



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~~ over 30 years ago.

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~~ 2007, although the Town has not taken many steps to implement the Plan since its formal adoption by the Town Commission. This plan has helped guide the governing authority with regard to decisions that might 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 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 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-North Longboat Key, Then and Now 1940's (Top) and Recent (Bottom)

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.” Anecdotal information from local business owners indicates that local restaurants and retail establishments suffered a decline in revenue as a direct result of the Holiday Inn closure. Some restaurants that relied heavily on revenue from visitors staying in hotel accommodations reported as much as a 15 percent drop in revenue after the Holiday Inn closed.

The closure of the Holiday Inn and the property’s conversion to a 29-unit condominium complex coincided with a sharp increase in residential property values that overtook the values of commercially zoned property. During this time, rezoning from residential use to commercial use would have been considered a “down-zoning” for all practical purposes. Since the Town’s zoning code allows residential use on Tourism zoned properties, several smaller hotels, in addition to the larger Holiday Inn, converted to residential use, thus reducing the number of hotel rooms available on the island.

From 2000 to 2010, LBK lost 40 businesses and 780 jobs, according to the U.S. Census 2010 Business Patterns Survey. Of those losses, 19 were retailers and seven (7) were in the accommodations/food service category. While there are potentially numerous causes associated with the decline, some of it could be attributed to the differences between visitors who stay in condominiums verses traditional lodging accommodations. Visitors who stay in traditional hotels and motels do not have access to a full kitchen, making them more apt to venture out into the community for dining. Condominiums, especially those at a beachfront destination, often provide a “home-away-from-home” atmosphere, complete with full kitchens, therefore reducing the number of excursions away from their lodgings.

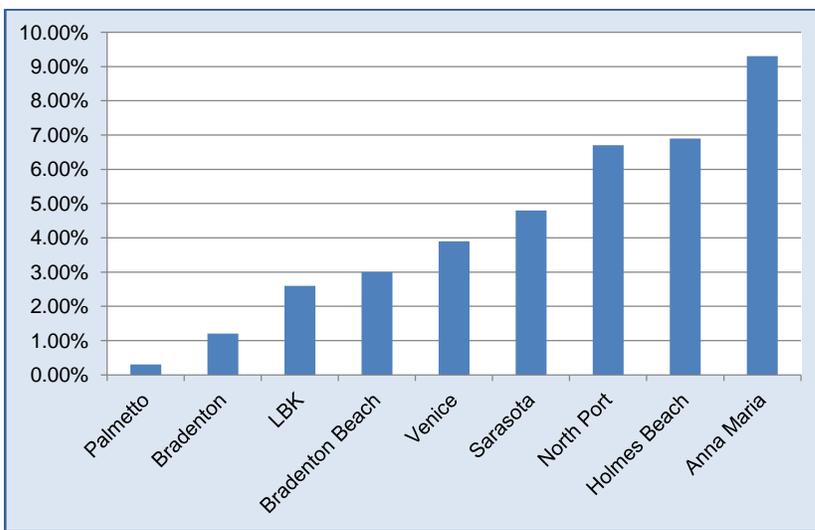
During the national recession, regional property values dropped dramatically, with the Sarasota – Bradenton area experiencing an average real estate value drop of approximately 40 percent over the course of the downturn, though properties on LBK experienced a much less dramatic decline.

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. The following chart compares the increase in tax base for LBK and the surrounding cities.



Graphic XXX

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 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 10 miles long, located off 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.



Jewfish Key and Sister Keys

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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 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
• <u>Vacant Residential</u>	<u>85.54</u>	<u>3.1</u>
• <u>Vacant Commercial</u>	<u>17.26</u>	<u>0.7</u>
Recreation/Open Space	659	24.6

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.



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

It should be noted that the property where Moore's Stone Crab Restaurant operates has been rezoned to Residential use at the request of the property owner. This creates the potential future loss of one of LBK's few waterfront-dining venues.



Moore's Stone Crab (Top Circle) and Mar Vista (Bottom Circle)

- **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. Country Club Shores is the largest single-family residential neighborhood on LBK, with 396 homes.



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 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.



Longboat Key Club

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~~ was granted departures to the density and height regulations in effect at that time, based on conditions set forth in their development approval. The Club includes many on-site recreational activities, such as golf, tennis, and a stretch of LBK's beautiful beach.

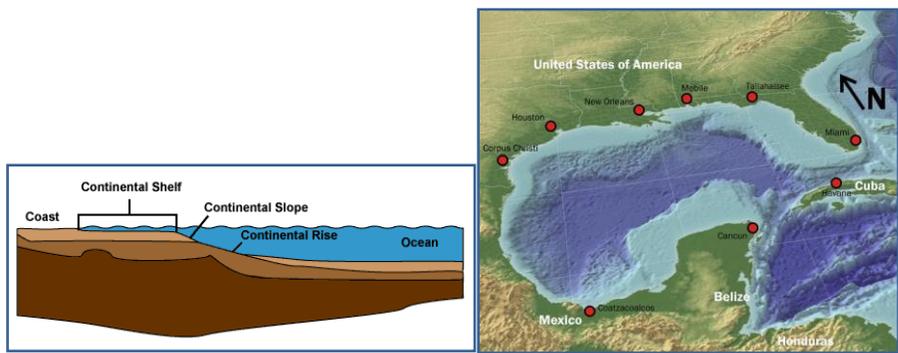
The Inn on the Beach, located within the Key Club, serves as an example of the predominant type of tourist facility on LBK. Unlike a hotel, condominium units are privately owned, but are available for short-term rental. Guests are provided access to all resort amenities during their visit.

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 portions of 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.

3. Natural Features

a. Gulf of Mexico

The Gulf of Mexico lies to LBK’s west and is responsible for the existence of the barrier island. The sea floor along LBK and Southeast Florida consists of a wide, shallow continental shelf that slopes gently seaward, resulting in shallow, generally calm water along area beaches.



Continental Shelf and Gulf of Mexico Sea Floor

The calm waters of the Gulf provide excellent conditions for many water sports, including kayaking, paddle boarding, snorkeling, swimming, sailing, and others. Warm ocean temperatures and Gulf currents contribute to the year-round moderate temperatures along the Southwest Florida coast. These same currents and moisture from the Gulf drive much of the weather patterns in the area. The rainy season runs generally from June through October and coincides with hurricane season. The state receives approximately 70 percent of its rainfall during these five (5) months. The area’s dry season extends from November through May and encompasses the months when most of Florida’s seasonal residents are present.

The Gulf provides many opportunities, both recreational and occupational, for area visitors and residents. Sport fishing is a thriving industry along the Southwest Florida coast, with grouper, snapper, king mackerel, redfish, tarpon, snook and cobia being a few of the popular species caught off local shores.

Proposals to conduct offshore drilling for petroleum have drawn heated debates along Florida’s coastline for decades. The State of Florida owns the sea and seabed to 10.5 miles offshore and banned drilling activity in State waters in 1992. Drilling activity in Federal waters in the eastern Gulf has been prohibited since 1995. In March 2010, however, plans were announced by the Federal government that would allow drilling to take place in the eastern Gulf, in federal waters greater than 125 miles from the coasts of Alabama and Florida. These plans were halted after the Deepwater Horizon oil spill; however, permits are currently being sought that would allow drilling in Federal waters along the Florida Panhandle. The State of Florida and many local governments continue to oppose drilling in Federal waters along Florida’s coast due to potential detrimental effects to Florida’s fishing and tourism industries and its sensitive ecology.



Sunset over Gulf of Mexico

b. Sarasota Bay

Sarasota Bay, located to LBK’s east, covers parts of Manatee and Sarasota Counties and separates the island from the mainland. The bay is approximately 56 miles long and has a watershed of approximately 455 square miles. The watershed area supports a population of approximately 600,000. The bay is shallow, with an average depth of only 6.5 feet, and experiences frequent shoaling. The bay provides an excellent environment for sport fishing, water sports, and eco-tourism programs.

Longboat Pass, New Pass, Big Sarasota Pass, and Venice Inlet provide tidal flushing of the bay. More than 1,400 different native species of plants and animals inhabit the Bay area. The Florida Administrative Code (Rule 17-302) has designated the waters of Sarasota Bay, including Longboat Pass, as Class II

waters. The designated uses of a Class II water body are shellfish propagation or harvesting. The Sarasota Bay estuarine system is included in the Special Waters category of Outstanding Florida Waters (OFW), which have special protection as determined by the Environmental Regulation Commission because of their natural attributes. The bay is also one (1) of only 28 estuaries in the country that has received the U.S. Congressional designation as an estuary of national significance.



Sarasota Bay (LBK in background)

Human activities over the last 50 years caused a decline in the health of the bay. Stormwater runoff and other human activities caused the destruction of seagrass beds, decline in shellfish productivity, and reduced the abundance of certain fish species. Miles of natural shoreline were replaced by seawalls and protective mangrove habitat was removed. One of the starkest examples of this was the dredging and filling activities that occurred during the construction of Bird Key in the late 1950's to early 1960's by the Arvida Corporation. Approximately 280 acres of submerged lands were filled to create single-family lots.



Bird Key: Before Construction (Left) and After Construction (Right)

LBK is a member of the Sarasota Bay Estuary Program (SBEP), whose mission is to improve water quality, increase habitat and enhance the natural resources of the bay. Initiatives include protection and restoration of seagrass beds, shellfish re-colonization, wetland restoration, installation of artificial reef systems, educational programs, distribution of grant funding, and others.

Sarasota Bay is home the Mote Marine Laboratory, a nationally and internationally renowned not-for-profit marine research institute located near the south end of the New Pass Bridge. Established in 1955, Mote draws over 400,000 visitors and more than 1,400 volunteers annually. Mote Aquarium displays over 100 marine species, highlighting local marine life. Visitors can see sharks, manatees, dolphins, sea turtles, seahorses, rays, skates, and invertebrates. The Aquarium hosts birthdays, weddings, corporate gatherings and other events, and can provide special group tours.



Mote Marine Laboratory and Aquarium

c. Beach

Stretching for 10 miles along the western side of LBK, the white sand beach is arguably LBK's main attraction. It is one of the primary features that draw both visitors and residents to the island. The island's beaches are generally quieter and less crowded than beaches on neighboring islands, providing a relaxing atmosphere for beachgoers. The water off LBK's beach is generally shallow, clear, and calm.



