



Longboat Key, Florida

October 2013

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II. List of Sponsors

Mayor and Town Commissioner District 4
Jim Brown

Vice-Mayor and Town Commissioner District 3
David Brenner

Town Commissioner District 1
Lynn Larson

Town Commissioner District 2
Jack Duncan

Town Commissioner District 5
Patricia Zunz

Town Commissioner at Large
Terry Gans

Town Commissioner at Large
Phillip Younger



III. The Assignment

A. Summary

The Town of Longboat Key (herein referenced as LBK, the island, [the Key](#) or the Town) has earned a coveted national and worldwide reputation as an affluent retirement community with white sandy beaches, clear Gulf of Mexico water, year-round temperate climate and an array of recreational amenities. Residents and visitors have benefited from efforts to ensure the island's development balanced the needs of both the human population and the natural environment.

While LBK has a thriving seasonal population, the island is not a typical tourist beach destination. Density limitations put in place under the 1984 Comprehensive Plan have prevented LBK from developing a skyline dominated by high-rise buildings. This has allowed the island to retain many of its natural qualities and preserved the open space that contributes to LBK's unique character. [However, these same density limitations are the reason why the majority of the condominiums on LBK were built prior to 1980.](#)

The residents of LBK have consistently supported measures to ensure the continuation of the qualities that make LBK special. Intensive public input was received during the development on the Town's Vision Plan in 2011. This plan has helped guide the governing authority with regard to decisions ~~which~~ [that](#) might ~~impact~~ [affect](#) the island's future. As markets change and properties age, the challenge becomes determining how best to proceed into the future without losing the very qualities that drew residents to the island in the first place.

The Urban Land Institute (ULI) Advisory Panel has been invited to LBK to provide the Town with analysis and recommendations from experienced industry professionals as to the Town's current strategies and how the Town might best plan for the next 20 years. The Town is seeking a long-term, "big picture" perspective, but also desires specific ideas and an implementation plan that can be acted upon in the near-future.

In preparation for the ULI Advisory Panel visit, the Town Commission appointed a committee to develop questions focusing on the Town's primary issues and concerns. The committee was comprised of two (2) Town Commissioners, two (2) Planning and Zoning Board Members and two (2) private citizens. During public workshop meetings, ten (10) questions were developed and subsequently approved by the Town Commission.

B. Questions to be Addressed

Question 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?

Question 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?

Question 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?

Question 4: Much of the building stock on Longboat Key is aging. How should the Town encourage revitalization to make properties attractive for the future?

Question 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?

Question 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

Question 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

Question 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?

Question 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 is the best location for it to be successful?

Question 10: Should Longboat Key have a Community Center and, if yes, what attributes should it include and where should it be located?

IV. History

A. Overview

For a small island, Longboat Key has a rich history. In the 1500's, long before modern tourists discovered the white sand beaches, warm sub-tropical climate and recreational opportunities, the island was used by the Timucuan and Calusa Native American Indian tribes for their own hunting and leisure excursions. During that time, the water level in the Gulf of Mexico and ~~sarasota~~ [Sarasota](#) Bay is believed to have been six (6) feet below current measurements. Shell mounds and other artifacts have been found on LBK revealing that picnics and fish fries were commonplace hundreds of years ago, activities that are still enjoyed on the island today.

In 1539, Spanish explorer and conquistador Hernando DeSoto is thought to have visited the island on his search for gold and lands to claim for Spain. Along with his scout, Juan Anasco, DeSoto ~~manned~~ [operated](#) a traditional "longboat" through the northern pass between LBK and Ana Maria Island. It is believed that the boat DeSoto used is where Longboat Key derived its name.

The island remained unpopulated until 1891, when a Confederate Civil War veteran named Thomas Mann settled on the north end with his grown sons. He was awarded 144 acres under the Homestead Act of 1862, while one of his sons was awarded another 144 acres on the south end. Mann sold his land around the turn of the century for \$500. A few of the homes built on the island in the early 1900's are still standing today.

Fourteen families resided on the island by 1915. Agriculture was the primary business in the early 1900's, with avocado, tomato, guava, and citrus crops delivered via steamboat to the mainland. In 1921, however, the island was hit by a devastating hurricane. Storm surge flooded the island and destroyed the crops, ending the farming pursuits on LBK. The island's residents experienced another significant event in 1921, with the creation of Sarasota County. The island was split in half, with the northern half included in Manatee County and the southern half falling into Sarasota County's jurisdiction.

In the early 1920's, circus tycoon John Ringling began purchasing property on Sarasota's barrier islands, including 2,000 acres on LBK. Ringling's dream was to develop the island into a resort for affluent vacationers and he began construction on a Ritz-Carlton Hotel overlooking New Pass.



Ritz-Carlton Hotel – Longboat Key, State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/254530>; Photographer: [Steinmetz, Joseph Janney, 1905-1985](#)

Ringling developed Bird Key and St. Armands Circle, envisioning a spectacular upscale tourist and residential area. However, the Great Depression took a toll on Ringling’s finances and ended progress on the Ritz-Carlton. After Ringling’s death, his heirs attempted to restart construction, but the partially-constructed hotel sat vacant for almost four decades.

During World War II, LBK was still sparsely inhabited. A target range was established near present-day Longboat Harbour, where Army Air Force planes practiced firing 50-calibre bullets. Gates blocked Gulf of Mexico Drive while target practice was held and then opened again to let vehicles pass.

The Town officially incorporated on November 14, 1955. LBK became a popular tourist destination in the 1950’s and 1960’s, with some of that era’s cottage-style resorts still in operation. In the late 1950’s, the Arvida Corporation bought hundreds of acres on the south end of the island, including the never-completed Ritz-Carlton hotel. The hotel was bulldozed in 1962 and Arvida began development of a planned community that transformed the southern end of the island into the resort-style residential community that exists today.

[As LBK developed, leaders were concerned with keeping the natural beauty of the island intact. Land Development regulations did not allow new developments to be “walled-off” along Gulf of Mexico Drive \(GMD\), with walls and fencing separating development from the island’s main roadway. Instead, trees and dense vegetation were planted to provide buffers to buildings and provide a more natural view along the island’s main corridor. Large roadway signs were also prohibited, limiting the visual clutter along GMD. These approaches have been crucial to preserving the character of the island.](#)

[Rapid growth during and after the Arvida development caused residents and Town leaders to take a hard look at the future of the island and the burdens](#)

continued growth could place on infrastructure and the natural environment. Residents who valued protection of the island’s low-density character stood across from developers who saw the island’s Gulf frontage as prime real estate. Years of debate ensued over the future of the island, sometimes with neighbor pitted against neighbor and residents from the north and south ends on opposing sides. Eventually, a resident-initiated referendum was passed that adopted strict growth measures to control density.



South Longboat Key, Then and Now

Tourism has been a vital and consistent part of LBK’s history. The island’s first hotel, built primarily to accommodate fishing parties, opened in 1913 and still stands as one of the Town’s oldest structures, though no longer in operation. Tourism has continued to be an important aspect of life on LBK. However, the Town holds a rather unique and limiting interpretation of “tourism” that has set it apart from typical high-turnover tourism destinations. Section V.F. of this document discusses the differences between LBK’s application of “tourism” and how it differentiates LBK from its neighbors.

The challenges the residents of the island have faced, as well as the solutions, have not been without conflict or compromise. Certain issues have resulted in costly legal proceedings, which this document will address. The residents and leaders of LBK believe that understanding the island’s past, the forces that determined its current character, and the challenges the community faces are crucial elements to consider in order to effectively plan for its future.

B. Regional and Town Economic Change

The national economic downturn hit Florida especially hard, with the state claiming the unwanted distinction of having one of the highest foreclosure rates in the nation. LBK and its regional neighbors were not immune to the effects of the national recession. LBK had seen some decline prior to the recession for various possible reasons, such as the decline in the number of available tourism properties on the island or workers delaying retirement. The Holiday Inn, a 146-room hotel, closed in 2003. The closure had such a profound effect on LBK that the passage of time is often referenced as “before Holiday Inn” and “after Holiday Inn.”

During the recession, Regional property values dropped dramatically, with the Sarasota – Bradenton area experiencing an average real estate value drop of approximately 40 percent over the course of the downturn, though properties on LBK experienced a much less dramatic decline.

As the recession dragged on, residential properties were not the only casualty. Commercial interests were hit hard as well, even on LBK. As families opted to forgo vacation plans, fewer tourists visited the island, resulting in a reduction of customers for both retail and tourism establishments. Commercial interests on the north end of the island fared particularly badly. A gas station closed its doors, in part due to the economics of complying with stricter environmental regulations, leaving one gas station at the south end of the island as the sole source of gasoline on LBK. Numerous businesses in the Whitney Plaza shopping center also closed. This left north-end residents without nearby commercial amenities, forcing many of them to venture off-island to shop.

Property values are on the rise again, however, with Sarasota County seeing a recent 4.2 percent increase over 2012, resulting in a \$1.7 billion taxable increase in value. Similarly, Manatee County has seen a recent increase in value of 3.9 percent, approximately \$913 million.

LBK has also seen its property values rise over the last year, but by a lower percentage than most of its neighbors. Overall, the Town’s property values rose by 2.67 percent over 2012 values, resulting in an increase in taxable values of over \$122 million.

C. Regional and Town Development Patterns

The recession created a virtual standstill in development in Sarasota and Manatee counties. Both counties, however, have seen a significant upswing in new development over the last year. In particular, over half of the increased property values in Manatee County result from new development.

Sarasota County's housing market, so brutalized during the recession, is now experiencing a shortage of available existing homes, with many new listings receiving multiple bids. However, it should be noted that a significant percentage of sales, higher than the national average, are going to investment firms. These firms are outbidding prospective homeowners for available properties, then leasing the homes to tenants. This has resulted in rising rental rates and a drop in homeowner occupancy rates in the area.

LBK has seen an increase in development interest as well. A site plan has recently been approved for the first new condominium development in several years. Priced from \$2.8 million to \$4.95 million each, the 11 luxury [condominiums](#) will enjoy a prime location on LBK's beach. It is also anticipated that the Hilton Resort and the Longboat Key Club will move forward with expansion plans in the near future. [The Key Club proposed an expansion previously; however, some Key residents challenged the scope of the project and subsequent court ruling caused the project to be postponed.](#) Other ~~D~~developers are also in the process of exploring development of several other properties, with luxury condominiums being the prevalent interest.

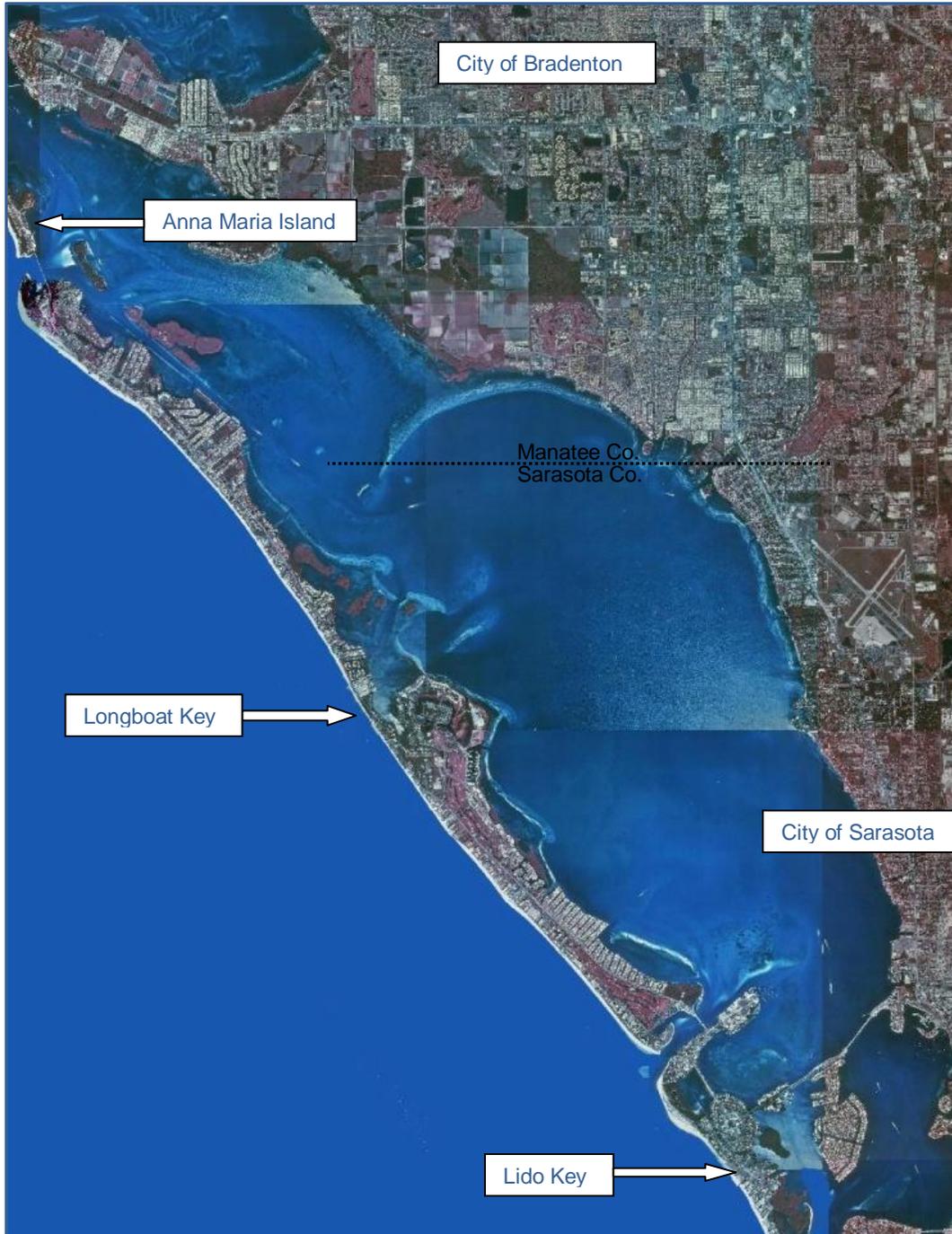
Throughout the recession, LBK continued to experience a trend of redevelopment of single-family homes. The island is virtually built-out, but older houses have been demolished to make way for newer and larger homes. Multi-family and tourism properties have also been converted to single-family homes, a trend that is discussed further within this document.

[Most of LBK's housing stock is comprised of condominiums built prior to the 1980's. As these properties age and look to modernize and/or redevelop, issues such as fractured ownership, density restrictions and development regulations present serious challenges. One of these properties, the 18-acre Colony Beach and Tennis Resort, has struggled with these issues. Due in part to disagreement between owners relating to repairs, modernization and funding, the resort closed in 2010 and has since fallen into disrepair. The Colony serves as an example and a warning of the complexities surrounding redevelopment of LBK's numerous condominium properties. The issues surrounding the closure of The Colony and fractured ownership are discussed further within this document.](#)

V. Study Area

A. Location and Physical Description

LBK is a barrier island, approximately 4-10 miles long, located off ~~of~~ the southwest coast of Florida.

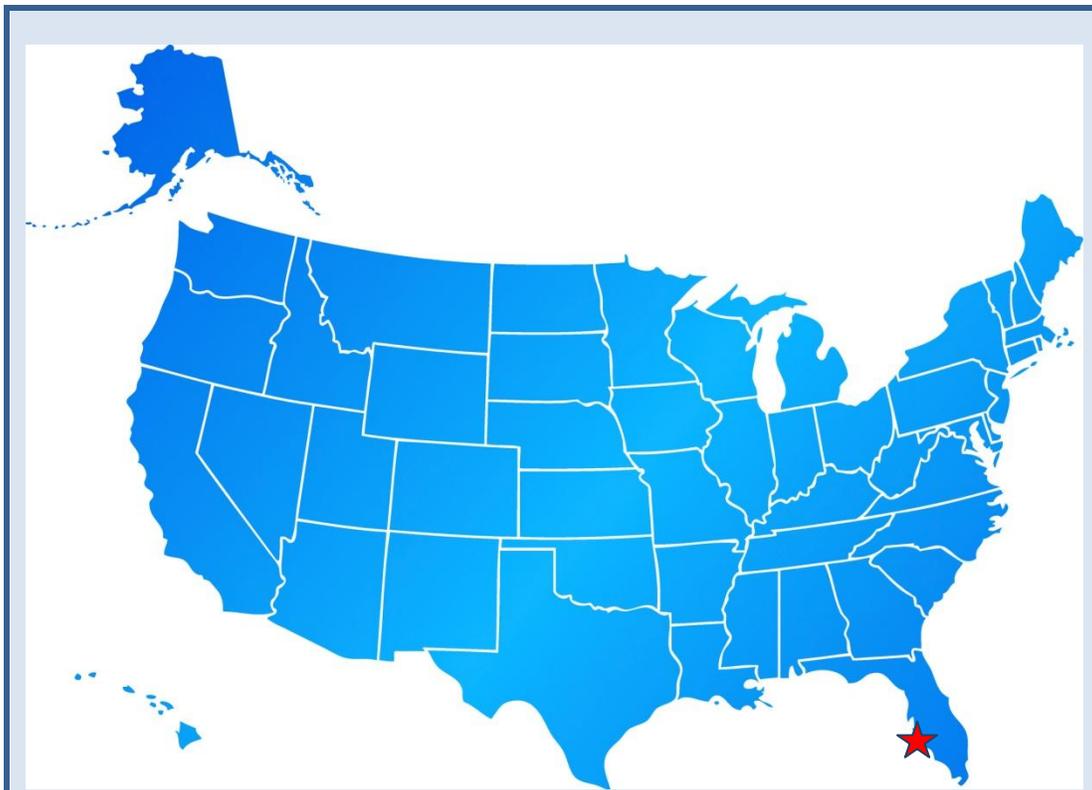


Graphic XXX

The island is bordered on the east by Sarasota Bay and to the west by the Gulf of Mexico. Anna Maria Island is located to the north of LBK, while Lido Key, St. Armands Key, and Bird Key are located to the south. The City of Bradenton and the City of Sarasota are located to the island’s east, across Sarasota Bay. Comprised of approximately 4.21 square miles of land and 11.74 square miles of water, the island is situated within the boundaries of two counties, Manatee and Sarasota.

