

## M E M O R A N D U M

**To:** Tom Harmer, Town Manager  
**From:** Isaac Brownman, Public Works Director  
**Report date:** January 13, 2021  
**Meeting date:** January 19, 2021  
**Subject:** Town Center Phase 3 Discussion

### **Recommended Action**

None, informational only.

### **Background**

On June 3, 2019, and again on September 23, 2019, the Town Commission approved by consensus guiding principles for the development of the Town-owned Town Center site. These principles are listed below and have been completed with Phase 1

- Activate the site as an outdoor venue
- Preserve a buildable area for a future community facility while maintaining as much of open venue as possible
- Utilize existing parking number and configuration, both for outdoor venue and future use (not minimize or reduce)
- Address slope variation and high water table (fill)
- Meet Southwest Florida Water Management District requirements for wetland mitigation and stormwater management
- Install basic electrical, water and sewer connections to facilitate temporary outdoor venue use
- Provide initial improvements within existing budget and Sarasota County Grant funding, to the extent feasible
- Advance public input for longer term improvements to the site

An update to Phases 1 and 2 of the Town Center Outdoor Venue were provided at the Town Commission December 14, 2020 Regular Workshop. The Commission discussed Phase 3 and Exhibit 1, which was originally used in conceptual planning for a public-private partnership facility concept in 2019. The Exhibit 1 has been revised based on Commission feedback and is now titled, "Exhibit 1A – Longboat Key Arts, Culture and Education Center Concept and Program."

The following are potential Town Center concept principles that can help frame the on-going and future planning and development of Phase 3. These are included in the revised Exhibit 1A document:

- The Town is creating a gathering place for our residents and visitors in the Town Center area.
- The approved master plan for the Town's property provides for an outdoor venue and retains parcels for future development to complement the site.

- The Town continues to improve the outdoor venue portion of the site. Phase 1 of the site work is complete and Phase 2 work further improving the outdoor venue area is underway
- The Longboat Key Historical Society has located a historic cottage on the property that will host historical information and artifacts for public viewing.
- Phase 3 is the development of new facilities that would complement the site
- One of the facilities proposed for the site in Phase 3 is the concept of a community center with programming that would be based on arts, culture, and education programming (“Center”)
- The Center would be a privately funded initiative
- The Town would provide the land and look to partner with some private or non-profit entity to fund, construct, and operate the facility at no cost to the Town
- The Town’s interest is in a multipurpose facility with space that is flexible, appropriately scaled to the site, and may include more than one building (campus approach)

A revised Exhibit 1A is attached for discussion and consideration as a basis for future Phase 3 development.

### **Staff Recommendation**

None, informational only.

### **Attachments**

- A. Exhibit 1A (Available from Town Clerk’s Office)
- B. PowerPoint Presentation (Available from Town Clerk’s Office)

**End of Agenda Item**