The beach serves as more than a recreational amenity for the island. The beach system is a major protector of the uplands and provides a unique but fragile habitat for waterfowl, reptiles, and other animals that feed, nest, and breed on the berm as well as the open beach. The Town adopted a Comprehensive Beach Management Plan, which undergoes periodic updates, to provide a framework for the Town's decision-making process regarding management of beach resources. Since 1995, the Town has proactively managed these resources and implemented recommendations for protecting and preserving the island's beaches.

Due to past development, a majority of the original dune system no longer exists. However, The Town does require dune restoration for new development. An Erosion Control Line (ECL) has been also established which protects the beach and existing dune system from encroachment by development. The ECL prevents disturbance of the dune system in order to preserve the vegetation and dunes. Dunes and sand ridges provide a useful barrier to storm waves and surges. Their primary function in protecting against hazards is to replenish sand that is slowly eroded by waves or instantly torn away by large storms and hurricanes. In this manner, dunes foster the long-term stability of the shoreline by retarding beach erosion. The resilient and mobile character of a dune makes it an optimal natural structure for protecting the beach and structures built behind the dunes.



Beach Access through Dune System

d. Mangroves

Mangrove trees are a species native to Florida. They thrive in the saltwater environments found along Florida's undisturbed coastal shorelines. Many of the areas on LBK that were originally lined with mangroves have been disturbed from construction of seawalls and other activities. Disturbance of mangroves requires a permit from Florida Department of Environmental Protection (FDEP) and the Town has also adopted regulations to protect this natural resource.

Mangroves serve numerous beneficial functions in coastal and estuarine environments. They trap and cycle organic materials, chemicals, and important nutrients in the coastal ecosystem. These plants are important in protecting water quality and clarity by filtering runoff and trapping sediments and debris from adjacent uplands.

Mangroves provide crucial habitat and nursery grounds for a wide variety of marine life, including many fish species that are important to the recreational and commercial fishing industries. Birds also use mangroves as nesting and roosting sites.

Mangroves serve as storm buffers for coastal lands by reducing wind and wave action in shallow shoreline areas. Their extensive root systems prevent erosion and serve to stabilize the shoreline.



Mangrove trees and roots (Left); Heron in Mangrove (Right)

e. Deep-water mooring

LBK is home to a full-service, 291-slip deep-water marina, with access to Sarasota Bay, the Intracoastal Waterway, and the Gulf of Mexico. The 37-acre marina can accommodate boats up to 150 feet in length.

Boats also frequently anchor near the boat launch on the north end of the island. This area can accommodate limited anchorage of deep-keeled vessels and is in close proximity to Longboat Pass.



Longboat Key Club Marina

ef. Sea Turtle and Shore Bird Nests

Several species of threatened and endangered wildlife make use of LBK's beach for nesting, courting, and feeding. The Town coordinates with the Florida Fish and Wildlife Commission (FWC), Mote Marine Laboratory, and shorebird and turtle volunteers to protect the habitat and nesting areas of these animals. Lighting restrictions are in place during turtle nesting season to prevent hatchlings from becoming disoriented as they make their way to the water's edge.

Loggerhead turtles are the most common species of sea turtle that utilize LBK's beaches for nesting. Other turtle species that nest on the beaches are the green sea turtle and occasionally one of the smallest sea turtle species, the Kemp's ridley. Mote Marine Laboratory and local volunteer groups patrol the beach during nesting season to mark and document turtle nests. Disturbance of a sea turtle nest is punishable under State and Federal law. Nesting season for Sea Turtles is March to September.



Sea turtle nest

Nesting season for shorebirds is February to August. Four species use the island's beaches: Snowy plover, Wilson's plover, Least tern, and Black skimmer. Their numbers have declined due to the increase in human population and human disturbance of their nesting areas. Nesting areas are monitored and marked each year. Shorebirds lay their eggs directly onto the sand in shallow depressions. Eggs and young chicks are exposed to the sun's heat when the parent is frightened off the nest. Therefore, it is crucial to avoid active nest areas.



Black Skimmers with chicks

4. 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. The airport serves over one million passengers each year and both major domestic and commuter airlines provide daily scheduled service, as do seasonal international and domestic charter carriers.

The airport is located approximately three (3) miles from downtown Sarasota and nine (9) miles from Bradenton and crosses the Sarasota-Manatee County Line.



Sarasota-Bradenton International Airport

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b. Gulf of Mexico Drive (State Road 789)

The only major transportation route through the Town is GMD, whose functional classification is an Urban Collector. The typical cross section of GMD, which runs north to south through the island, is a two-lane rural road, with a bicycle lane in each direction. Left-turn lanes and right-turn deceleration and acceleration lanes are provided at some locations. There are two signalized intersections on GMD:

at the intersection of Longboat Club Road; at the southern end of the Town; and, at the intersection of Bay Isles Parkway, approximately three miles north. Since these intersections are located over three miles apart, the roadway typically operates as an uninterrupted flow facility. GMD is part of the state highway system and is expected to remain under state jurisdiction.

The only GMD capacity-related improvements made to GMD since 1995 are the lengthening of deceleration lanes at Harbourside Drive (northbound) and an eastbound turn lane at Buttonwood Drive (southbound). The Town received approval for various GMD intersection improvements in the Country Club Shores area. However, significant stormwater costs arose during the initial design phase and the Town Commission determined that the costs outweighed the projected benefits. Florida Department of Transportation (FDOT) has indicated that no additional capacity-related improvements are scheduled for GMD in the next five years. FDOT resurfaced GMD in 2009 and 2010.

Per FDOT traffic counts for 2012, GMD at New Pass Bridge receives 17,900 average daily trips for north and southbound traffic combined. GMD near the north end of the island receives 8,600 average daily trips.



Gulf of Mexico Drive 1955 (Left); Gulf of Mexico Drive during Season 2013 (Right)

c. New Pass Bridge and Longboat Pass Bridge

Per U.S. Coast Guard regulations, Longboat Pass Bridge opens upon request to the bridge operator. New Pass Bridge need only open on the hour, twenty minutes past the hour, and forty minutes past the hour from 7:00 a.m. to 6:00 p.m. From 6 p.m. to 7 a.m., the bridge must open on signal if at least three (3) hours notice is given to the operator. Public vessels of the United States and tugs with tows must be passed at anytime.

During season, traffic routinely backs up as motorists try to leave the island. This congestion is exacerbated when the bridges open to boat traffic. Both bascule bridges are one lane in each direction, which limits the amount of traffic that can

be accommodated. Longboat Pass Bridge carries an average of 8,600 trips per day, while New Pass carries an average of 17,900 trips per day.



Longboat Pass Bridge (Left); New Pass Bridge (Right)

In addition to the bascule bridges connecting LBK to Anna Maria Island and Lido Key, motorists must traverse additional bridges to get to the mainland. Drivers travelling north must navigate Cortez Bridge, also a bascule bridge, to reach Bradenton. Drivers travelling south must pass over additional bridges, including the Ringling Bridge, to reach downtown Sarasota.



Cortez Bridge (Left); John Ringling Bridge (Right)

d. Seasonal Traffic Volumes

Just as the seasonal population on LBK doubles to triples, so too does the traffic on Gulf of Mexico Drive. On the south end of LBK congestion is often exacerbated by traffic, both vehicular and pedestrian, at St. Armands Circle on Lido Key, which must be traversed when travelling into Sarasota. St. Armands can be extremely congested due to on-street parking and pedestrians. During season, a typical 10-minute drive into downtown Sarasota can take up to 45 minutes.



Season Traffic on John Ringling Bridge (Left); Off-Season Traffic on John Ringling Bridge (Right)

e. Hurricane Evacuation

LBK is subject to hurricane inundation. It is unlikely that, given the nature of hurricane warnings, only part of the Town would be required to evacuate due to a storm. Because the Town is a barrier island exposed to all the forces of the storm, and only accessible by road routes that go through other barrier islands before reaching the mainland, any hurricane warning should require the Town to evacuate.

The island is in a Category 1 (Saffir-Simpson Scale) zone. Sarasota County's computer modeling of storm surge indicates that a land-falling Category 1 hurricane would have an accompanying storm surge of four (4) to seven (7) feet, while a Category 3 hurricane would generate a nine (9) to fourteen foot storm surge, without wave action or tidal influence. This means that the lowest intensity storm classified as a hurricane has the potential for inundating the natural parts of the island. Greater intensity storms generate similar results, with higher potential water levels, due to storm surge with greater potential for erosion or breach.

Both Manatee and Sarasota County Natural Disaster Plans recognize this problem for the Town. Each County expects to assume approximately one-half of the responsibility for managing the Town's evacuation, following county line boundaries. The Southwest Florida Regional Planning Council (SWFRPC) estimates that it would take a maximum of 18 hours to ensure all residents and visitors are off the island. This is based on a late-season hurricane, when there is an increased population on the island. Land-falling hurricanes earlier in the season would likely require less evacuation time.

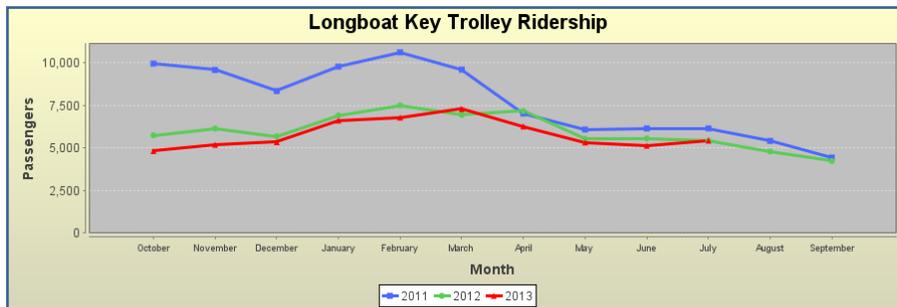
The Town's residents have access to shelters in both Manatee and Sarasota Counties; however, so do the remainder of the residents of the two counties. The Town has no shelters, public or private, located on the island. In the event of a hurricane, the entire Town will need to evacuate to Sarasota and Manatee Counties.