The width of the island from gulf to bay ranges from approximately 100 yards to one-half mile. The Town of Longboat Key is comprised of the main island and several smaller islands, including Jewfish Key, Sister Keys, White Key, and Whale Key. Other than the main island, Jewfish Key is the only other inhabited island within the Town’s jurisdiction. [Though there are a few homes on Jewfish Key, this small island located off the northeast tip of LBK can only be reached by boat.](#)

[LBK is conveniently located within easy reach of many major U.S. markets, especially those along the East Coast.](#)



Distance to Major Markets

Location	Miles
Miami	242
Atlanta	509

Washington, D.C.	954
Baltimore	993
Philadelphia	1,091
New York	1,181
Boston	1,393
Minneapolis – St. Paul	1,640
Denver	1,911
Los Angeles	2,578

Table XXX

1. Land Uses

LBK is a coastal residential community with no industrial development and limited commercial uses. The Town has limited vacant lands available for development. Vacant lands that may be developed are found in isolated parcels of medium to small size and are scattered about the island. No unincorporated lands surround LBK.

The island’s natural resources, particularly its location and climate, have had a major influence on the Town’s growth. Sustained development occurred on the island over the last 20 years but recently slowed as vacant lands diminished, demographic and lifestyle changes affected the nature of the community, and as the national and local economy experienced a major recession. The southern portion of the island is a residential and resort-oriented planned community originally developed by The Arvida Corporation.

The majority of the housing stock on LBK is comprised of multi-family/condominium units. Approximately 14 percent, or 1,370 units, of LBK’s housing stock is utilized for tourism use, although 40 percent of those units are not currently zoned for tourism use and are considered “existing non-conforming.”

Density on the island has been controlled through a referendum process that was established through [an amendment to](#) the Town’s Charter in [1984](#)[1985](#), following a sharp increase in high-density development. The Charter provision prohibited increases in density on the island without the consent of a majority of LBK’s eligible voters. As a result, development over the last 30 years has consisted primarily of low-rise structures and ample open space.

The Town’s Future Land Use Map ([FLUM](#)) is provided in Section X.A. of this document. The Town’s Zoning Map is also provided for reference in Section X.B. of this document.

Distribution of Land Uses		
Land Use	Acres	%
Residential		
• Single Family	604.9	22.4
• Multi-Family/Condos	688.6	25.5
• Mobile Homes	15.8	0.6
Commercial		
(1) Tourist/Resort	160.4	5.9
(2) Strip/General	104.5	3.9
Public Facilities	19.3	0.7
Private Institutional	25.5	1.0
Streets and Canals	312.8	11.6
Vacant	102.8	3.8 ^[a1]
<u>Recreation/Open Space</u>	<u>659</u>	<u>24.6</u>

Source: LBK 2007 Comprehensive Plan, Amended June 2012

Table XXX

2. Neighborhood Diversity

Every community is unique in some way, and LBK is no exception. Islands, in particular, have an isolated nature that tends to provide residents with the opportunity to build their own identity, apart from larger nearby communities. Unlike many beach communities, the residents of LBK fought hard to keep the island from developing with wall-to-wall high-rise buildings.

LBK is not one continuous stretch of uniformity. The island may be comprised of only approximately four (4) square miles of land, but there are numerous pockets of uniqueness contained within its shores. Approximately two-thirds of LBK’s residents live on the southern half of the key. The southern half of LBK is characterized by predominantly planned-development neighborhoods and mid- to high-rise condominium complexes, while the northern half has a more eclectic atmosphere and includes some of the historic structures still existing on LBK.

The differences between the north and south halves of the key provide a broad range of housing options to satisfy vastly different tastes and lifestyles. Some examples are described below.

- Longboat Village: The oldest neighborhood on LBK, “The Village” is located on the northern end of the island and dates back to 1855.



[The Village](#)

[The neighborhood was originally called Longbeach. It developed as a fishing village and still embodies the feeling of “Old Florida.” Traditional beach cottages, peacocks freely roaming the streets, and a sense of community rarely seen in modern times make The Village a unique enclave. It is known for its art and culture scene, fish cookouts, and a lifestyle still heavily involved with boating and fishing. It is home to the Longboat Key Center for the Arts, which was established over 60 years ago and is a testament to the Village’s longstanding support and appreciation of the arts.](#)

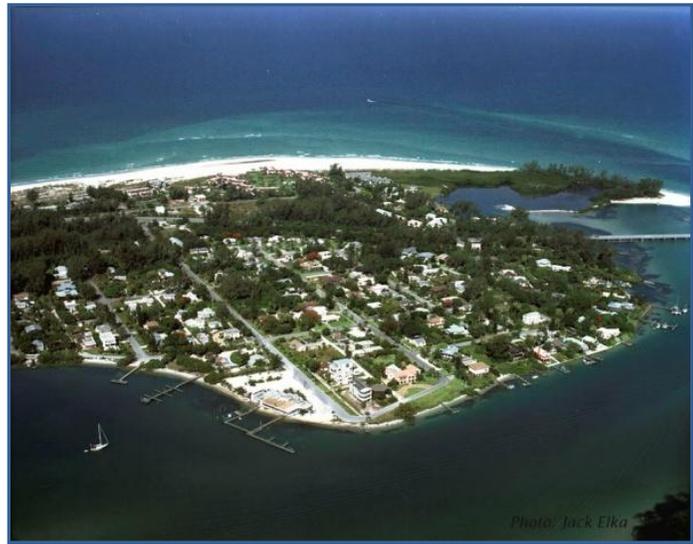


Photo: Jack Elka

[Longboat Village](#)
[Photograph: Jack Elka](#)

[The bay-front Mar Vista Restaurant, a long-time gathering place that began as a small pub and bait shop, is also located in the Village and includes one of the oldest structures on the island, the Jordan House, dating to 1912. The Jordan House, as well as several other houses still existing that were built circa 1915, were constructed by utilizing concrete block forms from Sears Roebuck.](#)

Moore’s Stone Crab Restaurant is located next door to the Mar Vista and has also been part of the Village since the 1960’s.



Jordan House

- Country Club Shores and Bay Isles: For residents seeking a traditional single-family neighborhood, but also want deep-water access at their back door, Country Club Shores and Bay Isles, located on the southern half of the island, are two such planned residential developments that provide both, as well as recreational opportunities, such as premier golf and tennis.



Bay Isles

Many of the homes have deep-water access via canals, a marina, and/or private boat dockage. These neighborhoods have seen significant revitalization, with older houses being demolished and replaced with new and larger homes.



Gulf Shores

- Longboat Key Club: Many residents want all of the benefits of owning property on L BK, without the responsibility of performing maintenance. The Longboat Key Club is just one of many resort-style condominium communities on L BK that satisfies the needs of these residents.



The Key Club was built prior to the Town’s current density and height regulations and, like many other structures on the island, exceeds the Town’s current Comprehensive Plan density allowances. The Club includes many on-site recreational activities, such as golf, tennis, and a stretch of L BK’s beautiful beach.

The Inn on the Beach, located within the Key Club, serves as an example of the predominant type of tourist facility on L BK. Unlike a hotel, condominium units are privately owned, but are available for short-term rental. Guests are provided access to all resort amenities during their visit.

The Key Club has been the subject of a lengthy and contentious battle between the Club’s owners and surrounding property owners. The Key Club owners recently sought to develop additional condominiums, a hotel, and other amenities on the property, but

nearby property owners objected. Court battles ensued, which resulted in the Town’s development process being declared invalid and the prevented the Key Club, as well as other properties, from moving forward until the Town amends its development approval process.

23. Natural Features

a. Beach

b. Mangroves

c. Deep-water mooring

d. Sea Turtle and Shore Bird Nests

24. Transportation and Access

a. Sarasota-Bradenton International Airport

Located a short distance from the Sarasota-Bradenton International Airport and the Tampa International Airport, the island is easily accessible to inbound visitors and part-time residents.

b. Gulf of Mexico Drive (State Road 789)

c. New Pass Bridge and Longboat Pass Bridge

d. Seasonal Traffic Volumes

e. Hurricane Evacuation

45. Infrastructure

[a. Streets](#)

[b. Potable Water](#)

[c. Stormwater](#)

[d. Sewer](#)

[56. Recreational Facilities](#)

LBK has a total of approximately 659 acres or 25 percent of the total land area classified as open space/recreational land use, which includes [Town-owned facilities](#), private golf courses, private tennis courts, and other privately-owned open space and/or recreational uses. [The majority of active recreational facilities on the island are provided by private means.](#)

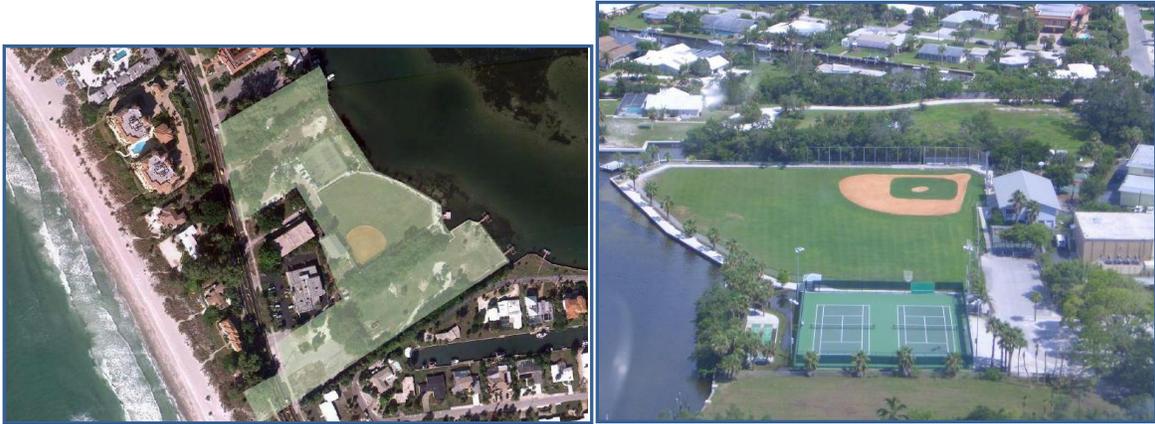
[a. Town-Owned Recreational Facilities](#)

The Town has seven (7) recreation areas comprising approximately 98 acres: Bayfront Park Recreation Center; Longboat Key Tennis Center; Bicentennial Park; Joan M. Durante Park; Quick Point Nature Preserve; and Manatee County’s beach park, Greer Island Beach Park.

~~Roughly 80 percent of LBK’s permanent population is over 60 years of age with significant leisure time. Therefore, the need for diversity in recreational and community facilities, both active and passive, is necessary. The majority of active recreational facilities on the island are provided by private means.~~ Recreational properties and amenities owned by the Town are detailed below.

Bayfront Park: Bayfront Park is located approximately mid-key and provides access to both the beach and Sarasota Bay. Amenities at Bayfront Park include a 1,350 square foot activity room, basketball court, shuffleboard courts, picnic tables, playgrounds, a multi-purpose ball field for soccer and softball, and tennis courts.

~~For several decades, Bayfront Park has been the center of a debate regarding construction of a proposed community center and expansion of recreational activities at the park. A detailed discussion of this issue is provided in Section X.D.~~



Bayfront Park

For several decades, Bayfront Park has been the center of a debate regarding construction of a proposed community center and expansion of recreational activities at the park. Currently, there are no facilities on LBK where large community gatherings can be held, other than meeting and event space available on a fee basis through a couple of tourism facility venues. A detailed discussion of this issue is provided in Section X.D.

A debate has lasted for several decades as to whether the Town needs a community center. Proponents Some residents extol the benefits of having a place where the community can gather for events, exercise and hobby classes can be held and residents and visitors would have an additional resource for activities. Opponents disagree with the need for a community center, since most of the condominium associations, which include the majority of the residential units on the island, have their own activities and meeting facilities.

In addition to providing a place for large community and civic meetings, other uses that have been proposed for a community center include: small theater and musical performances; art classes; exercise classes; fitness equipment room; indoor basketball court; games; outreach group meetings; lectures and educational classes; demonstrations (garden club, etc.); special exhibits (art, history, etc.); and anniversary and wedding celebrations.

Bayfront Park has long been thought by proponents to be the best location for a community center. However, the debate over whether to build a center continues. Below is a brief history of the community center issue.

- 1980's: The current building located on Bayfront Park was actually the clubhouse of the Far Horizons Resort. In the 1984, the building was donated and moved to its current location.. At the time the park and building were privately owned and operated by a group of citizens/volunteers called the LBK Community Center, Inc. The building envelope is 2,135 square feet with approximately 1,350

square feet of usable space on the second floor. There is ancillary space for an office, small kitchen and restrooms.



Existing Community Center – Bayfront Park

- March 1994: LBK Community Center donated the property and building to the Town. -From that point, on-the Town has operated the facility. It is now called the Bayfront Park Recreation Center.
- May 2003: The Town Commission creates the Community Center Advisory Committee (CCAC) and appoints citizens to advise the Commission on future plans and wishes of the community for a new facility.
- October 2003: Town selects Lisa Wannemacher Architects to work with CCAC on facility programming and concept design.
- January 2004: Town Commission approves a Referendum not to exceed \$6,410,000.00 to build a new community center.
- March 2004: Bond Referendum fails to gain voter support (32.4% In Favor, 67.6% Opposed).
- March 2007: Using funds from the Neighborhood Parkland Acquisition Program Sarasota County Government purchases 3.88 acres of adjacent land to the south known as the Albritton Property.
- Feb. 2008: Memorandum of Understanding signed between Sarasota County and LBK.
- Feb. /March 2009: Sarasota County and LBK hold Public Meetings to develop Concept Plan for new Community Center.
- Summer 2009: Sarasota County and LBK Commissions approve Concept Plan.

- May 2011: Town Commission authorized staff to develop a new conceptual site plan combining the 2003 and the 2009 concept plans.
- October 2011: Wannemacher/Jensen Architects is selected by the Town to update the previously approved concept plans.
- November 2011: The Town purchases 0.71 acres of property north and adjacent to Bayfront Park (4110 GMD)
- 2012: Plans were put on hold.



Conceptual Plans – Bayfront Park

Beaches and Beach Access:

When residents and visitors talk about LBK, one of the first things they often mention is the beach. It is arguably the Key's biggest and best asset. The residents and Town understand the importance of preserving this asset for the benefit of not only the current generation, but for future generations as well.



LBK's beaches serve as nesting sites for threatened and endangered species, including sea turtles and terns. In an effort to keep LBK's beaches relatively peaceful for both visitors and residents, as well as safe for our the native wildlife, LBK has addressed the following issues:

- Islanders love their four-legged friends as much as anyone else, maybe more. A debate has been waged for years on the island regarding LBK's prohibition of dogs on the beaches, Bbut the only animal life allowed on LBK's beaches, besides humans, is of the native bird and sea turtle variety. Opposition to Tthe policy continues to arise periodically. is not without controversy, however, and the desire to allow dogs on certain areas of the beach arises periodically.
- A cold beer might sound refreshing on a hot August day, but aAlcohol is prohibited on LBK's public beaches, a policy which sometimes comes as a surprise to visiting tourists. Several other public beaches on neighboring islands have also adopted this regulation.
- For anyone who might take a wrong turn on the Interstate, Daytona Beach is on the other side of Florida. Motorized vehicles can pose a hazard to sea turtle and tern nests and are prohibited on LBK beaches. Likewise, personal watercraft, such as jet skis, are not allowed to be launched from the beach.
- While the latest Rap or Pop song might be at the top of the charts, most residents and visitors seem to prefer the sound of gentle waves lapping onto the sand, with the occasional seagull or tern chiming in to provide the vocals.



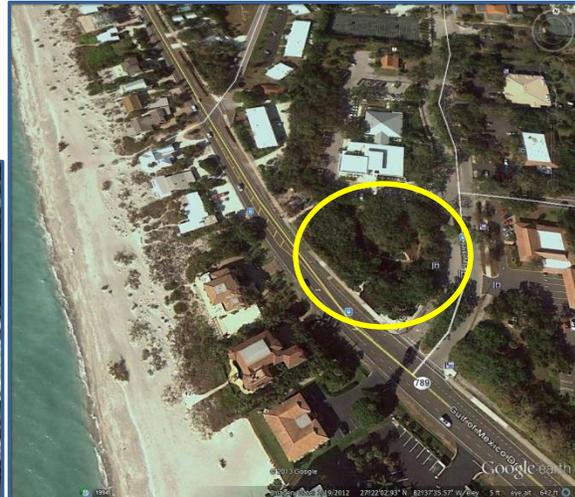
The Town has 41–12 public beach access points, most with onsite–limited parking. The public beach accesses are available to residents and visitors and do not require a permit for parking. Public beaches are open daily from 5:00 AM to 9:00 PM.



