

## MEMORANDUM

DATE: August 24, 2016

TO: Planning and Zoning Board

THRU: Alaina Ray, AICP,  
Director of Planning, Zoning, Building

FROM: Steve Schield, AICP, ASLA, CFM  
Planner

SUBJECT: Resolution 2016-19  
Shoppes of Bay Isles – Chase Bank  
545 Bay Isles Parkway  
Site Plan Amendment

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PROPERTY OWNER: Avenue of the Flowers Acquisition Co., LLC

APPLICANT/AGENT: JPMorgan Chase & Co.

ENGINEER: Matthew Campo, PE, Campo Engineering, Inc.

ARCHITECT: Brad LaTourrette, BDG Architects

LANDSCAPE ARCHITECT: Phil Smith, RLA, DWJA Landscape Architects

SITE LOCATION: 545 Bay Isles Parkway

EXISTING ZONING: MUC 1, (Commercial)

EXISTING USE: Commercial

REQUEST: Request of JPMorgan Chase & Co., to amend the Site Plan to redevelop proposed Parcel "A" of the Bay Isles Planned Unit Development for a new 3,113 sq. ft. bank building and off-street parking.

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### **BACKGROUND**

On July 24, 1978, the Town Commission adopted Resolution 78-24, approving a site plan for Phase I of Bay Isles Civic-Commercial Center. Subsequently Resolution 78-24 was amended by Resolutions 78-32, 79-8, 79-12, 80-9, 80-14, 81-1, 81-32, 81-33, 82-23, 86-

43, 87-30, 99-09 and 2012-02. The original site plan approval, and subsequent amendments, culminated in the commercial/retail center being rebuilt in 2012, to include a 49,533 sq. ft. Publix grocery store, 12,900 sq. ft. CVS drug store, 11,700 sq. ft., of retail space, and a .87-acre vacant lot for a future 4,000 sq. ft. office/retail building, as well as 395 off-street parking spaces.

### **PROJECT SUMMARY**

The subject property is located in the Mixed-Use Community Planned Development (MUC) commonly known as Bay Isles, with all tracts and parcels assigned approved land uses and developed as approved. The vacant lot, located at 545 Bay Isles Parkway, is approximately .87 acres and designated as office/retail use.

The applicant proposes to build a 3,113 sq. ft. bank building with two (2) drive through bank teller lanes and 34 off-street parking spaces.

### **General Analysis**

**Proposed Buildings - Square Footage:** The applicant is proposing to reduce the approved building square footage of the office/retail building from 4,000 sq. ft. to 3,113 sq. ft. The bank building is planned for the northeast corner of the Shoppes of Bay Isles site, where the Town Plaza II building was formerly located.

**Proposed Buildings - Finished Floor Elevation/Height:** The finished floor elevation of the building will be increased from the existing elevation of 8.6 feet to 12.1 feet to meet the minimum base flood elevation, as required by the Town's Flood Control Ordinance. The overall height of the building will be 26.3 feet above the 12-foot required base flood elevation, or approximately 30 feet above finished grade.

**Proposed Buildings – Site Location/Structural Buffering:** The proposed bank building is located southeast of the Amore restaurant, northeast of the Publix building, north and east of the Publix parking lots, and west of Bay Isles Parkway. An existing vegetative buffer was installed along Bay Isles Parkway when Publix was reconstructed in 2012. The existing buffer is being extended to buffer the new bank building from Bay Isles Parkway. The bank building cannot be seen from any other public right-of-way.

**Proposed Buildings – Architecture Style and Treatments:** The architectural style and color palette is consistent with and complements the existing Shoppes of Bay Isles buildings, while incorporating the Chase Bank corporate style and color scheme.

**Landscaping:** The majority of the existing trees located on the site are being preserved to maintain most of the existing tree canopy on the site. The same Landscape Architect that did the landscape plan for the Shoppes of Bay Isles has been utilized for the

landscape plan for Chase Bank. The site utilizes a drought-resistant plant palette that is consistent with the existing landscape located on the Shoppes of Bay Isles site.

