

ORDINANCE 2011-29

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE COMPREHENSIVE PLAN OF LONGBOAT KEY PURSUANT TO THE REQUIREMENTS OF SECTION 163.3177, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP TO DESIGNATE CERTAIN PROPERTIES ADJACENT TO BAYFRONT PARK RECREATION CENTER AT 4000, 4000A, 4001, 4016, AND 4100 GULF OF MEXICO DRIVE TO OPEN SPACE – ACTIVE; AMENDING THE DESCRIPTIONS OF THE OPEN SPACE CATEGORIES IN THE FUTURE LAND USE ELEMENT; AMENDING POLICY 1.1.1 AND TABLE 1 OF THE RECREATION AND OPEN SPACE ELEMENT; AMENDING THE SUPPLEMENTAL DATA AND ANALYSIS FOR THE FUTURE LAND USE ELEMENT, RECREATION AND OPEN SPACE ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a goal of the Town of Longboat Key's Comprehensive Plan is to ensure the provision of adequate recreational facilities and open space areas to promote and protect the health, safety and welfare of the Town; and

WHEREAS, the Town wishes to expand its inventory of recreational facilities and active open space areas at Bayfront Park Recreation Center by amending the future land use classifications of certain properties owned by the Town or by Sarasota County located at 4000, 4000A, 4001, 4016, and 4100 Gulf of Mexico Drive to Open Space - Active; and

WHEREAS, the Town is amending the Recreation and Open Space Element and Supplemental Data and Analysis to reflect the changes in land use and the future redevelopment and revitalization of cultural, educational, and recreational facilities at Bayfront Park Recreation Center; and

WHEREAS, Chapter 163, Part II, Florida Statutes, authorizes and requires the Town to adopt and maintain a Comprehensive Plan; and

WHEREAS, the Town Planning and Zoning Board, as the local planning agency, held public hearings on June 15, 2010, and September 21, 2010, to consider the proposed Comprehensive Plan amendments, and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, on November 1, 2010, the Town held a public hearing on the proposed Comprehensive Plan amendments and approved Resolution 2011-28 authorizing the transmittal of the amendments to the Department of Community of Affairs for review; and

WHEREAS, on February 4, 2011, the Department of Community Affairs issued a letter to the Town raising no objections to the proposed Comprehensive Plan amendments; and

WHEREAS, the Town has considered the letter from the Department of Community Affairs and comments from the public and review agencies; and

WHEREAS, the Town Commission of the Town of Longboat Key, after due public hearing, wishes to adopt the comprehensive plan amendments as previously proposed and transmit them to the Florida Department of Community Affairs for final review and approval pursuant to Chapter 163, Part II, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The Comprehensive Plan amendments attached hereto and incorporated herein are hereby adopted by the Town of Longboat Key.

SECTION 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

SECTION 4. This Ordinance becomes effective upon second reading and adoption in accordance with Law and the Charter of the Town of Longboat Key.

Passed on the first reading and public hearing this _____ day of _____, 2011.

Adopted on the second reading and public hearing this _____ day of _____, 2011.

James L. Brown, Mayor

ATTEST:

Trish Granger, Town Clerk

Exhibits:

- Exhibit A-1: Amended Future Land Use Element, including Future Land Use Map, Legislative Version;
- Exhibit A-2: Amended Future Land Use Element, including Future Land Use Map, Clean Version;
- Exhibit B-1: Amended Future Land Use Element Supplemental Data and Analysis, Legislative Version;
- Exhibit B-2: Amended Future Land Use Element Supplemental Data and Analysis, Clean Version;
- Exhibit C-1: Amended Recreation and Open Space Element, Legislative Version;
- Exhibit C-2: Amended Recreation and Open Space Element, Clean Version;
- Exhibit D-1: Amended Recreation and Open Space Element Supplemental Data and Analysis, Legislative Version; and
- Exhibit D-2: Amended Recreation and Open Space Element Supplemental Data and Analysis, Clean Version;
- Exhibit E-1: Amended Capital Improvements Element Supplemental Data and Analysis, Legislative Version; and,
- Exhibit E-2: Amended Capital Improvements Element Supplemental Data and Analysis, Clean Version.

EXHIBIT "A-1"

AMENDED FUTURE LAND USE ELEMENT, INCLUDING
AMENDED FUTURE LAND USE MAP

Legislative Version

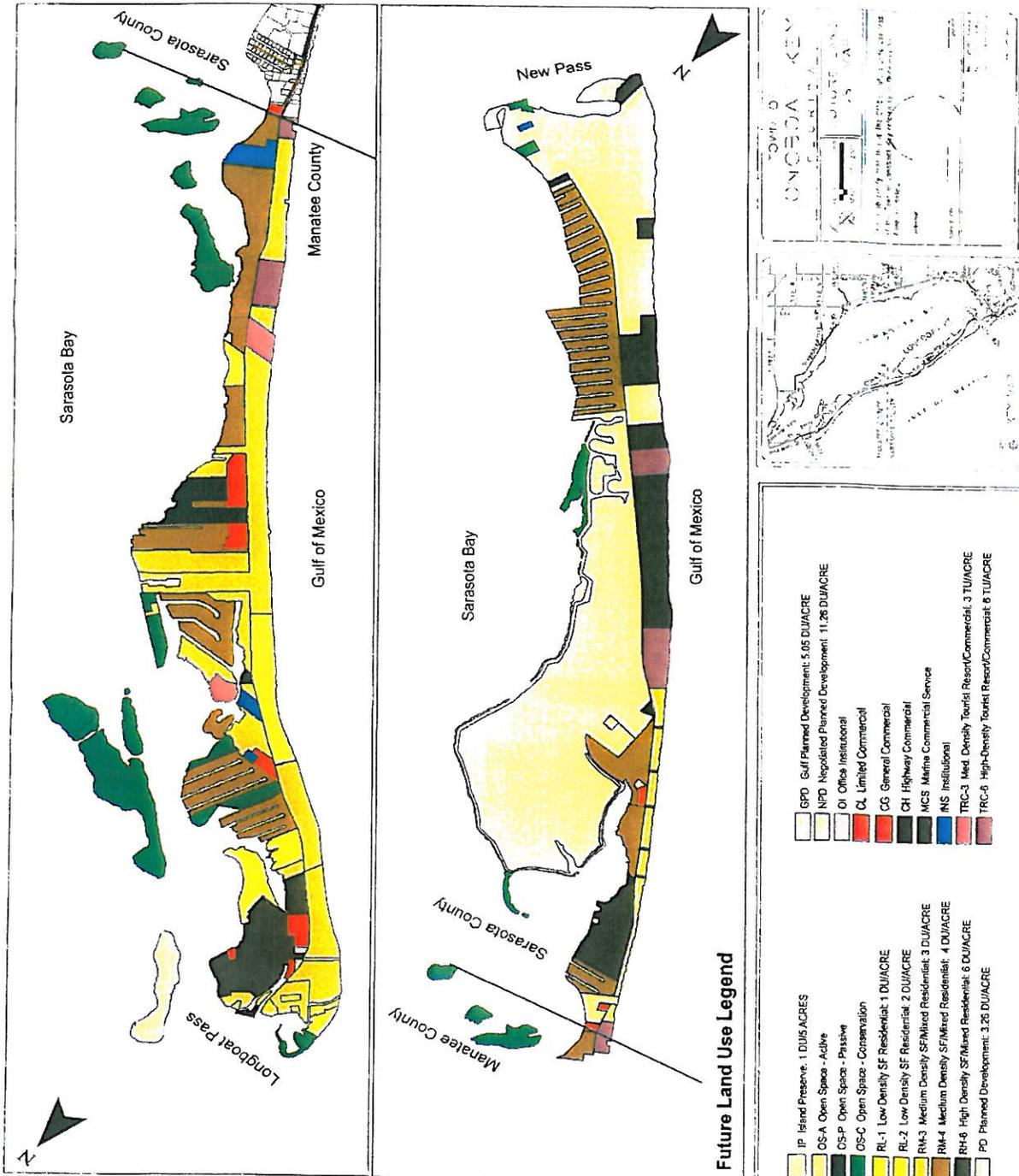
FUTURE LAND USE ELEMENT

Policy 1.1.10

Areas designated as Open Space (OS) on the Future Land Use Map will be regulated as to type and intensity of development by the following definitions. The land uses and intensity of uses for the Open Space categories have been incorporated into the land development regulations:

- 1) OPEN SPACE-ACTIVE (OS-A) is a publicly-owned or controlled open space which is designed, used or intended to be used for recreational activities by residents and visitors with on-site improvements, structures, or other amenities active, player-oriented facilities such as playgrounds, ballfields, tennis courts, recreation and community centers, and associated accessory facilities. Impervious surface coverage is limited to ~~30%~~ thirty (30) percent of the lot or parcel.
- 2) OPEN SPACE-PASSIVE (OS-P) is publicly-owned or controlled open space which is designed, used or intended to be used primarily for passive less active or leisurely pursuits, such as nature trails, nature centers and associated accessory structures such as restrooms, boardwalks, docks and parking areas. Impervious surface coverage is limited to ~~15%~~ fifteen (15) percent of the lot or parcel.
- 3) OPEN SPACE-CONSERVATION (OS-C) is publicly-owned or controlled open space that is designed, used or intended to be used for the protection and management of natural areas. These areas will 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.