Beach Access

Bicentennial Park: Located adjacent to Town Hall, this one-acre park is a restful, partly sunny/partly shady garden spot just off the bike path on the corner of GMDulf of Mexico Drive and Bay Isles Road.

The park was first established through the efforts of the Town’s Bicentennial of the Constitution Committee in cooperation with Arvida Corporation and was dedicated July 4, 1976. -In 1978, the property was deeded to the Town by Arvida for open space credit. The native setting of the park has been enhanced with low-maintenance shrubs, plants, and trees and has been designated by the State as a Florida Model Garden.



Bicentennial Park

Joan M. Durante Park: The 32-acre site is located on Sarasota Bay, two (2) miles from the north end of the island. It is the result of a private/public partnership to enhance and restore the property to a viable wetland and coastal hammock forest. When the Town acquired the land in the 1980's, the property had been overgrown with invasive exotic vegetation. In 1994, the Town was offered a private donation in the amount of \$750,000 by James Durante for the purpose of developing a park and restoring the property in honor of his late wife. Invasive exotic vegetation was removed and great care was taken to protect the native vegetation and desirable trees on the site, such as Live Oaks, Red Cedar, Sabal Palms, BanyanBanyan, Mango, Green Buttonwood, Mahoe and Mangroves.



Joan M. Durante Park

Longboat Key Public Tennis Center: Located mid-key near Publix and the Town Hall complex, the Tennis Center is a public facility with 10 soft clay courts, a specialized teaching court, daily-organized events, training professionals, and a service to arrange tennis matches. Fees are charged for passes to the facility and available clinics.



LBK Tennis Center

Quick Point Nature Preserve: Located on the southeast end of LBK, the nature preserve consists of 34 acres of healthy wetlands, mangroves, lagoons and upland habitat and provides a number of essential benefits to Sarasota Bay, as. Over the past 50 years, development has caused a decline in the quantity and quality of Sarasota Bay’s wetlands. The public acquisition and restoration of Quick Point is a shining example of what can be done to protect and re-establish this unique and vital habitat. Extensive trails and boardwalks allow visitors to enjoy scenic vistas and an up-close look at the natural beauty of the island.

A pristine mangrove lagoon was present 100 years ago and still serves today as a serene natural setting of mangroves for utilization by shore birds and human enjoyment. The natural lagoon area also serves as vital habitat for juvenile fish and crabs.

A man-made tidal lagoon was excavated to different elevations and depths to attract different kinds of animals and visitors might see whelks, conchs, juvenile crabs and many kinds of small fish, including mullet, black drum, and others. Wading birds can often be seen, including Snowy Egret, White Ibis, Herring Gull, Great Blue Heron, Great American Egret, and Osprey.

During the 1950’s and 1960’s extensive ditching of the mangroves occurred for mosquito control purposes. Today we know the beauty, wildlife value, erosion protection, and importance in estuary ecology that make mangroves an important natural resource, which all Floridians should strive to protect.

The preserve is open year round, parking is available onsite and there is no admission fee.



Quick Point Nature Preserve

Overlook Park: Located on the southern tip of the island, the park is owned by the Florida Department of Transportation ([FDOT](#)) and maintained by the Town. The park provides parking for and access to the Quick Point Nature Preserve by the wooden walkway under the New Pass [bB](#) Bridge. The park is a popular spot for local fishermen and for boat-watching as boats pass through New Pass.



Overlook Park

[b. Other Recreational and Cultural Opportunities](#)

[Although many of the recreational facilities on the island are only available to members and resort guests, there are other recreational and cultural activities that residents and visitors can enjoy, including:](#)

- [\(1\) Longboat Key Center for the Arts: The Center is located on the north end of the Island in the Village area. It originated in the 1950's, but has been part of the Ringling College of Art and Design since 2007, and offers art classes and exhibits.](#)



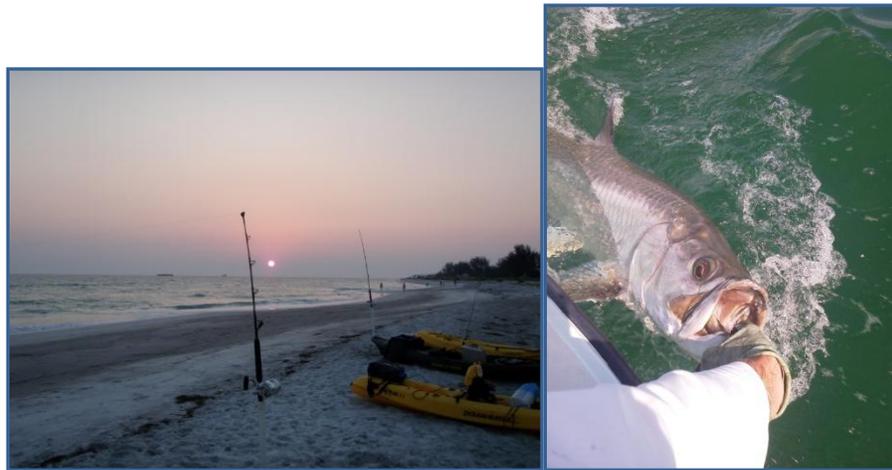
[Longboat Key Center for the Arts](#)

[\(2\) Longboat Key Education Center: Located in the Centre Shops, the Education Center is an adult enrichment center offering programming from mid-October to Mid-April. Activities include; art classes and exhibits; workshops; lectures; day-trips; yoga classes; and others.](#)



[Longboat Key Education Center](#)

[\(3\) Fishing: LBK is surrounded by grass flats, making it an excellent location for sport fishing. Fishing can be enjoyed from the beach or by boat. Numerous private fishing charters operate in the area as well.](#)

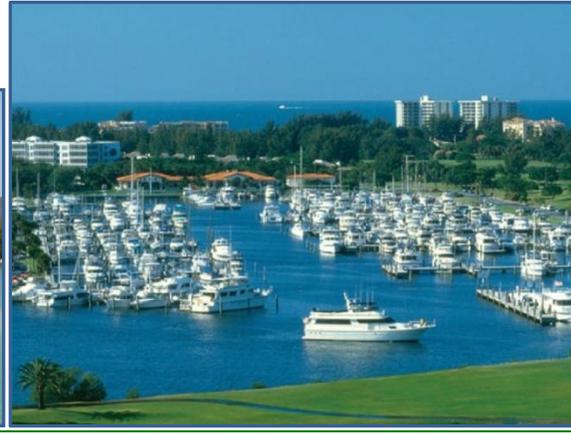


(4) Boating: Boating has been a crucial element of LBK's character since the beginning of its recorded history. In the 1500's, Calusa and Timucuan Indians used dugout canoes to reach the island to hunt for shellfish and turtles. Hernando Desoto, a Spanish explorer and conquistador, is said to have visited the key in his 'longboat' in 1539 as he went through the northern pass between LBK and Anna Maria Island.

A visit to LBK will quickly confirm that boating is still a vital part of life to residents and visitors. Boats can be seen docked behind homes, moored in marinas, parked in driveways and yards, and cruising the Gulf and bay waters.

Although beloved by most, the presence of so many boats is not without controversy at times. Issues have arisen in some neighborhoods with boats being parked in front driveways for long periods, particularly if they are stored there while owners are out of state for months at a time. Some have suggested that boats be kept in rear or side yards and screened from view of the street. While this might be a solution for some neighborhoods, residents in other neighborhoods, particularly on the north end of the island where fishing has played such a vital role in the history of the area, would like to maintain the flexibility to park boats in front yards. Developing a solution that is equitable for all is a challenge the Town is has been actively pursuing.

Many LBK residents own boats and either have them stored or utilize private dockage or lifts. A public boat ramp is available on the north end of the island, but it is primarily utilized by residents of the Village since there is very limited parking available. Public boat ramps with ample parking are located off-island, just across the Longboat Pass Bridge and the New Pass Bridge. A privately owned dry-storage facility is located on the south end of LBK.



(5) Kayaking: Kayaking is a popular water sport in the waters around LBK. The water on the bay side of the island is usually very calm and the Gulf side has little surf, making for favorable conditions for kayakers. There are several places to launch kayaks on the island; however, parking is limited at most locations.



Kayak Launch

67. Hazards

a. Hurricanes

LBK is particularly vulnerable to hurricanes. While the island has not had a direct hit by a hurricane in many years, even a non-direct path can cause widespread damage. The low elevation of the island substantially increases the risk of flooding and each storm has the potential to cause millions of dollars in damage.

The risk of hurricanes affects numerous decisions made by Town officials, including: land use planning; emergency preparedness planning; economic recovery; infrastructure needs assessments; beach replenishment; and others.

A history of some of the more notable storms to impact LBK are listed below.

- (1) **Hurricane of 1848:** Though the hurricane of 1848 preceded the time when major storms began to be named, the hurricane is one that permanently altered the landscape of LBK. Though few people were around to see it, the hurricane cut a path across the barrier islands and forged a new pass, which separated present-day LBK from Lido Key. The pass is now maintained by the U.S. Army Corps of Engineers USACE) to ensure safe depths for boat traffic.
- (2) **Hurricane of 1921:** LBK was a farming community at the time the hurricane struck in 1921, with fruit transported from the island to the mainland via boat. The storm inundated the island with saltwater, killing the fruit trees and ending the agricultural pursuits on the island.
- (3) **Hurricane of 1944:** The storm struck on October 19, 1948. Though not a direct hit, it toppled trees and knocked out electricity and phone service on the island.
- (4) **Hurricane Agnes, 1972:** Agnes struck in June 1972 and caused severe damage on both LBK and Anna Maria Island. At least 25 homes were destroyed and numerous motels received major damage.
- (5) **Hurricane Elena, 1985:** LBK avoided a direct hit by Elena on Labor Day weekend 1985. However, as she swept north of the island the wind speeds peaked during an extreme high tide. Damages on the island were estimated at \$5 million and had a steep financial impact on LBK's hotels and motels due to lost revenue during a holiday weekend.
- (6) **Hurricane Season 2004:** Friday, August 2004 could have been a devastating day for LBK. Predicted to be in the direct path of powerful Hurricane Charley, residents evacuated the island. However, the storm took a last-minute turn and made landfall at Port Charlotte, causing massive damage in Charlotte and Lee Counties. LBK escaped with nothing more severe than some downed power lines and tree branches. The hurricane season of 2004 continued to threaten, with Francis causing power outages on the island and Jeanne scouring a two (2)-foot layer of sand off of the beach.
- (7) **Hurricane Season 2005:** LBK avoided the devastation of hurricanes Katrina and Rita. Minor damage was sustained during Hurricane Wilma and the Village Neighborhood was flooded during Hurricane Dennis.
- (8) **Tropical Storm Debby, 2012:** Though not reaching hurricane status, Debby brought power outages and extended flooding to LBK in June

2012. Floodwaters peaked at high tide, exacerbating flooding in low-lying areas. The storm also scoured sand from the north end of the island and washed out numerous sea turtle nests.

b. Sea Level Rise

Though scientists differ on the amount of sea level change that can be expected over the next few decades, one thing is certain: sea level is rising. National Oceanic and Atmospheric Administration (NOAA) tide gauges in Key West confirm that sea level has risen there by nine inches in the last 100 years.

During extreme high tides, saltwater can back up through LBK storm water drains that flow to Sarasota Bay, causing streets in low-lying areas to flood.



The Village: Water in street during high tide

Conservative estimates predict a moderate increase of three to six inches in sea level rise for South Florida by 2030, with 18 to 40 inches by 2100. Other scientists feel these estimates are far too low, with the potential for much of South Florida and all of the barrier islands to be inundated. With the highest elevation on the island at approximately 11 feet above sea level and much of the island being only three (3) feet above sea level, any amount of rise has the potential for devastating consequences.

- Storm surges could be higher, which could inundate the island and increase damage to structures.
- Drainage systems could be rendered useless from increased rainfall, especially with higher tides.
- Beach erosion may worsen and structures built along the water's edge could become more vulnerable.

- Vital infrastructure, such as roads, may need to be elevated or relocated.
- Saltwater intrusion into fresh water supplies may worsen, making potable water more difficult and costly to obtain.

LBK residents and Town officials are understandably concerned about the potential impacts of sea level rise on the island. Addressing those concerns, however, will likely be a complicated, costly and lengthy process with no easy solutions.

c. Beach Erosion

The appeal of LBK for most residents and tourists is, arguably, the island’s beaches. There is an expectation that LBK’s beaches will be maintained as wide stretches of clean white sand. LBK’s tourism industry depends on the beaches to draw visitors and many of LBK’s residents live on the island for the enjoyment of the beach. In addition to contributing to LBK’s tourism and quality of life, the beach provides protection of upland structures during storm surges. The beach and dune system act as a buffer, absorbing the impact of the waves and preventing erosion of upland areas.

LBK is often referred to as a barrier island, but it is also considered a key, a word derived from the Spanish word “cayo,” or small island. Keys tend to be more influenced by storm surges than larger islands. Small keys can completely disappear during a hurricane and it is not uncommon for over-wash to breach narrower sections of larger keys. LBK has experienced this in the past, when storm surges from the Gulf of Mexico overflowed and merged with Sarasota Bay. Prior to 1921, agriculture was a thriving business on the key, with farmers growing vegetables and lime, avocado, and guava trees. During a hurricane in October 1921, storm surge swept across the low-lying key. The saltwater inundation killed the trees and crops, ending the agricultural business on the key.



Erosion Near Longboat Pass

Hurricanes can also have a greater impact of keys than on islands. At one time, LBK was connected to Lido Key to the south. In 1848, a hurricane cut a path through the sand and created a new pass. The name stuck and the channel between LBK and Lido Key is officially known as New Pass.

Due to their small size and geologic composition, keys also tend to experience more erosion from normal tidal action, which is compounded with each storm event. Barrier keys are primarily, if not entirely, composed of sand, which settled on top of old coral reefs. This sand is always in motion, either accumulating or eroding. An example of this process can be seen on the north end of LBK, where erosion processes are constantly reshaping the island.



Longboat Pass, 1941
 Photographer: Gordon Whitney;
 Manatee County Public Library
 Historic Photograph Collection

Longboat Pass, Modern Day

For structures that may have been built too close to the water’s edge, the constantly shifting sands can result in the need for construction of seawalls and groins, recurring beach nourishment or, in the most extreme cases, abandonment of property. The Town has performed numerous beach nourishment projects in the past in an effort to maintain LBK’s beaches.

In order to provide a funding source for the millions of dollars typically required for each beach nourishment project, two (2) Special Districts were established, as described below.

- (1) Erosion Control District A: This District consists of all residential properties seaward of Gulf of Mexico Drive, as well as all commercial properties on the island. District A property owners pay for 80 percent of the annual millage amount for debt service on beach nourishment bonds.
- (2) Erosion Control District B: This District includes all properties on the island not included in District A. Property owners in this District pay for 20 percent of the annual millage amount for debt service on beach nourishment bonds.

The Town voters approved a referendum question in the March 2011 election approving a \$16,000,000 bond issue to place erosion control structures and sand at the north end of the island, as well as certain areas of concern, or “hotspots.” The Town is currently in the permitting phase for the northern structures, which consists of two (2) groins and one (1) terminal jetty.

The Town also recently received bids for nourishment along certain sections of the beach. However, recent excessive increases in costs for beach nourishment have forced the Town to reconsider future nourishment projects. The Town has engaged a firm to evaluate and reformulate the beach management and beach nourishment plans.

While the Town’s Land Development Code (LDC) does contain provision that prohibit construction of structures too close to the water’s edge, those provisions have not always been in place. Several private properties on the island were developed with structures very close to the beach, making them especially vulnerable to erosion. These properties have required multiple beach nourishment projects in order to prevent loss of property.

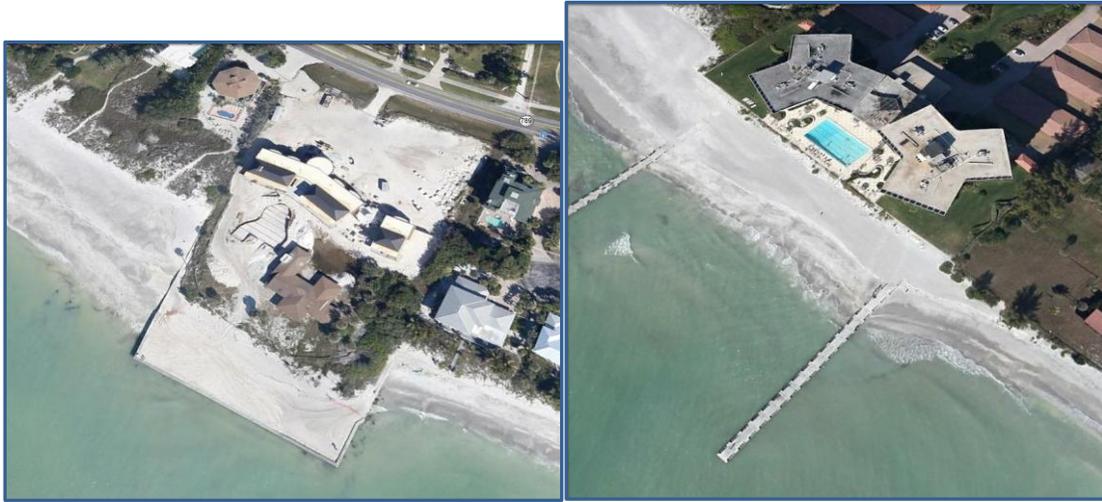


Before beach nourishment



After beach nourishment

Seawalls and groins have also been constructed on a few properties. While these structures help to protect the private property, the coastal structures exacerbate erosion down-shore by preventing the natural southern migration of sand. This requires more frequent nourishment projects down-shore of these structures.



