

February 17, 2015 - Special Meeting - Joint Session with Longboat Key Town Commission
Agenda Item #4

Subject

Major Planning Efforts in Longboat Key

Briefings

None

Contact and/or Presenter Information

Action Requested

No Action

Enabling/Regulating Authority

Background Discussion

Presentation by the Town of Longboat Key on Major Planning initiatives.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Cost and Funds Source Account Number and Name

Amount and Frequency of Recurring Costs

Attachment: Planning Update.pdf



LONGBOAT KEY PLANNING EFFORTS

**LBK TOWN COMMISSION / MANATEE COUNTY BOCC
JOINT MEETING**

FEBRUARY 17, 2015

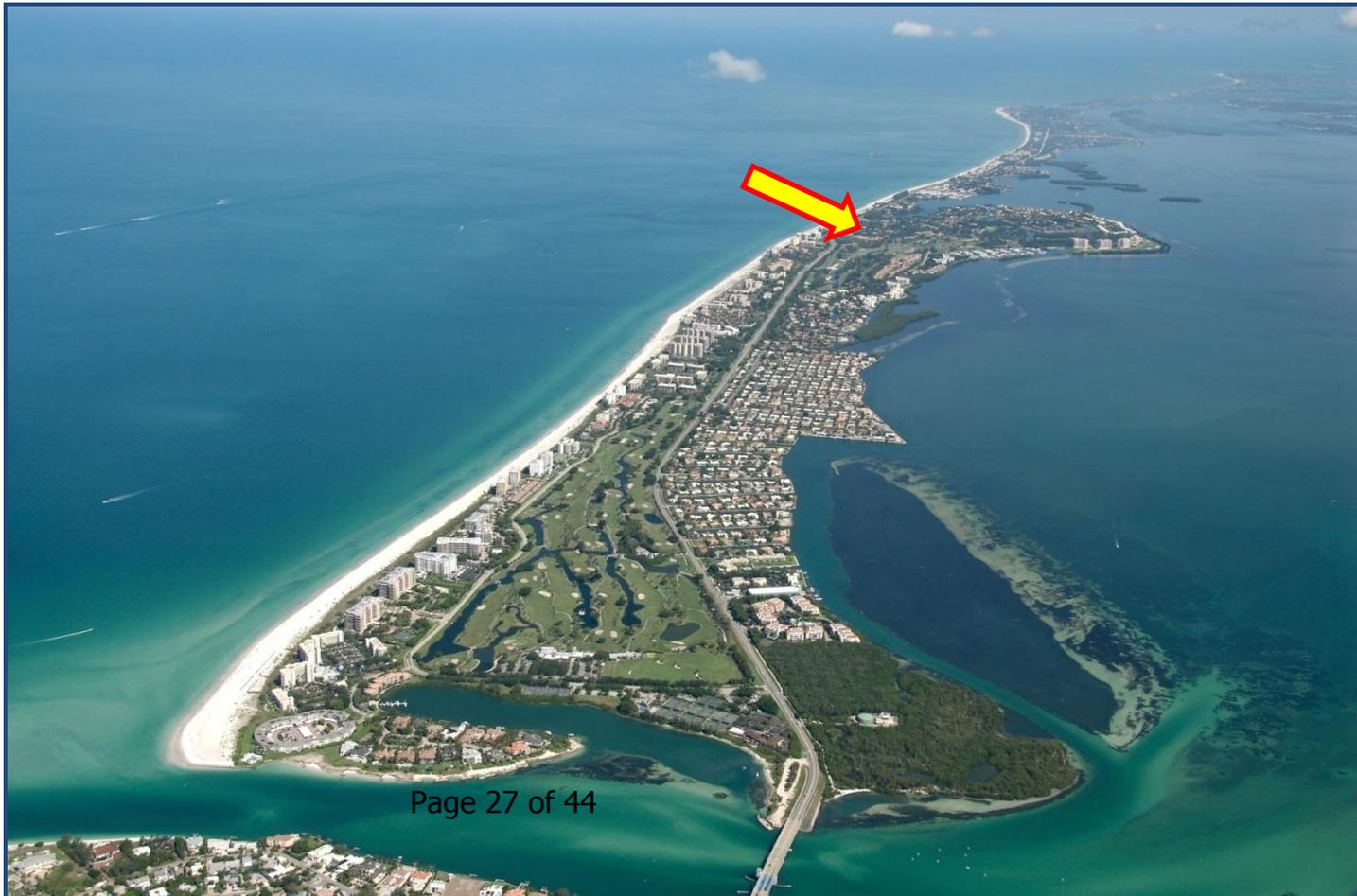


MAJOR PLANNING EFFORTS

- **Town Center**
- **Bayfront Park**
- **Comprehensive Plan/Land Development Code**
- **New Development**
- **Underground Utilities**
- **Gulf of Mexico Drive
Improvements/Roundabouts**
- **Sea Level Rise**



TOWN CENTER LOCATION



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TOWN CENTER AREA



***Town-owned properties highlighted in blue**



OBJECTIVES

- **To create a pedestrian-friendly environment and sense of “place”**
- **To provide additional services, amenities and cultural opportunities for residents and visitors**
- **To potentially redevelop older stand-alone buildings into a more cohesive development**



PLAN FORWARD

- Town contracted with planning consultants to develop concepts and zoning overlay district
- Public Open House and Workshops underway to develop concepts
- Market Analysis and preliminary Site Engineering Study Underway
- Land Development Code Revisions for Overlay District