**Traffic Circulation and Pedestrian/Bicycle Plan:** The bank will utilize the existing ingress and egress points along Bay Isles Parkway and Bay Isles Road to access the site. A pedestrian and bicycle circulation plan was previously constructed creating a new walkway connection from Gulf of Mexico Drive and Bay Isles Parkway. Walkway and driveway connections have also been provided to other parcels in the development, along with a number of bicycle racks within the site. An enhanced paver brick walkway is located west of the bank site to provide internal access to the Amore restaurant site. A walkway along the south side of the bank site and connecting to the Bay Isles Parkway sidewalk is provided on the southeast corner of the site to provide a continuous pedestrian access from Bay Isles Parkway to Bay Isles Road through the middle of the site.

**Off-Street Parking:** In The applicant is providing 34 parking spaces on the site, including two (2) handicap spaces. Town Code Section 158.128 requires one (1) space for every 300 sq. ft. of office space, which would result in 11 spaces being required for the bank building. The parking spaces provided on the site exceed the number of required spaces for the site, but is consistent with the overall parking plan for the entire Shoppes of Bay Isles site parking plan to provide 395 parking spaces on the entire site.

### **Comprehensive Plan Consistency**

The 2007 *Town of Longboat Key Comprehensive Plan*, adopted on December 3, 2007, as amended, includes key elements, goals, objectives, and policies that relate directly to the proposed Outline Development Plan amendment. In addition to the following specific examples of consistency with the Town's Comprehensive Plan, Staff did not find the proposed amendment to be inconsistent with any other elements of the Town's Comprehensive Plan and their goals, objectives, and policies.

As currently proposed, Staff finds that the existing plan is consistent with the intent of Goal 1 of the Future Land Use Element, which is:

*To preserve and enhance the character of the Town of Longboat Key by the following: 1) ensuring that the location, density, intensity and character of land uses are responsive to the social and economic needs of the community and are consistent with the support capabilities of the natural and manmade systems; and, 2) maintaining an environment that is conducive to the health, safety, welfare, and property values of the community.*

Staff also finds that the proposed commercial site is consistent with Policy 1.1.9, which states:

*The Town will use overlay zone districts, planned unit developments (PUD), and other innovative land use controls in planning for redevelopment. Planned unit developments may allow for height and lot coverage (building coverage) that exceed the standard maximums, as set forth in Policy 1.1.10 and Table 1, as necessary or desirable to encourage flexibility in design and development, to promote the most appropriate use of the PUD, to facilitate the adequate and economical provision of infrastructure and public spaces, to preserve the natural and scenic qualities of open areas, and to improve site qualities, while ensuring public health, safety, comfort, order, appearance, convenience, and general welfare.*

### **STAFF RECOMMENDATION**

Based upon an assessment of the site plan amendment application, as outlined in this report, Staff recommends **approval** of Resolution 2016-19, for a bank building at 545 Bay Isles Parkway with the conditions listed in Resolution 2016-19, *Exhibit "A": Conditions Requisite for Approval*. The analysis that leads to the recommendation is based on the Town's Comprehensive Plan, the Town's Zoning Code, and the established policies of the Town.

### **ATTACHMENTS**

Attached, please find a copy of the location map, correspondence from Campo Engineering, Inc., requesting the amendment, and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.



PROPOSED OUTPARCEL LOCATION OF  
CHASE BANK BUILDING LOCATED AT  
SHOPPES OF BAY ISLES

WESTON POINTE CT

BAY ISLES RD

NEPTUNE AVE

PYRUIA DR

HARBOUR COURT DR

HARBOUR SIDE DR

HARBOUR OAKS DR

HARBOUR OAKS DR

BAY ISLES PKWY

AVE OF FLOWERS

ISLANDS ST

GULF OF MEXICO DR



## RESOLUTION 2016-19

### **A RESOLUTION OF THE TOWN OF LONGBOAT KEY APPROVING A SITE PLAN AMENDMENT APPLICATION FOR SHOPPES OF BAY ISLES – CHASE BANK, 545 BAY ISLES PARKWAY, PARCEL ‘A’ OF THE BAY ISLES PLANNED UNIT DEVELOPMENT, TO ALLOW FOR THE CONSTRUCTION OF A 3,113 SQUARE FEET BANK BUILDING, WITH OFF-STREET PARKING; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 6, 1975, the Town of Longboat Key adopted Resolution 75-27 approving an Outline Development Plan for Bay Isles in the PD zoning district, subject to the conditions attached thereto; and