Seawall

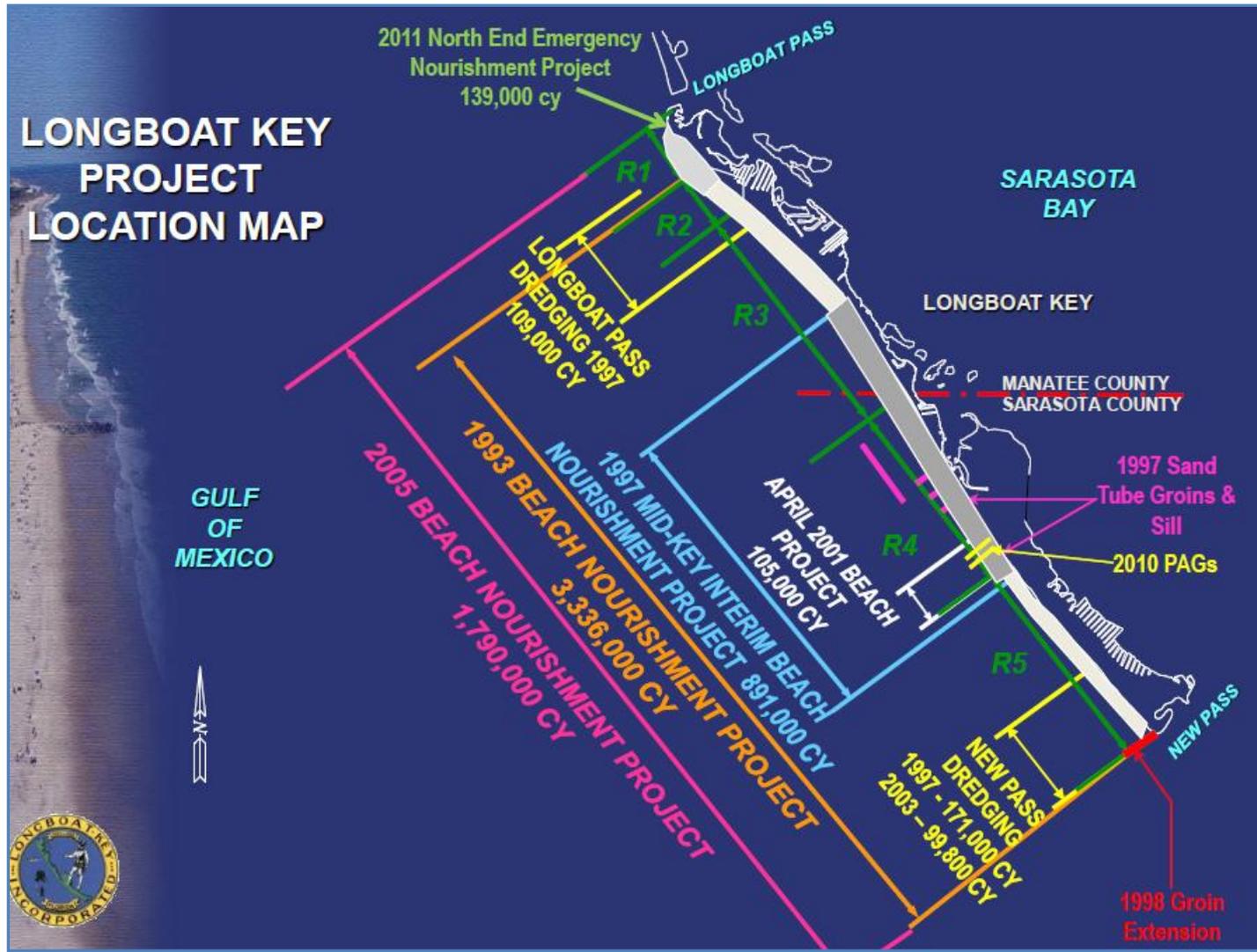
Groins

Table XXX provides information relating to costs associated with major beach projects that the Town has performed since 1993. Graphic XXX illustrates the locations of these projects.

Major Beach Projects		
	Cubic Yards of Sand	Construction Cost*
1993 Nourishment	3,336,000	\$12,701,144
1993 and 2003 New Pass Dredging	270,800	\$1,040,546
1997 Mid-Key Interim Nourishment	891,000	\$7,393,240
1997 Longboat Pass Dredging	109,000	XXX
1997 Sand Tube Groins	XXX	XXX
1998 Groin Extension	--	XXX
2001 Nourishment	105,300	\$800,000
2005/06 Nourishment	1,790,000	\$21,855,157
2010 Permeable Adjustable Groins	--	\$1,000,000
2011 North End Interim Nourishment	140,000	\$4,221,000

*Costs are for construction only and do not include "soft" costs (e.g. sand search permitting, etc.)

Table XXX



Graphic XXX

B. Economics

1. Employment Types and Trends

Hospitality and other tourism-related services, retail/food services and municipal government are the major sources of employment on LBK.

Seasonal employment is common on LBK due to the influx of seasonal residents and visitors during the winter months. The length of the typical “season,” when most visitors and seasonal residents visit, has historically lasted from approximately November through April. During the recession, “season” gradually shrunk to only about four (4) months. However, weather patterns in northern states can influence the length of each season, with part-time residents sometimes staying longer if northern states continue to experience colder temperatures during early spring. This was the case during Spring 2013, when northern states experienced record cold temperatures and extended snow. Many part-time residents delayed their departure from the area, which resulted in one of the best tourist seasons in years. This prompted many employers to retain seasonal employees longer than in years past.

The seasonal influx of visitors and part-time residents creates challenges for many retail and commercial businesses that typically depend on a year-round client base to be financially sustainable. Since there are few attractions to draw people from the mainland, businesses must rely almost exclusively on LBK residents and visitors.

Cost of living on the island is a consideration for many employers and employees on LBK. Most people who work for businesses on the island are unable to afford housing on LBK and are forced to live off-island. This creates longer commute times and increased transportation expenses, particularly during the tourist season when routes on and off the island are heavily trafficked. This often requires LBK’s employers to pay higher incomes than similar employers on the mainland in order to attract workers.

Contractors and maintenance crews make up the majority of commuters who travel to the island on a daily basis. Most of these workers are employed by companies with offices on the mainland.

2. Major Employers

The major employers on LBK include the Longboat Key Club, the Hilton Resort, Publix, and the Town.

Major Employers and Number of Employees			
	Full-Time	Part-Time	Seasonal
Longboat Key Club	XXX	XXX	XXX
Hilton Resort	50	10	12
Publix	XXX	XXX	XXX
Town of Longboat Key	XXX	XXX	XXX

Table XXX

[A major expansion is planned for The Hilton Resort. The resort is scheduled for closure during construction. Upon reopening, they anticipate hiring an additional 20 full-time employees.](#)

3. Employment

The majority of LBK’s residents, both permanent and seasonal, are affluent retirees.

Employment Status by Percentage of Population		
Type of Employment	2000*	% of Population 2010^
In Labor Force	26.4	25.5
• Employed	26.2	24.1
• Unemployed	0.2	1.4
Not in Labor Force	73.6	74.5
*Source: 2000 U.S. Census		
^Source: U.S. Census Bureau, 2007-2011 American Community Survey		

Table XXX

4. Income Data

Median Income		
	2000*	2010^
Median Household Income	\$90,251	\$100,076
Median Family Income	\$107,983	\$125,583
Median Per Capita Income	\$80,963	\$95,088
*Source: 2000 U.S. Census		
^Source: U.S. Census Bureau, 2007-2011 American Community Survey		

Table XXX

Income and Benefits (In 2011 Inflation-Adjusted Dollars) by Percentage of Population		
Income Amount	2000*	Percentage of Households 2010^

Less Than \$49,999	<u>29.5</u>	31.4
\$50,000 to \$99,999 <u>\$74,999</u>	<u>13.5</u>	18.6 <u>17.4</u>
<u>\$75,000 to \$99,999</u>	<u>11.2</u>	<u>11.2</u>
\$100,000 to \$149,000	<u>18.7</u>	18.2
\$150,000 to \$199,000	<u>6.8</u>	9.3
\$200,000 or More	<u>20.3</u>	22.5
*Source: 2000 U.S. Census		
^Source: U.S. Census Bureau, 2007-2011 American Community Survey		

Table XXX

C. Demographics

1. Overview of Population Trends

The population of the Town of Longboat Key increased steadily in the latter part of the 20th century, but slowed beginning in 2000 and has declined by approximately eight (8) percent. ~~The population is projected to remain relatively stable unless or until redevelopment and revitalization of the island occurs.~~

While there are no certainties as to the cause of the decline since 2000, it can be speculated that rising property taxes and significantly increased property insurance costs have played a role in the decline. Also, national economic conditions may have led some people to delay retirement, thus reducing the number of people who might have moved to the island on a permanent basis.

Past growth stemmed from the migration of new residents and was not attributable to natural increase. Most of the new residents are retired persons, who tend to be affluent and are generally from the northeast and midwest Midwest areas of the United States and who often are first introduced to the island as tourists.

LBK is a popular seasonal destination for both visitors and part-time residents from both the ~~Unites~~ United States and other countries. During the winter months, when the climate in Florida is mild, the population on LBK can increase to approximately 18,000 to 24,000. However, the majority of the seasonal residents are only on the island for a few weeks to a few months, at most.

2. Population, Distribution and Age

Population and Median Age			
	2000*	2010^	201 <u>2</u> <u>3</u> +
Total Population	7,603	6,888	6,993 <u>6,884</u>

Under 25 Years of Age	268	273	--
25 to 59 <u>34</u> Years of Age	<u>1,938</u>	<u>1,117</u> <u>75</u>	--
<u>35 to 44 Years of Age</u>	<u>329</u>	<u>137</u>	--
<u>45 to 54 Years of Age</u>	<u>796</u>	<u>443</u>	--
<u>55 to 59 Years of Age</u>	<u>707</u>	<u>462</u>	--
<u>Over 60 to 64</u> Years of Age	<u>5,397</u> <u>962</u>	<u>5,498</u> <u>860</u>	--
<u>65 to 74 Years of Age</u>	<u>2,359</u>	<u>2,275</u>	--
<u>75 to 84 Years of Age</u>	<u>1,687</u>	<u>1,795</u>	--
<u>85 and Over</u>	<u>389</u>	<u>568</u>	--
Median Age	67.9	70.4	--
*Source: 2000 U.S. Census ^Source: 2010 U.S. Census +Source: 2012 U.S. Census Bureau Population Estimates 2013 State of Florida Population Estimates			

Table XXX

Age by Percentage of Population		
	2000*	2010^
Under 25 Years of Age	3.5%	4.0%
25 to 59 <u>25 to 34</u> Years of Age	25.5% <u>25.5%</u>	16.2% <u>16.2%</u>
Over 60 <u>Over 60</u> Years of Age	71.0% <u>71.0%</u>	79.8% <u>79.8%</u>
<u>25 to 34 Years of Age</u>	<u>1.4</u>	<u>1.1</u>
<u>35 to 44 Years of Age</u>	<u>4.3</u>	<u>2.0</u>
<u>45 to 54 Years of Age</u>	<u>10.5</u>	<u>6.4</u>
<u>55 to 59 Years of Age</u>	<u>9.3</u>	<u>6.7</u>
<u>60 to 64 Years of Age</u>	<u>12.7</u>	<u>12.5</u>
<u>65 to 74 Years of Age</u>	<u>31.0</u>	<u>33.0</u>
<u>75 to 84 Years of Age</u>	<u>22.2</u>	<u>26.1</u>
<u>85 and Over</u>	<u>5.1</u>	<u>8.2</u>
*Source: 2000 U.S. Census ^Source: 2010 U.S. Census		

Table XXX

Race	
	% of Population
White	98.4
Black or African American	0.2
American Indian or Alaska native	0.1
Asian	0.7
Other Races or Two or More Races	0.6
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

Gender by Percentage of Population		
	2000*	2010^
<u>Male</u>	<u>46.5</u>	<u>46.3</u>
<u>Female</u>	<u>53.5</u>	<u>53.7</u>
*Source: 2000 U.S. Census		
^Source: 2010 U.S. Census		

TABLE XXX

3. Households

Households by Type as Percentage of Households		
	2000*	2010^
Family Households (With or Without Children)	66.5	65.4
Non-Family Households	33.5	34.6
*Source: 2000 U.S. Census		
^Source: 2010 U.S. Census		

Table XXX

4. Education

LBK is served by the Manatee and Sarasota public school districts. There are no public or private school facilities located on the island.

Educational Attainment	
Level of Education	% of Population
No High School Diploma	1.5
High School Graduate (Or Equivalent)	14.3
Some College, No Degree	17.6
Associate’s Degree	6.3
Bachelor’s Degree	34.2
Graduate or Professional Degree	26.2
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

Educational Attainment <u>by Age</u>	
Age of Population	% of Population
Population 25 to 35 Years	
• High School Graduate or Higher	100.0
• Bachelor’s Degree or Higher	72.9
Population 35 to 44 Years	

• High School Graduate or Higher	100.0
• Bachelor’s Degree or Higher	59.5
Population 45 to 65 Years	
• High School Graduate or Higher	100.0
• Bachelor’s Degree or Higher	72.3
Population 65 Years and Over	
• High School Graduate or Higher	97.5
• Bachelor’s Degree or Higher	61.0
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

5. Special Considerations

a. Aging Population

Both the median age and the percentage of LBK’s elderly population have increased since 2000. The percentage of the population aged 65 years and older increased over all age groups by a total of 9 (nine) percent, with the largest increase occurring in the 75 to 84-year old age group. At the same time, the overall percentage of the population aged 25 to 64 years dropped 9.5 percent over all age groups, with the largest decrease being in the 45 to 54-year old age bracket.

According to the Florida Conference on Aging, Florida can expect its resident population aged 65 and older to increase by 88 percent by 2030. The popularity of LBK as a retirement and part-time resident community has been a consistent trend over the last few decades and does not appear to be waning, which would seem to indicate that LBK will continue to be impacted by the anticipated growth of Florida’s aging population.

While affluent elderly persons play a significant role in the housing market on LBK, the specialized services that are associated with an elderly population are few. There are no assisted-living facilities or senior-care facilities on LBK, forcing some residents to relocate off-island once that level of care becomes necessary. The concern with placing such a facility on the island lies mainly with emergency evacuation procedures and potential for damage and lengthy facility closures in the event of a hurricane. Available healthcare is also an issue due to limited availability of physician services on the island.

Residents on the south end of the island generally seek hospital services at Sarasota Memorial Hospital, which is located approximately six (6) miles from the New Pass Bridge. Residents on the north end of the island typically travel to

Manatee Memorial Hospital, located approximately 13 miles from Longboat Pass Bridge.

Even as the population ages, increasing life spans mean that more seniors are staying active longer. Providing the services often needed by an aging population, combined with the amenities necessary to maintain active lifestyles, will become increasingly important.

~~Health care and assisted living needs and options~~

b. Regional Education

~~Two and four year colleges; IMG; USF adding Undergraduate programs~~

D. Housing Market

1. Town Market Conditions and Trends

Similar to many areas in Florida, LBK experienced a significant increase in property values prior to 2007, followed by a sharp decline over the last few years. Current reports indicate that 2014 should be the first year that assessed values for property values will reflect an increase since 2008. While it has been generally assumed that the decline in property values has resulted from the national economic downturn, questions have been raised as to whether other factors have contributed to the fall. A full understanding of potential contributors could allow recognition of future warning signs and provide guidance as to whether steps could be taken to avoid or reduce impacts from a future similar occurrence.

Assessed Valuation of Property		
Fiscal Year	Value	%Change
2004	\$4,618,875,625	14.7
2005	\$5,014,504,388	8.6
2006	\$5,695,624,611	13.6
2007	\$6,555,048,538	15.1
2008	\$6,606,809,366	0.8
2009	\$5,954,878,099	-9.9
2010	\$5,350,393,405	-10.2
2011	\$4,852,822,595	-9.3
2012	\$4,649,918,531	-4.2
2013	\$4,577,586,191	-1.6
2014	\$4,676,462,420	2.2

Source: LBK Preliminary Budget Report Fiscal Year 2013-14

Table XXX

LBK has experienced a decline in the number of properties available below \$500,000. However, there has been a sharp increase in high-end properties available in excess of \$500,000. The demand for new upscale housing on the island, as well as the cost of those properties, appears to be on the upswing. A newly-constructed, single-family beachfront home recently sold for \$6.8 million, which is the highest sale on the island in two (2) years. A recently-renovated, luxury beachfront condominium penthouse also recently sold for \$6.75 million, believed to be a record-high sales price for a condominium in Sarasota County.