- Pursue potential interest from local educational institution for partnership with the Town on a cultural center/facility within the Town Center



BAYFRONT PARK LOCATION



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Manatee Co.
Sarasota Co.

BAYFRONT PARK & ADDITION



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DATE: JUNE 4, 2014 (REV.)



DRAFT CONCEPT PLAN

0 50 100 200 300
Feet

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

BAYFRONT PARK 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



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



COMPREHENSIVE PLAN & LAND DEVELOPMENT CODE

- **First Priority: Address Nonconforming properties**
 - Primarily density related
 - Approximately 40% of all properties on LBK
- **Identify “opportunity areas” for redevelopment**
- **Develop/revise appropriate Comprehensive Plan policies based on community goals and objectives**
- **Rewrite Land Development Code to reflect new/revised Comprehensive Plan policies**



NEW DEVELOPMENT IN MANATEE CO. HOTEL EXPANSION (FORMER HILTON)

- 85 Additional Rooms
- Restaurant
- Meeting Space
- Currently Under Construction





NEW DEVELOPMENT IN MANATEE CO. INFINITY CONDOMINIUMS

- 11 Luxury
Condos
- Beachfront
- Priced from
\$2.9 to \$4.9
million
- Currently
Under
Construction



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UTILITY UNDERGROUNDING

- Florida Power & Light (FPL) planned to conduct Longboat key hardening project in Summer 2014
- FPL project on hold at Longboat Key request
- Cost and Funding Analysis performed for undergrounding both Gulf of Mexico Drive only and island-wide
- Referendum to underground: Limited to Gulf of Mexico Drive and/or island-wide

