

SARASOTA COUNTY GOVERNMENT

Parks and Recreation

TO: Sarasota County Commission
THROUGH: Randall H. Reid, County Administrator
FROM: Carolyn Brown, Director, Parks and Recreation
DATE: September 17, 2013
SUBJECT: **Item 2D: Bayfront Park Recreation Center Update**

RECOMMENDED MOTION(S) OR ACTION(S):

To consider an update on the Bayfront Park Recreation Center provided by the Town of Longboat Key.

BACKGROUND:

On March 29, 2007, Sarasota County purchased a 3.88-acre Gulf-to-Bay property (the “Longboat Key Site”) through the Neighborhood Parkland Acquisition Program. This site is located adjacent to the Town of Longboat Key-owned Bayfront Park Recreation Center (aerial maps attached). The Town of Longboat Key supported the acquisition and a Memorandum of Understanding between Sarasota County and the Town of Longboat Key (Contract No. 2008-159; attached) outlines general terms for the partnership and was approved by both boards in 2008.

The Town has partnered with the County in the development of the park concept plan including public workshops held in early 2009 to seek public input. The concept planning included both the existing Bayfront Park Recreation Center and the adjacent County-owned Longboat Key Site. Three public meetings were held that were intended to build upon one another, beginning with a meeting to provide background information and conduct a walking tour of the existing overall park site, opportunity for public input on what the community would like to do and see at the park site, and to seek feedback on a draft concept plan that would be developed from the input at the initial meetings. All three meetings were very well attended and the concept plan benefited from the range of public input received.

A total of six plans were presented to the public at the third public meeting held on March 4, 2009. Each plan included similar amenities in a variety of different locations. The community members who participated in the public meetings strongly endorsed one of the six concept plans. The amenities and improvements in the concept plan include: trails/walking paths throughout the property, boardwalk, fitness stations and educational signage/kiosks along the trails, open field/play area and/or multi-purpose field, relocated tennis courts, picnic shelters, playground, kayak launch, fishing pier, relocated boat dock, renovation of existing recreation center, and construction of a new community center (+/- 19,500ft²). The concept plan included the following improvements on the portion of the park site purchased by Sarasota County: tennis courts, trails/walking paths, picnic shelters and parking areas.

Sarasota County Parks and Recreation provided an update on the park project to the Parks Advisory and Recreation Council (PARC) on March 5, 2009, and the PARC unanimously supported the concept plan. The Town of Longboat Key Commission was presented with an update on the park planning efforts and the details of the community supported concept plan on April 16, 2009, by Bruce St. Denis, Town Manager, and John McCarthy, Sarasota County Parks and Recreation General Manager. The Town Commission supported the concept plan (attached) and directed their staff to prepare a list of steps toward implementation of the concept plan. The Sarasota County Commission reviewed and approved the concept plan on June 9, 2009.

Following the concept plan approval, the Town of Longboat Key compiled and submitted a Comprehensive Plan amendment to the Department of Community Affairs for the expansion and redevelopment of Bayfront Park Recreation Center. The future land use designation has been successfully amended. Sarasota County proceeded with demolition of the remaining structure on the Longboat Key Site.

A significant component of the overall plan is the new community center to be located on the Town-owned Bayfront Park property. In 2011, the Longboat Key Town Commission directed their staff to update the approved 2009 Bayfront Park Recreation Center Concept Plan and to confirm elements and floor plans for the proposed community center. Two public meetings were held to gauge continued public support. The previously approved concept plan has been modified to address the additional public input received. Further, in November 2011, the Town purchased a 0.71-acre parcel immediately north of Bayfront Park Recreation Center (4111 Gulf of Mexico Drive), and this additional property also has been incorporated into the current draft version of the concept plan (attached).

In the last 12 months, the Town of Longboat Key has made some improvements to the existing Recreation Center and access road for the park. These improvements include:

- Replacing the existing stair entrance
- Renovating the existing access ramp
- Painting the interior and exterior of the building
- Repaving the access road

The Town of Longboat Key continues its efforts to develop the park and is considering all available funding options. In the next 12 months, Town staff will be exploring public/private partnerships that could potentially assist in funding the development of Bayfront Park. There continues to be significant public support for a community center.