Figure 2: Future Land Use Map



Proposed Future Land Use Map

* Increased densities and intensities for tourism uses may be available in tourism, commercial, office, and marina future land use category district under the land development regulations 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.

EXHIBIT "A-2"

AMENDED FUTURE LAND USE ELEMENT, INCLUDING
AMENDED FUTURE LAND USE MAP

Clean Version

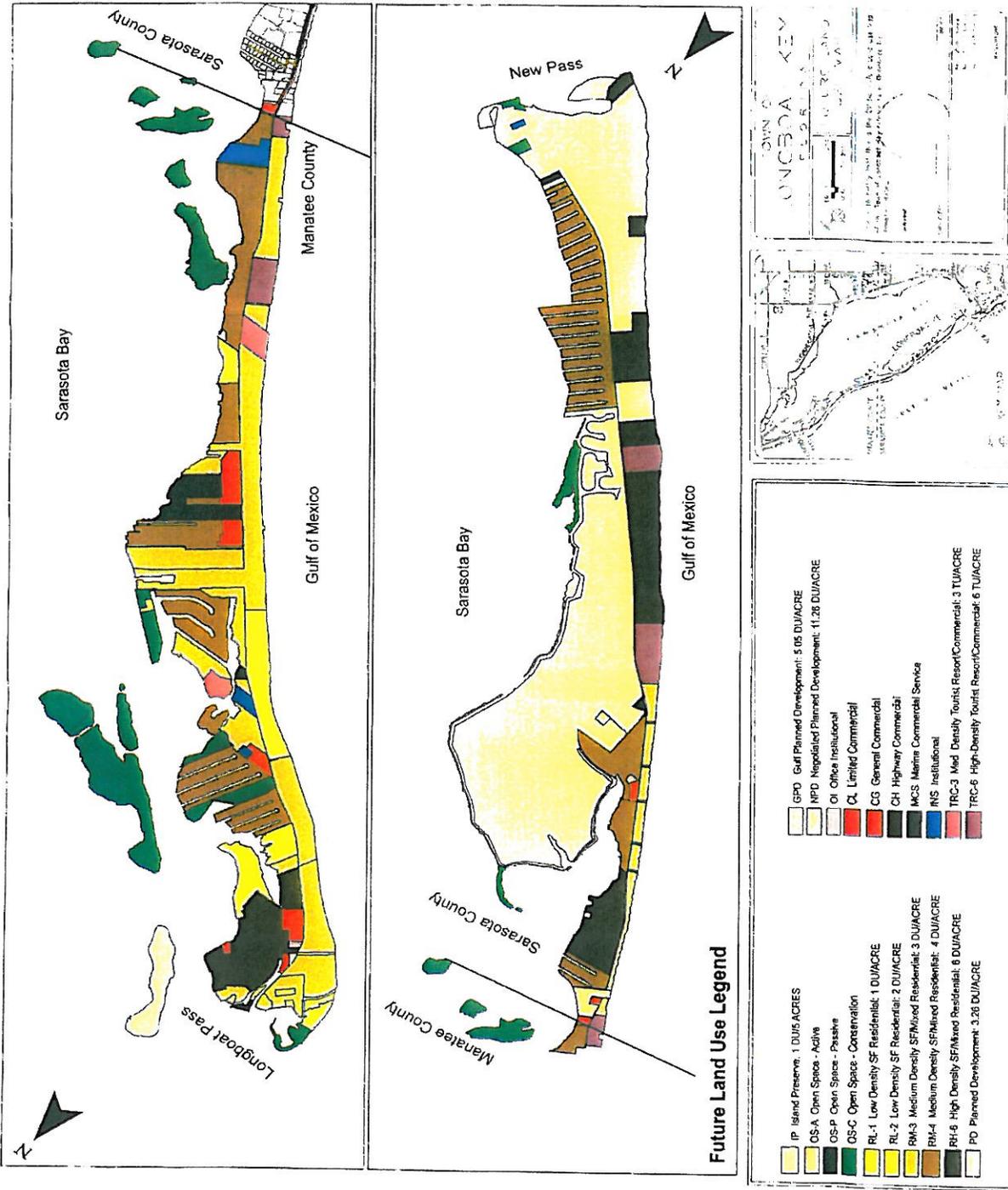
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- 1) OPEN SPACE-ACTIVE (OS-A) is publicly-owned or controlled open space designed, used or intended to be used for recreational activities by residents and visitors with on-site improvements, structures, or other amenities such as playgrounds, ballfields, tennis courts, recreation and community centers, and associated accessory facilities. Impervious surface coverage is limited to 30 percent of the lot or parcel.
- 2) OPEN SPACE-PASSIVE (OS-P) is publicly-owned or controlled open space designed, used or intended to be used for passive or leisurely pursuits, such as nature trails, nature centers and associated accessory structures such as restrooms, boardwalks, docks and parking areas. Impervious surface coverage is limited to 15 percent of the lot or parcel.
- 3) OPEN SPACE-CONSERVATION (OS-C) is publicly-owned or controlled open space designed, used or intended to be used for the protection and management of natural areas. These areas will 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.

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EXHIBIT "B-1"

AMENDED FUTURE LAND USE ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Legislative Version

RECREATION AND OPEN SPACE ELEMENT

GOAL 1

The Town will ensure the provision of appropriate recreational facilities and open space areas to satisfy the health, safety, and welfare of the Town.

OBJECTIVE 1.1

The Town will adopt a level of service (LOS) and coordinate efforts with the private sector to assure the continued provision of appropriate recreational opportunities.

Policy 1.1.1

The Town has adopted a town-wide recreation and open space level of service (LOS) of twelve (12) acres of public open space and recreation area per 1,000 peak seasonal functional population (LOS 12/1000).

Policy 1.1.2

The Town will coordinate efforts to provide and maintain recreational opportunities through public purchases and private cooperation.

Policy 1.1.3

The Town will consider both public and private opportunities to improve and enhance cultural, educational, and recreational amenities for Town residents.

Policy 1.1.4

In conjunction with the adopted town-wide LOS, the Town has adopted the recreational standards shown in Table 1 as a facility guide, which considers both public facilities and private facilities.

TABLE 1
Recreational Minimum Facilities Standards Guide

<u>Facility</u>	<u>Population Served</u>
Tennis Courts (privately supplied)	One court per 5,000 persons
Tennis Courts (publicly supplied)	One per 8,000 persons
Multipurpose soccer/football fields	One per 25,000 persons
Baseball/softball field	One per 25,000 persons
Basketball court	One per 12,500 persons
Multipurpose pathway	1 linear mile per 2,500 persons
Swimming (nonpool)	1 linear mile of beach per 25,000 persons
Saltwater fishing (nonboat)	800 linear feet of pier, shoreline, catwalk, jetty per 5,000 persons
Boat ramp	One ramp per 12,500 persons

EXHIBIT "B-2"

AMENDED FUTURE LAND USE ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Clean Version

RECREATION AND OPEN SPACE ELEMENT

GOAL 1

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Multipurpose pathway	1 linear mile per 2,500 persons
Swimming (nonpool)	1 linear mile of beach per 25,000 persons
Saltwater fishing (nonboat)	800 linear feet of pier, shoreline, catwalk, jetty per 5,000 persons
Boat ramp	One ramp per 12,500 persons

EXHIBIT "C-1"

AMENDED RECREATION AND OPEN SPACE ELEMENT

Legislative Version

FUTURE LAND USE ELEMENT (D&A)

A. RECREATION AND OPEN SPACE LAND USE

The Open Space land use category includes three sub-categories: Open Space-Active (OS-A), Open Space-Passive (OS-P), and Open Space-Conservation (OS-C). These lands are used for recreational and open space purposes, including golf facilities, tennis courts, nature trails, public recreation and community facilities, public beach and bay accesses, and conservation areas, and open space areas, and include the off-shore island groups of Sister Keys, Whale Key, and White Keys in Sarasota Bay (Figure 3).

The Town has seven recreation areas comprising approximately 94-98 acres: the Town's community center currently known as Bayfront Park Recreation Center; Longboat Key Public Tennis Center; Bicentennial Park; Joan M. Durante Park; Quick Point Nature Preserve; and, Manatee County's beach park, also known as Greer Island Beach Park. The Town of Longboat Key has a total of ~~660~~ approximately 686 acres or 25 percent of the total land area classified as open space/recreational land use, which includes private golf courses and tennis courts.