**WHEREAS**, on February 6, 2012, the Town of Longboat Key adopted Resolution 12-01 approving a Site Plan for the Shoppes of Bay Isles - Publix of the Bay Isles Planned Unit Development in the MUC 1 zoning district which included a vacant parcel for a 4,000 sq. ft. retail/office building; and

**WHEREAS**, Avenue of the Flowers Acquisition Co., LLC, in 2012 rebuilt the commercial center as the Shoppes of Bay Isles located at 525 Bay Isles Parkway to better serve the public; and

**WHEREAS**, 545 Bay Isles Parkway is a vacant outparcel located within the Shoppes of Bay Isles development; and

**WHEREAS**, Avenue of the Flowers Acquisition Co., LLC, is requesting to build a 3,113 sq. ft. bank building, with off-street parking on the vacant outparcel located at 545 Bay Isles Parkway in the Shoppes of Bay Isles previously approved for this purpose; and

**WHEREAS**, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

**WHEREAS**, the Planning and Zoning Board held a properly noticed public hearing on September 20, 2016; and

**WHEREAS**, the Planning and Zoning Board reviewed the application and recommended to the Town Commission with its findings that the proposed development be approved with conditions; and

**WHEREAS**, the Town Commission makes these conclusions and findings of fact:

- a) The proposed land uses and intensity of the site plan amendment is consistent with the Town's Comprehensive Plan.
- b) With the recommended conditions of approval, the purpose and intent of the regulations within the zoning code and the zoning district in which the redevelopment site is located is ensured, while protecting the surrounding area.

- c) With the recommended conditions of approval, the plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including design, utility facilities, and other essential services.
- d) With the recommended conditions of approval, the plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to: adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space; provision of screening and buffering; and preservation of existing natural features, including trees; size and apparent bulk of structures; and, building arrangements both between buildings in the proposed development and with those buildings adjoining the site.
- e) With the recommended conditions of approval, the plan is in conformance with Town policy with respect to sufficiency of ownership, and guarantees for completion of all required improvements and continued maintenance.
- f) With the adoption of Resolution 78-24, amended by Resolution 12-01 approving a site plan for Phase I of the Bay Isles Civic-Commercial Center, the subject property is consistent with the commercial use.
- g) The site plan amendment is consistent with the previously established and authorized commercial use within the Bay Isles Planned Development.

**NOW, THEREFORE, BE IT ORDERED BY THE TOWN OF LONGBOAT KEY, FLORIDA THAT:**

SECTION 1. The above Whereas clauses are hereby ratified and confirmed as true and correct.

SECTION 2. The site plan application for the Shoppes of Bay Isles located at 545 Bay Isles Parkway, Longboat Key, Florida, 34228 be and is hereby approved subject to the conditions attached hereto marked Exhibit "A", "Conditions Requisite for Approval", Site Plan Review, Shoppes of Bay Isles located at 545 Bay Isles Parkway, Longboat Key, Florida, 34228, and dated concurrently with this Order.

SECTION 3. This Resolution shall become effective immediately upon adoption.

ADOPTED following a public hearing at a meeting of the Town Commission of the Town of Longboat Key on the \_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Jack G. Duncan, Mayor

ATTEST:

\_\_\_\_\_  
Trish Granger, Town Clerk

Attachment: Exhibit "A", Conditions Requisite for Approval

EXHIBIT "A"