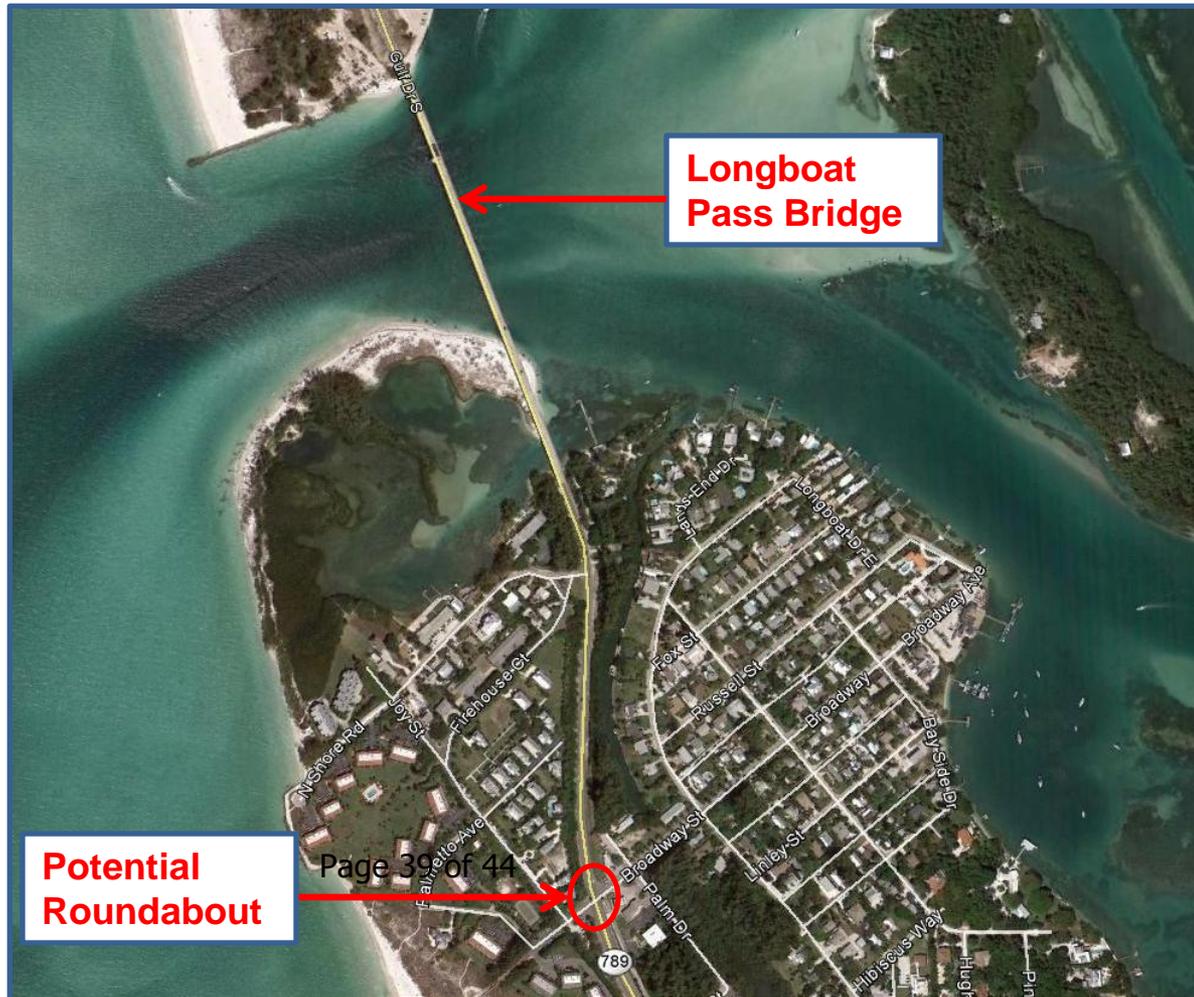


GULF OF MEXICO DRIVE IMPROVEMENTS

- **FDOT Crosswalks on Gulf of Mexico Drive**
- **Sidewalk installation on north end to Longboat Pass Bridge**
- **Roundabouts**
 - **Potential locations: Gulf of Mexico Drive and Broadway (North End); Gulf of Mexico Drive and Longboat Club Road (South End)**
 - **Entry features onto island with potential for public art, fountains, landscaping, pedestrian accessibility, etc.**
 - **Conceptual design underway**



BROADWAY AND GMD ROUNDABOUT





SEA LEVEL RISE

- Sea Level Rise (SLR) is a concern for Longboat Key
- Impacts of SLR are Site Specific
<http://coast.noaa.gov/slr/>
- LBK homes and Infrastructure Most Vulnerable by SLR
- Impacts Should be Addressed Through Early Planning
- Action Needed to Build Coastal Resilience
- Consider Establishing Regional (Group, Consortium, Team, Committee?) to Address SLR