Florida Statute requires each local emergency management agency to maintain a registry of persons with special needs who would like to register. The local emergency management agency is responsible for identifying those persons in need of assistance and plan for resource allocation to meet those needs. They are also charged with notifying residential customers in its jurisdiction of the availability of the registration program at least twice annually via public outreach programs. The Town's Fire-Rescue Department receives the information for the individual registrants on LBK and, utilizing its fire-rescue personnel, coordinates with both county emergency management agencies and their respective support agencies to evacuate residents requiring such assistance. As the median age of LBK's population increases, it is likely that the number of people needing assistance in the event of an evacuation will increase.

f. Public Transit

Sarasota County and Manatee County share the operation of public transportation services to LBK. The LBK Trolley service runs every 30 minutes for southbound service and every 60 minutes for northbound service. Trolley service is not provided on New Year's Memorial, Independence, Labor, Thanksgiving, and Christmas Day(s). The trolley makes three (3) stops on LBK: Hilton Resort, Bay Isles shopping center, and Harbourside Drive.

Per Manatee County Area Transit, the graphic below specifies the LBK trolley ridership for 2011 through July 2013. Decline in ridership has been attributed to multiple causes, including route schedule changes, ridership fees, and reduction in tourism.



GRAPHIC XXX

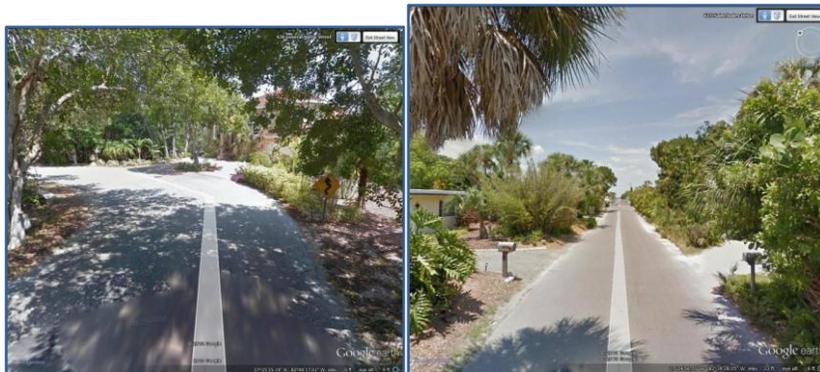
Proposals and recommendations have previously been made for a water tax system that would connect the Town with downtown Sarasota and downtown Bradenton. However, at this time, there are no capital plans that would implement the study recommendations.

5. Infrastructure

a. Streets

As discussed above, GMD is the only major transportation route through the Town and runs north to south along the entire length of the island. All other roadways within the Town are classified as urban local streets. Traffic on these streets is limited to low-volume residential use.

There are certain streets on LBK are very narrow, with limited stormwater runoff capacity. There is limited or no available space to expand these streets, due to the proximity of existing structures.



General Harris Street (Right) and St Judes Drive (Left)

b. Potable Water

The Town owns and operates a potable water distribution system. The Town purchases potable water from Manatee County through a wholesale contract between LBK and Manatee County, signed February 6, 2007, which will be effective until the year 2031. The Town's water facilities include 42 miles of water lines, 345 fire hydrants, and three (3) pumping stations. The water storage facilities consist of a 1.0-million-gallon tank at the south end of the island and a 1.5-million-gallon tank approximately mid-island.

The main potable pipeline providing water service from Manatee County traverses Longboat Pass via the Longboat Pass Bridge. The sub-aqueous, 16-inch diameter pipeline was put into operation in 1984. A secondary potable pipeline, constructed in 1971, is also sub-aqueous and is located east of the Longboat Pass Bridge. The pipelines were inspected in January 2007 and found to be in good condition. A secondary backup water interconnect source from the City of Sarasota was completed in 2008.

c. Stormwater

LBK ranges in elevation from sea level to approximately +12 feet above sea level, National Geodetic Vertical Datum of 1929 (NGVD) and most of the key has an elevation of less than +10 feet, NGVD. All of the drainage systems on the island drain into either Sarasota Bay, the passes between Sarasota Bay and the Gulf of Mexico, or into interior areas specifically designed for stormwater management, with the exception of one outfall into the Gulf of Mexico on the northern-most end of the island.

The majority of condominiums in the Town have private independent drainage systems. The Town does not maintain these systems, but does monitor and inspect them. No direct outfalls into Sarasota Bay have been constructed in the Town since the mid-to late 1970's. All new development is required to incorporate stormwater best management practices and techniques, and provide design features into the site plans in accordance with the criteria set forth in the Florida Administrative Code.

Development on LBK has occurred predominantly within the last 40 years. Drainage facilities constructed prior to 1972 were designed to provide for minor flood protection only. Specific information on drainage design standards was not required. Development since 1972 has been required to comply with the Town's development standards that specify a drainage design for an appropriate 10-year storm event. Development occurring since 1982 has been required to comply with FDEP and Southwest Florida Water Management District (SWFWMD) rules and regulations, and obtain an Environmental Resource Permit. However, most drainage facilities on LBK can be influenced by tides and, therefore, the performance of a specific drainage is subject to tidal variations in the bay.

The Town participates and assists in funding the SBEP that conducts public outreach and education programs to reduce the environmental impacts and effects of stormwater in the surrounding waters of LBK.

d. Sewer

The Town provides mandatory wastewater service within its service area, coinciding with its geographical boundaries, but not including Jewfish and Sister Keys. The Town's sanitary sewer system is owned and maintained by the Town and is a collection system only, with no treatment facilities. The Town has an agreement with Manatee County to pump the Town's wastewater to the County to be treated by the Manatee County Utilities System.

The Town's wastewater system was installed in the mid-1970's and consists of 40 miles of sewer lines, approximately 550 manholes, and 47 lift stations, including a central pumping station located on Gulf Bay Road. Except for development on Jewfish Key, there are no active septic tanks within the

geographical boundaries of the Town. Jewfish Key is limited to 13 platted single-family lots.

The Town maintains a 20-inch subaqueous sewer line to Manatee County. Analysis indicates that this line can easily accommodate the average daily and peak flows anticipated from the Town.

e. Reclaimed Water

The Town does not have a reclaimed water program at this time. The Town has previously investigated attempts to enter into a reclaimed water agreement with Sarasota and/or Manatee counties; however, those plans have not been deemed feasible as of yet. A few of the larger private properties do utilize their own reclaimed water for limited uses.

As populations grow in Sarasota and Manatee counties, additional pressure will be put on the aquifer. This could result in additional conservation measures to limit potable water consumption on the island.

6. Recreation

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~~entities.

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.

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 the approximately 8.6 acre Bayfront Park waterfront 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.



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. -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 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, 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 the native wildlife, LBK has addressed the following issues:

- A debate has been waged for years on the island regarding LBK's prohibition of dogs on the beaches, but the only animal life allowed on LBK's beaches, besides humans, is of the native bird and sea turtle variety. Opposition to the policy continues to arise periodically.
- Alcohol 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.
- 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.



The Town has 12 public beach access points, most with 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

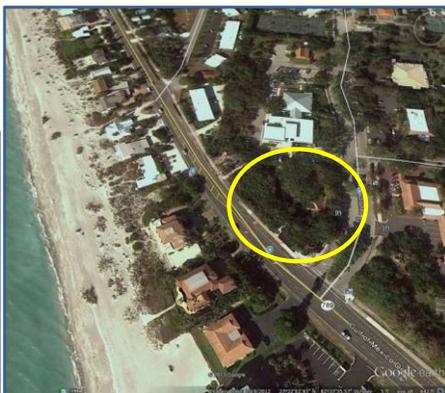
Bay Access: The Town has 18 public bay access points; however, some of these access points are not currently available due to overgrowth and other issues. The most popular bay access is the boat ramp at the end of Linley Street in the Village on the north end of the island, which is also the Town's only public boat ramp. This ramp has recently undergone improvements to provide for easier launching. Parking is extremely limited at the boat ramp. The majority of users are Village residents, who typically launch their boat and then drive the trailer back to their nearby property.



Kayak Launch (Left) and Public Boat Ramp (Right)

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 GMD 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 for \$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, Banyan, Mango, Green Buttonwood, Mahoe and Mangroves.



Joan M. Durante Park

Longboat Key Public Tennis Center: Located near Publix and the Town Hall complex, the Tennis Center is an approximately 3.75 acre 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.

The Tennis Center has been the host for the U.S. Tennis Association (USTA) sanctioned National Category 2 Senior Clay Court Championships since 2006, attracting world class players from across the country. The facility has also received the USTA Outstanding facility of the Year Award.

The Tennis Center maintains between 410 – 425 annual users who purchase annual passes for the ability to utilize the courts year-round. In addition, over 2,000 other players utilize the courts throughout the year. The Tennis center also has more teams and leagues than any other tennis facility, public or private, in the surrounding counties. These leagues bring over 1,500 visiting team players to the facility each year. The Tennis Center is also host to three (3) major tournaments each year, which attract several hundred players each from around the state and nation, as well as their families, guests, and spectators.



LBK Tennis Center (Right Photo: Courtesy of LBK News)

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 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.



Boats in New Pass (Left); Longboat Key Club Marina (Right)

- (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

7. 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.

While LBK has been within the path of past hurricanes, they have typically been many years apart and the island has not experienced the devastation other communities have suffered. The lack of severe impacts on the island has the potential to create complacency among residents and property owners and steps are taken each year to encourage preparedness in the event a storm does occur. Since many of LBK's existing structures were built at ground level and do not meet Federal Emergency Management Agency (FEMA) regulations, they are particularly vulnerable in the event of flooding.

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: Inundated the island with saltwater. ~~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: Downed power lines and sand loss. ~~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 and flooding 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 pPower 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. Inlet Management

The Town and Manatee County developed an Inlet Management Plan in 2011 to address maintenance and erosion issues in the area of Longboat Pass. The Pass is a natural inlet that separates the barrier islands of Anna Maria Island to the north from LBK and connects Sarasota Bay and the Gulf of Mexico. Longboat Pass is the southernmost inlet within Manatee County, approximately 7 miles south of Tampa Bay Entrance and 10 miles north of New Pass. The inlet is bridged by GMD, which connects Anna Maria Island and LBK. On both Anna Maria Island and LBK, the shorelines adjacent to Longboat Pass are classified by the FDEP as critically eroded.

The management plan recommendations included the following elements and permitting is underway:

- An extension of the existing terminal groin on the south end of Anna Maria Island.
- Construction of a terminal groin on the north end of LBK, plus two permeable adjustable groins near the 360 North Condominium and the public beach access at the end of North Shore Road.

- Dredging of the 1977 Authorized Channel and placement of the spoil material on the south end of Anna Maria Island and the north end of LBK.
- Dredging of a portion of the Gulf Intracoastal Waterway.