Sarasota County recently purchased over three acres of land immediately adjacent to the Bayfront Park Recreation Center (Center), including a lot remnant directly on the west side of Gulf of Mexico Drive, with the intent of collaborating with the Town on the redevelopment and expansion of the Center's facilities. Utilization of this land as part of the Center, and a Town-owned parcel north of the Center, required a plan amendment in order to change the future land use designations to Open Space-Active (OS-A). The zoning designations for these parcels will need to be changed to allow the Town to incorporate these lands into the redevelopment project.

Subsequent to Sarasota County purchasing the property in March 2007, the Town and the County entered into a Memorandum of Understanding regarding the purchase, design and development costs. The Town held public meetings in conjunction with County parks' staff on February 5 and 12, 2009, and on March 4, 2009, to gather public input on the design and facilities to be constructed. Public meetings were also held by the Town and County Commissions to discuss and select an initial conceptual development plan that may be modified or changed in the future. As a result of these meetings and the agreement reached between the Town and County, the County's land will form an important component of the expansion plans for the Bayfront Park Recreation Center, as agreed upon by the Town and County. The County's addition of this acreage to the Center and the expansion of recreational activities facilities will significantly increase the recreational and enhance cultural, educational, and recreational opportunities in the Town available to the public. If the plans for the expansion of the Center are not brought to fruition, the County lands will still be designated as open space-active and will provide an important addition of open space provided to the public at the Center. The lands will also increase the amount of open space in the Town's open space inventory, thereby increasing the Town's open space level of service.

EXHIBIT "C-2"

AMENDED RECREATION AND OPEN SPACE ELEMENT

Clean Version

FUTURE LAND USE ELEMENT (D&A)

A. RECREATION AND OPEN SPACE LAND USE

The Open Space land use category includes three sub-categories: Open Space-Active (OS-A), Open Space-Passive (OS-P), and Open Space-Conservation (OS-C). These lands are used for recreational and open space purposes, including golf facilities, tennis courts, nature trails, public recreation and community facilities, public beach and bay accesses, and conservation areas, and include the off-shore island groups of Sister Keys, Whale Key, and White Keys in Sarasota Bay (Figure 3).

The Town has seven recreation areas comprising approximately 98 acres: the Town's community center currently known as Bayfront Park Recreation Center; Longboat Key Public Tennis Center; Bicentennial Park; Joan M. Durante Park; Quick Point Nature Preserve; and, Manatee County's beach park, also known as Greer Island Beach Park. The Town of Longboat Key has a total of approximately 686 acres or 25 percent of the total land area classified as open space/recreational land use, which includes private golf courses and tennis courts.

Sarasota County recently purchased over three acres of land immediately adjacent to the Bayfront Park Recreation Center (Center), including a lot remnant directly on the west side of Gulf of Mexico Drive, with the intent of collaborating with the Town on the redevelopment and expansion of the Center's facilities. Utilization of this land as part of the Center, and a Town-owned parcel north of the Center, required a plan amendment in order to change the future land use designations to Open Space-Active (OS-A). The zoning designations for these parcels will need to be changed to allow the Town to incorporate these lands into the redevelopment project.

Subsequent to Sarasota County purchasing the property in March 2007, the Town and the County entered into a Memorandum of Understanding regarding the purchase, design and development costs. The Town held public meetings in conjunction with County parks' staff on February 5 and 12, 2009, and on March 4, 2009, to gather public input on the design and facilities to be constructed. Public meetings were also held by the Town and County Commissions to discuss and select an initial conceptual development plan that may be modified or changed in the future. As a result of these meetings and the agreement reached between the Town and County, the County's land will form an important component of the expansion plans for the Bayfront Park Recreation Center, as agreed upon by the Town and County. The County's addition of this acreage to the Center and the expansion of facilities will significantly increase and enhance cultural, educational, and recreational opportunities in the Town available to the public. If the plans for the expansion of the Center are not brought to fruition, the County lands will still be designated as open space-active and will provide an important addition of open space provided to the public at the Center. The lands will also increase the amount of open space in the Town's open space inventory, thereby increasing the Town's open space level of service.

EXHIBIT "D-1"

AMENDED RECREATION AND OPEN SPACE ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Legislative Version

RECREATION AND OPEN SPACE ELEMENT (D&A)

5. Recreation Center

The Town of Longboat Key's Bayfront Park Recreation Center provides both indoor and outdoor ~~organized~~ recreational opportunities, both organized and self-initiated. Indoor recreations activities include aerobic classes, dancing, and card ~~playing, while~~. Outdoor activities include soccer, ~~softball~~, basketball, and tennis. The Center has a multipurpose field accommodating ~~softball and soccer and other sports, as well as~~ two tennis courts, one multi-sports ~~basketball~~ court, ~~shuffleboard~~, playground equipment, and a multipurpose building.

Sarasota County recently purchased over three acres of land immediately adjacent to the Center, including a lot remnant directly on the west side of Gulf of Mexico Drive, with the intent of collaborating with the Town on the redevelopment and expansion of the Center's facilities. At the time, the future land use classifications of this land were Limited Commercial (CL), Medium Density/SF Mixed Residential (RM-3), and Medium Density/SF Mixed Residential (RM-4), with underlying zoning designations of Limited Commercial (C-1), Single-Family Low-Medium Density Residential (R-3SF), and Single-Family Medium Density Residential (R-4SF), respectively. Utilization of this land as part of the Center required a plan amendment in order to change the future land use designations to Open Space-Active (OS-A) for utilization as part of the Center.

The zoning designation for the Town-owned parcel north of the Center will need to be changed from Limited Commercial (C-1) to Open Space-Active (OS-A). The zoning designation for the lot remnant on the west side of Gulf of Mexico Drive will need to be changed from Limited Commercial (C-1) to Open Space-Passive (OS-P). These zoning changes will allow the Town to incorporate these lands into the redevelopment project.

Subsequent to Sarasota County purchasing the property in March 2007, the Town and County entered into a Memorandum of Understanding regarding the purchase, design and development costs. The Town held public meetings in conjunction with County parks' staff on February 5 and 12, 2009, and on March 4, 2009, to gather public input on the design and facilities to be constructed. Public meetings were also held by the Town and County Commissions to discuss and select an initial conceptual development plan that may be modified or changed in the future. As a result of these meetings and the agreement reached between the Town and County, the County's land will form an important component of the expansion plans for the Bayfront Park Recreation Center, as agreed upon by the Town and County. The County's addition of this acreage to the Center and the expansion of ~~recreational activities facilities~~ will significantly increase ~~the recreational and enhance cultural, educational, and recreational~~ opportunities in the Town available to the public. If the plans for the expansion of the Center are not brought to fruition, the County lands will still be designated as open space-active and will provide an important addition of open space provided to the public at the Center. The lands will also increase the amount of open space in the Town's open space inventory, thereby increasing the Town's open space level of service.

**TABLE 2
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2007, June 2010)**

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
1	Atlas Street ROW	4795 GMD	Manatee	Town	0.24	Gulf-40'	OS	Sandy beach with parking and dune walkover
2	Bayfront Park Recreation Center	4052 GMD	Sarasota	Town	4.03 4.16	Bay-800'	Active Recreation	Recreation has building and community center, baseball, lighted tennis courts, basketball court, parking, fishing pier and playground
3	Bayside Drive ROW	6930 Bayside Drive	Manatee	Town	0.50	Bay	OS	Mangrove
4	Bicentennial Park	2730 GMD	Sarasota	Town	1.00	-	OS	Picnic table, botanical garden, and trails
5	Broadway ROW	See Broadway	Manatee	Town	0.20	Bay-80'	OS	Fishing Pier
6	Broadway ROW	100 Broadway	Manatee	Town	0.82	Gulf-80'	OS	Parking, dune walkover, and sandy beach
7	Longboat Key Public Tennis Center	561/590 Bay Isles Road	Sarasota	Town	3.87	two parcels on Bay Isles Road	Active Recreation	10 tennis courts, bathrooms, and parking
8	Coral Avenue ROW	100 Coral Avenue	Manatee	Town	0.06	Gulf-50'	OS	Sandy beach
9	Emerald Harbor Lots 108, 136 through 140	821 Binnacle Point Drive	Manatee	Town	1.26	Bay-550'	OS	Mangrove
10	Emerald Harbor Lots 114 through 134	5945 Binnacle Point Drive	Manatee	Town	7.46	Bay-1,300'	OS	Mangrove
11	Gulfside Road	6399 Gulfside Road	Manatee	Town	0.41	Gulf-110'	OS	Sandy beach
12	Hibiscus Way ROW	695 Hibiscus Way	Manatee	Town	0.50	Bay-50'	OS	Mangrove
13	Hilton Place ROW	3210 GMD	Sarasota	Town	0.50	Bay-50'	OS	Australian Pine
14	Jackson Way ROW	755 Jackson Way	Manatee	Town	0.50	Bay-50'	OS	Mangrove
15	Joan M. Durante Park	5550 GMD	Manatee	Town	32.64	Bay-900'	OS	Gazebo, hiking trails, playground, botanical garden, bathrooms, fishing piers and parking
16	Joy Street ROW	7119 Joy Street	Manatee	Town	0.34	Pass-50'	OS	Mangrove
17	Linley Street ROW	755 Linley Street	Manatee	Town	0.20	Bay-60'	OS	Fishing pier, boat ramp and parking
18	Longview Drive ROW	3490 GMD	Sarasota	Town	0.50	Bay-50'	OS	Parking

