look at plans previously designed
  - Continuous
  - Cadence
  - Keep in mind capital and maintenance costs
- Funding
- Procure products/services
- Design/construct
- Celebrate



## Pedestrian/Bike

- Explore opportunities to make pedestrian and bike mobility more appealing and safer.
  - Accelerate discussion of pedestrian crossings with FDOT
    - Develop schedule
    - Figure out role of FDOT and role of Town
  - Learn from other active pedestrian/bike communities
  - Sidewalk and bike path widening
  - Explore pedestrian lighting system
  - Funding
  - Procure products/services
  - Design/construct
  - Celebrate



## Transit

- Explore alternative mobility methods and improvements.
  - Initiate discussion with potential partners (Counties) and private operators (both land and water)
  - Learn from others
  - Public input/surveys
  - Select options/identify improvements
    - Shelters
    - Enhanced frequency
    - Seasonal?
  - Funding
  - Procure products/services
  - Design/construct
  - Celebrate





## Bayfront Park

- Transform Bayfront Park into a recreational oasis with amenities for both current and future users.
  - Review and update recreation plans for park
  - Develop plans without Cultural/Community Center
  - Public input/Charrette
  - Coordinate with Sarasota County
  - Finalize design for current and future users
  - Funding; Grant opportunities?
  - Procure products/services
  - Construction
  - Celebrate



## Town Center

- Proof of concept
  - Is the concept viable for this type of community?
    - Issues for staff and professionals
      - Adequate demand
      - Adequate space
      - Willing property owners
      - Tenants?
      - Interested developers
      - Funding mechanisms
  - Research concept in similar communities



## Town Center

- Discuss with current property owners
- Secure land
- Plan
  - Develop overlay? Track with CP/LDC revisions
  - CRA and/or redevelopment grants?
  - Engage architects for design concepts
  - Engage public input
- Developer
  - Public/private partnership?



## Comprehensive Plan/ Land Development Code

- Consider rewrite of both Comprehensive Plan and Land Development Code to provide guidance for future needs and flexibility for redevelopment and modernization of properties.
  - Identify partners
    - Scoping meeting with UF to determine support available (scheduled for November 18th)
  - Identify specific tasks
    - In-house tasks
    - Outsourced tasks



## Comprehensive Plan/ Land Development Code

- Establish timeline
  - Determine due dates for specific deliverables
  - Track both CP and LDC on a coordinating schedule
  - Allow time for public input
  - Allow time for State review of CP
  - Track with potential actions from ULI Report
  - Adopt new elements as developed
- Establish budget needed for effort
  - Outsource costs
  - Staff resources



## Whitney Plaza

- Explore potential for revitalization of Whitney Plaza area.
  - Meet with owners; understand their plans
  - Meet with Ringling School
  - Revise Overlay?
    - Combine parcels
  - Review Comprehensive Plan and Land Development Code for this site
  - Town act as facilitator



## Rentals

- Consider potential relaxation of restrictions for short-term rentals, specifically during off-season.
  - Approach this carefully
  - Learn from others
  - Pay attention to State law
  - Understand potential demand
  - Public input
  - Clearly delineate guidelines
  - Impact on neighbors
  - Impact on commercial
  - If we move ahead, consider a limited experimental strategy
  - Ordinance development
  - Keep enforcement resources in mind



## Digital Communications

- Explore methods to provide modern technological amenities to attract and retain a mobile generation.
  - Siting Ordinance coming forward next week
  - Build from information in hand
  - Focus on underserved areas
  - Contract for objective professional expertise
  - Explore options
  - Determine role of Town
    - Facilitator
    - Investor
    - Owner





## Additional Considerations

- Other things we will have to:
  - Prioritize
  - Commit funds over multiple years
  - Develop partners
  - Work with Counties
  - Learn from others while customizing for LBK
  - Supplement staff
  - Hold ourselves accountable
  - Determine Town role in many of these topics



## Next Steps

- Staff will begin creating work plans around each focus area
- Work plans will identify:
  - Goals and objectives
  - Resources
  - Major players
  - Public input activities
  - Past work on the issue
  - Approach
  - Scope
  - Milestones/schedule
- Regular reporting and requests for Town Commission direction, action, resources, etc.