The recommended structures on the north end of the island are not without controversy. Challenges to the permitting process have been raised with the state and the Town is currently awaiting a resolution.

ed. 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 (Left): ————— After beach nourishment (Right)

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 (Left):

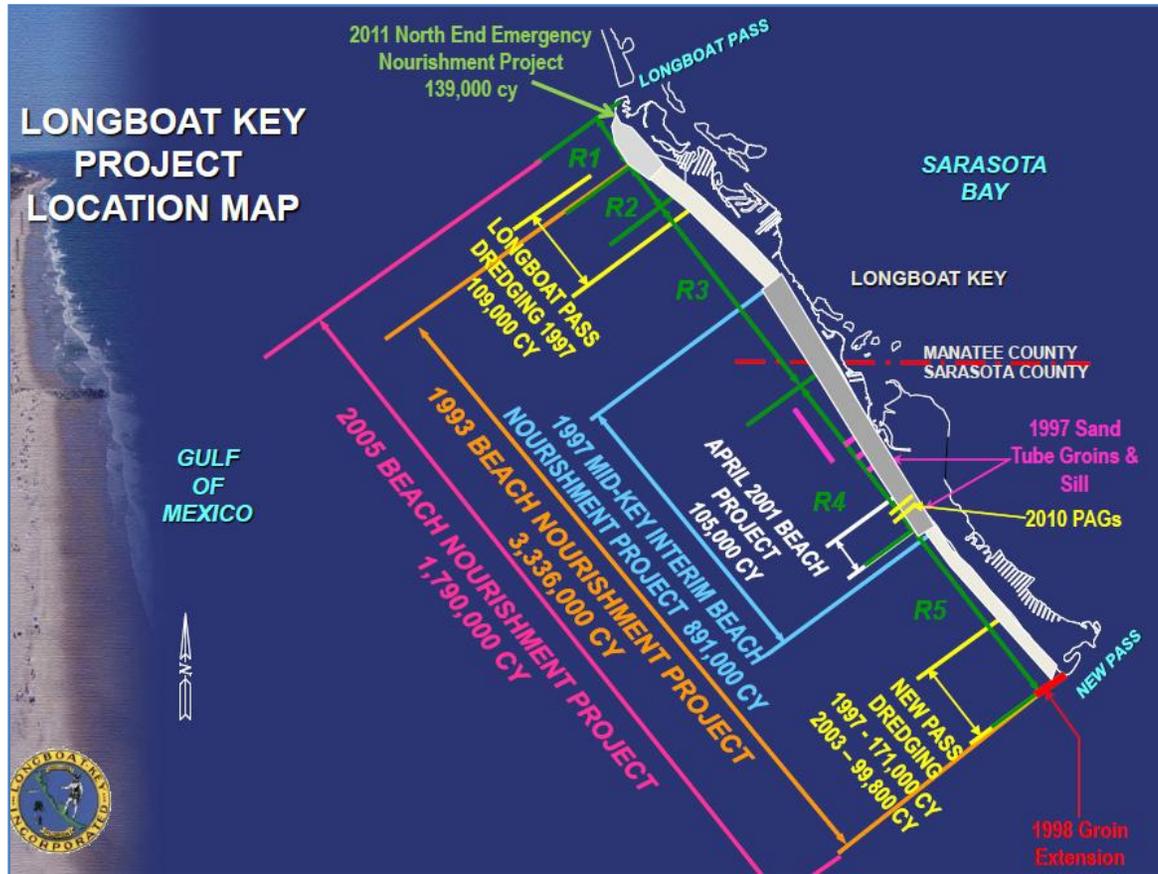
Groins (Right)

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 [Supermarket](#), and the Town. [According to the U.S. Census, there are a total of 224 business establishments and 2,287 total employees. The Census](#)

Bureau describes these as businesses with a single physical location at which business or services or industrial operations are conducted.

Major Employers and Number of Employees			
	Full-Time	Part-Time	Seasonal
Longboat Key Club	XXX400	XXX50	XXX75
Hilton Resort	50	10	12
Publix	XXX XXX XXXApproximately 200, including full- and part-time		
Town of Longboat Key	XXX119	XXX4	XXX16

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		
	2000*	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*	2010^
Less Than \$49,999	29.5	31.4
\$50,000 to \$74,999	13.5	7.4
\$75,000 to \$99,999	11.2	11.2
\$100,000 to \$149,000	18.7	18.2
\$150,000 to \$199,000	6.8	9.3
\$200,000 or More	20.3	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.

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 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 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^	2013+
Total Population	7,603	6,888	6,884
Under 25 Years of Age	268	273	--
25 to 34 Years of Age		75	--
35 to 44 Years of Age	329	137	--
45 to 54 Years of Age	796	443	--
55 to 59 Years of Age	707	462	--
60 to 64 Years of Age	962	860	--
65 to 74 Years of Age	2,359	2,275	--
75 to 84 Years of Age	1,687	1,795	--
85 and Over	389	568	--
Median Age	67.9	70.4	--
*Source: 2000 U.S. Census			
^Source: 2010 U.S. Census			
+Source: 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 34 Years of Age	1.4	1.1
35 to 44 Years of Age	4.3	2.0
45 to 54 Years of Age	10.5	6.4
55 to 59 Years of Age	9.3	6.7
60 to 64 Years of Age	12.7	12.5
65 to 74 Years of Age	31.0	33.0
75 to 84 Years of Age	22.2	26.1
85 and Over	5.1	8.2
*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^
Male	46.5	46.3
Female	53.5	53.7
*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 by Age	
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. All hospital facilities are located on the mainland, with numerous quality hospital facilities available in Sarasota County, Manatee County, Hillsborough County, and Pinellas County.

~~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.

b. Regional Education

~~There are no public or private schools located on LBK. For school-aged children attending public schools, those in the Sarasota County portion of the island travel to the mainland to attend Sarasota County public schools, while those in the Manatee County portion attend Manatee County public schools. There are also numerous private school options available in both Sarasota and Manatee counties.~~

~~One private school facility that has garnered considerable attention is the IMG Academy in Bradenton. This private, sports-oriented, 560-acre facility is designed as a Pre-K through 12th Grade athletic and academic boarding school. The campus includes training facilities for youth, high school, collegiate, and professional athletes. The facility and its programs currently attract over 30,000 athletes from over 100 different countries each year. Sports programs include golf, tennis, baseball, basketball, football, lacrosse, soccer, track and field, and cross-country.~~

~~There are multiple two- and four-year colleges available in the Manatee and Sarasota county areas. Some of these include the Ringling College of Art and Design, University of South Florida Sarasota – Manatee, New College of Florida, and State College of Florida. There are also numerous technical and professional development schools located within the area.~~

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

During 2012, according to the U.S. Census Bureau, the top interstate migration was from New York to Florida. New York lost almost 59,300 residents to Florida, more than any other state lost to another state. Migration of residents from Georgia to Florida also ranked in the top 10 interstate migration calculations, with Georgia losing over 38,600 residents to Florida.

2. Housing

Much of the housing supply on LBK is utilized as second, third, or even fourth homes. Currently, only 22 percent of LBK's housing supply is registered for a Homestead Exemption through the Manatee and Sarasota County Property Appraiser offices. The Homestead Exemption is specifically for property that is utilized as a primary residence. On the Manatee County half of the island, approximately 28 percent of the housing supply has a Homestead Exemption, while on the Sarasota County half of the island only 19 percent of properties are Homesteaded.

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
<ul style="list-style-type: none"> 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 majority of housing units on LBK contain only two (2) bedrooms. This is a reflection of the popularity of LBK as a retirement community. Families in need of three (3) or more bedrooms may find the available housing supply limited, which could contribute to fewer families living on the island.

Number of Bedrooms as Percentage of Housing Stock	
1 Bedroom	4.9%
2 Bedrooms	63.5%
3 Bedrooms	26%
4 Bedrooms	3.7%
5 or More Bedrooms	1.4%
Source: 2010 U.S. Census	

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.

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

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. Flood insurance rates have increased by 25 percent in the last year for homeowners whose homes on the island are considered their secondary residence, which is a majority of LBK's residents. Wind insurance has also increased dramatically, despite the lack of severe storms in the area. One example of recent increases encountered by LBK property owners includes a 90-unit condominium complex, which received notification of a premium increase from \$49,000 per year to \$450,000 per year.

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

TABLE XXX

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

TABLE XXX

Ownership Costs over 35% of Household Income (Without Mortgage)	
LBK	25.6%
Sarasota County	14.9%
Manatee County	17.3%
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^
LBK	\$978	\$1,815
Sarasota County	\$711	\$970
Manatee County	\$637	\$850
*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

a. Luxury Condominium 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.

b. “McMansion” Trend

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.

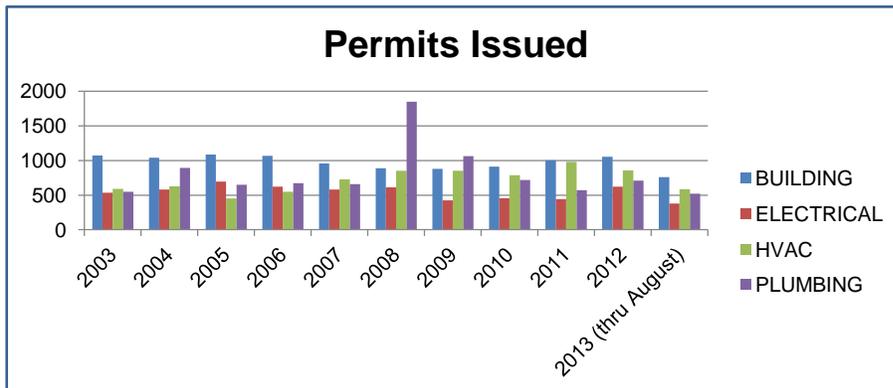


Canal Lots – “McMansions on Bay end; older homes on interior end

c. Permitting Trends

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

d. Floating Density

The Key Club and Bay Isles are part of the original Arvida Development, which occurred on the southern end of Longboat Key. These areas were developed as three (3) large Planned Unit Developments (PUDs). These PUDs have numerous site plans developed within each of the PUD's. Currently, these developments are zoned in the Town's Land Development Code as Mixed Use Community (MUC) -1, -2, and -3. MUC-1 was granted an overall density of 3.26 units to the acre. MUC-2 was granted 5.05 units to the acre. MUC-3 was granted 11.26 units to the acre.