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2007/June 2010)

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
19	Longview Drive ROW	3495 GMD	Sarasota	Town	0.21	Gulf-50'	OS	Sandy beach, dune walkover, and parking
20	Lyons Lane Parcel	505 Lyons Lane	Manatee	Town	10.90	Bay-1,200'	OS	Mangrove
21	Magnolia Road ROW	755 Magnolia Road	Manatee	Town	0.50	Bay-50'	OS	Mangrove
22	Monroe (Mayfield) Street ROW	3175 GMD	Sarasota	Town	0.23	Gulf-50'	OS	Sandy beach and parking
23	North Shore Road ROW	100 North Shore Road	Manatee	Town	0.50	Gulf-50'	OS	Sandy beach and parking
24	Open Space	5810 GMD	Manatee	Town	3.81	-	OS	Mostly wetland
25	Pandora Street ROW	2825 GMD	Sarasota	Town	0.21	Gulf-50'	OS	Sandy beach
26	Quick Point Nature Park	100 GMD	Sarasota	Town	35.73	Pass-1,500' Bay-1,800'	OS	Mangrove, boardwalks, hiking trails, and fishing pier
27	Seabreeze Avenue ROW	7055 Seabreeze Avenue	Manatee	Town	0.50	Gulf-50'	OS	Sandy beach
28	Sister Keys	Sister Keys	Manatee	Town	64.80	-	OS	Island (boat access from Sarasota Bay)
29	Town Islands	4333 Sarasota Bay	Manatee	Town	18.78	Bay-107'	OS	All-mangrove island (boat access from Sarasota Bay)
30	Westfield Street ROW	3410 GMD	Sarasota	Town	0.50	Bay-50'	OS	Australian Pine
31	Westfield Street ROW	3355 GMD	Sarasota	Town	0.28	Gulf-50'	OS	Sandy beach and parking
32	White Key	4555 Sarasota Bay	Manatee	Town	17.24	-	OS	All-mangrove island (boat access from Sarasota Bay)

*Includes public easements and rights-of-way

Total Town Owned or Controlled Open Space/Recreation by Acreage:
209.22
209.35

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2007, June 2010)

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
33	Buttonwood Point	3655 Perimeter Canal	Sarasota	State	2.90	-	OS	Mangrove
34	Multi-purpose Pathway	100/4134 GMD	Sarasota	State	4.85	-	Active Recreation	8 foot wide 5 mile long paved path, bicycling, jogging, and walking activities
35	Multi-purpose Pathway	4134/7300 GMD	Manatee	State	4.85	-	Active Recreation	8 foot wide 5 mile long paved path, bicycling, jogging, and walking activities
36	Overlook Park Gulf of Mexico Drive ROW	111 GMD	Sarasota	State	1.50	Pass-600'	OS	Picnic, fishing, and parking (near Charthouse)
37	Perimeter Channel, south end	1666 Perimeter Channel	Sarasota	State	4.40	-	OS	Mangrove
38	Wake Island	875 Hideaway Bay Drive	Manatee	State	5.90	-	OS	Mangrove island (boat access from Sarasota Bay)
39	Whale Key	3999 Sarasota Bay	Manatee	State	1.40	-	OS	Mangrove island (boat access from Sarasota Bay)
40	Public Beach (beach seaward of the Town's Erosion Control Line (ECL))	Town-wide	Sarasota/ Manatee	State	17.10	Varies	OS	Beach access locations located throughout the Town on the Gulf of Mexico

Total State Owned Open Space/Recreation by Acreage: **42.91**

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2007/June 2010)

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
41	Greer (Beer Can) Island Beach Park	111 North Shore Road	Manatee	County	22.40	Gulf-800' Pass-150' Bay 1,400'	OS	Sandy beach, mangrove, Australian Pine, swimming/boating/fishing
42	Triton Street ROW	3055 GMD	Sarasota	County	0.17	Gulf-50'	OS	Sandy beach
43	Bayfront Park Recreation Center	4000, 4000A, 4001, 4016 4100 GMD	Sarasota	County	3.18	Bay 100'	Active Recreation	Trails, lighted tennis courts, basketball court, parking, and playground

Total County Owned or Controlled Open Space/Recreation by Acreage:
Total Publicly Owned or Controlled Recreation/Open Space by Acreage:

22.57
25.75
274.69
278.00

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
434	Harbourside Golf and Tennis	3000 Harbourside Drive	Sarasota	Private	257.00	-	Active Recreation	27 hole regulation golf course, 20 tennis courts and parking
4	Islandside Golf Course	301 GMD	Sarasota	Private	136.82	-	Active Recreation	18 hole regulation golf course
444	Islandside Tennis Courts	341 Longboat Club Road	Sarasota	Private	9.24	-	Active Recreation	18 courts, pro shop, and parking
454	Islandside Tennis Courts	341 Longboat Club Road	Sarasota	Private	9.24	-	Active Recreation	18 courts, pro shop, and parking
6	Perimeter Channel ROW	3888 Perimeter Channel	Sarasota	Private	5.00	-	OS	Mangroves
464	Perimeter Channel ROW	3888 Perimeter Channel	Sarasota	Private	5.00	-	OS	Mangroves
7								

Total Privately Owned Recreation/Open Space by Acreage: 408.06
Total Recreation/Open Space by Acreage: 682.75
686.06

B. EXISTING OPEN SPACE

The Open Space land use category designates areas that may contain environmentally sensitive publicly owned lands. For the purpose of this section of the Recreation and Open Space Element, open space is defined as “land suitable for recreation or conservation uses”. The Town adopted a Parks and Open Space Land Acquisition ordinance (creating the Land Acquisition Fund) to implement a process to achieve the adopted level of service. Fees collected under this ordinance are placed in a reserve account in trust for the acquisition, improvement, and expansion of Town-owned and controlled parks and open space.

While the Gulf of Mexico Drive (GMD) corridor’s primary purpose is automobile transportation, it also provides for multimodal traffic by forming a link between recreational and residential areas. The multi-purpose path on the east side of Gulf of Mexico Drive is used for cycling, leisure walking, and jogging.

III. ANALYSIS: DEMAND AND NEEDS ASSESSMENT

A. POPULATION GROWTH AND FUTURE RESIDENTS

Future recreation demands are expected to be similar to the existing demand in both type and amount. The private sector is expected to continue to be the primary supplier of active recreation facilities.

As mentioned earlier, the winter peak-season population is more than three times the number of the permanent population. The 2000 decennial census showed that 71% of the population was over 60 years of age. This reflected an increase from the 1980 census figures, which indicated that 62% of Longboat Key’s population at that time was 60 years of age or over. In 2000, the average annual family income was approximately \$90,251. Therefore, the greatest demand for recreation and leisure facilities continues to be for affluent, mature adults.

B. CURRENT RECREATION NEEDS

The Town’s age and affluence drives the recreation needs of Longboat Key. That is why the existing inventory far exceeds many accepted standards for supply of those recreation facilities. For example, in 1978 there were 69 tennis courts on Longboat Key. In 2006, there were over 140 courts. The commercial nature of the recreation inventory, at locations such as the Longboat Key Club and Resort and the Colony Beach and Tennis Resort, is expected to continue to attract visitors to Longboat Key. Private memberships to organizations such as the Longboat Key Club and Resort and individual condominium associations also provide recreation opportunities.

Past trends in recreation demand have indicated a preference for active sports over passive pursuits. Tennis and golf continue to be the most popular active pursuits for residents and visitors. Other activities such as fishing, yachting, bicycling, swimming, and walking play a significant role in the Longboat Key lifestyle.

C. FUTURE DEMANDS FOR RECREATION AND OPEN SPACE

1. Recreation Facilities

Based on the 2006-2007 Evaluation and Analysis Report (EAR) process, the needs assessment for the Town should be based on a level of service (LOS) that is acreage based rather than facilities based. The Town's goal is to have regional consistency. Utilizing a facilities based LOS system is not consistent with the abutting cities and counties.

Over the last several years, the Town has focused on providing specific improvements to Town-owned parks and open space. These improvements include the creation of a "reservation" area for passive open space and the construction of a public tennis center with 12 courts. The Town's multi-purpose path was widened as part of the GMD improvement project of 1995. Two separate open space parks were also developed, Quick Point Park in the Sarasota County portion of the Town and Joan M. Durante Park in the Manatee County portion. The recent addition of over three acres of area to the Bayfront Recreation Center facility and the proposed expansion of both passive and active activities offered at the Center will significantly increase recreational and enhance cultural, educational, and recreational opportunities in the Town for the public.

