

# SARASOTA COUNTY GOVERNMENT

## *Parks, Recreation and Natural Resources*

**TO:** Sarasota County Commission  
**THROUGH:** Thomas A. Harmer, County Administrator  
**FROM:** Carolyn Brown, Director, Parks, Recreation and Natural Resources  
**DATE:** October 6, 2014  
**SUBJECT:** **Item 2B - Bayfront Park and Addition Update**

### **RECOMMENDED MOTION(S) OR ACTION(S):**

Update on the Bayfront Park and Addition.

### **BACKGROUND:**

On March 29, 2007, Sarasota County purchased a 3.88-acre Gulf-to-Bay property (also known as the “Longboat Key Site” and “Bayfront Park Addition”) through the Neighborhood Parkland Acquisition Program (NPP). This site is located adjacent to the south side of Town of Longboat Key-owned Bayfront Park Recreation Center (Attachment 1). The Town of Longboat Key supported the acquisition. A Memorandum of Understanding between Sarasota County and the Town of Longboat Key outlines general terms for the partnership and was approved by both boards in 2008 (Attachment 2).

In 2009, the Town partnered with the County in the development of a park concept plan including a series of public workshops held in early 2009. The concept planning included both the existing Bayfront Park and the adjacent County-owned property. The public meetings were very well attended and the concept plan benefited from the range of public input received. A total of six plans were presented to the public at the third public meeting held on March 4, 2009. Each plan included similar amenities in a variety of different locations. The community members who participated in the public meetings strongly endorsed one of the six concept plans. The amenities and improvements in the concept plan include: trails/walking paths throughout the property, boardwalk, fitness stations and educational signage/kiosks along the trails, open field/play area and/or multi-purpose field, relocated tennis courts, picnic shelters, playground, kayak launch, fishing pier, relocated boat dock, renovation of existing recreation center, and construction of a new community center (+/- 19,500ft<sup>2</sup>). The concept plan included the following improvements on the Bayfront Park Addition purchased by Sarasota County: tennis courts, trails/walking paths, picnic shelters and parking areas.

Sarasota County Parks and Recreation provided an update on the park project to the Parks Advisory and Recreation Council (PARC) on March 5, 2009 and PARC unanimously supported the concept plan. The Town of Longboat Key Commission was presented with an update on the park planning efforts and the details of the community-supported concept plan on April 16, 2009, by Bruce St. Denis, Town Manager, and John McCarthy, Sarasota County Parks and Recreation General Manager. The Town Commission supported the concept plan and directed their staff to prepare a list of steps toward implementation of the concept plan. The Sarasota County Commission reviewed and approved the concept plan on June 9, 2009 (Attachment 3).

Following the concept plan approval, the Town of Longboat Key compiled and submitted a Comprehensive Plan amendment to the Department of Community Affairs for the expansion and redevelopment of Bayfront Park. The future land use designation has been successfully amended. Sarasota County also has completed demolition of the structures located on the Bayfront Park Addition, providing waterfront open space adjacent to Bayfront Park.

A significant component of the overall plan was a new community center to be located on the Town-owned Bayfront Park property. In 2011, the Longboat Key Town Commission directed their staff to update the approved 2009 Bayfront Park Concept Plan and to confirm elements and floor plans for the proposed community center. Two public meetings were held to gauge continued public support. Further, in November 2011, the Town purchased a 0.71-acre parcel immediately north of Bayfront Park (4111 Gulf of Mexico Drive) and this additional property was incorporated into an updated draft of the concept plan. This draft of the plan was presented during a joint meeting of the Board of County Commissioners and the Longboat Key Town Commission on September 17, 2013.

In 2013, the Town contracted with the Urban Land Institute (ULI) for an advisory services panel exercise. The ULI panel made several recommendations to the Town as a result of their panel review. One of the recommendations was for the Town to expand the recreation activities at Bayfront Park and to plan for a community/cultural center at a different location. As a result, the Town and County have been collaborating on an updated draft concept plan that expands the park amenities and does not include a large new community center onsite (Attachment 4).