Because these zoning districts are made up of many individual site plans, the actual total number of units developed in each of the MUC districts was less than the total number of units that was allowed as part of the original approvals. These calculations are made by taking the number of acres that are included in each of the MUCs and multiplying that number by the allowable units per acre, which provides the total gross allowable number of units. In order to calculate the remaining or floating density, the actual number of units developed is subtracted from the gross allowable number of units. The three (3) zoning classifications for the south end of Longboat Key are:

Mixed Use Community – Bay Isles (MUC-1). This category encompasses the Bay Isles community approved by Resolution 75-27 as it has been and may be amended from time to time. Overall density within the boundaries of the MUC-1 shall not exceed 3.26 dwelling units per acre, with a total acreage of 725 acres, which creates 2363 potential units for this district. Currently, approvals are in place for 1,267 units, which leave the potential to develop an additional 1,096 unit in Bay Isles.

<u>Use</u>	<u>Maximum Percent of Total Property Within MUC-1</u>
<u>Residential</u>	<u>37%</u>
<u>Tourism (units and associated resort/tourism uses)</u>	<u>0%</u>
<u>Commercial/Office</u>	<u>4%</u>
<u>Institutional</u>	<u>2.5%</u>

TABLE XXX

Mixed Use Community – Islandside (MUC-2). This category encompasses the Islandside community approved by Resolution 76-7, as it has been and may be amended from time to time. Overall density within the boundaries of the MUC-2 shall not exceed 5.05 units per acre, including existing tourism units. This district is 317 acres in size, which creates a potential for a total of 1,602 units. Islandside

currently has approvals for 892 units, which leaves a development potential of 892 units in Islandside.

<u>Use</u>	<u>Maximum Percent of Total Property Within MUC-2</u>
<u>Residential</u>	<u>33%</u>
<u>Tourism (units and associated resort/tourism uses)</u>	<u>12%</u>
<u>Commercial/Office</u>	<u>1.5%</u>
<u>Institutional</u>	<u>0%</u>

TABLE XXX

Mixed Use Community – Promenade/Water Club (MUC-3). This category encompasses the Promenade/Water Club communities approved by Resolution 81-8, as it has been and may be amended from time to time. Overall density within the boundaries of the MUC-3 shall not exceed 11.26 dwelling units per acre. This district is 25.41 acres in size, which results in a development potential of 286 units. Currently, Promenade/Water Club has approvals for 286 units. Therefore, there is no additional development potential in Promenade/Water Club.

<u>Use</u>	<u>Maximum Percent of Total Property Within MUC-3</u>
<u>Residential</u>	<u>100%</u>
<u>Tourism (units and associated resort/tourism uses)</u>	<u>0%</u>
<u>Commercial/Office</u>	<u>0%</u>
<u>Institutional</u>	<u>0%</u>

TABLE XXX

4. Challenges to Residential Development

a. Fractured Ownership

The Colony example

The Colony Beach and Tennis Club is perhaps the worst-case example of the potential pitfalls regarding fractured-ownership properties. While The Colony is a tourism property, the challenges surrounding redevelopment of the aging facility are similar to what might be faced by other traditional condominium properties.

The Colony development was approved by the Town in 1972. Upon its completion, it became established as a premier tennis resort and was recognized as one of the first and finest tennis resorts in the world. Millions of guests, including U. S. Presidents, international dignitaries, elite athletes, and film and

television celebrities visited the resort. In addition, U.S. Tennis Magazine ranked The Colony as the best tennis resort in the nation from 1996 to 2004.



The Colony beach and Tennis Club

The property is located at 1620 Gulf of Mexico Drive and is comprised of 17.3 acres on LBK's pristine beach. The property is split into two sections, with 15 acres specified as condominiums and 2.3 acres dedicated as recreational use. The condominium parcel contains 237 Tourism Units, which exceeds the allowed density of six (6) units per acre; therefore, the existing units are considered non-conforming.

The condominium units are individually owned by various persons and entities, while the land is owned by a condominium owner's association, herein referenced as the "Association." The recreational property consists of tennis courts, swimming pool, restaurant, and other amenities. This land is owned by commercial entities, separate from the Association.

Because the units are designated for Tourism use, the individual owners were limited as to the amount of time they could personally spend in their units each year. The units were placed in a rental pool and rented to visitors

Ongoing disputes between the Association and the recreational parcel owners resulted in closure of the resort on August 15, 2010. Financial issues, including bankruptcy proceedings, and disagreement among the parties have prevented the resort from reopening and blocked efforts to revitalize and/or redevelop the property. Due to lack of maintenance and continued deterioration, the property is not currently habitable.

Closure of the property for an extended period of time constitutes abandonment of the existing non-conforming Tourism Unit density, resulting in a loss of 134 Tourism Units and allowing only 103 units to reopen or redevelop. To prevent the loss of units, the Town Commission extended the abandonment deadline in August 2011 and December 2012. The current extension expires in December 2013.



Any plan to redevelop the property will require approval by at least 70 percent of the unit owners. To date, the unit owners have not reached agreement regarding any plan that has been presented. Once a plan is approved by the unit owners, it will then be submitted for approval by the Town. The inability to reach agreement between unit owners and separate property owners illustrates the difficulty in redeveloping aging condominium developments that are prevalent on LBK.

b. Limited Available Land

LBK is largely built-out, with only limited vacant land remaining for development. Currently, approximately 85 acres of vacant residentially-zoned property exists on LBK, which comprises only 3.1 percent of LBK's total land area. This vacant land consists of small, widely scattered lots throughout the island.

The limited availability of land, combined with high residential real estate prices and an aging housing stock, contributes to the trend of tearing down older existing homes and reconstructing with new, modern structures that comply with FEMA regulations.

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.

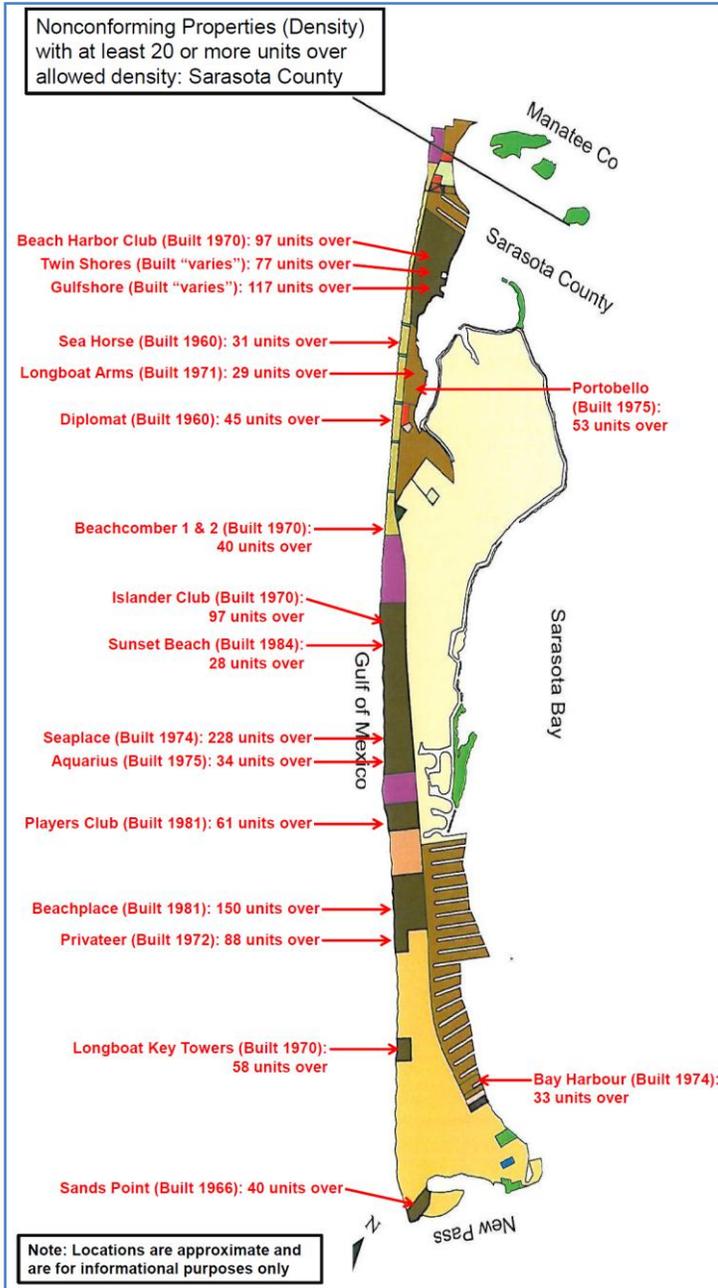
In response to these concerns and in an effort to ensure that the island did not become overbuilt, LBK’s density was essentially frozen by a resident-initiated referendum in 1985. Density for the island was set at the limitations contained within the 1984 Comprehensive Plan and could only be increased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

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

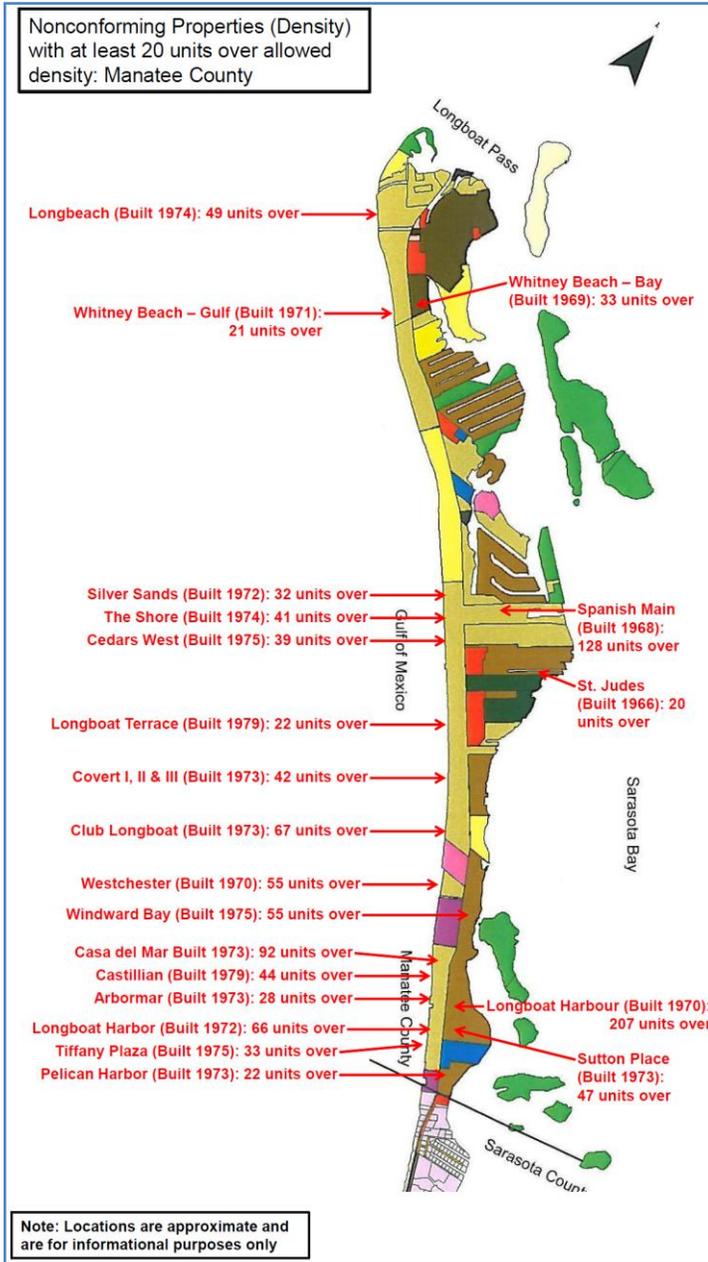
TABLE XXX

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.