RESOLUTION # 2016-19

CONDITIONS REQUISITE FOR APPROVAL  
SITE PLAN REVIEW

SHOPPES OF BAY ISLES – CHASE BANK  
545 BAY ISLES PARKWAY

- 1) The provisions of the site plan application for the subject property, dated August 18, 2016, received September 9, 2016, shall be complied with unless waived or modified by the following conditions, or by written agreement between the Town and the applicant, or amended pursuant to Town of Longboat Key Code of Ordinances ("Code"). Any and all improvements shall comply with Planned Development (PD) provisions of the Code.
- 2) Prior to issuance of any certificate of occupancy or temporary certificate of occupancy, all on-site infrastructure, including but not limited to, utilities and landscaping, stormwater systems and grading shall be completed.
  - a. Per Section 55.05 of the Code, a Landscape Certificate of Compliance and irrigation as built must be completed to the satisfaction of the Public Works Department prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.
- 3) Prior to Certificate of Occupancy or Temporary Certificate of Occupancy, a set of Record Drawings signed and sealed by the Engineer of Record shall be completed to the satisfaction of the Public Works Department. Drawings shall show all improvements including but not limited to grading, drainage, utilities, landscape, etc. Such record drawings shall also include a signed and sealed statement by the engineer that the improvements are in substantial conformance with the approved plans or otherwise differences noted.
- 4) All utilities shall be located underground.
- 5) A six-foot tall construction fence shall be provided and maintained to secure the construction site with an opaque covering, acceptable to the Town Planning, Zoning, and Building Department.
- 6) The site plan shall indicate that all site excavation and grading shall conform to Section 158.156 of the Code. The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of any certificate of occupancy or temporary certificate of occupancy for any phase, the applicant shall submit an "as built" grading plan for approval by the Town Planning, Zoning, and Building Department for any phase.

- 7) In accordance with Section 158.099(F) of the Code, an approved site plan becomes null and void if:
  - a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
  - b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before November 9, 2018 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
  - c. A final Certificate of Occupancy for the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building or development phase of the project.
- 8) The development/construction plans shall conform to the Florida Building Code and all other applicable codes and ordinances pertaining to, but not limited to, Chapter 154 Flood Control of the Code, Federal ADA, and Florida Accessibility Codes.
- 9) All exterior lighting shall comply with Section 158.102(B)(5), arranging the lighting to shield or deflect the light from adjoining properties. All exterior lighting shall be in compliance with Chapter 100 *Sea Turtles*, of the Code.
- 10) Parking of construction-related vehicles shall be prohibited along Bay Isles Parkway, Gulf of Mexico Drive, and Bay Isles Road.
- 11) The development shall meet all of the applicable codes and requirements of the Fire Department regarding emergency vehicle access, and shall conform to all applicable codes and ordinances pertaining to, but not limited to, the fire code and life/safety codes. Plans shall be submitted to the Fire Marshal at the time a building permit application is submitted.
- 12) Building plans shall include fire suppression systems, appropriate exit signage, portable fire extinguishers, fire alarm systems, and emergency lighting as approved by the Town Fire Marshal, prior to the issuance of any building permits.
- 13) A licensed surveyor or design professional shall verify the Lot Coverage and Non-Open Space calculations. Certification of the calculations shall be signed and sealed on the approved site plan, prior to the finalization of the Resolution.
- 14) Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant. A detailed landscape plan shall be submitted to the Town and approved by the Planning, Zoning, and Building Department prior to the issuance of a building permit.

- 15) All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (*Casuarina* spp.), Carrot wood (*Cupianopsis anacardioides*), and Brazilian Pepper (*Schinus terebinthifolius*). All efforts shall be made to avoid the removal of native vegetation, however, whenever such native vegetation having a diameter breast height (dbh) of four inches or greater has to be removed, the applicant shall provide on-site replacement trees at a ratio of two (2) replacement trees for each one (1) tree removed. Replacement trees shall have a minimum of a four-inch dbh and a 12-foot height.
- 16) All signage for the property shall meet the requirements of and be permitted in accordance with the Town's applicable *Sign Code*, as provided for in the Code.
- 17) Three sets of signed and sealed construction site plans along with a construction cost estimate including utilities, stormwater system, and site work shall be submitted to the Public Works department for review and approval prior to the commencement of any work. The developer of the Chase Bank shall post a satisfactory performance bond as approved by the Town Attorney that must be received by the Public Works Department prior to the issuance of a building permit for the bank building, and kept current during construction. Upon completion of construction and pending Public Works review, the principal amount of the bonds shall be incrementally reduced or released as follows. The Bond shall remain in effect (at 25% of its original amount) for the one-year maintenance period after issuance of the Certificate of Occupancy for bank building, at the end of which the bond shall be released.
- 18) Prior to the start of construction a Notice of Intent (NOI) for a Construction Generic Permit shall be required to be submitted to the Florida Department of Environmental Protection (FDEP), in accordance with the Town's Municipal Separate Stormwater System permit under the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall submit evidence of application for the NPDES NOI, including a Stormwater Pollution Prevention Plan (SWPPP) and use of best management practices during construction for erosion and sedimentation controls for the entire project site.
- 19) All engineering construction plans pertaining to water, wastewater and drainage shall be approved by the Town, prior to the issuance of a building permit.
- 20) Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency (i.e. SWFWMD, FDEP, FDOT, etc.), and all applicable permits received and approved from such agencies shall be submitted to the Planning, Zoning, and Building Department.
- 21) Prior to the commencement of any phase of construction, the owner shall submit to the Town, a proposed construction management plan stating how construction traffic, noise, hours of construction, and other construction-related impacts will on existing businesses and residents will be minimized.