RELEVANT PRIOR BOARD ACTION:

1. December 20, 2006 - Approved Contract 2007-157, a Purchase and Sale Agreement, for four parcels of land located within the Town of Longboat Key, to provide public beach and bay access and to expand recreation and open space adjacent to the existing Bayfront Park Recreation Center.
2. January 8, 2008 - Approved Contract No. 2008-159, a Memorandum of Understanding, with the Town of Longboat Key for the Longboat Key Site.
3. June 9, 2009 – Approved Concept Plan.

ANALYSIS:

During a joint meeting between the Board of County Commissioners and the Town on Longboat Key on October 1, 2012, the Town of Longboat Key reported that it planned to pursue the rezoning of the three parcels in the near future; the County and Town were to collaborate on the necessary rezoning of the County-owned property. In addition, staff anticipated further refinement of the current draft concept plan, intending on bringing a final copy of the plan to advisory boards and the Town and County Commissions. Town and County staff agreed to work together on developing an Interlocal Agreement related to this site. The Interlocal Agreement will address and set forth each entity's obligations and responsibilities with respect to the property known as the "Longboat Key Site."

RECOMMENDATIONS:

N/A

FUNDING SOURCE:

N/A

ATTACHMENTS:

- Aerial Maps
- 2009 Approved Bayfront Park Recreation Center Concept Plan
- 2012 Draft Concept Plan
- Memorandum of Understanding between Sarasota County and the Town of Longboat Key (Contract No. 2008-159)

Bayfront Park Recreation Center Area



Bayfront Park Recreation Center (Town of Longboat Key)



Bayfront Park 2012 Addition (Town of Longboat Key)



Longboat Key Site (Sarasota County - Neighborhood Parkland Acq)



Sarasota Bay

Gulf of Mexico

GULF OF MEXICO DR

Aerial Date: 2012

Bayfront Park Recreation Center Area

 Bayfront Park Recreation Center and Additions



0 100 200 300 400 500
 Feet



Sarasota Bay

Gulf of Mexico

GULF OF MEXICO DR

Aerial Date: 2012

MANATEE COUNTY

SARASOTA COUNTY

PARK STATISTICS

TOTAL SITE AREA:	+/- 8.13 AC.
COMMUNITY CENTER GSF.:	+/- 15,000 GSF.
PARKING PROVIDED:	122 SPACES*

* - INCLUDES 24 PARKING SPACES PROVIDED UNDER ELEVATED COMMUNITY CENTER

BUTTONWOOD HARBOR (SARASOTA BAY)



Bayfront Park Recreation Center

Approved Concept Plan

TOWN OF
LONGBOAT KEY

SARASOTA COUNTY, FLORIDA

SCALE: IN FEET
0 20 40 80
DATE: 18 MARCH, 2009
© URBAN RESOURCE GROUP, 2009

Kimley-Horn and Associates, Inc.
URBAN RESOURCE GROUP

AERIAL FLIGHT DATA: WINTER 2006/2007
CONTACT: BRUZ NOEL, RLA (941) 926-1730

MANATEE COUNTY

SARASOTA COUNTY

PARK STATISTICS

TOTAL SITE AREA:	+/- 8.15 AC.
COMMUNITY CENTER GSF:	+/- 18,000 GSF.
PARKING PROVIDED:	120 SPACES*

* - INCLUDES 24 PARKING SPACES PROVIDED UNDER ELEVATED COMMUNITY CENTER

BUTTONWOOD HARBOR (SARASOTA BAY)



Bayfront Park Recreation Center

Draft Concept Plan

TOWN OF
LONGBOAT KEY

SARASOTA COUNTY, FLORIDA



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Kimley-Horn and Associates, Inc.

Wannemacher Jensen Architects, Inc.

**MEMORANDUM OF UNDERSTANDING
BETWEEN
SARASOTA COUNTY AND THE TOWN OF LONGBOAT KEY**

This Memorandum of Understanding is made and entered into on the date specified herein by and between Sarasota County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County" and the Town of Longboat Key, a municipal corporation, hereinafter referred to as the "Town".