The Town of Longboat Key shall utilize a recreation LOS of 12 acres per 1,000 people (LOS 12:1000). This standard was determined to be the best unit of analysis, which recognizes the Town's unique characteristics, both on a qualitative and quantitative basis.

2. Open Space

The open spaces provided by the natural resources on Longboat Key add significantly to the island character. The future maintenance and protection of the beaches is very important and the continuation of beach renourishment programs or other projects to protect or maintain the beaches will be vitally important to the future of Longboat Key.

Acquisition of land to accommodate existing and future development will continue through the land acquisition program because additional recreation and open space areas will continue to benefit the Town. Additionally, the uses permitted for land acquisition funds should include not only acquisitions, but also the improvement of existing and future Town-owned and controlled recreation and open space properties.

Rather than create an itemized list of land for acquisition, the Town adopted criteria for acquisition of open space: 1) implementation of the comprehensive plan policies that minimize risk in the Coastal High Hazard Area; 2) continuing to preserve natural landscape, native vegetation, and significant wildlife species and their habitats as adopted in the Town's Zoning Code; 3) consideration of the inventory of existing parks and open space property; 4) located adjacent to existing publicly-owned or controlled lands; 5) the provisions of the reserve account in trust as established pursuant to Town Ordinances; and, 6) properties that serve the public interest.

IV. THE PLAN FOR OPEN SPACE AND RECREATION FACILITIES

As the Town has almost reached full development, ~~unless or until redevelopment and revitalization occur,~~ undeveloped land on Longboat Key is scarce. The Town shall continue to pursue opportunities for acquisition of appropriate lands for open space and recreation, and will continue to maintain and enhance ~~existing~~ open space ~~and cultural, educational, and recreational facilities.~~

EXHIBIT "D-2"

AMENDED RECREATION AND OPEN SPACE ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Clean Version

RECREATION AND OPEN SPACE ELEMENT (D&A)

5. Recreation Center

The Town of Longboat Key's Bayfront Park Recreation Center provides both indoor and outdoor recreational opportunities, both organized and self-initiated. Indoor recreation activities include aerobic classes, dancing, and card playing. Outdoor activities include soccer, basketball, and tennis. The Center has a multipurpose field accommodating soccer and other sports, two tennis courts, one multi-sports court, playground equipment, and a multipurpose building.

Sarasota County recently purchased over three acres of land immediately adjacent to the Center, including a lot remnant directly on the west side of Gulf of Mexico Drive, with the intent of collaborating with the Town on the redevelopment and expansion of the Center's facilities. At the time, the future land use classifications of this land were Limited Commercial (CL), Medium Density/SF Mixed Residential (RM-3), and Medium Density/SF Mixed Residential (RM-4), with underlying zoning designations of Limited Commercial (C-1), Single-Family Low-Medium Density Residential (R-3SF), and Single-Family Medium Density Residential (R-4SF), respectively. Utilization of this land as part of the Center required a plan amendment in order to change the future land use designations to Open Space-Active (OS-A) for utilization as part of the Center.

The zoning designation for the Town-owned parcel north of the Center will need to be changed from Limited Commercial (C-1) to Open Space-Active (OS-A). The zoning designation for the lot remnant on the west side of Gulf of Mexico Drive will need to be changed from Limited Commercial (C-1) to Open Space-Passive (OS-P). These zoning changes will allow the Town to incorporate these lands into the redevelopment project.

Subsequent to Sarasota County purchasing the property in March 2007, the Town and County entered into a Memorandum of Understanding regarding the purchase, design and development costs. The Town held public meetings in conjunction with County parks' staff on February 5 and 12, 2009, and on March 4, 2009, to gather public input on the design and facilities to be constructed. Public meetings were also held by the Town and County Commissions to discuss and select an initial conceptual development plan that may be modified or changed in the future. As a result of these meetings and the agreement reached between the Town and County, the County's land will form an important component of the expansion plans for the Bayfront Park Recreation Center, as agreed upon by the Town and County. The County's addition of this acreage to the Center and the expansion of facilities will significantly increase and enhance cultural, educational, and recreational opportunities in the Town available to the public. If the plans for the expansion of the Center are not brought to fruition, the County lands will still be designated as open space-active and will provide an important addition of open space provided to the public at the Center. The lands will also increase the amount of open space in the Town's open space inventory, thereby increasing the Town's open space level of service.

**TABLE 2
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2010)**

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
1	Atlas Street ROW	4795 GMD	Manatee	Town	0.24	Gulf-40'	OS	Sandy beach with parking and dune walkover
2	Bayfront Park Recreation Center	4052 GMD	Sarasota	Town	4.16	Bay-800'	Active Recreation	Recreation building and community center, baseball, lighted tennis courts, basketball court, parking, fishing pier, and playground
3	Bayside Drive ROW	6930 Bayside Drive	Manatee	Town	0.50	Bay	OS	Mangrove
4	Bicentennial Park	2730 GMD	Sarasota	Town	1.00	-	OS	Picnic table, botanical garden, and trails
5	Broadway ROW	See Broadway	Manatee	Town	0.20	Bay-80'	OS	Fishing Pier
6	Broadway ROW	100 Broadway	Manatee	Town	0.82	Gulf-80'	OS	Parking, dune walkover, and sandy beach
7	Longboat Key Public Tennis Center	561/590 Bay Isles Road	Sarasota	Town	3.87	two parcels on Bay Isles Road	Active Recreation	10 tennis courts, bathrooms, and parking
8	Coral Avenue ROW	100 Coral Avenue	Manatee	Town	0.06	Gulf-50'	OS	Sandy beach
9	Emerald Harbor Lots 108, 136 through 140	821 Binnacle Point Drive	Manatee	Town	1.26	Bay-550'	OS	Mangrove
10	Emerald Harbor Lots 114 through 134	5945 Binnacle Point Drive	Manatee	Town	7.46	Bay-1,300'	OS	Mangrove
11	Gulfside Road	6399 Gulfside Road	Manatee	Town	0.41	Gulf-110'	OS	Sandy beach
12	Hibiscus Way ROW	695 Hibiscus Way	Manatee	Town	0.50	Bay-50'	OS	Mangrove
13	Hilton Place ROW	3210 GMD	Sarasota	Town	0.50	Bay-50'	OS	Australian Pine
14	Jackson Way ROW	755 Jackson Way	Manatee	Town	0.50	Bay-50'	OS	Mangrove
15	Joan M. Durante Park	5550 GMD	Manatee	Town	32.64	Bay-900'	OS	Gazebo, hiking trails, playground, botanical garden, bathrooms, fishing piers and parking
16	Joy Street ROW	7119 Joy Street	Manatee	Town	0.34	Pass-50'	OS	Mangrove
17	Linley Street ROW	755 Linley Street	Manatee	Town	0.20	Bay-60'	OS	Fishing pier, boat ramp and parking
18	Longview Drive ROW	3490 GMD	Sarasota	Town	0.50	Bay-50'	OS	Parking

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2010)

Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
19 Longview Drive ROW	3495 GMD	Sarasota	Town	0.21	Gulf-50'	OS	Sandy beach, dune walkover, and parking
20 Lyons Lane Parcel	505 Lyons Lane	Manatee	Town	10.90	Bay-1,200'	OS	Mangrove
21 Magnolia Road ROW	755 Magnolia Road	Manatee	Town	0.50	Bay-50'	OS	Mangrove
22 Monroe (Mayfield) Street ROW	3175 GMD	Sarasota	Town	0.23	Gulf-50'	OS	Sandy beach and parking
23 North Shore Road ROW	100 North Shore Road	Manatee	Town	0.50	Gulf-50'	OS	Sandy beach and parking
24 Open Space	5810 GMD	Manatee	Town	3.81	-	OS	Mostly wetland
25 Pandora Street ROW	2825 GMD	Sarasota	Town	0.21	Gulf-50'	OS	Sandy beach
26 Quick Point Nature Park	100 GMD	Sarasota	Town	35.73	Pass-1,500' Bay-1,800'	OS	Mangrove, boardwalks, hiking trails, and fishing pier
27 Seabreeze Avenue ROW	7055 Seabreeze Avenue	Manatee	Town	0.50	Gulf-50'	OS	Sandy beach
28 Sister Keys	Sister Keys	Manatee	Town	64.80	-	OS	Island (boat access from Sarasota Bay)
29 Town Islands	4333 Sarasota Bay	Manatee	Town	18.78	Bay-107'	OS	Mangrove island (boat access from Sarasota Bay)
30 Westfield Street ROW	3410 GMD	Sarasota	Town	0.50	Bay-50'	OS	Australian Pine
31 Westfield Street ROW	3355 GMD	Sarasota	Town	0.28	Gulf-50'	OS	Sandy beach and parking
32 White Key	4555 Sarasota Bay	Manatee	Town	17.24	-	OS	Mangrove island (boat access from Sarasota Bay)