- 22) Any damage to Bay Isles Road as determined by the Public Works Director, that takes place due to the construction of the project, shall be repaired to the satisfaction of the Public Works Director within 30 days of written notification from the Town.
- 23) During construction, coordination with the Public Works Department shall be maintained during water, wastewater, and stormwater construction and connections.
- 24) Water and wastewater utilities within the project area are the property and responsibility of the property owner.
- 25) The stormwater management system shall be designed and maintained in perpetuity in accordance with the applicable provisions of the FDEP, SWFWMD and the Sarasota County Mosquito Control. The applicant assumes full responsibility for operation and maintenance of the stormwater facilities located on their own property.
- 26) Subsequent to receiving site plan approval from the Town Commission, three sets of the approved site plan materials, with the necessary changes to meet all applicable conditions of the adopted resolution of approval, shall be submitted to the Planning, Zoning, and Building Department for final compliance review. The site plan materials shall include all plan sheets included in the application packet and photocopies of all applicable outside agency permits. A building permit application must include the approved site plan with staff's compliance review stamp of approval.
- 27) Except as herein modified and amended, the conditions of all previous ordinances, resolutions, site plan amendments, and site plan exemptions for the site shall remain in full force and effect.
- 28) Approval of the proposed site plan shall be subject to payment of all staff review and consultant charges during the redevelopment process by the developer.