Housing Values as Percentage of Housing Stock		
Value of Units	2000*	2010^
\$0 to \$149,000	7.2%	3.8%

\$150,000 to \$199,999	8.4%	4.3%
\$200,000 to \$299,999	18.5%	4.8%
\$300,000 to \$499,999	30%	19.7%
\$500,000 to \$999,999	22%	36%
\$1,000,000 or more	13.8%	31.3%
*Source: 2000 U.S. Census		
^Source: 2010 U.S. Census		

Table XXX

Mortgage Status as Percentage of Housing Stock	
With a Mortgage or Similar Debt	54.5
Without a Mortgage	45.5
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

Year Householder Moved Into Unit	
	% of Housing Stock
Moved in 2000 or Later	47.1
Moved in 1990 to 1999	35.5
Moved in 1980 to 1989	12.7
Moved in 1970 to 1979	4.2
Moved in 1969 or Earlier	0.3
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

2. Housing

HOUSING OCCUPANCY				
	2000*	%*	2010^	%^
Total Housing Units	8,834	100	8,814	100
Occupied Housing Units	4,280	48.4	3,883	41.1
Vacant Housing Units	4,554	51.6	4,931	55.9
• Vacancy Due to Seasonal, Recreational, or Occasional Use	4,197	47.5	4,397	49.9
*Source: 2000 U.S. Census				
^Source: 2010 U.S. Census				

Table XXX

Age of Housing	
Year Structure Built	% of Housing Stock
Built 2000 or Later	4.4
Built 1990 to 1999	23.5

Built 1980 to 1989	24.6
Built 1970 to 1979	33.9
Built 1969 or Earlier	13.6
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

As the above table indicates, LBK’s housing stock is aging, with approximately 72 percent of the available housing more than 25 years old. Almost half of the island’s housing was built over 34 years ago. Furthermore, the table below illustrates that the majority of this housing stock is comprised of multi-unit structures. This increases the difficulty of redeveloping and/or modernizing housing.

Number of Units in Structure	
	% of Housing Stock
1-unit, detached	23.1
1-unit, attached	5.0
2 units	2.6
3 or 4 units	2.6
5 to 9 units	9.6
10 to 19 units	9.5
20 or more units	44.0
Mobile Home	3.6
Source: U.S. Census Bureau, 2007-2011 American Community Survey	

Table XXX

The table below indicates that the vast majority of LBK’s housing is owner-occupied; however, it should be noted that the majority of these housing units are only occupied on a seasonal basis, lasting anywhere from a few weeks to a few months per year. Town records indicate that 873 existing housing units are classified as “accommodations,” which can be rented on a nightly or longer basis. An additional 1,864 housing units are classified as “rental,” which can be rented on a short- or long-term basis.

<u>Owner vs. Renter Occupancy by Percentage of Housing Stock</u>		
	<u>2000*</u>	<u>2010^</u>
<u>Owner</u>	<u>92.0</u>	<u>90.7</u>
<u>Renter</u>	<u>8.0</u>	<u>9.3</u>
<u>*Source: 2000 U.S. Census</u>		
<u>^Source: 2010 U.S. Census</u>		

TABLE XXX

Although the above Table reflects that the vast majority of housing units on LBK are owner-occupied, Property Appraiser records from Manatee and Sarasota Counties indicate that only 22 percent of the housing units island-wide have Homestead Exemptions. On the Manatee County side of the island, 28 percent of units are Homesteaded, while on the Sarasota County side only 19 percent of units are Homesteaded. This reflects the large number of housing units on the island that are utilized only periodically as vacation homes.

Ownership costs have increased dramatically over the last decade as compared to Sarasota and Manatee Counties, even for properties with no mortgage. This emphasizes the increased costs that residents on the island pay as compared with mainland homeowners, including much higher wind and flood insurance fees.

Median Monthly Ownership Costs		
	2000*	2010^
With a Mortgage		
• <u>LBK</u>	<u>\$2,110</u>	<u>\$3,412</u>
• <u>Sarasota County</u>	<u>\$984</u>	<u>\$1,472</u>
• <u>Manatee County</u>	<u>\$1,002</u>	<u>\$1,525</u>
Without a Mortgage		
• <u>LBK</u>	<u>\$694</u>	<u>\$1,000+</u>
• <u>Sarasota County</u>	<u>\$344</u>	<u>\$496</u>
• <u>Manatee County</u>	<u>\$334</u>	<u>\$488</u>
*Source: 2000 U.S. Census		
^Source: 2010 U.S. Census		

TABLE XXX

Ownership Costs over 35% of Household Income (With Mortgage)	
<u>LBK</u>	<u>48.9%</u>
<u>Sarasota County</u>	<u>38.0%</u>
<u>Manatee County</u>	<u>39.1%</u>
Source: 2010 U.S. Census	

TABLE XXX

Ownership Costs over 35% of Household Income (Without Mortgage)	
<u>LBK</u>	<u>25.6%</u>
<u>Sarasota County</u>	<u>14.9%</u>
<u>Manatee County</u>	<u>17.3%</u>

Source: 2010 U.S. Census

TABLE XXX

Rental costs have also increased dramatically on the island as compared with costs on the mainland, possibly a reflection of the small supply of units available for year-round rental and increased ownership costs for the units.

Median Monthly Rental Costs		
	2000*	2010^
<u>LBK</u>	<u>\$978</u>	<u>\$1,815</u>
<u>Sarasota County</u>	<u>\$711</u>	<u>\$970</u>
<u>Manatee County</u>	<u>\$637</u>	<u>\$850</u>
*Source: 2000 U.S. Census		
^Source: 2010 U.S. Census		

TABLE XXX

Longboat Key is an affluent community with no demand for subsidized housing development. None of the public housing authorities or local governments in the area operate any subsidized housing programs within the Town.

3. Future Residential Development

For new construction, there are positive currents rippling through the real estate market on LBK. There are plans to build the island’s first new beachfront condominium complex in several years. The approved plans for the Infinity Condominiums specify 11 luxury condominiums in a five-story building, the maximum number of floors currently allowed to be constructed on LBK. Based on information received from the developer, the units would be priced in the range of \$2.8 million to \$4.95 million each.



Proposed Infinity Condominiums

Development of other beachfront properties is likely, provided the real estate market continues to stabilize. Retiring “baby boomers” may also drive demand for residential development on the island.

There has also been a trend over recent years to demolish older single-family homes and small multi-family structures in order to build one large single-family

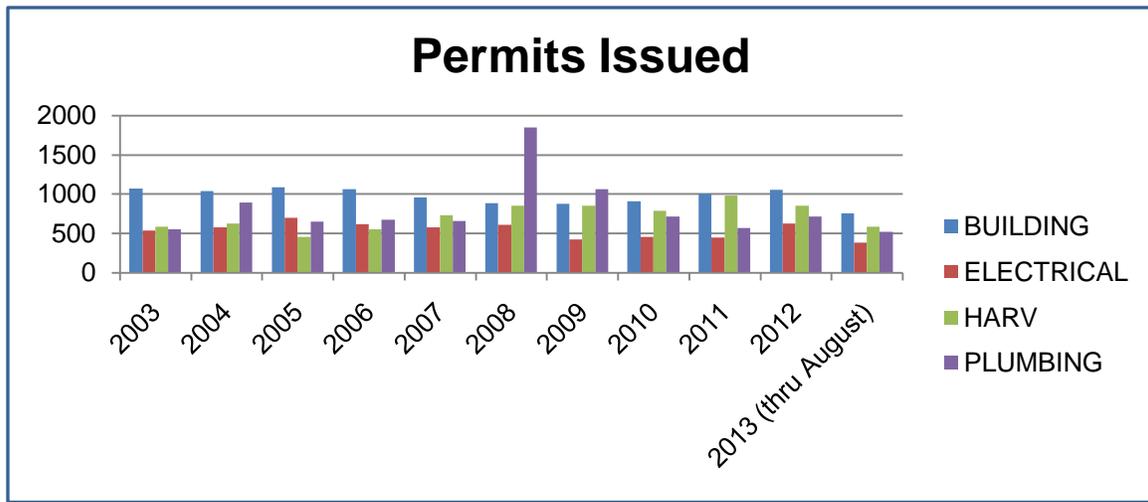
home. This is especially prevalent on beachfront parcels and single-family canal lots, where multi-story “McMansions” are replacing older single-story homes and small multi-family structures. Some streets, especially those with canal access, have developed a type of “split-personality,” with new “McMansions dominating the lots closest to Sarasota Bay and smaller homes built in the 1960’s occupying the lots farther down the canals.



Canal Lots – “McMansions on Bay end; older homes on interior end

The availability of vacant land on the island is extremely limited and consists of smaller parcels. Based on recent trends and increasing costs of property ownership on the island, it is likely that LBK will continue to see older houses demolished and new, larger homes built in their place.

Since the island is essentially built-out, a majority of the permitting activity on LBK is a result of additions and remodeling projects on existing structures or tear-downs of older structures to make way for newer and larger homes. The chart below reflects a relatively stable trend in permitting activities over the last 10 years.



Graphic XXX

A. Fractured Ownership 4. Challenges to Residential Development

a. Fractured Ownership

The Colony example

b. Limited Available Land

c. Density Restrictions

The “Law of Unintended Consequences” is often mentioned when discussing LBK’s land use regulations. In the late 1970’s and early 1980’s, residents were concerned about the rapid pace of growth on the island and the proliferation of high-rise condominiums on the south end of the island. Residents worried about the limited potable water supply available to the island and the stress thousands of additional residents would place on the system. Concerns about increased traffic on GMD were also prevalent, as was the amount of time that would be needed to evacuate additional residents off the island in the event of a hurricane. There was understandable fear that the character of the island would be lost and LBK would become another barrier island with rows of high-rise buildings blocking views and access to the beach.

In response to these concerns and in an effort to ensure that the island did not become overbuilt, LBK’s density was essentially frozen by a resident-initiated referendum in 1985. Density for the island was set at the limitations contained within the 1984 Comprehensive Plan and could only be increased by a

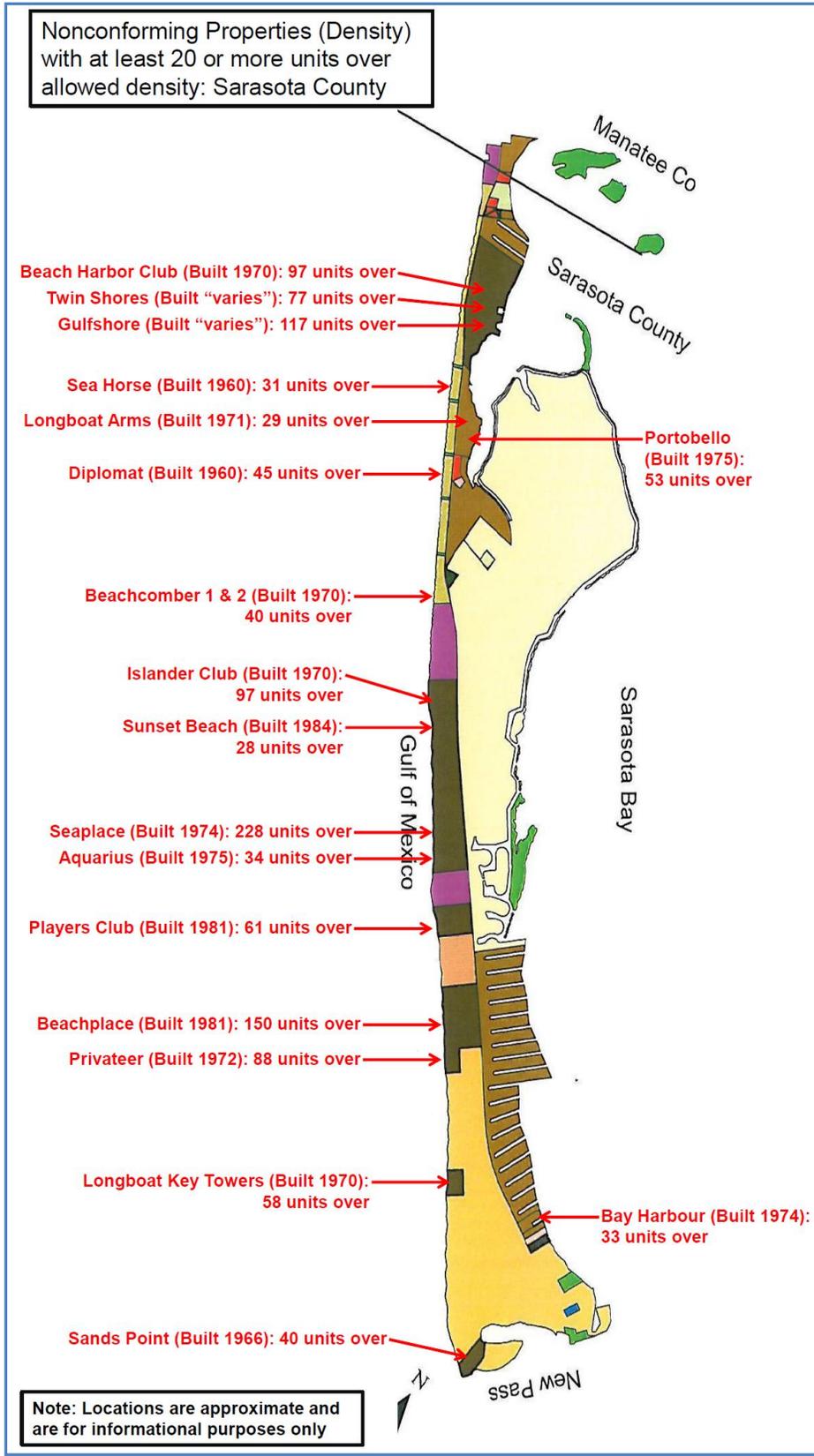
referendum approved by LBK’s voters. This measure succeeded in its purpose, keeping LBK much less crowded than nearby islands and providing LBK with the open space and lack of visual clutter that contributes to the appeal of the island. However, the density freeze rendered many of the existing condominium developments non-conforming, since they were built prior to the density freeze and were built with more units than the 1984 Comprehensive Plan allowed. The following Table provides the allowable densities per the LBK Comprehensive Plan.

<u>Residential and Tourism Density Per 1984 Comprehensive Plan</u>	
<u>Zoning District</u>	<u>Maximum Density</u>
<u>Island Preserve (IP)</u>	<u>1 Dwelling Unit/5 acres</u>
<u>Low Density SF Residential - 1</u>	<u>1 Dwelling Unit/acre</u>
<u>Low Density SF Residential – 2</u>	<u>2 Dwelling Units/acre</u>
<u>Medium Density SF/Mixed Residential - 3</u>	<u>3 Dwelling Units/acre</u>
<u>Medium Density SF/Mixed Residential - 4</u>	<u>4 Dwelling Units/acre</u>
<u>High Density SF/Mixed Residential</u>	<u>6 Dwelling Units/acre</u>
<u>Medium Density Tourist Resort/Commercial</u>	<u>3 Tourism Units/acre</u>
<u>High Density Tourist Resort/Commercial</u>	<u>6 Tourism Units/acre</u>
<u>Mixed Use Community (Bay Isles PUD)</u>	<u>3.26 Dwelling Units/acre</u>
<u>Mixed Use Community (Islandside PUD)</u>	<u>5.05 Dwelling Units/acre</u>
<u>Mixed Use Community (Promenade/Water Club PUD)</u>	<u>11.26 Dwelling Units/acre</u>
<u>Highway Commercial</u>	<u>3 Tourism Units/acre</u>
<u>Marina Commercial Service</u>	<u>1 Accessory Dwelling Unit On Same Lot</u>

