

M E M O R A N D U M

DATE: June 27, 2016

TO: David Bullock, Town Manager

FROM: Alaina Ray, AICP
Director – Planning, Zoning and Building Department

SUBJECT: Mote Scientific Foundation Property, 5630 Gulf of Mexico Drive

The Town has recently been approached by the Mote Scientific Foundation (“Foundation”), which owns the property at 5630 Gulf of Mexico Drive. The Foundation is a private family foundation incorporated in New York in 1963 by William R. Mote and is not affiliated with Mote Marine Laboratory and Aquarium. The Foundation has offered to sell the property to the Town, to be used as open space, park, or other Town purposes, as may be appropriate.

The property is located on the southeast corner of Jungle Queen Way and Gulf of Mexico Drive. It consists of 2.44 acres of land, has direct canal access, and is zoned C-1, Limited Commercial.

The Town’s Comprehensive Plan includes policies that encourage the acquisition of land for open space and recreational purposes. The following Comprehensive Plan policies, in part, guide how the Town manages recreation and open space:

- 1.1.10 The Town will implement its parks and land acquisition regulations, as adopted in the Zoning Code, to require private land dedication or equivalent monetary value be deeded or paid to the Town for park and open space purposes;
- 1.1.11 The Town will support the appropriate improvement of Town-owned and controlled recreation and open space lands with facilities that expand public enjoyment of those lands while balancing the needs of the environment and neighborhood compatibility; and
- 1.2.4 Acquisition of land and capital improvements of existing land will be funded by the Town’s Parks and Open Space Land Acquisition Fund and other sources.

The Town’s current Level of Service (LOS) standard is 12 acres of recreation and open space per 1,000 people. The LOS is based on the Town’s peak seasonal functional population and the functional household size, which is evaluated annually. Based on the LOS standard, the Town is required to provide 213.82 acres of recreation and open space. The Town currently owns 212.96 acres of land for recreation and open space, which results in a deficit of .86 acres. If the Town decided to utilize the Mote Property as open space or park, the Town’s LOS standard would be met.

The Town currently charges a Land Acquisition Fee on construction of new residential and tourism units. The use of this fund is restricted by the Comprehensive Plan and Land Development Code for acquisition, improvement and expansion of Town parks and open space land. The balance in the land acquisition fund as of June 27, 2016 is \$2,715,571.58.

If the LOS for recreation and open space was met for acreage, the Town would need to reevaluate the continued collection of the Land Acquisition Fee for the purpose of improving existing parks and open space lands.



Mote Scientific Foundation Property Discussion

Town Commission

July 5, 2016



Property Location





Property Information

- Current Owner: Mote Scientific Foundation, Inc. (The Foundation is a private family foundation incorporated in New York in 1963 by William R. Mote and is not affiliated with Mote Marine Laboratory and Aquarium)
- Property Address: 5630 Gulf of Mexico Drive (Southeast corner of Jungle Queen Way and Gulf of Mexico Drive)
- Current Zoning: C-1 (Limited Commercial)



PARKS AND RECREATION LEVEL OF SERVICE (LOS)

- Level of Service (LOS) for recreation and open space is based on the Town's peak seasonal functional population and the functional household size (evaluated annually)
- Current LOS: 12 acres of recreation and open space land per 1,000 peak seasonal functional residents and a Facilities Standards Guide
 - Required recreation and open space: 213.82 acres
 - Current Town-owned land: 212.96 acres
 - Deficit of .86 acres



LAND ACQUISITION FEE

- Town charges a Land Acquisition Fee on new construction
- Fee is based on meeting the current LOS (12 acres/1,000 people)
- The use of this fund is restricted by Town Comprehensive Plan and Land Development Code for acquisition, improvement and expansion of Town parks and open space land
- If LOS is met, collection of the Land Acquisition Fee would need to be reevaluated



POTENTIAL USES

- Due to the property's proximity to Durante Park and the vastly enhanced recreational amenities that will be offered upon completion of Bayfront Park, any additional recreational uses that could be offered at this site would likely be minimal in value to the community.
- The Town does not currently have a recommended plan as to how this property could be utilized, should the property be acquired by the Town.



End of Agenda Item