5. Competitive Residential Locations

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

a. Anna Maria Island

Anna Maria Island is located to the north of LBK, directly across the Longboat Pass bridge. The island consists of three separate cities and contains no unincorporated land. Anna Maria Island is approximately seven (7) miles long and lies entirely within Manatee County. The cities on Anna Maria Island are Homes Beach, Bradenton Beach, and Anna Maria.

As of the 2010 U.S. Census, the combined population of the three cities was approximately 8,500. The median resident age is 61.1 years and the median household income is \$48,961. As of 2011, the median home price on Anna Maria Island was \$403,101.

Many of the 1950’s and 1960’s era beach cottages have been replaced in recent years by larger, multi-family tourist rental units, a development that has garnered some controversy.



[Anna Maria Island](#)

[b. Lido Key](#)

[Lido key is located to the south of LBK, directly across the bridge from LBK. Lido Key is located entirely within the City of Sarasota and Sarasota County. Because Lido Key is part of the City of Sarasota, official demographic information is not calculated for the island. Development on Lido Key consists primarily of Hotels, and vacation rentals.](#)



[Lido Key](#)

[c. Siesta Key](#)

[Siesta Key is a barrier island located directly to the south of Lido Key with approximately 2.4 square miles of land area. A small portion of the northern end of the island is within the City of Sarasota, while the remainder lies within unincorporated Sarasota County.](#)

[Per the 2010 U.S. Census, Siesta Key has a population of approximately 6,565, with a median age of 60 years. The median household income is \\$66,397. There are approximately 8,000 housing units on Siesta Key.](#)



Siesta Key

d. Boca Grande

Boca Grande is a small community located on Gasparilla island in Lee County, approximately 58 miles south of LBK. Boca Grande has a population of approximately 1,500 residents, with a median age of 66 years. The median household income is approximately \$146,498 and the median home price is approximately \$941,884.

There are no gas stations on Boca Grande, making golf carts a preferred method of transportation. All but two streets within the town are designated as golf cart paths.



Boca Grande

e. Sanibel and Captiva

Sanibel and Captiva Islands are a pair of barrier islands located in Lee County, south of Boca Grande. Over half of the islands are dedicated as wildlife preserve areas. As of 2012, the population was approximately 6,741, with a median age of 65 years. The estimated median household income is approximately \$81,393, and the median home price is approximately \$457,131.



Sanibel and Captiva

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.

-In 2000, the Town Commission expressed concerns about the poor visual quality of the commercial properties on the island. The Town had a private consultant research issues related to commercial properties and present a report to the Chamber of Commerce. The Chamber then appointed a committee to make recommendations to the Planning and Zoning Board. The Town contracted with additional consultants to review conditions affecting commercial development and redevelopment. An economic and fiscal analysis for LBK was completed by Fishkind & Associates on April 5, 2002, which identified a surplus of commercial development. To help with these economic concerns, a new mixed-use overlay district was approved with a referendum placed on the March 2003 ballot asking to allow residential density within the commercial and office districts. The referendum was defeated due to concerns that additional residential units would add to the traffic congestion on the island.

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

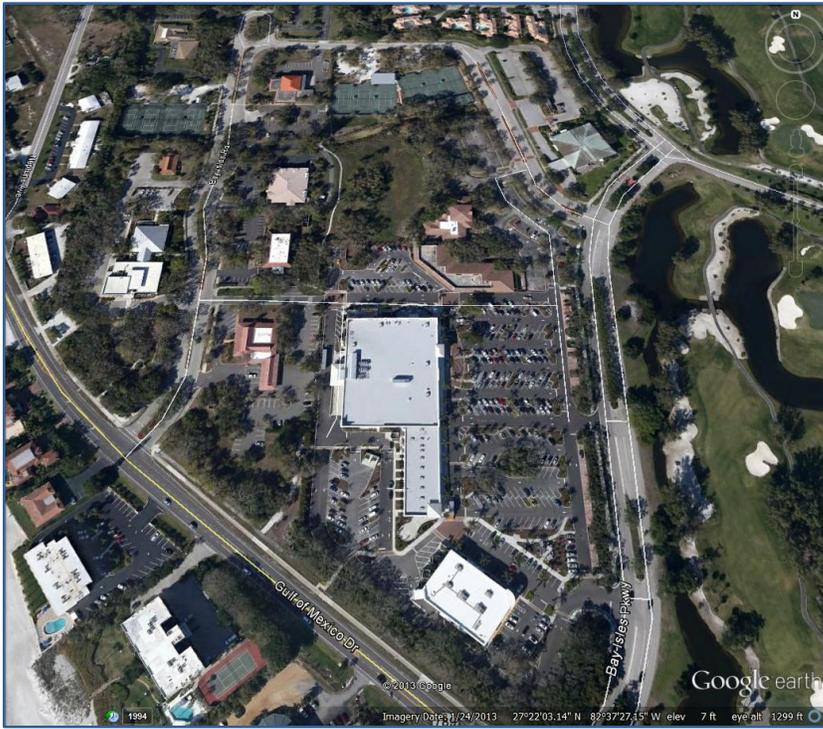
Bay Isles Plaza: The primary retail development on LBK, the plaza recently underwent redevelopment, with the demolition of an older Publix grocery store and construction of a new Publix facility. The center also houses a CVS and several smaller retail stores. The plaza is scheduled for additional redevelopment,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

Allowed uses within the Plaza shopping center include: supermarket; drug store/pharmacy; real estate sales office, management, and rental; service station, limited to minor customary repairs; restaurants; bank and/or savings and loan branch; specialty food; package liquor store; newsstand and tobacco; apparel; specialty shops; barber shop/beauty salon; dry cleaning, pick-up only; miscellaneous repair, such as shoe, watch, clock, or small appliance; florists and plants; books and cards; cameras; art gallery; hardware; sporting goods; travel agency; antiques; sandwich and/or cheese shop; dance and exercise studio; insurance agent; jewelry; hobby/special interest shop; shoes; gifts; packaging and delivery shop, such as Mail Boxes, Etc.; and video sales and rentals.



[Publix: Grand Opening](#)

The plaza is located approximately 3.5 miles from the south end of the island and is across the street from the Town Hall complex. There is approximately 2.78 acres of adjacent vacant land available for development; however, this property currently contains no functional zoning and would need to be rezoned.



[Bay isles Plaza Publix Grand Opening](#)

Centre Shops: Located on the northern half of the island, the 5.76-acre 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. Numerous older tourism properties are clustered within close proximity of the Centre Shops.

The Centre Shops are part of a PUD. The development regulations for the PUD limits the commercial square footage to 40,000 total square feet. The development is currently built at the maximum square footage allowed for the property.



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

An overlay district was previously approved for the Whitney Beach area to provide incentives that encourage redevelopment in a mixed-use pattern that promotes high quality site design while protecting adjacent residential areas. Owners within the Whitney Beach Overlay (WBO) may choose to develop pursuant either to the underlying Future Land Use categories for their properties, or the WBO standards. Development proposals must include a substantial consolidation of properties within the WBO and at least two (2) land use types from the following types: residential, tourism units, commercial, office, public facility, private institutional, or recreational. No one land use type shall exceed 80% of the total site and residential uses shall not exceed 30% of a mixed-use project.

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 Local nearby off-island amenities include those at St. Armands Circle in Sarasota County, 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 or if corporate headquarters without the need for large support services would be a viable option.

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.

There are 10 to 12 destination restaurants located on LBK with reputations that draw people from the mainland and other neighboring islands. Outdoor and waterfront dining is—are 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 outdoor dining areas also must be closed by 10:00p.m., if located within 250 feet of a residential property. Waterfront dining options have dwindled on the Southeast Florida coastline as waterfront properties became more valuable, even as public demand for these options remains high.

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

During the summer months, when most part-time residents and visitors are off the island, revenue typically drops dramatically for island businesses. Some businesses see revenues fall by half or more. Many restaurants on the island close during the summer months as a result of the reduction in patrons. For 2013, at least six restaurants on LBK have closed for part of the summer months.

Visitor accommodations also see a significant reduction in rentals over the summer months. Rental rates are also significantly less during the summer months, with shorter rental terms.

The summer months of 2013 have seen an increase in tourism-related revenue over the same months of 2012. This may partially be a result of favorable weather, with few named tropical storms.

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.

LBK receives a portion of the Tourism Taxes collected by tourism businesses on the island. The following table provides the amount of Tourism Development Funds received from both Manatee and Sarasota Counties since 1989.