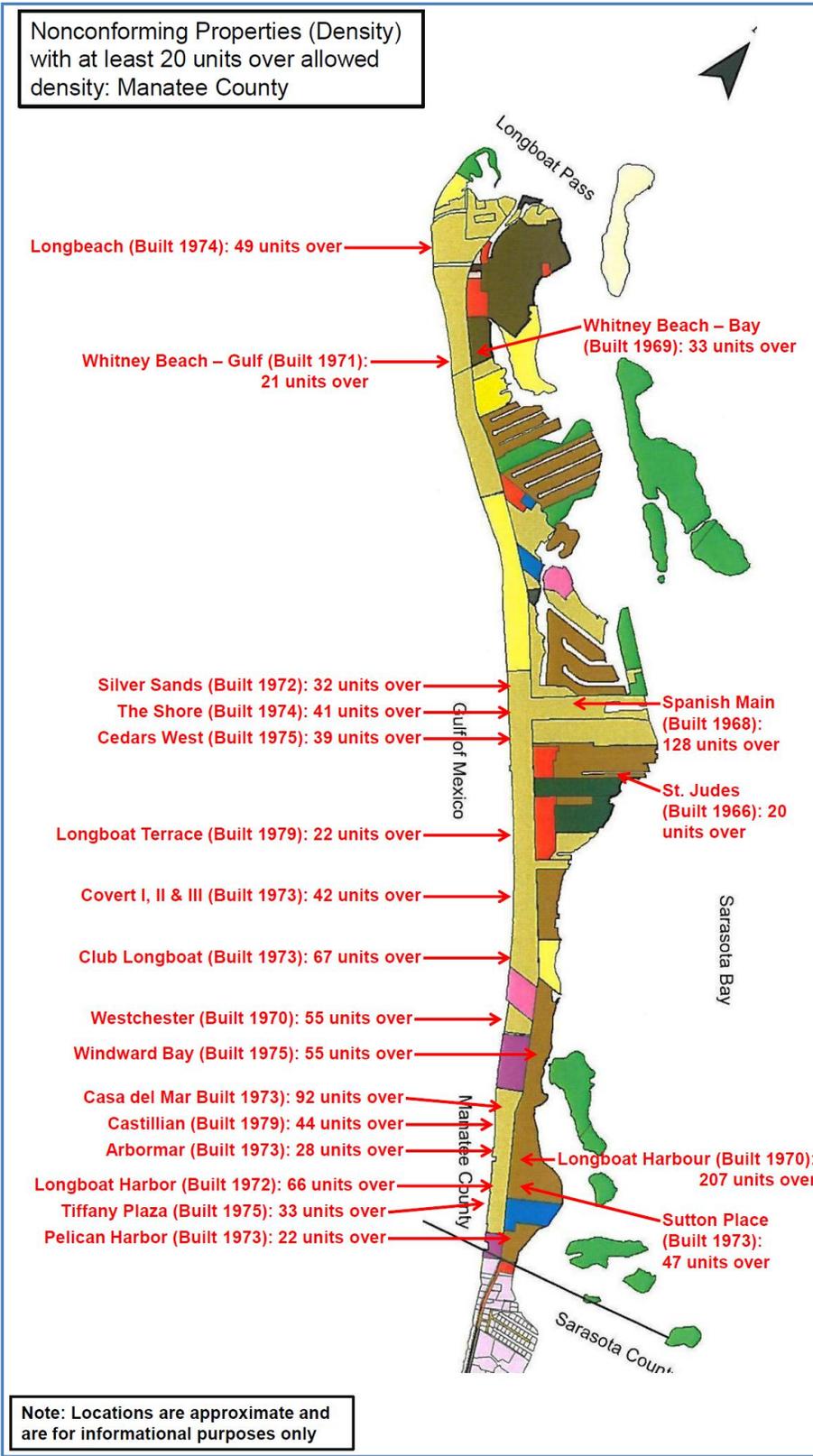
TABLE XXX

After the density freeze, condominium unit owners in non-conforming developments worried that they would not be able to rebuild if their buildings were destroyed in a hurricane or other disaster. In response, the Town’s LDC was amended to allow reconstruction after involuntary destruction with the same number of units. This was later extended to voluntary redevelopment as well. However, redevelopment must maintain the same cubic content, height and open space as the previous building or buildings. Since most of the condominium developments on LBK are now over 40 years old, these restrictions are becoming a concern for condominium associations that might consider renovations and modernization.

The following graphics represent properties that exceed their allowed density by 20 or more units. There are also numerous other properties with less than 20 excess units that are not represented on the graphics.



GRAPHIC XXX



GRAPHIC XXX

d. FEMA Regulations

The entirety of LBK is located within zones determined by the Federal Emergency Management Agency to be High Risk or High Risk – Coastal. The specific zone establishes the minimum elevation at which the lowest habitable floor of a structure must be constructed. All new construction on LBK, as well as remodeling or additions of which the total construction costs equal 50 percent or more of the total appraised value of the structure, must be elevated to a height specified by the Federal Insurance Rate Map (FIRM). In addition, LBK requires that the first habitable floor be built at an additional three (3) feet above FIRM in areas considered to be High Velocity and an additional one (1) foot in all other areas.

The additional cost of elevating a structure is a significant factor in redevelopment and/or modernization of many of LBK's existing structures.

45. Competitive Residential Locations

Regional and non-regional comparisons (Lido, Anna Maria, etc)

E. Commercial Development

Approximately 104.5 acres of land within LBK’s jurisdictional limits are zoned for Retail and General Commercial uses, which comprises 3.9 percent of the land uses on the island.

As older tourism properties convert to single-family homes or condominium buildings with single- or double-digit units, there is a corresponding reduction in the need for commercial services on the island. Many of the new homes and condominiums are not primary residences, but rather second, third, fourth or even fifth homes, which has resulted in a decrease in the number of full-time residents. As property values have risen on the island, fewer condominium units are being rented out to visitors; thus, fewer visitors are contributing to the local economy.

Since many of the commercial businesses on the island historically relied on the seasonal influx of tourist to sustain business during off-season, reduction in the number of available properties for tourist to stay will reduce commercial viability. Reduction in the number of full-time residents has also been a factor in the ability for businesses to remain open. Perhaps as a response to these forces, several owners of commercially-zoned property have requested rezoning of their land to residential use. This has prompted debate as to whether the island has too much commercially-zoned property.

1. Retail

Retail development on the island has generally clustered in three distinct areas and has been heavily dependent upon the seasonal influx of visitors and part-time residents for survival.

a. Retail Development within Study Area

Bay Isles Plaza: The primary retail development on LBK, the plaza recently underwent redevelopment, with the demolition of an older Publix grocery store and construction of a new Publix facility. The center also houses a CVS and several smaller retail stores. The plaza is scheduled for additional redevelopment, with more retail and light commercial uses anticipated^[a2].

The plaza is located approximately 3.5 miles from the south end of the island and is approximately mid-key and is across the street from the Town Hall complex. There is approximately 2.78 acres of adjacent vacant land available for development.



Publix: Grand Opening

Centre Shops: Located on the northern half of the island, the Centre is home to several locally-owned restaurants and retail establishments, including a florist, antique store and gift shop. The Centre is located approximately four (4) miles from the north end of the island. conveniently located for residents and visitors on the north end of the island and is adjacent to the Post Office. Numerous older tourism properties are clustered within close proximity of the Centre Shops.



Centre Shops

Whitney Plaza: Located at the far north end of the island, Whitney Plaza has suffered from a lack of tenants in recent years, but it has recently undergone extensive remodeling in an effort to revitalize. An existing restaurant currently occupies a portion of the space.



Photos: Longboat Key News Photographer

b. Competition

Many residents and visitors on the north end of the island travel into Bradenton for services not found on the island, while those on the south end of LBK generally travel into Sarasota.

LBK’s closest retail and restaurant competition is St. Armands Circle, a popular destination located to the south of LBK. St. Armands is renowned for its shops, galleries, boutiques, and restaurants. Numerous events are held around the Circle every year, including luxury automobile shows, art walks, and sidewalk performances.



St. Armands Circle

2. Office

There are very limited office uses and few properties zoned for office use on LBK. Most residents travel off-island to reach businesses such as medical services. There has been some debate as to whether property currently zoned for other commercial uses should be rezoned for office use and whether LBK has the population to support additional office uses.

3. Other Commercial

Just north of Whitney Plaza, a vacant gas station and a vacant bank building are indications of the difficulties that commercial businesses have experienced on the north end of the island.

~~Several popular~~ There are 10 to 12 destination restaurants ~~are~~ located on LBK ~~and have with~~ reputations that draw people from the mainland and other neighboring islands. Outdoor dining is extremely popular in the area and LBK has

several restaurants that offer this option. However, music is not allowed in any outdoor dining area. These areas must be closed by 10:00p.m., if located within 250 feet of a residential property.

Other than the restaurants, the retail and commercial uses on the island primarily serve the residents and visitors on the island, without drawing from off-island.

3. Seasonality Impacts

Fluctuations in retail/restaurant revenues

F. Tourism

Approximately 160.4 acres of land within LBK's jurisdictional limits are zoned for Tourism and Resort uses. This comprises 5.9 percent of the land uses on the island.

One of the characteristics of LBK that differentiates it from surrounding communities to the north and south are the Town's regulations regarding the use of residential properties for "Tourism use." LBK's definition of "tourism use" is listed below and how the definition is interpreted makes it critical to our development. Tourism uses that are not part of a designated hotel or motel are only allowed one (1) rental in a 30-day period; hotel/motel uses are allowed to function as transient housing with no limits on the number or term of their rental.

This interpretation results in limited rental of the properties on the rest of the Key, and is critical to maintaining the quiet and residential character that predominates these areas. The surrounding jurisdictions do not have the same restriction on rentals of residential properties and find that they turn over on a weekly or less basis, which results in a dramatic change in the character of the impacted neighborhood(s). This lack of restriction of rentals in residential areas has also generated the proliferation of purpose-built rental units that are specifically designed for multiple parties to rent the structures, resulting in substantial increases in traffic, noise, and other negative impacts to the surrounding neighborhood. LBK's limitation on rentals is critical in eliminating this type of development and its negative impacts.

"Tourism unit (TU)." A building, or portion thereof, including a room or rooms, designed or used for tourism use. Any room or rooms capable of being separated as a self-contained entity by permanent or movable walls or doors with individual access to a public corridor, public access area, or exterior, shall each be counted as one "tourism unit".

"Tourism use." Use, or occupancy, or the design for such use or occupancy, by any person, of any property for transient lodging purposes where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is less than 30 consecutive calendar days or one entire calendar month, whichever is less.

"Hotel" or "motel." A building or structure under a common or multiple ownership interest and single management which is designed, used, or held out to the public to be a place where sleeping accommodations are supplied for pay to transient guests or tenants. A hotel or motel, with or without individual kitchen or cooking facilities may have one or more dining rooms, restaurants, cafes or cocktail lounges where food and drink are served.

1. Tourism Units

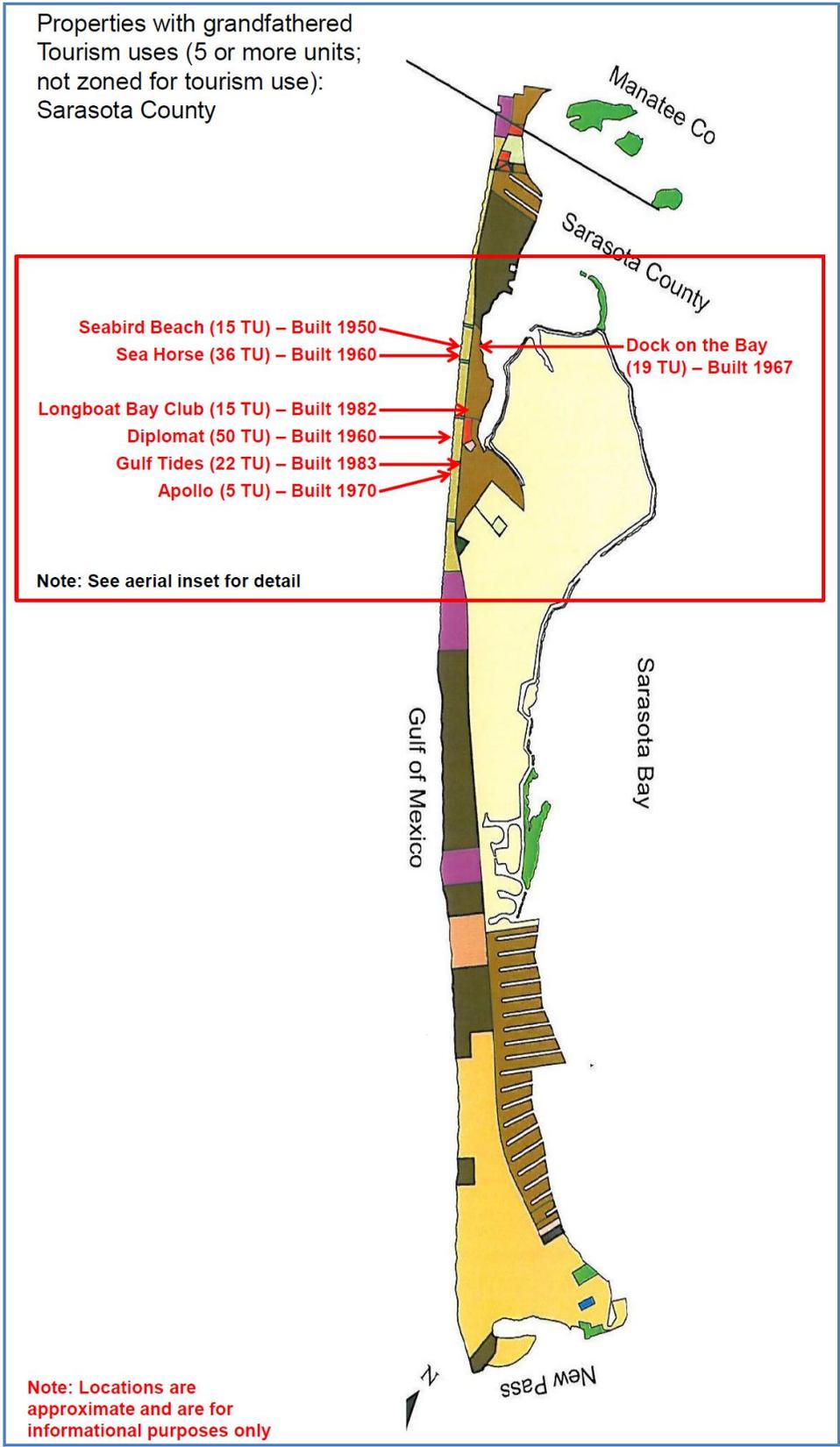
Historically, tourism has been an important element of the Town’s economy. The majority of LBK’s tourism units are not located in traditional hotels, but are instead located in condominium-type developments, where units are owned by individual property owners and placed into a rental program. The Hilton at Longboat Key is the only one of the few traditional resort hotels located on the island, where units/rooms are not owned individually. There are numerous other properties, such as the Inn on the Beach at the Longboat Key Club, where the units/rooms are owned by individuals and then put into a rental pool to be leased on a nightly-or-longer basis.

LBK is also home to several small “Old Florida” cottage-style tourism properties. Most of these properties are located on the northern half of the key and contribute to the charm of the area. However, these properties were also built over half a century ago and most are located on parcels not zoned for tourism use, making them non-conforming.