WHEREAS, on March 29, 2007, Sarasota County acquired, through the Neighborhood Parkland Acquisition Program (pursuant to County Ordinance No. 2005-062), four real estate parcels (hereinafter referred to as the "Property"), more specifically described on Exhibit "A" attached hereto and incorporated herein, located within the Town and adjacent to or in the vicinity of the Town-owned Bayfront Park.; and

WHEREAS, the County's acquisition of the Property provides an opportunity for the County and the Town to work together to expand Bayfront Park and to protect a set of Gulf-to-Bay parcels; and

WHEREAS, the County and the Town desire to enter into an Interlocal Agreement setting forth their respective obligations and responsibilities with respect to the Property; and

WHEREAS, pending completion of the Interlocal Agreement, the County and the Town desire to enter into a Memorandum of Understanding establishing general terms that will be in effect pending completion of the Interlocal Agreement and be incorporated into the Interlocal Agreement.

NOW THEREFORE, in consideration of the mutual covenants set forth herein, the sufficiency of which is hereby acknowledged by the parties, the County and the Town agree as follows:

SECTION 1: PROPERTY DESCRIPTION

a. Location

The Property is 3.88 acres and is bisected by Gulf of Mexico Drive. The western parcel is located west of Gulf of Mexico Drive and fronts the Gulf of Mexico with 100-feet of shoreline, an open beach and a developing dune system. The remaining three parcels are located east of Gulf of Mexico Drive, adjacent to the existing Bayfront Park Recreation Center, with approximately 200-feet of shoreline on Sarasota Bay. See Exhibit "A", attached hereto and incorporated herein.

b. Commercial Building

- 1) An existing commercial building is situated on the Property with a street address of 4016 Gulf of Mexico Drive, Longboat Key, Florida.

- 2) The County has leased the subject commercial building to ResortQuest Southwest Florida, LLC (the "Tenant") pursuant to a Professional Office Lease, dated March 21, 2007 (the "Office Lease"), attached hereto as Exhibit "B" and incorporated herein, through March 28, 2008 with an optional one-year extension.
- 3) Pursuant to the Office Lease, the Tenant is responsible for all maintenance of the commercial building.

c. Docks and Boat Lifts

- 1) There are two (2) existing, shore-perpendicular docks fronting Sarasota Bay, on the Property. Each of the docks has two (2) boat lifts on the terminal platforms.
- 2) The County and the Town shall mutually determine future use and/or removal of one or more of these structures.

SECTION 2: GROUNDS MAINTENANCE

- a. The Town shall be responsible for mowing and litter control of the Property at a level of service to be determined in the Interlocal Agreement.
- b. The County shall be responsible for maintenance of existing trees and landscaping, with the exception of grass areas, at a level of service to be determined in the Interlocal Agreement.
- c. The County shall be responsible for installing two (2) standard park ordinance "totem" signposts, one on the Gulf side of the Property and one on the Bay side of the Property, and an informational sign describing funding source and contact phone number(s).

SECTION 3: PLANNING

- a. Planning for development of the Property shall be coordinated between the County and the Town and shall begin as soon as practicable after execution of this Memorandum (the "Planning Process"). It is expected that the Planning Process will take approximately 24 months, followed by the development of an Interlocal Agreement.
- b. The Planning Process shall include, but not be limited to: internal staff meetings of representatives from Sarasota County Parks and Recreation and the Town, joint public meetings, conceptual planning, and a concept plan approved by the Town of Longboat Key Commission and the Sarasota County Board of County Commissioners.

- c. Public workshops will be held for Town residents to determine recreational amenities of interest.
- d. Upon approval of the Concept Plan, the Parties shall enter into an Interlocal Agreement to memorialize the Concept Plan and the responsibilities of the County and the Town.

SECTION 4: DEVELOPMENT

- a. In the event the approved Concept Plan requires a change in zoning, the County shall be responsible for applying for the appropriate zoning designation.
- b. Development of the Property as a neighborhood park shall proceed as necessary funding becomes available.

SECTION 5: LAW ENFORCEMENT

- a. Law enforcement at the Property shall be provided by the Town of Longboat Key Police.
- b. The Town shall provide regular patrols of the Property at a frequency to be determined in the Interlocal.
- c. Within 14 days of issuance, the Town shall provide copies of all police reports related to the Property to the General Manager, Sarasota County Parks and Recreation.

SECTION 6: NOTIFICATION

The County shall notify the Town a minimum of thirty (30) days prior to any actions to be taken on the property that could result in concerns to neighbors.