Tourism Development Funds Received (Portion of Tourism Tax Receipts)			
Fiscal Year	Manatee County	Sarasota County	Total
1989	-	14,800	\$14,800
1990	60,555	12,705	\$73,260
1991	150,000	17,064	\$167,064
1992	149,445	33,316	\$182,761
1993	150,000	15,675	\$165,675
1994	150,000	16,427	\$166,427
1995	150,000	13,798	\$163,798
1996	150,000	150,000	\$300,000
1997	150,000	150,000	\$300,000
1998	150,000	150,000	\$300,000
1999	224,403	255,663	\$480,066
2000	239,122	336,356	\$575,478
2001	264,771	353,369	\$618,140
2002	286,583	397,610	\$684,193
2003	248,988	360,305	\$609,293
2004	246,312	326,224	\$572,536
2005	222,965	410,305	\$633,270
2006	223,536	347,993	\$571,529
2007	227,731	355,474	\$583,205
2008	239,901	359,899	\$599,800
2009	258,424	377,238	\$635,662
2010	227,377	387,424	\$614,801
2011	211,754	331,007	\$542,761
2012	216,927	279,806	\$496,733
2013	238,082	-	\$238,082
TOTAL	4,836,876	5,452,458	\$10,289,334

Source: Town of Longboat Key Finance Department

TABLE XXX

1. Tourism Units

Historically, tourism has been an important element of the Town's economy. Currently, 2,737 units are registered with the Town as rental units. Of these, 873 are registered Accommodations (short-term rental) and 1,864 are registered as Rental (short- or long-term rental). The Town does not keep records as to

whether the units registered as Rental are rented on a seasonal or an annual basis.

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 one of the few traditional full-service 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.

Redevelopment of fractured ownership tourism properties presents different challenges than tourism properties owned by a single entity. As discussed previously in this document, it is much more difficult to redevelop a property when individual owners are responsible for the upkeep and modernization of interior units. Some owners may choose to remodel the interiors, while other units do not undergo any modernization for long periods. This creates an uncertain experience for visitors as to the condition of the units and furnishings they will be provided. The fractured ownership model also presents greater challenges when attempting to redevelop recreational amenities and perform exterior maintenance or modernization, since owners must agree as to the extent of the redevelopment and/or repairs.

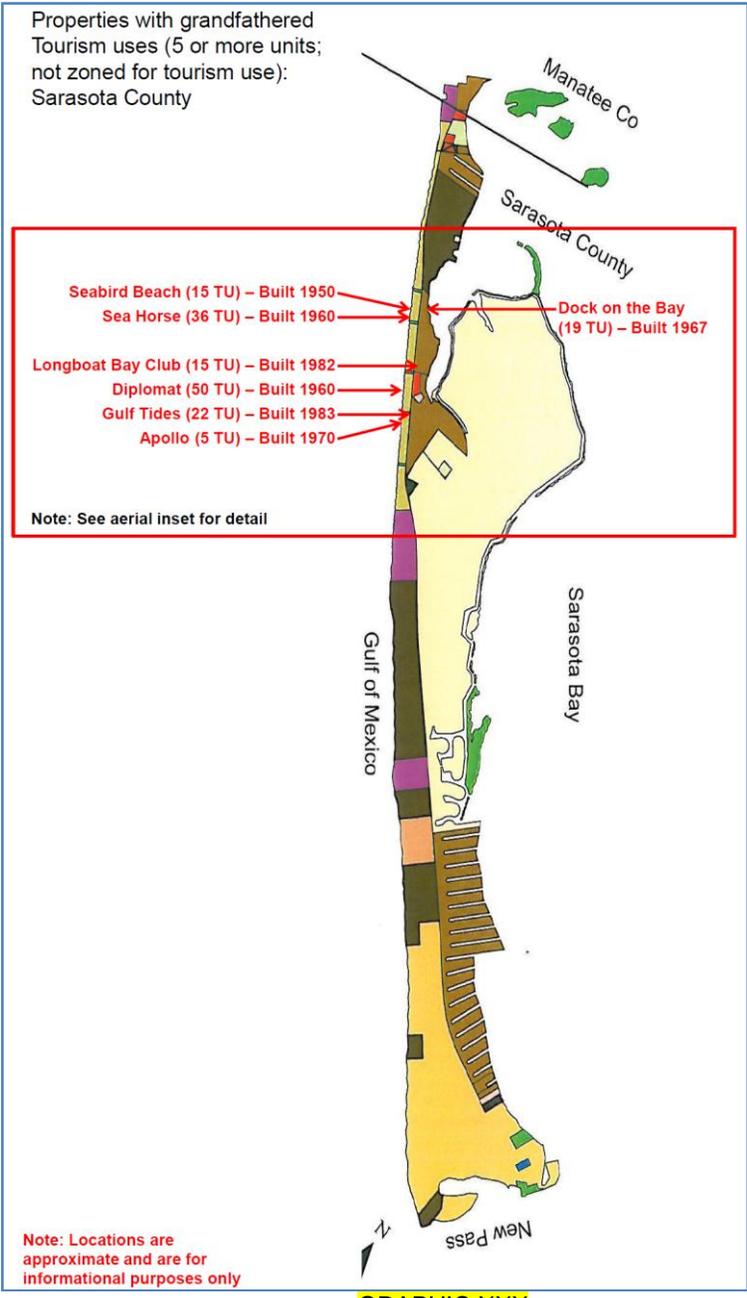
LBK is also home to several small “Old Florida” cottage-style tourism properties. Most of these properties are located on the northern half of the key and contribute to the charm of the area. However, these properties were also built over half a century ago and most are located on parcels not zoned for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



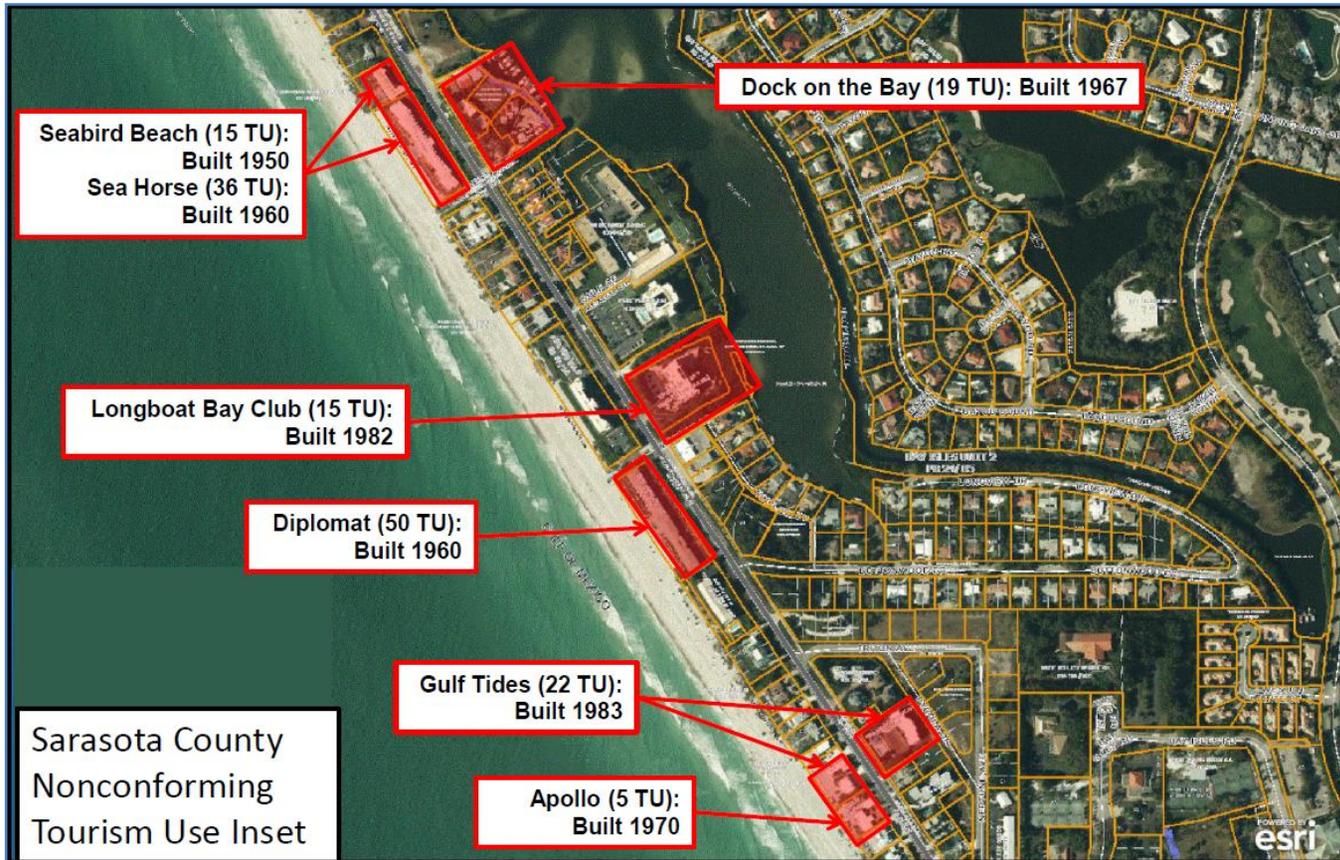
“Old Florida” Vacation Cottages

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

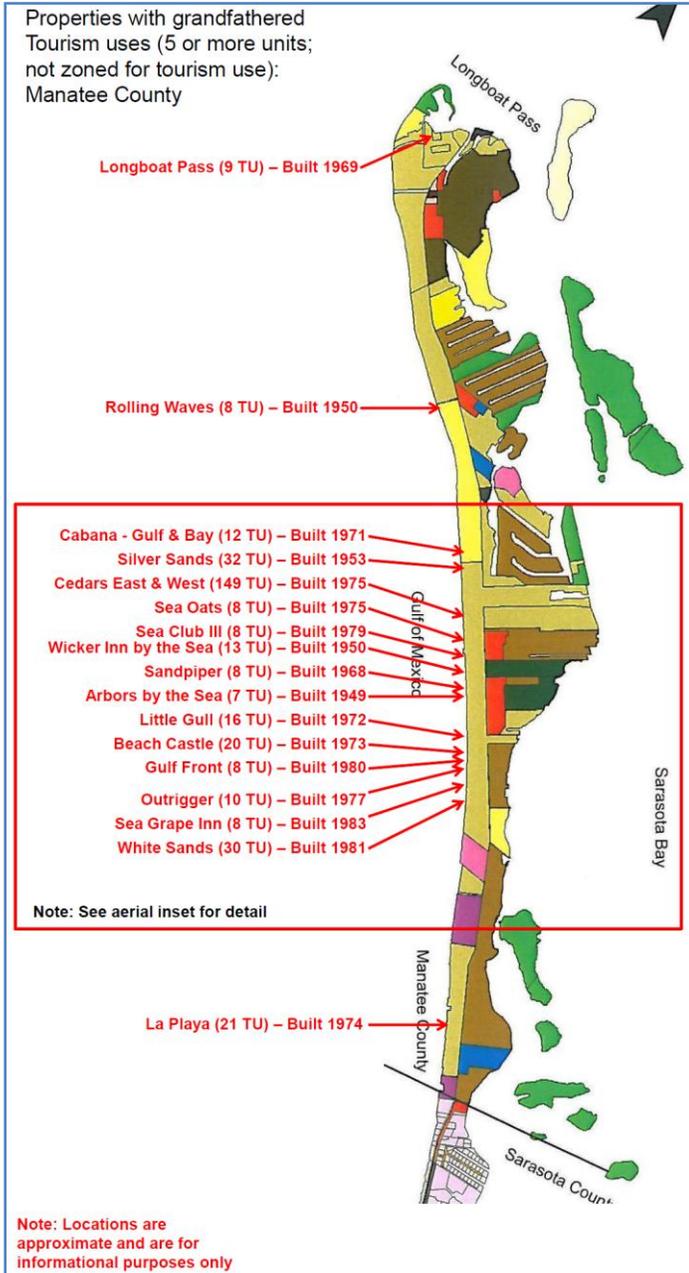
restrictions) or density. Properties that are used for tourism uses, but are not zoned for tourism use, are illustrated in the following four (4) graphics.