#### **RELEVANT PRIOR BOARD ACTION:**

1. December 20, 2006 – Board approved Contract 2007-157, a Purchase and Sale Agreement, for four parcels of land located within the Town of Longboat Key, to provide public beach and bay access and to expand recreation and open space adjacent to the existing Bayfront Park Recreation Center (5-0 vote).
2. January 8, 2008 – Board approved Contract No. 2008-159, a Memorandum of Understanding, with the Town of Longboat Key for the Longboat Key Site (5-0 vote).
3. June 9, 2009 – Board approved the 2009 Longboat Key/Bayfront Park Recreation Center Draft Concept Plan (5-0 vote).

#### **ANALYSIS:**

Town and County staff presented the revised draft concept plan to the Town Commission on June 16, 2014 to seek input on the plan. The Town Commission did not take action on the concept plan, but reached a consensus to forward the proposal to the Sarasota County Parks Advisory and Recreation Council (PARC) for review and to hold a public meeting for citizen input in October 2014. At their July 10, 2014 meeting, PARC considered the revised draft concept plan and the members voted unanimously to approve the plan.

To move this project forward, Town staff will contract with a park design consultant and seek public input on the plan through a public workshop as early as October/November 2014. The design plan will be presented to the Town Commission, PARC and the Board of County Commissioners for input and approval. Timing for these steps will be contingent upon the design consultant's project timeline and scope of work.

In accordance with the provisions of Resolution No. 2013-155, costs related to property enhancements determined essential by the County Administrator or designee to achieve the intended functionality of a Neighborhood Parkland acquisition, shall be considered “start-up costs” and funded as part of the project costs. Passive recreation amenities such as those proposed for the Bayfront Park Addition (e.g., trails, picnic shelters, parking areas, playground) are included in the description of start-up costs.

In addition, Town and County staff will work together on developing an Interlocal Agreement related to the Bayfront Park Addition. The Interlocal Agreement will address and set forth each entity’s obligations and responsibilities with respect to the property including ongoing operations and maintenance.

**RECOMMENDATIONS:**

N/A

**FUNDING SOURCE:**

The NPP can be used to fund passive recreation amenities on the County-owned site. The amount of start-up funds to be considered for the Bayfront Park Addition property would be based upon the final site design plan.

**ATTACHMENTS:**

1. Aerial Maps
2. Memorandum of Understanding between Sarasota County and the Town of Longboat Key (Contract No. 2008-159)
3. 2009 Approved Bayfront Park Recreation Center Concept Plan
4. 2014 Proposed Bayfront Park Recreation Center Concept Plan
5. Presentation

# Bayfront Park and Addition Area



-  Bayfront Park Recreation Center (Town of Longboat Key)
-  Bayfront Park 2012 Addition (Town of Longboat Key)
-  Longboat Key Site (Sarasota County - Neighborhood Parkland Acq)



Aerial Date: 2012

# Bayfront Park and Addition Area

 Bayfront Park and Additions



0 100 200 300 400 500  
 Feet



Sarasota Bay

Gulf of Mexico

GULF OF MEXICO DR

Aerial Date: 2012

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

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

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

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

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

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

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

**SECTION 1: PROPERTY DESCRIPTION**

a. Location

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

b. Commercial Building

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

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

c. Docks and Boat Lifts

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

**SECTION 2: GROUNDS MAINTENANCE**

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

**SECTION 3: PLANNING**

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

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

**SECTION 4: DEVELOPMENT**

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

**SECTION 5: LAW ENFORCEMENT**

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

**SECTION 6: NOTIFICATION**

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

**SECTION 7: TERMINATION**

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

**SECTION 8: USE OF THE PROPERTY**

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

**SECTION 9: EFFECTIVE DATE**

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

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

By: Paula J. Minton  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

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

Approved as to form and correctness:

By: [Signature]  
County Attorney #1

ATTEST:

By: Jane M. Connor  
Town Clerk

TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY

By: [Signature]  
Mayor

Approved as to form and correctness:

By: [Signature]  
Town Attorney

Date: February 4, 2008

EXHIBIT "A"

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

AND

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

AND

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

AND

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

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

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

MANATEE COUNTY

SARASOTA COUNTY

# PARK STATISTICS

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

\* - INCLUDES 24 PARKING SPACES PROVIDED UNDER ELEVATED COMMUNITY CENTER

## BUTTONWOOD HARBOR (SARASOTA BAY)



# Bayfront Park Recreation Center

## Approved Concept Plan

TOWN OF  
LONGBOAT KEY

SARASOTA COUNTY, FLORIDA

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

Kimley-Horn and Associates, Inc.  
 URBAN RESOURCE GROUP

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

# BAYFRONT PARK & ADDITION

## PARK STATISTICS

<b>SITE ACREAGE:</b>	4.75 Town of LBK 3.88 County <hr/> 8.63 Total
<b>PARKING:</b>	56 Paved 10 Grass 4 ADA <hr/> 70 Total
<b>STORMWATER:</b>	Rain Gardens (+/-45,000 SF)
<b>LANDSCAPING:</b>	Native Plantings



DATE: JUNE 4, 2014 (REV.)

## DRAFT CONCEPT PLAN



DRAWN BY: MIKE SOSADEETER, RLA  
PARKS & RECREATION DEPT.  
SARASOTA COUNTY GOVERNMENT



# **BAYFRONT PARK ENHANCEMENTS**

**TOWN COMMISSION & SARASOTA COUNTY  
JOINT MEETING  
OCTOBER 6, 2014**



## BAYFRONT PARK HISTORY

- **March 1994 Town acquires Bayfront Park**
- **March 2007 Sarasota County Purchased Albritton Property**
- **Summer 2009 Sarasota County and Town Commission approve Bayfront Concept Plan**
- **November 2011 Town Purchases Property, 4111 GMD**
- **March 2012 Town Commission Approves Phase I Bayfront Concept Plan**

# 2009 CONCEPT PLAN



- Approved by Town Commission & Sarasota County Commission
- Incorporates Albritton Property
- Incorporates Community Center

Bayfront Park Recreation Center  
Approved Concept Plan

TOWN OF  
LONGBOAT KEY  
SARASOTA COUNTY, FLORIDA



# 2012 CONCEPT PLAN



- Approved by Town Commission
- Incorporates 4111 GMD Property
- Incorporates Footprint for Community Center

Bayfront Park Community Center

Proposed Concept Plan (Phase 1)

TOWN OF  
LONGBOAT KEY  
SARASOTA COUNTY, FLORIDA





## CONCEPT UPDATE

- **Utilize County Staff Park Planning Expertise**
- **Integrate Existing Amenities and Natural Features**
- **Employ 2009 and 2012 Concept Elements as Possible**
- **Incorporate ULI and ULI Committee Input**

## BAYFRONT PARK & ADDITION



# 2014 CONCEPT PLAN

- Recreation Center Building  
Future Expansion Area  
Designated
- Kayak Concession &  
Storage Possibility
- Bathroom Facility
- Unbroken Access Road
- Dog Park located in Shady  
Area of Park

DATE: JUNE 4, 2014 (REV)

DRAFT CONCEPT PLAN



0 50 100 200 300 Feet

DRAWN BY: MIKE SOBACOSTER, RLA  
PARKS & RECREATION DEPT.  
SARASOTA COUNTY GOVERNMENT



## STATUS AND NEXT STEPS

- Received Sarasota County Park Advisory Board Concept Approval , July 2014
- Contract Park Planning Professional, RFQ Advertised September 2014
- Conduct Public Workshop, October 2014
- Finalize Concept
- Seek Longboat Key Town Commission Concept Approval
- Seek PARC Approval (If Needed)
- Seek Sarasota County Commission Concept Approval
- Design & Construct