*Includes public easements and rights-of-way

Total Town Owned or Controlled Open Space/Recreation by Acreage: 209.35

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2010)

	Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
33	Buttonwood Point	3655 Perimeter Canal	Sarasota	State	2.90	-	OS	Mangrove
34	Multi-purpose Pathway	100/4134 GMD	Sarasota	State	4.85	-	Active Recreation	8-foot wide, 5-mile long paved path, bicycling, jogging, and walking activities
35	Multi-purpose Pathway	4134/7300 GMD	Manatee	State	4.85	-	Active Recreation	8-foot wide, 5-mile long paved path, bicycling, jogging, and walking activities
36	Overlook Park Gulf of Mexico Drive ROW	111 GMD	Sarasota	State	1.50	Pass-600'	OS	Picnic, fishing, and parking (near Charthouse)
37	Perimeter Channel, south end	1666 Perimeter Channel	Sarasota	State	4.40	-	OS	Mangrove
38	Wake Island	875 Hideaway Bay Drive	Manatee	State	5.90	-	OS	Mangrove island (boat access from Sarasota Bay)
39	Whale Key	3999 Sarasota Bay	Manatee	State	1.40	-	OS	Mangrove island (boat access from Sarasota Bay)
40	Public Beach (beach seaward of the Town's Erosion Control Line (ECL))	Town-wide	Sarasota/ Manatee	State	17.10	Varies	OS	Beach access locations located throughout the Town on the Gulf of Mexico

Total State Owned Open Space/Recreation by Acreage: 42.90

TABLE 2
(continued)
TOWN OF LONGBOAT KEY
OPEN SPACE AND RECREATION INVENTORY
(Updated June 2010)

Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
41 Greer (Beer Can) Island Beach Park	111 North Shore Road	Manatee	County	22.40	Gulf-800' Pass-150' Bay-1,400'	OS	Sandy beach, mangrove, Australian Pine, and swimming/boating/fishing
42 Triton Street ROW	3055 GMD	Sarasota	County	0.17	Gulf-50'	OS	Sandy beach
43 Bayfront Park Recreation Center	4000, 4000A, 4001, 4016, 4100 GMD	Sarasota	County	3.18	Bay-100'	Active Recreation	Trails, lighted tennis courts, basketball court, parking, and playground

Total County Owned or Controlled Open Space/Recreation by Acreage: **25.75**
Total Publicly Owned or Controlled Recreation/Open Space by Acreage: **278.00**

Name	Address	County	Owner	Acres	Waterfront Access (Width)	Principal Use Code	Description
44 Harbourside Golf and Tennis	3000 Harbourside Drive	Sarasota	Private	257.00	-	Active Recreation	27-hole regulation golf course, 20 tennis courts and parking
45 Islandside Golf Course	301 GMD	Sarasota	Private	136.82	-	Active Recreation	18-hole regulation golf course
46 Islandside Tennis Courts	341 Longboat Club Road	Sarasota	Private	9.24	-	Active Recreation	18 courts, pro shop, and parking
47 Perimeter Channel ROW	3888 Perimeter Channel	Sarasota	Private	5.00	-	OS	Mangroves

Total Privately Owned Recreation/Open Space by Acreage: **408.06**
Total Recreation/Open Space by Acreage: **686.06**

B. EXISTING OPEN SPACE

The Open Space land use category designates areas that may contain environmentally sensitive publicly owned lands. For the purpose of this section of the Recreation and Open Space Element, open space is defined as “land suitable for recreation or conservation uses”. The Town adopted a Parks and Open Space Land Acquisition ordinance (creating the Land Acquisition Fund) to implement a process to achieve the adopted level of service. Fees collected under this ordinance are placed in a reserve account in trust for the acquisition, improvement, and expansion of Town-owned and controlled parks and open space.

While the Gulf of Mexico Drive (GMD) corridor’s primary purpose is automobile transportation, it also provides for multimodal traffic by forming a link between recreational and residential areas. The multi-purpose path on the east side of Gulf of Mexico Drive is used for cycling, leisure walking, and jogging.

III. ANALYSIS: DEMAND AND NEEDS ASSESSMENT

A. POPULATION GROWTH AND FUTURE RESIDENTS

Future recreation demands are expected to be similar to the existing demand in both type and amount. The private sector is expected to continue to be the primary supplier of active recreation facilities.

As mentioned earlier, the winter peak-season population is more than three times the number of the permanent population. The 2000 decennial census showed that 71% of the population was over 60 years of age. This reflected an increase from the 1980 census figures, which indicated that 62% of Longboat Key’s population at that time was 60 years of age or over. In 2000, the average annual family income was approximately \$90,251. Therefore, the greatest demand for recreation and leisure facilities continues to be for affluent, mature adults.

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C. FUTURE DEMANDS FOR RECREATION AND OPEN SPACE

1. Recreation Facilities

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IV. THE PLAN FOR OPEN SPACE AND RECREATION FACILITIES

As the Town has almost reached full development, unless or ~~until~~ redevelopment and revitalization occur, undeveloped land on Longboat Key is scarce. ~~The~~ Town shall continue to pursue opportunities for acquisition of appropriate lands for open space and recreation, and will continue to maintain and enhance open space and cultural, educational, and recreational facilities.

EXHIBIT "E-1"

AMENDED CAPITAL IMPROVEMENTS ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Legislative Version

Section II. LOCAL POLICIES AND PRACTICE; (Subsection D)

D. LOCAL POLICIES AND PRACTICES

The effectiveness of the CIE as a tool for implementation of the Comprehensive Plan will depend on the local policies and practices that guide the timing and location of construction, extension, or increases in public facilities capacity. In addition to local policies and practices, the effectiveness of implementation may also be influenced by state and regional agencies that provide public facilities within the Town. For example, the Florida Department of Transportation's (FDOT) Five-Year Plan will affect improvements to Gulf of Mexico Drive. FDOT is also responsible for the structural integrity and capacity of the bridges that are part of the state road network; however, the U.S. Coast Guard regulates the timing of the bridge opening.

This section will inventory current local capital improvements policies and practices. This inventory will contribute to establishing a sound basis for the analysis and recommendations of the capital improvements element. It will achieve this contribution by:

- Defining policies and practices that are relevant to implementation of the Comprehensive Plan.
- Identifying issues that will need to be resolved.
- Providing a basis in fact for recommendations for future goals, objective, and policies.

1. Capital Improvement Program (CIP)

A capital improvement program provides a method for looking five or more years into the future and preparing a long-term plan for capital expenditures. By definition, a capital expenditure is a major one-time expenditure for facilities or equipment that has an anticipated life expectancy of five years or more. In addition, a capital expenditure normally has a minimum threshold dollar amount that will vary from community to community. Facilities and equipment usually included in the CIP are:

- Public buildings and facilities new construction or major renovation.
- Public works projects such as roadway improvements, sidewalks, water, wastewater, and stormwater.
- Purchase of major equipment such as public safety apparatus and vehicles.
- In the Town's case, a long term plan for the maintenance of the beach and canal resources.

Preparation of a CIP includes: identification and listing of proposed capital items and their projected schedule, estimating costs, and identifying their funding source(s). The result is a program outlining capital expenditures for a number of years. The CIP should be closely integrated with the local planning process, consistent with the adopted Comprehensive Plan, and used to implement the Plan's recommendations for capital improvements.

2. Level of Service (LOS) Standards

LOS standards are indicators of the adequacy and conditions of public facilities and are defined by Chapter 9J-5, Florida Administrative Code (FAC) as: “An indicator of the extent or degree of service provided by, or proposed to be provided by a facility, based on and related to the operational characteristics of the facility. LOS must indicate the capacity per unit of demand for each public facility.”

LOS standards are required for certain public facilities (transportation, recreation and open space, potable water, wastewater, solid waste, stormwater, and public schools) and must be addressed by local governments in their comprehensive plans. A primary purpose is to ensure that adequate capacity will be maintained for existing development and provided for future development, and that issuance of development orders and permits will not lead to a deterioration of LOS. Consequently, development will only be permitted if facilities and services needed to maintain LOS are provided or phased in over time.

The Town’s LOS standards are included in the various elements of the Comprehensive Plan and are summarized in Table 4 and in CIE Objective 1.3 and related policies. With regard to the adopted LOS for Town facilities, the Town implements a five-year Capital Improvements Program for its water and wastewater system. The program includes any necessary rehabilitations, upgrades, and replacement projects to maintain the existing LOS. ~~The Town recently (July 2006) completed its second major beach restoration project.~~

The Town has also adopted a LOS standard for recreation and open space ~~based on Town-owned and controlled~~ acreage that ~~utilizes facility standards for a guideline provides a guideline for facility standards.~~ The current LOS standard results in a slight surplus of four acres of recreation and open space. However, ~~a recreation and open space deficit of 7.3 acres exists~~ the projected population growth in the planning period will quickly result in a deficit of four acres. The Town ~~continues to~~ collect the Land Acquisition Fees, which ~~have~~ been and continue to be used to purchase land and develop or improve recreation facilities. ~~As such, the~~ The Town continues to fund the maintenance of ~~these~~ facilities to ensure the quality of the parks, recreation, and open space amenities. ~~The Town recently (July 2006) completed its second major beach restoration project.~~

3. Impact Fees

Impact fees are an optional funding mechanism imposed by local governments on new development to offset the costs of new capital facilities necessary to serve that development. Pursuant to state law, the Town has adopted the Road Impact Fees for Sarasota County. The Town passes the collections for Road, Education, General Government, Justice, and Library Impact Fees through to Sarasota County. It also collects a School Impact Fee for Manatee County. The Town has not enacted stand-alone impact fees, and does not anticipate doing so in the future.