GRAPHIC XXX



GRAPHIC XXX



GRAPHIC XXX



GRAPHIC XXX

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.

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 an additional 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 the loss of 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 Tourism 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 tourist 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. 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, 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) 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 (DEP) 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.



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

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

B. Local Plans and Regulations Affecting Study Area

1. Town Charter

The electors of the Town have established a Charter in accordance with the Constitution and the Laws of the State of Florida. The Charter is amended from time to time by a majority vote by the Town’s electors. The Charter was last amended in 2008.

The Charter establishes the Town’s incorporated boundaries, the form of government, the duties of the Town officers, the process for adoption of amendments to the Charter, and transitional and separability provisions.

2. Comprehensive Plan

The Town’s Comprehensive Plan is developed pursuant to the requirements of Chapter 163, Florida Statutes, and the Florida Administrative Code. Other than the purposes expressly set forth in the Florida Statutes and Administrative Code, the Town’s Comprehensive Plan has the following goals:

- Improve the physical environment for the community as a setting for human and natural resource activities;

- Protect the public health, safety and welfare;
- Insure that long-range considerations are included in the determination of short range actions;
- Promote political cooperation by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the Town; and,
- To ensure appropriate protection of the public interest with consideration of private property rights as determined by the Town Commission and state law.

The Town's Comprehensive Plan was last amended in 2012.

3. Land Development Code

The Town's LDC establishes the development regulations for all areas within the Town's incorporated boundaries. Recent legal challenges were brought against some provisions within the LDC. As a result, certain sections of the LDC related to development order processes were declared by the courts to be invalid. This has created the need to revise certain sections of the LDC, a process that is underway and has delayed the processing of some development order application requests.

4. Vision Plan

In 2005, the Town Commission authorized the development of a 20-year vision plan document. With the guidance and assistance of the Arrington-Marlowe consulting firm, the Town created the plan with the input and participation of the Island's citizens, property owners, business owners, and developers. The Vision Plan was the culmination of two years of work by Arrington-Marlowe, the Town Commission, the Town's Planning and Zoning Board, the Town Attorney, Town Staff, and various established subcommittees as well as all of the members of the public who volunteered their time toward the goal of establishing a vision for the future of Longboat Key.

In 2008, the international economy was hobbled as credit markets seized. The United States economy was formally in economic recession. The residential and commercial real estate markets, small and large businesses, and governments on the local and state levels were negatively impacted by the precarious financial conditions in the United States and abroad. In 2010, despite an economic stimulus program commenced by the federal government, the international economy was still troubled and the negative impacts on real estate and business continue. It was in this environment that the Vision Plan was revisited in 2011.

The core values of the Vision Plan are to create and reinforce a welcoming community and government atmosphere with a common sense approach to managing the mix of resident, visitor, and commercial uses of LBK.

While goals, strategies, and action steps were established to guide the Town, there is a consensus that little has been done to implement the plan. Please see Appendix XII.C of this document for additional information.

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~~

~~DriveGMD~~ 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

The SWFWMD manages the water resources for west-central Florida as directed by state law. The District encompasses roughly 10,000 square miles in all or part of 16 counties and serves a population of 4.7 million people. The goal of the District is to meet the water needs of current and future water users while protecting and preserving the water resources within its boundaries. District funding comes from voter-approved ad valorem property taxes, along with other intergovernmental sources.

Various activities affecting water quality and supply require permits from SWFWMD. These activities include water well construction, water usage permits, and environmental resource permits for activities that would affect wetlands, surface water flows, or water pollution levels.

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.

The Town has remained NFIP compliant since 1975. The Town is currently rated as a Class Six (6) community and those citizens with NFIP flood insurance policies receive a 20% discount.

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

32. 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 Key Estates
Sleepy Lagoon Homeowner's Association
Whitney Beach Conservancy
Village Association

B. Social and Religious Organizations

1. Religious Organizations

All Angels Episcopal Church
563 Bay Isles Road
Longboat Key, FL 34228
941-383-8161
www.allangelslbk.org

Christ Church
6400 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-8833
www.christchurchoflbk.org

Longboat Island Chapel
6200 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-6491
www.longboatislandchapel.org

St. Mary Star of the Sea Church
4280 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-1255
www.stmarylbk.com

Temple Beth Israel
567 Bay Isles Road
Longboat Key, FL 34228
941-383-3428
www.tbi-lbk.org

2. Civic Organizations and Associations

Kiwanis Club of Longboat Key
P.O. Box 8097
Longboat Key, F: 34228
www.keynotes.homestead.com

Longboat Key Center for the Arts
6860 Longboat Drive South
Longboat Key, FL 34228

[941-383-2345](tel:941-383-2345)
www.ringling.edu/lbkca

[Longboat Key Chamber of Commerce](#)
[5570 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
[941-383-2466](tel:941-383-2466)
www.longboatkeychamber.com

[Longboat Key Garden Club](#)
[P.O. Box 8375](#)
[Longboat Key, FL 34228](#)

[Longboat Key Historical Society](#)
[6826 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
[941-387-8323](tel:941-387-8323)
www.longboatkeyhistory.org

[Longboat Key Library](#)
[555 Bay Isles Road](#)
[Longboat Key, FL 34228](#)
www.longboatkey.org
[Note: The Longboat Library is a membership supported non-profit organization staffed and operated entirely by volunteers.](#)

[Longboat Key Turtle Watch](#)
[5380 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
www.lbkturtlewatch.com

[Rotary Club of Sarasota Keys](#)
www.rotarysarasotakeys.com

C. Major Corporations and Businesses

Key Club, Hilton, Publix, restaurants, etc

1. Resorts

Hilton Longboat Key Beachfront Resort

4711 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-2451
www.hilton.com

Longboat Key Club

220 Sands Point Road
Longboat Key, FL 34228
941-383-8821
www.longboatkeyclub.com

2. Government

Town of Longboat Key

501 Bay Isles Road
Longboat Key, FL 34228
941-316-1999
www.longboatkey.org

3. Retail

Ace Hardware - Longboat Key

4030 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-1313
www.acehardware.com

CVS Pharmacy

525 Bay Isles Drive
Longboat Key, FL 34228
941-383-2475
www.cvs.com

Publix Super Market

525 Bay Isles Drive
Longboat Key, FL 34228
941-383-1326
www.publix.com

4. Restaurants

Bayou Tavern
6814 Gulf of Mexico Drive
Longboat Key, FL 34228
941-312-4975
www.bayoutavern.com

Blue Dolphin Cafe
5370 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-3787
www.bluedolphincafe.com

Chart House
201 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-5593
www.chart-house.com

Ciao Italia Casual Italian
5370 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-0010

Dry Dock Waterfront Grill
412 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-0102
www.drydockwaterfrontgrill.com

Euphemia Haye Restaurant & Haye Loft
5540 Gulf of Mexico Drive
Longboat Key, FL 34228
941-383-3633
www.euphemiahaye.com

Harry's Continental Kitchens
525 St Judes Drive
Longboat Key, FL 34228
941-383-0777
www.harryskitchen.com

Latitudes Beach Cafe
4711 Gulf of Mexico Drive
Longboat, FL 34228

[941-383-2451](tel:941-383-2451)
www.hilton.com

[Lazy Lobster](#)
[5350 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
[941-383-0440](tel:941-383-0440)
www.longboatkeylazylobster.com

[Maison Blanche](#)
[2605 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
[941-383-8088](tel:941-383-8088)
www.maisonblancherestaurants.com

[Mar Vista Dockside Restaurant and Pub](#)
[760 Broadway Street](#)
[Longboat Key, FL 34228](#)
[941-383-2391](tel:941-383-2391)
www.groupersandwich.com

[Moore's Stone Crab Restaurant](#)
[800 Broadway Street](#)
[Longboat Key, FL 34228](#)
[941-383-1748](tel:941-383-1748)
www.stonecrab.cc

[Pattigeorge's](#)
[4120 Gulf of Mexico Drive](#)
[Longboat Key, FL 34228](#)
[941-383-5111](tel:941-383-5111)
www.pattigeorges.com

[Portofino Restaurant & Grill](#)
[2600 Harbourside Drive](#)
[Longboat Key, FL 34228](#)
[941-383-1900](tel:941-383-1900)
www.longboatkeyclub.com

VIII. Interviewee Information

IX. Index of Tables and Graphics

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

BEER: 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
[DEP: U.S. Department of Environmental Protection](#)
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~~-Rate Map
FLUM: Future Land Use Map
[FWC: Florida Fish and Wildlife Conservation Commission](#)
LBK : Longboat Key
LDC: Land Development Code
MHWL: Mean High Water Line
[MUC: Mixed-Use Community](#)
NFIP: National Flood Insurance Program
[NGVD: National Geodetic Vertical Datum of 1929](#)
NOAA: National Oceanic and Atmospheric Administration
[OFW: Outstanding Florida Waters](#)
[PUD: Planned Unit Development](#)
[SBEP: Sarasota Bay Estuary Program](#)
[SWFRPC: Southwest Florida Regional Planning Council](#)
SWFWMD: Southwest Florida Water Management District
[TU: Tourism Unit](#)
ULI: Urban Land Institute
USACE: United States Army Corps of Engineers
[USTA: U.S. Tennis Association](#)
[WBO: Whitney Beach Overlay](#)

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