SECTION 7: TERMINATION

This MOU shall remain in effect until it is either terminated by the Town or County after giving sixty (60) days written notice to the other party, or is superceded by the Interlocal Agreement.

SECTION 8: USE OF THE PROPERTY

It is the intent of the County and the Town that the Property function as neighborhood park that will provide services of interest to area residents and not function as a major public beach access or motorized boat launching and/or storage facility.

SECTION 9: EFFECTIVE DATE

This Memorandum of Understanding shall become effective upon the date of the last signatory hereto.

ATTEST:
KAREN E. RUSHING, Clerk of Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Sarasota County, Florida

By: Paula J. Mastromarino
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: [Signature]
Vice-Chair
Date: 1/31/2008

Approved as to form and correctness:

By: [Signature]
County Attorney #1

ATTEST:

By: Jane M. O'Connor
Town Clerk

TOWN COMMISSION OF THE
TOWN OF LONGBOAT KEY

By: [Signature]
Mayor

Approved as to form and correctness:

By: [Signature]
Town Attorney

Date: February 4, 2008

EXHIBIT "A"

Lots 2, 3 and 4, of Roger Koch Subdivision, according to the plat thereof as recorded in Plat Book 23, Page 45, of the Public Records of Sarasota County, Florida, TOGETHER with all right, title and interest to any land lying between the seawall along the easterly boundary of Lots 3 & 4 and the waters of Sarasota Bay;

AND

Lot 1, Roger Koch Subdivision, according to the plat thereof as recorded in Plat Book 23, Page 45, of the Public Records of Sarasota County, Florida.

AND

Begin at a concrete monument at the intersection of the west line of Gulf of Mexico Drive (John Ringling Parkway)(100 feet wide) with the north line of Section 6, Township 36 South, Range 17 East; thence southerly along said Drive, along a curve to the right with a radius of 992.14 feet, a distance of 201.80 feet to end of said curve; thence continue along said west line of Drive, along a tangent whose bearing is S.12°55'E., a distance of 650.60 feet to beginning of another curve to left with a radius of 1323.57 feet; thence S.14°32'E. along chord of said curve 90.6 feet; thence S.19°04'E. along chord of said curve 102.4 feet to the Point of Beginning; thence run S.58°05'W., 84 feet more or less to waters of Gulf of Mexico; thence southeasterly along waters of said Gulf to a point whose distance is 100 feet as measured on a perpendicular from the first line; thence N.58°05'E., a distance of 68 feet more or less to the westerly right-of-way line of Gulf of Mexico Drive (John Ringling Parkway) 100.9 feet more or less to the Point of Beginning and being in Section 6, Township 36 South, Range 17 East, Longboat Key, Sarasota County, Florida.

AND

Commence at intersection of west line of Gulf of Mexico Drive (100 feet wide)(formerly John Ringling Parkway) with the North line of Section 6, Township 36 South, Range 17 East; thence southerly along said Gulf of Mexico Drive, along a curve to the right with a radius of 992.14 feet, a distance of 201.8 feet to end of said curve; thence continue along said west line of road, along a tangent whose bearing is S.12°55'E., a distance of 650.6 feet to point of curve, to left with radius of 1323.57 feet; thence S.14°53'E. along a chord of said curve 90.6 feet; thence N.58°05'E., 102.2 feet (actual 103.87 feet) to a point on the easterly line of said Gulf of Mexico Drive for a Point of Beginning; thence continue N.58°05'E., 130 feet; thence S.58°29'E., 67.1 feet; thence S.58°05'W., 59.5 feet; thence S.31°55'E., 20 feet; thence S.58°05'W., 121 feet to the easterly right-of-way line of said Gulf of Mexico Drive; thence northwesterly along said easterly right-of-way line, 82.6 feet to the Point of Beginning, being in Section 6, Township 36 South, Range 17 East, Sarasota County, Florida.

Together with the sea walls and all lands, if any, lying between the parcels as described above (the "Subject Property") and the mean high water mark of the water surrounding or otherwise adjacent to the Subject Property, as well as all riparian rights thereto pertaining.

Also together with all right, title and interest in and to all piers, docks, and other related and/or similar improvements either within the Subject Property, and/or extending from the perimeter of the Subject Property into the waters adjacent to the Subject Property.