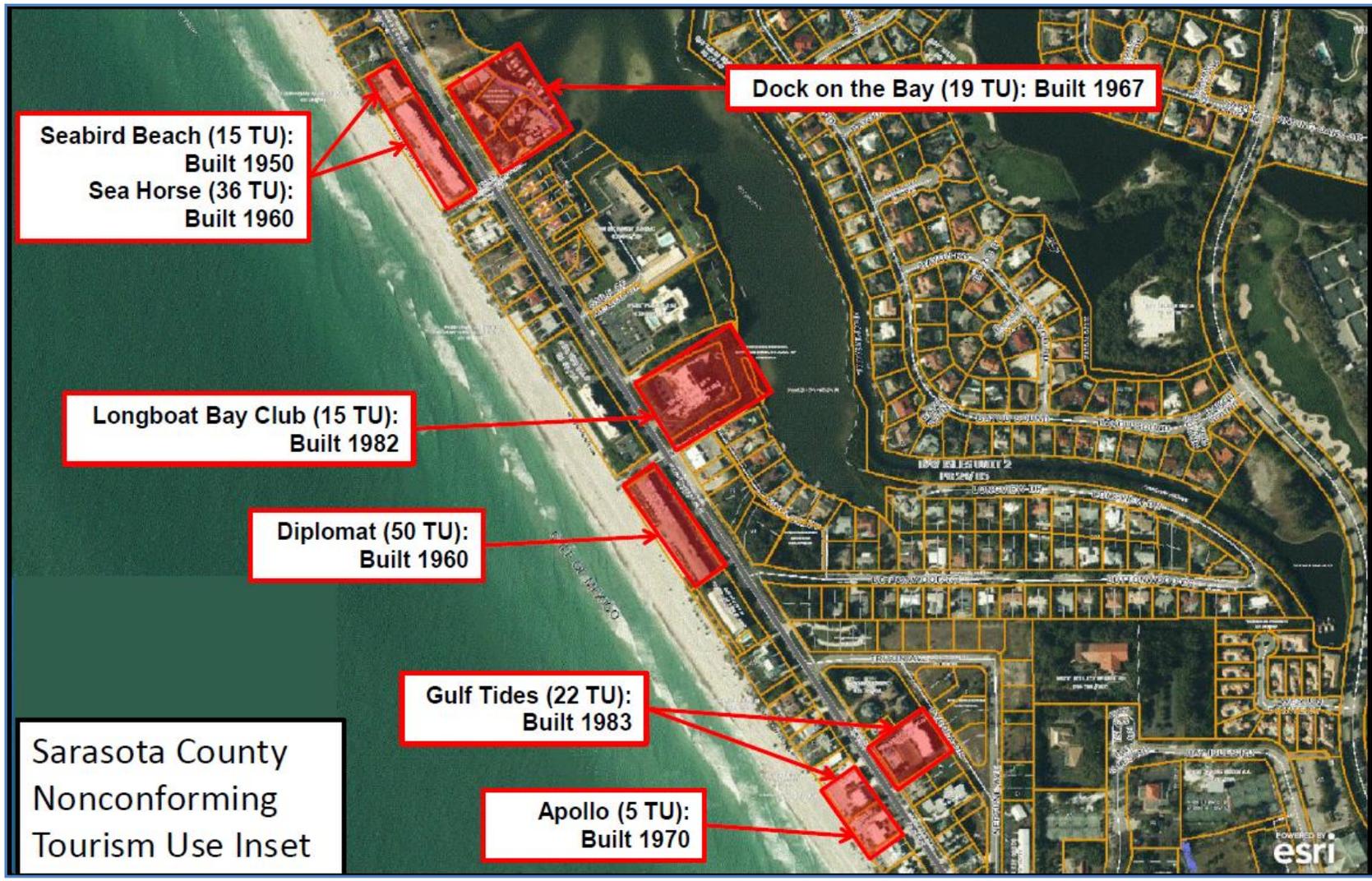


“Old Florida” Vacation Cottages

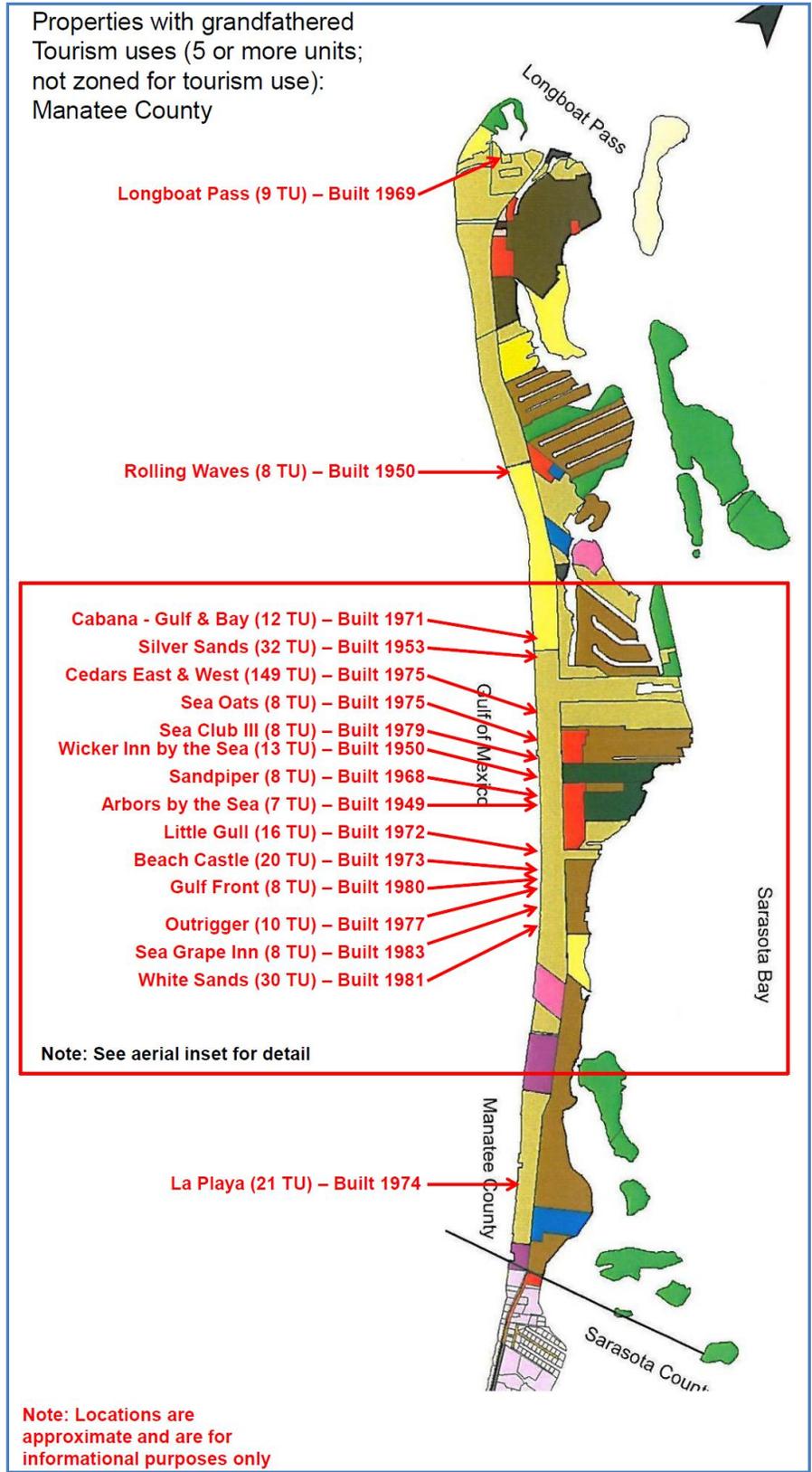
LBK’s land development regulations do allow nonconforming-use properties to rebuild with their same use, but they must fit within their same cubic content, without increasing height (with exception for raising to meet FEMA height restrictions) or density. Properties that are used for tourism uses, but are not zoned for tourism use, are illustrated in the following four (4) graphics.



GRAPHIC XXX



GRAPHIC XXX



GRAPHIC XXX



GRAPHIC XXX



[“Old-Florida” Vacation Cottages](#)

LBK’s tourist properties have seen a sharp increase in land value over the last 30 years. In 2003, the Longboat Key Holiday Inn was closed and replaced by the Positano, a luxury 29-unit condominium complex with 750 feet of pristine white-sand shoreline. Though still zoned for tourism use, the property is mainly utilized by condominium unit owners on a seasonal basis. [Visitors to the Holiday Inn’s 146 rooms provided a steady and constantly changing population of patrons to the island’s restaurants and small shops. In contrast, the Positano’s 29 condominium units are the home of only a couple of full-time residents.](#)



Holiday Inn; Closed 2003



Positano; Luxury Condominiums

The conversion of the Holiday Inn to residential use is not an isolated incident. In order to make redevelopment of aging tourist properties into modern tourism facilities economically feasible, developers would need to build significantly more units than existed in the past, with modern interior and recreational amenities. [However, LBK’s density was essentially frozen in 1984 in an effort to ensure that the island did not become overbuilt. This measure succeeded, making LBK much less crowded than nearby islands and providing LBK with the open space and lack of visual clutter that contributes to the appeal of the island.](#)

In an effort to help restore the historic balance between residential and tourism uses, LBK voters approved a referendum in 2008, allowing a pool of 250 tourism units that could be requested through the development process. These units represent those tourism units lost by the closure of the Holiday Inn, as well as other smaller tourism properties [dating back to 2000](#).

2. Tourism Redevelopment

The Hilton is in the process of preparing for a significant renovation, which would entail closing the resort and constructing another five-story building with an additional 85 ~~tu~~ Tourism ~~u~~Units, as well as remodeling the existing building. The Longboat Key Club is also anticipating an expansion, which would likely include additional condominium units that would be available for tourist rental.

Since many of the tourism properties on LBK consist of privately-owned condominiums, [the same challenges that residential properties with fractured-ownership encounter also create issues for tourism properties that consist of individually-owned units. redevelopment of entire properties becomes challenging.](#) One such example is a property known as The Colony Beach and Tennis Resort, [with 237 Tourism Units](#). The property was once a prime beachfront condominium resort community that hosted celebrities, professional athletes and United States presidents. However, after 40 years of operation the resort was in need of significant repairs and modernization. After individual property owners and managing associations reached an impasse, the resort closed its doors in August 2010. Ongoing legal battles have prevented re-opening or redevelopment of the property and the resort that was the location where many of LBK's current residents spent their first trip to the island remains closed. The fractured-ownership situation affecting The Colony also has the potential to be an issue with redevelopment of other tourism properties in the future.

Developers have cited market trends, increased property values and LBK's restrictive development regulations as cause to redevelop aging tourist properties into residential uses, with individual luxury condominium units selling into the millions of dollars. Two examples of this trend include the Positano and the Infinity condominium developments. [As discussed previously, the Holiday Inn](#), which was demolished in 2003, was replaced with the Positano, a 29-unit luxury condominium building. The Infinity [\(a.k.a. Bleu Claire\)](#), an 11-unit luxury condominium development that has recently received site plan approval, will replace the Holiday Beach Resort. [The resort, which was built in 1956 and contained 24 units, which has been](#) demolished in anticipation of the new condominiums.

As more people look to warmer climates for retirement, converting these older tourist properties into residential uses has become much more profitable [for the sellers of the land, though much less profitable for restaurants and other businesses.](#) and is a trend likely to continue.

VI. Government

A. Local Government

1. Form of Government

LBK's Charter established a "commission-manager" form of government for the Town. The commission consists of seven (7) ~~electors~~ elected officials to be nominated and elected as provided in the Charter. The commission constitutes the governing body of the town, with duties and responsibilities as provided in the Charter, and appoints a "town manager" to exercise all the powers, perform the duties and assume the responsibilities as specified in the Charter.



[LBK Town Hall, 501 Bay Isles Road](#)

Two (2) commissioners are elected at large. The remaining five (5) commissioners must reside in, and be nominated from, each of the five (5) districts of the town as set forth in the Charter. Commissioners are elected by the qualified electors residing in all five (5) districts at a general election and hold office for two (2) years. Commissioners may only serve three (3) consecutive terms as town commissioner without an interval of one (1) complete term out of office. One (1) commissioner-at-large and commissioners from odd-numbered districts are elected in even-numbered years, and one (1) commissioner-at-large and commissioners from even-numbered districts are elected in odd-numbered years. Following an election for the commission, the commissioners elect a mayor and vice-mayor.

The town manager is the chief administrative officer of the Town and is responsible to the town commission for the administration of all town affairs. He/she establishes such departments and divisions of responsibility as necessary for administration of the affairs of the town and performance of its municipal functions. The town manager is responsible for the preservation of peace and the protection of persons and property within the town and is the

director of all public safety forces. Subject to personnel regulations adopted by the town commission, the town manager appoints, removes and fixes compensation for the chiefs and all subordinate officers of the police, fire and other safety forces of the town, department heads and all other town employees, except those specified by the Charter.

2. Revenue Sources

a. Governmental Funds

- General Fund: The General Fund is the general operating fund of the Town. All general tax revenues and other receipts that are not required either legally or by generally accepted accounting principles to be accounted for in other funds are accounted for in the General Fund.
- The Road and Bridge Fund: This fund was created to account for the collection of county road funds and state fuel taxes and expenditures made to maintain and improve the Town's roads and bridges.
- Beach Nourishment Capital Project Fund: This fund was created to account for the expenditures of reconstructing a beach along the Town's Gulf of Mexico coastline.
- Water and Sewer: This fund accounts for the operation of the Town's potable water, wastewater services to residents and businesses.
- Building Department: This fund accounts for the permitting and inspecting functions of construction activities.
- Pension Trust Funds: These funds account for the activities of the general employees', police officers' and firefighters' pension plans.
- Agency Funds: These funds are custodial in nature (assets equal liabilities) and are merely clearing accounts for assets held by a government as an agent for individuals, private organizations, other governments or other funds. Agency funds held by the Town include the Police Training Fund, Code Enforcement Fund, and the Law Enforcement Forfeiture Fund, Solid Waste Fund, Police Donations Fund, Constitutional Bicentennial Fund, Fire Donations Fund, and the Public Works Donations Fund.
- Non-major Funds: These funds include the Infrastructure Surtax, Tourist Development Tax, Sewer and facility Bonds, Land Acquisition Fees, and other restricted governmental fees.

b. Grants

The Town participates in several state and federally assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives periodically. Such grant programs include FEMA,

[Department of Environmental Protection Beach Restorations and various other state and local grants.](#)

3. Tax Structure

[Because LBK is located within two \(2\) separate counties, taxes vary depending upon which county property is located. The value of all taxable property is assessed as of January 1. The Town Commission levies property taxes by approving the millage rate for the following fiscal year in September. Property taxes become due and payable on November 1 of the same year.](#)



<u>Ad Valorem Tax Summary</u>			
	<u>Final</u>	<u>Certified</u>	<u>Certified</u>
	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>
<u>Sarasota County</u>	<u>3,503,704,475</u>	<u>3,346,299,628</u>	<u>3,305,993,834</u>
<u>Manatee County</u>	<u>1,364,896,458</u>	<u>1,301,371,164</u>	<u>1,276,648,234</u>
<u>Total Ad Valorem Value</u>	<u>\$4,868,600,933</u>	<u>\$4,647,670,792</u>	<u>\$4,582,642,068</u>
<u>General Fund Taxes</u>			
<u>General Tax Millage</u>	<u>1.8872</u>	<u>1.8872</u>	<u>1.8872</u>
<u>Taxes Collectible</u>	<u>\$8,874,102</u>	<u>\$8,499,099</u>	<u>\$8,379,912</u>
<u>General Obligation Debt Service</u>			
<u>G.O. Millage</u>	<u>0.0716</u>	<u>0.0677</u>	<u>0.0564</u>
<u>G.O. Facility Bonds</u>	<u>\$333,783</u>	<u>\$303,178</u>	<u>\$250,002</u>
<u>District A</u>			
<u>Ad Valorem Value</u>			
<u>Sarasota County</u>	<u>2,120,575,214</u>	<u>2,034,100,780</u>	<u>2,009,463,183</u>

<u>Manatee County</u>	<u>785,499,242</u>	<u>740,183,180</u>	<u>728,081,158</u>
<u>Total Ad Valorem Value</u>	<u>\$2,906,074,456</u>	<u>\$2,774,283,960</u>	<u>\$2,737,544,341</u>
<u>Debt Service Taxes</u>			
<u>Beach Bond Millage</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
<u>Taxes Collectible</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>District B</u>			
<u>Ad Valorem Value</u>			
<u>Sarasota County</u>	<u>1,383,129,261</u>	<u>1,312,198,848</u>	<u>1,296,530,651</u>
<u>Manatee County</u>	<u>579,397,216</u>	<u>561,187,984</u>	<u>548,567,076</u>
<u>Total Ad Valorem Value</u>	<u>\$1,962,526,477</u>	<u>\$1,873,386,832</u>	<u>\$1,845,097,727</u>
<u>Debt Service Taxes</u>			
<u>Beach Bond Millage</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
<u>Taxes Collectible</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Source: LBK Finance Department			

B. Local Plans and Regulations Affecting Study Area

1. Town Charter

2. Comprehensive Plan

3. Land Development Code

4. Vision Plan

C. State and Federal Plans and Regulations Affecting Study Area

1. Florida Growth Management Act

The State of Florida adopted a Growth Management Act in 1985 (Sec. 163, F.S., the Florida Local Government Comprehensive Planning and Land Development Regulation Act) that required all of Florida’s counties and municipalities to adopt a comprehensive plan. The act also required that land development regulations

adopted by the counties and municipalities must be consistent with their adopted comprehensive plans. The Act required stringent and often lengthy state-level review of all revisions to comprehensive plans and land use maps.

During the 2011 legislative session, House Bill 7207 (Community Planning Act), was passed. This act, which was signed into law by Governor Rick Scott following the legislative session, drastically altered the provisions of the 1985 growth Management Act.

The adopted legislation provides major changes of the 1985 Growth Management Act, including:

- Repealed portions of Rule 9J-5 and moved portions of Rule 9J-5 to Florida Statute, streamlining certain provisions of the Growth Management Act;
- Eliminated the required transportation concurrency elements for roads, schools and parks;
- Reduced the review time for most comprehensive plan amendments;
- Limited review by state agencies on most plan amendments to impacts on state resources or facilities;
- Eliminated state agency polices regarding needs analyses for future growth;
- Provided incentive to local jurisdictions to develop long range plans;
- Eliminated Development of Regional Impact review for certain land uses, including hotels, unless they are included in a multi-use project;
- Eliminated requirement for the 5-year capital improvement schedule to be financially feasible;
- Required local governments to consider economic and real estate factors in reviewing comprehensive plan amendments when determining what is needed for the community; and
- Required local governments to demonstrate that enough land use is available to accommodate the University of Florida Bureau of Economic and Business Research (BEBR) projected mid-range population.

While long-range planning is still required, the act places a much higher responsibility on local governments to ensure they are managing future growth effectively and planning for the needs of their communities.

2. Federal Emergency Management Agency

FEMA establishes flood zones, which are geographic areas that FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

3. Coastal Construction Control Line

LBK is subject to the Florida Beach and Shore Preservation Act (Chapter 161, F.S.), which was established to preserve and protect Florida's beach and dune systems. Per the Florida Department of Environmental Protection (FDEP), the Coastal Construction Control Line (CCCL) program protects these systems from construction which could weaken, damage, or destroy the integrity of the system. The CCCL is a line of jurisdiction, defining the landward limit of FDEP authority to regulate construction and defines the zone of significant shoreline fluctuation expected from a 100-year return period hurricane. It is located at varying distances from the mean high water line (MHWL) based on the results of a county-by-county technical evaluation (e.g., surveys and modeling studies). The CCCL is not a setback line and new construction, as well as changes to existing structures, are allowed seaward of the CCCL. However, these construction activities require a CCCL permit from FDEP.

FDEP requires that major structures be located sufficiently landward of the beach and frontal dune to allow natural shoreline fluctuations, to preserve and to protect beach and dune stability and to allow natural recovery of the beach and dunes following storm-induced erosion. Structures must also be sited so as to prevent removal or destruction of native vegetation which would destabilize a dune or cause additional erosion by wind or water. All major structures are required to be designed to resist the predicted forces associated with a 100-year storm event.