4. User Charges

User charges are designed to impose the cost of public facilities or services on those who directly benefit from them. They are commonly used for meeting debt service on revenue bonds, as well as for meeting expenses for operation and maintenance. User charges are typically applied to water, wastewater, and solid waste and are sometimes applied to recreation, roads, and bridges (tolls).

5. Water and Wastewater Connection Fees

The Town currently charges a water connection fee of \$690 per dwelling unit and a wastewater connection fee of \$1,224 per dwelling unit. Water and wastewater connection fees are collected on new construction to provide for additions and extensions to the utility system. The Town is functionally built out with few new water and wastewater connections anticipated. These fees are restricted to the acquisition and construction of additions, extensions, and improvements to the Water and Wastewater system.

6. Concurrency Management System

A Concurrency Management System controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided to maintain adopted LOS standards. It implements the legislative mandate which requires public facilities be available to support the impacts of development in accordance with the time schedules established by state law under Chapter 163.3180, Florida Statutes (FS). If necessary, developments may be required to furnish facilities and services to maintain adopted LOS standards.

Recent changes to growth management legislation in Senate Bill 360 clarified the responsibility of local governments and developers regarding LOS impacts. Specifically, local governments are required to adopt methodologies for determining proportionate share for facilities where LOS has failed. The Town adopted its Proportionate Fair Share Program Ordinance in the spring of 2008 (Ordinance 2007-46), required by SB 360. Provisions for proportionate share are included in the CIE and in the Transportation Element goals, objectives, and policies.

Presently, the Town does not have a separate, free-standing adequate public facilities ordinance. However, the concurrency management requirements of Florida Statutes and Administrative Code have been incorporated within existing land development regulations and are addressed in the review of all development orders. The Town is nearly built out and is experiencing redevelopment in the form of conversion of tourism units to residential housing resulting in rare negative impacts to the Town's public facilities.

7. Mandatory Dedications or Fees in Lieu Of

The Town is nearly built out and land dedication for public purposes (e.g., roads or parks) is impractical. As an alternative, a fee in lieu of dedication may be required. A land acquisition fee equal to the value of 0.01 of one acre per dwelling or tourism unit is charged for all residential development/redevelopment, as applicable. Proceeds of the

land acquisition fee are deposited into the Land Acquisition Fees Fund which is used to partially offset improvements to the Town's park and open space system.

8. Moratoria

A moratorium, or stop-gap ordinance, is used to temporarily halt or freeze development on an emergency basis. Moratoria have been held as a valid last resort for the protection of public health, safety, and welfare when properly applied. Some important considerations in adoption of a moratorium are (1) the legal status of existing "vested" development rights, (2) the geographic extent of the moratorium, and (3) the time frame and conditions of the moratorium. When imposed, moratoria must be for a reasonable time to allow for necessary improvements. If a local government adopts a moratoria ordinance, it effectively stops the issuance of building permits, development approvals, and hook-ups or extensions of public services such as water and wastewater for the duration of the moratoria period. In January 2007, the Town adopted Ordinance 2006-30 which established the Town's *Post-Disaster Redevelopment Plan*. The plan, contained in Chapter 159 of the Town Code, outlines the Town Commission's ability, pursuant to Chapter 252 of the Florida Statutes, to declare a moratorium under specific conditions immediately needed for public health, safety, and welfare purposes.

**TABLE 4
TOWN OF LONGBOAT KEY
LEVELS OF SERVICE (LOS) STANDARDS**

Element	LOS Standard
Wastewater	109 gallons per capita per day (gpcd)
Potable Water	120 gpcd
Solid Waste	Landfill disposal rate of 4.5 pounds per day per capita Compaction rate of 1,200 pounds per cubic yard
Stormwater	Stormwater systems based on 25 year/24 hour frequency storms and the water quality standards of Chapters 40D-4 and 400, FAC of the Southwest Florida Water Management District
Transportation	
Local Roads	LOS C
Intersections of Local Roads	LOS D
Urban Collectors	LOS E
Intersections at Urban Collectors	LOS E
Recreation/Open Space	12 acres per 1,000 peak population
Public Transit	Maintain transit service to the Town at or better than levels in effect in January 2007. Public transit will not be used for concurrency determinations.

Section III. CAPITAL IMPROVEMENTS ANALYSIS; (Subsection B)

B. RELATIONSHIP OF CAPITAL IMPROVEMENTS TO THE FUTURE LAND USE ELEMENT

This section addresses the use of timing and location of capital improvements to support efficient land development/redevelopment as well as the various comprehensive plan elements, goals, objectives, and policies.

As described above, the Town is functionally built out, **unless or until redevelopment and revitalization occurs** and is losing its tourism base as older tourism developments, at higher densities, convert to residential units, at much lower densities. In general, these conversions have not caused adverse impacts to the Town's infrastructure; however, even with a stable or declining population potable water remains an issue. The Town purchases bulk water from Manatee County (see Potable Water Sub-Element that sets limits on the amount of water that the Town can use). The current wholesale water contract between the Town and Manatee County has a provision for purchasing additional reserve capacity from the County by paying the appropriate Facility Investment Fees (FIF) for all new and increased potable water connections in the Town.

In January 2007, the Town renewed its contract to purchase bulk potable water from Manatee County. The renewed contract expires in 2031, with one 10-year renewal to 2041. Manatee County includes the Town population in its water planning projections. The Town received a renewed Consumptive Use Permit in 2005 from the Southwest Florida Water Management District for a peak population of 23,500.

The Town contracts with Manatee County for the treatment and disposal of its wastewater. In November 2009, the Town renewed its contract for wastewater services with Manatee County. The renewed contract follows the same timeline as the water contract. It expires in 2031 with one 10-year renewal to 2031. The wastewater contract also contains a provision for increased reserve capacity based on need and paying an FIF.

The Town adopts a five-year Capital Improvements Program for its water and wastewater system. The program includes any necessary rehabilitations, upgrades, and replacements to maintain the existing LOS. There are no plans to expand the geographic service area.

The Town contracts its solid waste disposal to Waste Management, who in turn, contracts with Manatee County to use the Lena Road landfill. Waste Management contracts with Sarasota County for recycling materials.

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~~As discussed earlier during the EAR, the Town updated its population projections and changed the way the LOS standard for parks and recreation is defined by including functional population. A change to the Recreation and Open Space LOS resulted in a deficit of 7.3 acres.~~ As noted in the Recreation and Open Space Element Data & Analysis, Sarasota County recently purchased over three acres of commercial and residential land immediately adjacent to the Town's Bayfront Recreation Center. Subsequent to the purchase, the Town and County entered into a Memorandum of Understanding regarding the purchase, design and development costs. Inclusion of the redevelopment of the Center in the Five Year Capital Improvements Plan would be premature at this time because a development schedule has not been proposed, much less adopted by both parties. However, this addition of over three acres to the Center and the expansion of recreational activities will significantly increase the recreational opportunities in the Town available to the public and support efforts to achieve and maintain the adopted Recreation and Open Space LOS. The Town continues to levy the Land Acquisition Fee on new residential development, which can be used for land acquisition and/or facility improvement.

EXHIBIT "E-2"

AMENDED CAPITAL IMPROVEMENTS ELEMENT
SUPPLEMENTAL DATA AND ANALYSIS

Clean Version

2010 Capital Improvements Element D&A

Section II. LOCAL POLICIES AND PRACTICE; (Subsection D)

D. LOCAL POLICIES AND PRACTICES

The effectiveness of the CIE as a tool for implementation of the Comprehensive Plan will depend on the local policies and practices that guide the timing and location of construction, extension, or increases in public facilities capacity. In addition to local policies and practices, the effectiveness of implementation may also be influenced by state and regional agencies that provide public facilities within the Town. For example, the Florida Department of Transportation's (FDOT) Five-Year Plan will affect improvements to Gulf of Mexico Drive. FDOT is also responsible for the structural integrity and capacity of the bridges that are part of the state road network; however, the U.S. Coast Guard regulates the timing of the bridge opening.

This section will inventory current local capital improvements policies and practices. This inventory will contribute to establishing a sound basis for the analysis and recommendations of the capital improvements element. It will achieve this contribution by:

- Defining policies and practices that are relevant to implementation of the Comprehensive Plan.
- Identifying issues that will need to be resolved.
- Providing a basis in fact for recommendations for future goals, objective, and policies.