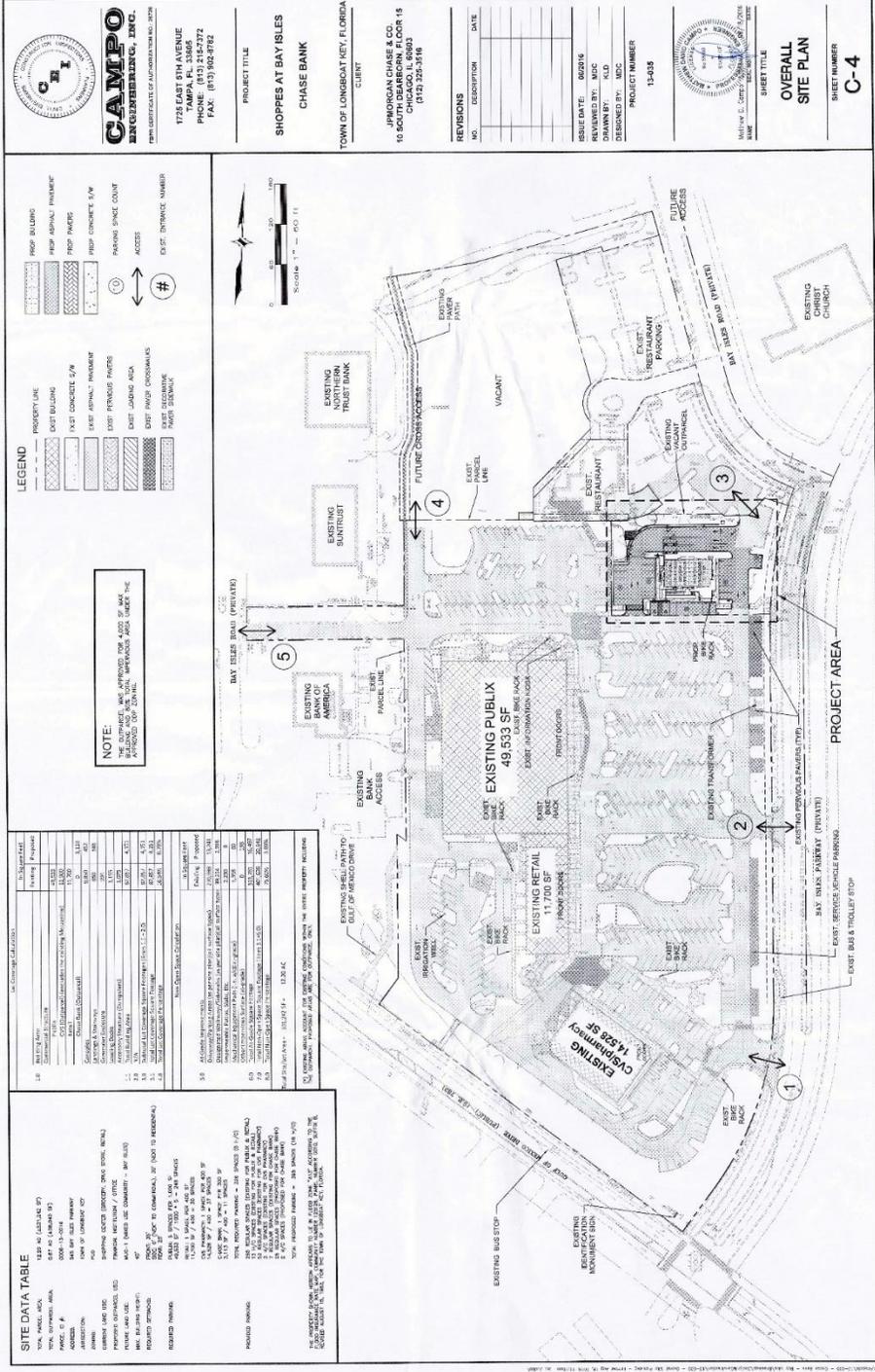


# **Chase Bank Site Plan Amendment Resolution 2016-19**

**Planning and Zoning Board Meeting  
September 20, 2016**



## Shoppes of Bay Isles



**CAMPO**  
ENGINEERING, INC.  
INCORPORATED IN FLORIDA  
1725 EAST 24th AVENUE  
TAMPA, FL 33605  
PHONE: (813) 552-5772  
FAX: (813) 552-5772

PROJECT TITLE  
**SHOPPES AT BAY ISLES**  
CHASE BANK

CLIENT  
TOWN OF LONGBOAT KEY, FLORIDA

DESIGNED BY: JPMORGAN CHASE & CO.  
15 SOUTH LAKE DRIVE, 15TH FLOOR  
CHICAGO, IL 60603  
(312) 225-2516

NO.	DESCRIPTION	DATE

DATE: 08/2016  
REVIEWED BY: MDC  
DRAWN BY: MDC  
DESIGNED BY: MDC

PROJECT NUMBER  
13-038



SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-4**

**LEGEND**

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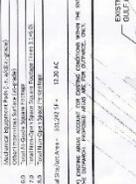
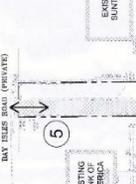
**NOTE:**  
EXISTING BUILDING FOOTPRINTS ARE SHOWN FOR REFERENCE ONLY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

**SITE DATA TABLE**

1.0	TOTAL AREA	14,528 SF
2.0	TOTAL IMPROVED AREA	14,528 SF
3.0	TOTAL PAVED AREA	14,528 SF
4.0	TOTAL ASPHALT PAVED AREA	14,528 SF
5.0	TOTAL CONCRETE PAVED AREA	14,528 SF
6.0	TOTAL SIDEWALK AREA	14,528 SF
7.0	TOTAL BIKEWAY AREA	14,528 SF
8.0	TOTAL GREEN SPACE AREA	14,528 SF
9.0	TOTAL OPEN SPACE AREA	14,528 SF
10.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS)	14,528 SF
11.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS)	14,528 SF
12.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS)	14,528 SF
13.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS)	14,528 SF
14.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
15.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
16.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
17.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
18.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
19.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF
20.0	TOTAL OPEN SPACE AREA (EXCLUDING SIDEWALKS AND BIKEWAYS AND EXISTING BUILDINGS AND EXISTING PAVED AREAS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS AND EXISTING BIKEWAYS)	14,528 SF