The first CCCL was established on Longboat Key by FDEP in about 1974-75 was updated and re-recorded in 1987, based on new data and modeling. The update had the effect of moving the CCCL substantially landward from the original location. Most of the properties on LBK that are located west of Gulf of Mexico Drive are subject to the CCCL program and must obtain a permit from FDEP prior to construction activities.

4. Erosion Control Line

The Erosion Control Line (ECL) is another element of the Florida Beach and Shoreline Preservation Act (Chapter 161, F.S.). The ECL has the effect of replacing and permanently "fixing" the location of the otherwise fluctuating Mean High Water Line (MHWL) and becomes the new line that distinguishes between private upland ownership and public or sovereign ownership. An ECL is typically established immediately prior to a beach restoration project because the effect of the fill project would be to artificially relocate the natural MHWL. An ECL may also be associated with beach placement of sand dredged for maintenance from an inlet channel.

There is an established ECL on Longboat Key extending continuously from the north side of North Shore Road, on the northern tip of the island, to the groin

adjacent to New Pass on the south end of the island. The LBK LDC specifies that structures must be set back a minimum of 150 feet landward of the ECL.

5. Southwest Florida Water Management District

6. National Flood Insurance Program

The Town participates in the National Flood Insurance Program (NFIP) and Community Rating System (CRS) to secure discounts for owners on their insurance premiums and to maintain Town eligibility for disaster assistance. Compliance with minimum flood elevations and building material requirements contributes to a reduction in flood insurance rates town-wide. Due to wind and flood conditions, in coastal high-hazard areas, design criteria for construction must meet 150-mile per hour wind load. Structures must also be designed to withstand wave action from potential storm surge.

VII. Private Sector

A. Neighborhood Associations

1. Federation of LBK Condominium

The Federation of LBK Condominium is an organization comprised of representatives from most of the condominium associations on LBK. The organization was founded in 1973 and consists of a Board of Directors and Member Associations. [The majority of the following condominium developments were built prior to 1980.](#)

Member Associations:

Aquarius Club
 Arbomar
 Atrium (Fairway Bay III)
 Banyan Bay Club
 Bay Harbour
 Bayport Beach & Tennis Club
 Beach Harbor Club
 Beach Walk
 Beachcomber Condominium
 Beaches of Longboat Key Club
 Beachplace
 Buttonwood Cove
 Casa del Mar
 Castillian Condo Association
 Cedars East Condominium Association
 Cedars West of Longboat
 Club Longboat Beach & Tennis Condo Association
 Emerald Pointe
 En Provence
 Fairway Bay Assoc., Inc.
 Fairway Bay II
 Grand Bay I
 Gulf Front Condominium
 Harbour Links
 Harbour Oaks
 Islander Club
 Islands West

LaFirenza Condominium
 L’Ambiance at Longboat Key
 Longbeach Condo Association
 Longboat Harbour Owners Association
 Longboat Arms
 Longboat Beach House
 Longboat Cove
 Longboat Harbour Towers
 Longboat Key Towers
 Longboat Key Yacht & Tennis Club
 Longboat Sandpipers
 Longboat Terrace
 Marina Bay
 Pelican Harbour
 Pierre Condominiums
 Players Club
 Portobello
 Positano on the Gulf
 Privateer North
 Privateer South
 Promenade
 Regents Place
 Sailboat Square Condo Association
 Sanctuary
 Sand Cay
 Sands Point
 Sarasota Outrigger
 Sea Gate Club
 Sea Horse Beach Resort
 Seaplace
 Spanish Main Yacht Club
 Sunset Beach
 Sutton Place
 Tangerine Bay Club
 Tencon Beach Association
 Colony Beach & Tennis Association
 The Shore
 Tides of Longboat
 Tiffany Plaza
 Veinte
 Villa DiLancia
 Vizcaya
 Water Club
 Westchester
 Whitney Beach Association
 Whitney Beach III

Winding Oaks
Windward Bay

3. Neighborhood Associations and Groups

Bay Isles Association
Bay Isles Long Range/Visioning Committee
Buttonwood Association
Country Club Shores I & II
Country Club Shores III
Country Club Shores IV
Country Club Shores V
Emerald Harbor Association
Longboat Estates
Sleepy Lagoon Homeowner's Association
Whitney Beach Conservancy
Village Association

B. Social and Religious Organizations

Churches/synagogue, art and history orgs, library

C. Major Corporations and Businesses

Key Club, Hilton, Publix, restaurants, etc

VIII. Interviewee Information

IX. Index of Tables and Graphics

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X. Definitions

Hotel or Motel: A building or structure under a common or multiple ownership interest and single management which is designed, used, or held out to the public to be a place where sleeping accommodations are supplied for pay to transient guests or tenants. A hotel or motel, with or without individual kitchen or cooking facilities may have one or more dining rooms, restaurants, cafes or cocktail lounges where food and drink are served.

Resident, Full-Time: A person who lives on Longboat Key year-round.

Resident, Part-time or Seasonal: A person who owns or rents property on the island for a few weeks to a few months, generally each year, but has another residence elsewhere and is likely not registered to vote on Longboat Key.

Season: The period of time each year, generally between Thanksgiving and Easter, when the majority of part-time residents and tourists visit Longboat Key.

Tourism Unit (TU): A building, or portion thereof, including a room or rooms, designed or used for tourism use. Any room or rooms capable of being separated as a self-contained entity by permanent or movable walls or doors with individual access to a public corridor, public access area, or exterior, shall each be counted as one Tourism Unit.

Tourism Use: Use, or occupancy, or the design for such use or occupancy, by any person, of any property for transient lodging purposes where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is less than 30 consecutive calendar days or one entire calendar month, whichever is less.

Tourist: A person who visits the island for less than 30 consecutive days.

XI. Acronyms

BEBR: University of Florida Bureau of Economic and Business Research

BFE: Base Flood Elevation

CCAC: Community Center Action Committee

CCCL: Coastal Construction Control Line

CRS: Community Rating System

ECL: Erosion Control Line

GMD: Gulf of Mexico Drive

FDEP: Florida department of Environmental Protection

FDOT: Florida Department of Transportation

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rating Map

FLUM: Future Land Use Map

LBK : Longboat Key

LDC: Land Development Code

MHWL: Mean High Water Line

NFIP: National Flood Insurance Program

NOAA: National Oceanic and Atmospheric Administration

SWFWMD: Southwest Florida Water Management District

ULI: Urban Land Institute

USACE: United States Army Corps of Engineers

XII. Additional Resources

A. Future Land Use Map

To be added

B. Zoning Map

To be added

C. Vision Plan Goals, Strategies and Action Steps

To be added

D. Narrative—What Makes Longboat “Longboat”

Every community is unique in some way, and LBK is no exception. Islands, in particular, have an isolated nature that tends to provide residents with the opportunity to build their own identity, apart from larger nearby communities. Unlike many beach communities, the residents of LBK fought hard to keep the island from developing with wall-to-wall high-rise buildings.

The expression “It’s what makes Longboat ‘Longboat’ ” is often heard as a way of expressing the character of the island. It is an expression that attempts to convey the resident’s passion for protecting the island’s natural resources and their love of the island lifestyle. It can also be used to sum up the sometimes challenging aspects of living on a barrier island. Below are a few of the features, as well as issues, which contribute to making Longboat “Longboat.”

- **It Takes a Village**

LBK is not one continuous stretch of uniformity. The island may be comprised of only four (4) square miles of land, but there are numerous pockets of uniqueness contained within its shores. Roughly two-thirds of LBK’s residents live on the southern half of the key. The southern half of LBK is characterized by predominantly planned development neighborhoods and mid to high-rise condominium complexes, while the northern half has a more eclectic atmosphere and includes some of the historic structures still existing on LBK.

The differences between the north and south halves of the key provides a broad range of options to satisfy vastly different tastes and lifestyles. Some examples are described below.

- **Longboat Village:** The oldest neighborhood on LBK, “The Village” is located on the northern end of the island and dates back to 1855.



The neighborhood was originally called Longbeach and began as a fishing village. It still embodies the feeling of “Old Florida”, with traditional beach cottages, peacocks that freely roam the streets,

and a sense of community rarely seen in modern times. It is known for its art and culture scene, fish cookouts, and a lifestyle still heavily involved with boating and fishing. It is home to the Longboat Key Center for the Arts, which was established over 60 years ago and is a testament to the Village's longstanding support and appreciation of the arts.



Longboat Key Center for the Arts



Longboat Village
Photograph: Jack Elka

The bay-front Mar Vista Restaurant, a long-time gathering place that began as a small pub and bait shop, is also located in the Village and includes one of the oldest structures on the island, the Jordan House, dating to 1912. The Jordan House, as well as several other houses still existing that were built circa 1915, were constructed by utilizing concrete block forms from Sears Roebuck. Moore's Stone Crab Restaurant is located next door to the Mar Vista and has also been part of the Village since the 1960's.



Jordan House

- **Country Club Shores and Bay Isles:** For residents seeking a traditional single-family neighborhood, but also want deep water access at their back door, Country Club Shores and Bay Isles, located on the southern half of the island, are two such planned

residential developments that provide both, as well as recreational opportunities, such as premier golf and tennis.



Homes have deep water access via canals, a marina and private boat dockage. These neighborhoods have seen significant revitalization, with older houses being demolished and replaced with new and larger homes.

- **Longboat Key Club:** Many residents want all of the benefits of owning property on LBK, without the responsibility of performing maintenance. The Longboat Key Club is just one of many resort-style condominium communities on LBK that satisfies the needs of these residents.



Built prior to the Town's current density and height regulations, the Key Club contains some of the few high-rise buildings on the island. The Club is located on the south end of the island and includes many on-site recreational activities, such as golf, tennis, and a stretch of LBK's beautiful beach.

The Inn on the Beach, located within the Key Club, serves as an example of the predominant type of tourist facility on LBK. Unlike a hotel, condominium units are privately owned, but are available for

~~short-term rental. Guests are provided access to all resort amenities during their visit.~~

- **What's in a Name?**

~~LBK is often referred to as a barrier island, but it is also considered to be a key, a word derived from the Spanish word “cayo,” or small island.~~

- ~~Keys tend to be more influenced by storm surges than larger islands. Small keys can completely disappear during a hurricane and it is not uncommon for over-wash to breach narrower sections of larger keys. LBK has experienced this in the past, when storm surges from the Gulf of Mexico overflowed and merged with Sarasota Bay. Prior to 1921, agriculture was a thriving business on the key, with farmers growing vegetables and lime, avocado and guava trees. During a hurricane in October 1921, storm surge swept across the low-lying key. The saltwater inundation killed the trees and crops, ending the agricultural business on the key.~~



Erosion Near Longboat Pass

- ~~Hurricanes can have a greater impact of keys than on islands. At one time, LBK was connected to Lido Key to the south. In 1848, a hurricane cut a path through the sand and created a new pass. The name stuck and the channel between LBK and Lido Key is officially known as New Pass.~~
- ~~Due to their small size and geologic composition, keys also tend to experience more erosion from normal tidal action, which is compounded with each storm event. Barrier keys are primarily, if not entirely, composed of sand which settled on top of old coral reefs. This sand is almost always in motion, either accumulating or eroding. For structures that may have been built too close to the water's edge, the constantly shifting sands can result in the need for construction of seawalls and groins, recurring beach re-~~

~~nourishment or, in the most extreme cases, abandonment of property.~~



Longboat Pass, 1941

Photographer: Gordon Whitney;
Manatee County Public Library
Historic Photograph Collection

Longboat Pass, Modern Day

- **A Boater's Paradise**

~~Boating has been a crucial element of LBK's character since the beginning of its recorded history. In the 1500's, Calusa and Timucuan Indians used dugout canoes to reach the island to hunt for shellfish and turtles. Hernando Desoto, a Spanish explorer and conquistador, is said to have visited the key in his "longboat" in 1539 as he went through the northern pass between LBK and Anna Maria Island.~~

~~A visit to LBK will quickly confirm that boating is still a vital part of life to residents and visitors. Boats can be seen docked behind homes, moored in marinas, parked in driveways and yards, and cruising the Gulf and bay waters.~~

- ~~Although beloved by most, the presence of so many boats is without controversy at times. Issues have arisen in some neighborhoods with boats being parked in front driveways for long periods, particularly if they are stored there while owners are out of state for months at a time. Some have suggested that boats be kept in rear or side yards and screened from view of the street. While this might be a solution for some neighborhoods, residents in other neighborhoods, particularly on the north end of the island, would like to maintain the flexibility to park boats in front yards. Developing a solution that is equitable for all is a challenge the Town is has been actively pursuing.~~



- **A Sense of Community**

~~A debate has lasted for several decades as to whether the Town needs a community center. Proponents extol the benefits of having a place where the community can gather for events, exercise and hobby classes can be held and residents and visitors would have an additional resource for activities. Opponents disagree with the need for a community center, since most of the condominium associations, which include the majority of the residential units on the island, have their own activities and meeting facilities.~~

~~Bayfront Park has long been thought by proponents to be the best location for a community center. However, the debate over whether to build a center continues. Below is a brief history of the community center issue.~~

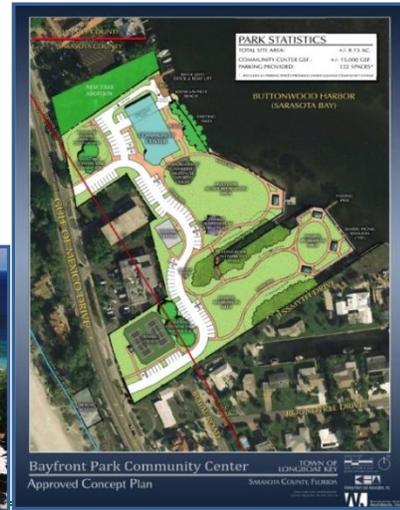
- ~~1980's: The current building located on Bayfront Park was actually the clubhouse of the Far Horizons Resort. In the 1984 the building was donated and moved to its current location.. At the time the park and building were privately owned and operated by a group of citizens/volunteers called the LBK Community Center, Inc. The building envelope is 2,135 square foot with approximately 1,350 square foot of usable space on the second floor. There is ancillary space for an office, small kitchen and restrooms.~~



~~Existing Community Center – Bayfront Park~~

- ~~March 1994: LBK Community Center donated the property and building to the Town. From that point on the Town has operated the facility. It is now called the Bayfront Park Recreation Center.~~
- ~~May 2003: The Town Commission creates the Community Center Advisory Committee (CCAC) and appoints citizens to advise the Commission on future plans and wishes of the community for a new facility.~~
- ~~October 2003: Town selects Lisa Wannemacher Architects to work with CCAC on facility programming and concept design.~~
- ~~January 2004: Town Commission approves a Referendum not to exceed \$6,410,000.00 to build a new community center.~~
- ~~March 2004: Bond Referendum fails to gain voter support (32.4% In Favor, 67.6% Opposed).~~
- ~~March 2007: Using funds from the Neighborhood Parkland Acquisition Program Sarasota County Government purchases 3.88 acres of adjacent land to the south known as the Albritton Property.~~
- ~~Feb. 2008: Memorandum of Understanding signed between Sarasota County and LBK.~~
- ~~Feb./March 2009: Sarasota County and LBK hold Public Meetings to develop Concept Plan for new Community Center.~~
- ~~Summer 2009: Sarasota County and LBK Commissions approve Concept Plan.~~
- ~~May 2011: Town Commission authorized staff to develop a new conceptual site plan combining the 2003 and the 2009 concept plans.~~

- ~~October 2011: Wannomacher/Jensen Architects is selected by the Town to update the previously approved concept plans.~~
- ~~November 2011: The Town purchases 0.71 acres of property north and adjacent to Bayfront Park (4110 GMD)~~
- ~~2012: Plans were put on hold.~~



~~Conceptual Plans – Bayfront Park~~

• **Life's a Beach**

~~When residents and visitors talk about LBK, one of the first things they often mention is the beach. It is arguably the Key's biggest and best asset. The residents and Town understand the importance of preserving this asset for the benefit of not only the current generation, but for future generations as well.~~



~~LBK's beaches serve as nesting sites for threatened and endangered species, including sea turtles and terns. In an effort to keep LBK's~~

beaches relatively peaceful for both visitors and residents, as well as safe for our native wildlife, LBK has addressed the following issues:

- ~~Islanders love their four legged friends as much as anyone else, maybe more. But the only animal life allowed on LBK's beaches, besides humans, is of the native bird and sea turtle variety. The policy is not without controversy, however, and the desire to allow dogs on certain areas of the beach arises periodically.~~
- ~~A cold beer might sound refreshing on a hot August day, but alcohol is prohibited on LBK's public beaches. Several other public beaches on neighboring islands have also adopted this regulation.~~
- ~~For anyone who might take a wrong turn on the Interstate, Daytona Beach is on the other side of Florida. Motorized vehicles can pose a hazard to sea turtle and tern nests and are prohibited on LBK beaches. Likewise, personal watercraft, such as jet skis, are not allowed to be launched from the beach.~~
- ~~While the latest Rap or Pop song might be at the top of the charts, most residents and visitors seem to prefer the sound of gentle waves lapping onto the sand, with the occasional seagull or tern chiming in to provide the vocals.~~