1. Capital Improvement Program (CIP)

A capital improvement program provides a method for looking five or more years into the future and preparing a long-term plan for capital expenditures. By definition, a capital expenditure is a major one-time expenditure for facilities or equipment that has an anticipated life expectancy of five years or more. In addition, a capital expenditure normally has a minimum threshold dollar amount that will vary from community to community. Facilities and equipment usually included in the CIP are:

- Public buildings and facilities new construction or major renovation.
- Public works projects such as roadway improvements, sidewalks, water, wastewater, and stormwater.
- Purchase of major equipment such as public safety apparatus and vehicles.
- In the Town's case, a long term plan for the maintenance of the beach and canal resources.

Preparation of a CIP includes: identification and listing of proposed capital items and their projected schedule, estimating costs, and identifying their funding source(s). The result is a program outlining capital expenditures for a number of years. The CIP should be closely integrated with the local planning process, consistent with the adopted Comprehensive Plan, and used to implement the Plan's recommendations for capital improvements.

2. Level of Service (LOS) Standards

LOS standards are indicators of the adequacy and conditions of public facilities and are defined by Chapter 9J-5, Florida Administrative Code (FAC) as: “An indicator of the extent or degree of service provided by, or proposed to be provided by a facility, based on and related to the operational characteristics of the facility. LOS must indicate the capacity per unit of demand for each public facility.”

LOS standards are required for certain public facilities (transportation, recreation and open space, potable water, wastewater, solid waste, stormwater, and public schools) and must be addressed by local governments in their comprehensive plans. A primary purpose is to ensure that adequate capacity will be maintained for existing development and provided for future development, and that issuance of development orders and permits will not lead to a deterioration of LOS. Consequently, development will only be permitted if facilities and services needed to maintain LOS are provided or phased in over time.

The Town’s LOS standards are included in the various elements of the Comprehensive Plan and are summarized in Table 4 and in CIE Objective 1.3 and related policies. With regard to the adopted LOS for Town facilities, the Town implements a five-year Capital Improvements Program for its water and wastewater system. The program includes any necessary rehabilitations, upgrades, and replacement projects to maintain the existing LOS.

The Town has also adopted a LOS standard for recreation and open space based on Town-owned and controlled acreage that provides a guideline for facility standards. The current LOS standard results in a slight surplus of four acres of recreation and open space. However, the projected population growth in the planning period will quickly result in a deficit of four acres. The Town collects Land Acquisition Fees, which have been and continue to be used to purchase land and develop or improve recreation facilities. The Town continues to fund the maintenance of facilities to ensure the quality of the parks, recreation, and open space amenities. The Town recently (July 2006) completed its second major beach restoration project.

3. Impact Fees

Impact fees are an optional funding mechanism imposed by local governments on new development to offset the costs of new capital facilities necessary to serve that development. Pursuant to state law, the Town has adopted the Road Impact Fees for Sarasota County. The Town passes the collections for Road, Education, General Government, Justice, and Library Impact Fees through to Sarasota County. It also collects a School Impact Fee for Manatee County. The Town has not enacted stand-alone impact fees, and does not anticipate doing so in the future.

4. User Charges

User charges are designed to impose the cost of public facilities or services on those who directly benefit from them. They are commonly used for meeting debt service on revenue

bonds, as well as for meeting expenses for operation and maintenance. User charges are typically applied to water, wastewater, and solid waste and are sometimes applied to recreation, roads, and bridges (tolls).

5. Water and Wastewater Connection Fees

The Town currently charges a water connection fee of \$690 per dwelling unit and a wastewater connection fee of \$1,224 per dwelling unit. Water and wastewater connection fees are collected on new construction to provide for additions and extensions to the utility system. The Town is functionally built out with few new water and wastewater connections anticipated. These fees are restricted to the acquisition and construction of additions, extensions, and improvements to the Water and Wastewater system.

6. Concurrency Management System

A Concurrency Management System controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided to maintain adopted LOS standards. It implements the legislative mandate which requires public facilities be available to support the impacts of development in accordance with the time schedules established by state law under Chapter 163.3180, Florida Statutes (FS). If necessary, developments may be required to furnish facilities and services to maintain adopted LOS standards.

Recent changes to growth management legislation in Senate Bill 360 clarified the responsibility of local governments and developers regarding LOS impacts. Specifically, local governments are required to adopt methodologies for determining proportionate share for facilities where LOS has failed. The Town adopted its Proportionate Fair Share Program Ordinance in the spring of 2008 (Ordinance 2007-46), required by SB 360. Provisions for proportionate share are included in the CIE and in the Transportation Element goals, objectives, and policies.

Presently, the Town does not have a separate, free-standing adequate public facilities ordinance. However, the concurrency management requirements of Florida Statutes and Administrative Code have been incorporated within existing land development regulations and are addressed in the review of all development orders. The Town is nearly built out and is experiencing redevelopment in the form of conversion of tourism units to residential housing resulting in rare negative impacts to the Town's public facilities.

7. Mandatory Dedications or Fees in Lieu Of

The Town is nearly built out and land dedication for public purposes (e.g., roads or parks) is impractical. As an alternative, a fee in lieu of dedication may be required. A land acquisition fee equal to the value of 0.01 of one acre per dwelling or tourism unit is charged for all residential development/redevelopment, as applicable. Proceeds of the land acquisition fee are deposited into the Land Acquisition Fees Fund which is used to partially offset improvements to the Town's park and open space system.

8. Moratoria

A moratorium, or stop-gap ordinance, is used to temporarily halt or freeze development on an emergency basis. Moratoria have been held as a valid last resort for the protection of public health, safety, and welfare when properly applied. Some important considerations in adoption of a moratorium are (1) the legal status of existing “vested” development rights, (2) the geographic extent of the moratorium, and (3) the time frame and conditions of the moratorium. When imposed, moratoria must be for a reasonable time to allow for necessary improvements. If a local government adopts a moratoria ordinance, it effectively stops the issuance of building permits, development approvals, and hook-ups or extensions of public services such as water and wastewater for the duration of the moratoria period. In January 2007, the Town adopted Ordinance 2006-30 which established the Town’s *Post-Disaster Redevelopment Plan*. The plan, contained in Chapter 159 of the Town Code, outlines the Town Commission’s ability, pursuant to Chapter 252 of the Florida Statutes, to declare a moratorium under specific conditions immediately needed for public health, safety, and welfare purposes.

**TABLE 4
TOWN OF LONGBOAT KEY
LEVELS OF SERVICE (LOS) STANDARDS**

Element	LOS Standard
Wastewater	109 gallons per capita per day (gpcd)
Potable Water	120 gpcd
Solid Waste	Landfill disposal rate of 4.5 pounds per day per capita Compaction rate of 1,200 pounds per cubic yard
Stormwater	Stormwater systems based on 25 year/24 hour frequency storms and the water quality standards of Chapters 40D-4 and 400, FAC of the Southwest Florida Water Management District
Transportation	
Local Roads	LOS C
Intersections of Local Roads	LOS D
Urban Collectors	LOS E
Intersections at Urban Collectors	LOS E
Recreation/Open Space	12 acres per 1,000 peak population
Public Transit	Maintain transit service to the Town at or better than levels in effect in January 2007. Public transit will not be used for concurrency determinations.

Section III. CAPITAL IMPROVEMENTS ANALYSIS; (Subsection B)

B. RELATIONSHIP OF CAPITAL IMPROVEMENTS TO THE FUTURE LAND USE ELEMENT

This section addresses the use of timing and location of capital improvements to support efficient land development/redevelopment as well as the various comprehensive plan elements, goals, objectives, and policies.

As described above, the Town is functionally built out, unless or until redevelopment and revitalization occurs, and is losing its tourism base as older tourism developments, at higher densities, convert to residential units, at much lower densities. In general, these conversions have not caused adverse impacts to the Town's infrastructure; however, even with a stable or declining population potable water remains an issue. The Town purchases bulk water from Manatee County (see Potable Water Sub-Element that sets limits on the amount of water that the Town can use). The current wholesale water contract between the Town and Manatee County has a provision for purchasing additional reserve capacity from the County by paying the appropriate Facility Investment Fees (FIF) for all new and increased potable water connections in the Town.

In January 2007, the Town renewed its contract to purchase bulk potable water from Manatee County. The renewed contract expires in 2031, with one 10-year renewal to 2041. Manatee County includes the Town population in its water planning projections. The Town received a renewed Consumptive Use Permit in 2005 from the Southwest Florida Water Management District for a peak population of 23,500.

The Town contracts with Manatee County for the treatment and disposal of its wastewater. In November 2009, the Town renewed its contract for wastewater services with Manatee County. The renewed contract follows the same timeline as the water contract. It expires in 2031 with one 10-year renewal to 2031. The wastewater contract also contains a provision for increased reserve capacity based on need and paying an FIF.

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