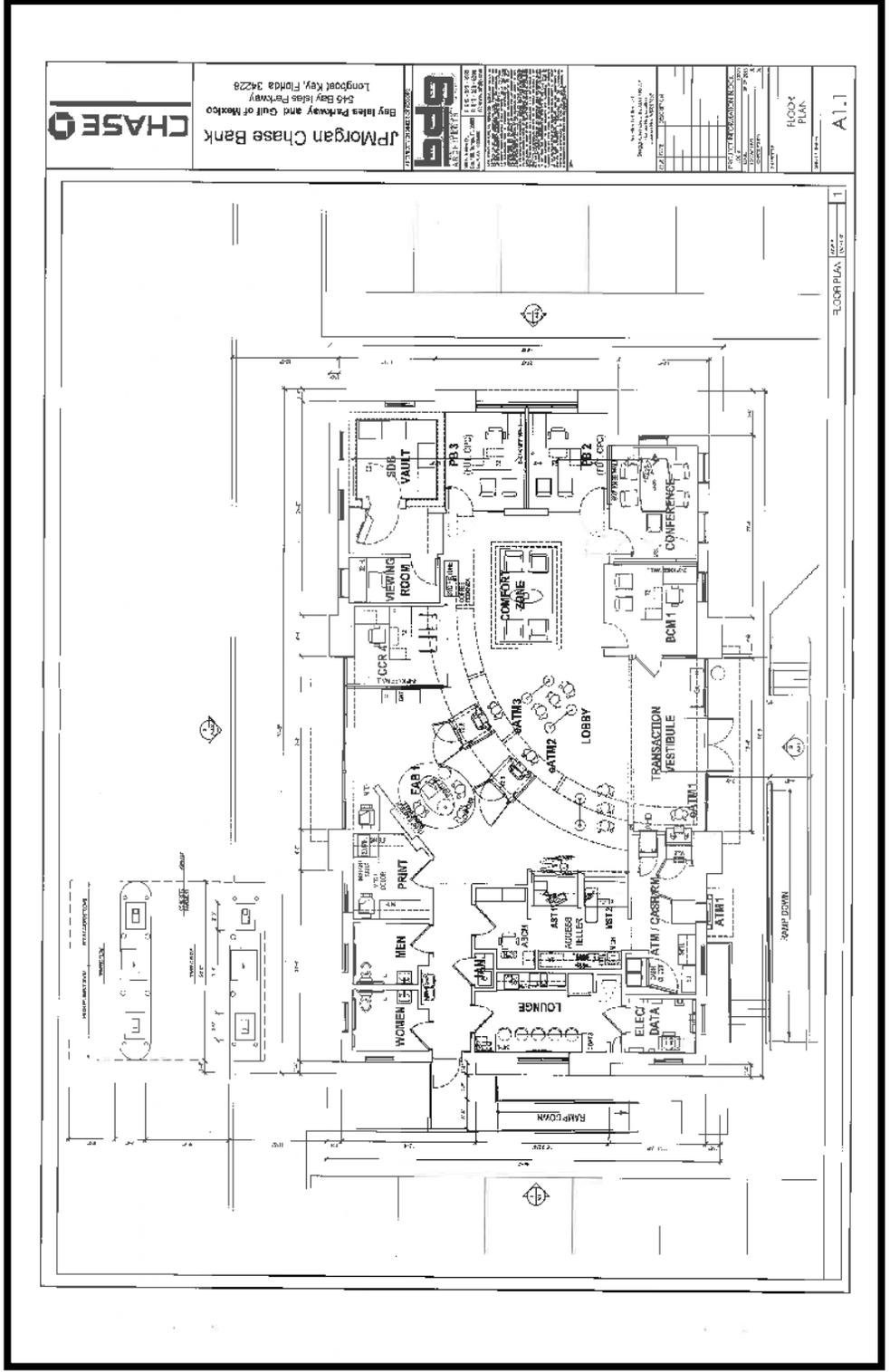




# TOWN OF LONGBOAT KEY



## Interior



# TOWN OF LONGBOAT KEY



## South and West Elevation





## East and North Elevation



# TOWN OF LONGBOAT KEY



## West View



# TOWN OF LONGBOAT KEY



## South View



# TOWN OF LONGBOAT KEY



## Northeast View



# TOWN OF LONGBOAT KEY



## Public View from Site



# TOWN OF LONGBOAT KEY



## North View



# TOWN OF LONGBOAT KEY



## Walkway to Bay Isles Parkway





## Buffer Plantings





## Existing Trees





## Recommendation

Based on the assessment of the site plan amendment application, Staff recommends approval of the Site Plan with conditions, as outlined in Resolution 2016-19.